



City of Somerville, Massachusetts

Condominium Review Board

Katjana Ballantyne, Mayor

Monday, January 22, 2024

6:00 pm.

Staff Liaison

Morena Zelaya

Staff Liaison & Housing Policy Coordinator

Board Members

Zachary Zasloff, Chair

Kate Byrne, Vice-chair

Elizabeth Champion

Alix Simeon

Jennifer Tsolas

Meeting Minutes

January 22, 2024 – 6:00 PM

Virtual Hearing

Board Members present: Zachary Zasloff; Kate Byrne; Elizabeth Champion; Alix Simeon

Staff present: Morena Zelaya

Chair Zasloff convened the meeting at 6:00 PM. He read the following information aloud: Pursuant to Chapter 20 of the Acts of 2021, this meeting of the Condominium Review Board will be conducted via remote participation. We will post an audio recording, audio-video recording, transcript, or other comprehensive record of these proceedings as soon as possible after the meeting on the City of Somerville website and local cable access government channels

CONDO REVIEW BOARD MEETING AGENDA

1. MEETING CALL TO ORDER

The meeting was called to order with a call for attendance made by Chair Zasloff. Responses were as follows:

Chair Zasloff Present

Vice-chair Byrne Present

Member Champion Present

Member Simeon Present

Member Tsolas Absent

With four in attendance there was a quorum, and the meeting was called to order.

2. ADMINISTRATIVE ITEMS

APPROVAL OF REVISED 2024 MEETING DATES AND DEADLINE SCHEDULE

Chair Zasloff On a motion duly made, a roll call vote was called, and it was voted 4-0:

Chair Zasloff - yes

Vice-chair Byrne – yes

Member Champion – yes

Member Simeon – yes

To approve the revised 2024 meeting and deadline schedule.

1. NEW BUSINESS

a. APPLICATIONS FOR FINAL/COURTESY CONDOMINIUM CONVERSION PERMITS

WARD 2 PRECINCT 2

47 Oak Street

Application of RJM Development LLC, Richard Monagle. Seeking a Final Conversion permit for Unit #A & Unit #B at 47 Oak Street. Attorney John Mascarelli attended as representative for the applicant. He informed the board that the applicants were seeking a final conversion permit for this property which had never been tenanted.

Chair Zasloff opened the floor to Board comments; with no questions or comments, the floor was closed.

Chair Zasloff opened the floor to public comment; seeing no comments, the floor was closed.

On a motion duly made a roll call vote was called and it was voted 4-0:

Chair Zasloff - yes

Vice-chair Byrne – yes

Member Champion – yes

Member Simeon – yes

To grant a Final Conversion permit for Unit #A & Unit #B at 47 Oak Street.

WARD 2 PRECINCT 2

49 Oak Street

Application of RJM Development LLC, Richard Monagle. Seeking a Final Conversion permit for Unit #A & Unit #B at 47 Oak Street. Attorney John Mascarelli attended as representative for the applicant. He informed the board that the applicants were seeking a final conversion permit for this formerly single family property.

Chair Zasloff opened the floor to Board comments; with no questions or comments, the floor was closed.

Chair Zasloff opened the floor to public comment; seeing none, the floor was closed.

On a motion duly made a roll call vote was called and it was voted 4-0:

Chair Zasloff - yes

Vice-chair Byrne – yes

Member Champion – yes

Member Simeon – yes

To grant a Final Conversion permit for Unit #A & Unit #B at 49 Oak Street.

WARD 3 PRECINCT 1

7-9-11 Aldersey Street

Application of 9-11 Aldersey Street LLC, Elan Sassoon. Seeking a Final Conversion permit for Unit #1, Unit #2, & Unit #3 at 7-9-11 Aldersey Street. Attorney Anne Vigorito attended as representative for the applicant. She stated that the final item necessary, proof of payment of tenant relocation payments, had now been submitted to staff.

Chair Zasloff opened the floor to Board; Vice-chair Byrne asked to confirm that proof had been submitted and was satisfied when informed it was.

Chair Zasloff opened the floor to public comment; seeing none, the floor was closed.

On a motion duly made a roll call vote was called and it was voted 4-0:

Chair Zasloff - yes

Vice-chair Byrne – yes

Member Champion – yes

Member Simeon – yes

To grant a Final Conversion permit for Unit #1, Unit #2, & Unit #3 at 7-9-11 Aldersey Street.

WARD 5 PRECINCT 1

8-8A Melvin Street

Application of Winter Hill Realty Trust, Senthil Kuma. Seeking a Final Conversion permit for Unit #1 & Unit #2 at 8-8A Melvin Street. She stated that the two outstanding documents, the master deed and property condition report, had now been submitted.

Chair Zasloff opened the floor to Board comments; with no questions or comments, the floor was closed.

Chair Zasloff opened the floor to public comment; seeing none, the floor was closed.

