



City of Somerville, Massachusetts

Condominium Review Board

Katjana Ballantyne, Mayor

Monday, February 26, 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

February 26, 2024 – 6:00 PM

Virtual Hearing

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

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	Present

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

1. NEW BUSINESS

**a. APPLICATIONS FOR FINAL/COURTESY CONDOMINIUM
CONVERSION PERMITS**

WARD 4 PRECINCT 3

382 Broadway

Application of 382 Broadway LLC, Garrett Einis. Seeking a Final Conversion permit for Unit #1 & Unit #2 & Courtesy Permits for Unit #3, #4, #5, #6, #7, #8, #9, & #10 at 382 Broadway. Mr. Einis attended, and he informed the board that the final required documents had been submitted and that they were seeking the final permit as a result.

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; Mr. Ronald Cavallo requested to speak in support of the application and all the other applicants before the board that evening. He expressed his displeasure with the ordinance as he felt it causes economic harm to the city. The chair thanked him for his comments and with no other requests to speak the floor was closed.

On a motion duly made a roll call vote was called and it was voted 5-0:

Chair Zasloff - yes

Vice-chair Byrne – yes

Member Champion – yes

Member Simeon – yes

Member Tsolas- yes

To grant a Final Conversion permit for Unit #1 & Unit #2 & Courtesy Permits for Unit #3, #4, #5, #6, #7, #8, #9, & #10 at 382 Broadway.

WARD 7 PRECINCT 1

144 Holland Street

Application of Daniel Ustayev & Delson Filho. Seeking a Final Conversion permit for Unit #1 & Unit #2 at 144 Holland Street. Mr. Ustayev attended to speak on the application. He reminded the board that the property was purchased in 2022 from the prior owner-occupant. He stated that the required documentation had now been submitted and that they were seeking the final conversion permit.

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 5-0:

Chair Zasloff - yes

Vice-chair Byrne – yes

Member Champion – yes

Member Simeon – yes

Member Tsolas- yes

To grant a Final Conversion permit for Unit #1 & Unit #2 at 144 Holland Street.

WARD 1 PRECINCT 4

15 Edmands Street

Application of Mark Febbi. Seeking a Final Conversion permit for Unit #1 & Unit #2 at 15 Edmands Street. Attorney Mark Sheehan attended as representative for the applicant. He stated that the final items necessary, the master deed and property condition report, had been submitted to the board.

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 5-0:

Chair Zasloff - yes

Vice-chair Byrne – yes

Member Champion – yes

Member Simeon – yes

Member Tsolas- yes

To grant a Final Conversion permit for Unit #1 & Unit #2 at 15 Edmands Street.

WARD 3 PRECINCT 2

63 Putnam Street

Application of 63 Putnam Street LLC, Fraser Alan. Seeking a Final Conversion permit for Unit #1 & Unit #2 at 63 Putnam Street. Attorney Mark Sheehan attended as representative for the applicant. He stated that the final items necessary, the master deed and property condition report, had been submitted to the board.

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 5-0:

Chair Zasloff - yes

Vice-chair Byrne – yes

Member Champion – yes

Member Simeon – yes

Member Tsolas- yes

To grant a Final Conversion permit for Unit #1 & Unit #2 at 63 Putnam Street.

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

WARD 7 PRECINCT 3

14-16 High Street

Application of 14-16 High Street LLC, Wilner Alexis. Seeking a Preliminary Non-Rental Conversion Permit for Unit #1 and a Preliminary Rental Conversion Permit for Unit #2 at 14-16 High Street. Attorney Mark Sheehan attended as

representative for the applicant. He informed the board that property was purchased vacant and remains so. He listed the items included with the application for both permits.

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 5-0:

Chair Zasloff - yes

Vice-chair Byrne – yes

Member Champion – yes

Member Simeon – yes

Member Tsolas- yes

To grant a Preliminary Non-Rental Conversion Permit for Unit #1 and a Preliminary Rental Conversion Permit for Unit #2 at 14-16 High Street.

WARD 6 PRECINCT 1

36 Burnside Avenue

Application of Frederic & Cecile Barthelemy. Seeking a Preliminary Rental Conversion Permit for Unit #1, Unit #2, 7 Unit #3 at 36 Burnside Ave. Attorney Cameron McGinn attended as representative for the applicant. He listed the documentation that was included with the application and stated the property was purchased vacant and remained that way. He explained all the outreach attempts that had been made towards the former tenants and the proof of such that was included in the application.

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 5-0:

Chair Zasloff - yes

Vice-chair Byrne – yes

Member Champion – yes

Member Simeon – yes

Member Tsolas- yes

To grant a Preliminary Rental Conversion Permit for Unit #1, Unit #2, 7 Unit #3 at 36 Burnside Avenue.

WARD 5 PRECINCT 3

89 Pearson Avenue

Application of BC Family Trust, Stephen Smith Cody & Amanda Hudson Beck. Seeking a Preliminary Non-Rental Conversion Permit for Unit #1 & Unit #2 at 89 Pearson Ave. Attorney Cameron McGinn attended as representative for the applicant. He listed the documentation that was included with the application and stated the property was purchased from the former owner-occupants.

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 5-0:

Chair Zasloff - yes

Vice-chair Byrne – yes

Member Champion – yes

Member Simeon – yes

Member Tsolas- yes

To grant a Preliminary Non-Rental Conversion Permit for Unit #1 & Unit #2 at 89 Pearson Avenue.

ADJOURN

Chair Zasloff motioned to adjourn at 6:27 pm which Member Champion seconded. The meeting was adjourned.