On a motion duly made a roll call vote was called and it was voted 4-0:

Chair Zasloff - yes

Vice-chair Byrne – yes

Member Champion – yes

Member Simeon – yes

To grant a Final Conversion permit for Unit #1 & Unit #2 at 8-8A Melvin Street.

WARD 3 PRECINCT 3

8 Berkeley Street

Application of 8 Berkeley Street LLC, Fraser Allan. Seeking a Final Conversion permit for Unit #1 and a Courtesy Permit for Unit #2 at 8 Berkeley Street.

Attorney Mark Sheehan attended as representative for the applicant. He stated that the two outstanding documents, the master deed and property condition report, had now been submitted.

Chair Zasloff opened the floor to Board comments; with no questions or comments, the floor was closed.

Chair Zasloff opened the floor to public comment; seeing none, the floor was closed.

On a motion duly made a roll call vote was called and it was voted 4-0:

Chair Zasloff - yes

Vice-chair Byrne – yes

Member Champion – yes

Member Simeon – yes

To grant a Final Conversion permit for Unit #1 and a Courtesy Permit for Unit #2 at 8 Berkeley Street .

**b. APPLICATIONS FOR PRELIMINARY CONDOMINIUM
CONVERSION PERMITS**

WARD 5 PRECINCT 2

15 Edmands Street

Application of Mark Febbi. Seeking a Preliminary Non-Rental Conversion Permit for Unit #1 & Unit #2, and a Preliminary Rental Conversion Permit for Unit #3 at 15 Edmands Street. Attorney Mark Sheehan attended as representative for the applicant. He informed the board that the former tenants of unit #3 vacated because they had purchased their own home and an affidavit of their support of the application had been submitted. He listed the items included with the application for both permits.

Chair Zasloff opened the floor to Board; Board Staff asked the representative to confirm that Unit #3 would be sold, he confirmed that while the family would continue to reside in the non-rental units, the formerly tenanted unit would be sold. Staff thanked him for confirming. With no other questions or comments, the floor was closed.

Chair Zasloff opened the floor to public comment; seeing none, the floor was closed.

On a motion duly made a roll call vote was called and it was voted 4-0:

Chair Zasloff - yes

Vice-chair Byrne – yes

Member Champion – yes

Member Simeon – yes

To grant a Preliminary Non-Rental Conversion Permit for Unit #1 & Unit #2, and a Preliminary Rental Conversion Permit for Unit #3 at 15 Edmands Street.

WARD 7 PRECINCT 1

11 Harrison Road

Application of Select Realty Trust, Douglas Sylvester & Joseph Badaolato. Seeking a Preliminary Rental Conversion Permit for Unit #1 & Unit #2 11 Harrison Road. Attorney Anne Vigorito attended as representative for the applicant. She listed the documentation that was included with the application and stated the property was purchased vacant and remained that way.

Chair Zasloff opened the floor to Board; seeing none, the floor was closed.

Chair Zasloff opened the floor to public comment; seeing none, the floor was closed.

On a motion duly made a roll call vote was called and it was voted 4-0:

Chair Zasloff - yes

Vice-chair Byrne – yes

Member Champion – yes

Member Simeon – yes

To grant a Preliminary Rental Conversion Permit for Unit #1 & Unit #2 11 Harrison Road.

WARD 2 PRECINCT 2

54 Springfield Street

Application of 54 Springfield Street LLC, Earl Henry & John Mahoney. Seeking a Preliminary Rental Conversion Permit for Unit #1 & Unit #3 & Preliminary Non-Rental Conversion Permit for Unit #2 at 54 Springfield Street. Attorney Anne Vigorito attended as representative for the applicant. She listed the documentation that was included with the application and stated the property was purchased vacant and remained that way.

Chair Zasloff opened the floor to Board; Vice-chair Byrne asked for further details regarding the former tenants who vacated prior to the sale of the property. Attorney Vigorito explained that she did not have further details because it was prior to her client's ownership. Board Staff explained that former tenants are notified of the conversion both by the applicant and Staff and that is their opportunity to alert Staff of any concerns regarding the conversion or the timing. Board staff did not receive any communication from the former tenants. Chair Zasloff and Vice-chair Byrne thanked Staff for the explanation and with no further questions, the floor was closed.

Chair Zasloff opened the floor to public comment; seeing none, the floor was closed.

On a motion duly made a roll call vote was called and it was voted 4-0:

Chair Zasloff - yes

Vice-chair Byrne – yes

Member Champion – yes

Member Simeon – yes

To grant a Preliminary Rental Conversion Permit for Unit #1 & Unit #2 11
Harrison Road.

Attorney Vigorito and Chair Zasloff noted that it was nice to have City Staff back from their leave. Chair Zasloff stated Interim Staff served honorably and thanked her.

ADJOURN

Chair Zasloff motioned to adjourn at 6:39 pm which Vice-chair Byrne seconded. The meeting was adjourned.