



City of Somerville, Massachusetts
Condominium Review Board

Katjana Ballantyne, Mayor

Monday, April 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

April 22, 2024 – 6:00 PM

Virtual Hearing

Board Members present: Zachary Zasloff; Kate Byrne; 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	Absent
Member Simeon	Present
Member Tsolas	Absent at time of roll, entered late.

With three 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 5 PRECINCT 3

89 Pearson Ave

Application of BC Family Trust. Seeking a Final Conversion permit for Unit #1 & Unit #2 at 89 Pearson Avenue. Attorney Cameron McGinn attended, and he informed the board that the final required document 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; 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 Simeon – yes

Member Tsolas- yes

To grant a Final Conversion permit for Unit #1 & Unit #2 at 89 Pearson Avenue.

WARD 5 PRECINCT 3

107 Josephine Ave

Application of 107 Josephine Ave LLC, Carlos Pereira. Seeking a Final Conversion Permit for Unit #1 and Unit #2 at 107 Josephine Ave. Mr. Pereira attended to speak on the application. He listed the required documentation that had 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 4-0:

Chair Zasloff - yes

Vice-chair Byrne – yes

Member Simeon – yes

Member Tsolas- yes

To grant a Final Conversion Permit for Unit #1 and Unit #2 at 107 Josephine Avenue.

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

WARD 2 PRECINCT 4

21-23 Kent Court

Application of Beantown LLC, Julian Lewis. Seeking a Preliminary Rental Conversion Permit for Unit #1, Unit #2, & Unit #3 at 21-23 Kent Court. Mr. Lewis attended and informed the board that an agreement had been reached with the former tenant of Unit #3 and that they had assisted with relocation costs in order to lessen the burden of having had to move from their unit of 40 years.

Chair Zasloff opened the floor to Board; Vice-chair Byrne thanked the applicant for taking the issues of the long-term tenants seriously. Chair Zasloff, Member Simeon and Member Tsolas agreed. With no additional 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 Simeon – yes

Member Tsolas- yes

To grant a Preliminary Rental Conversion Permit for Unit #1, Unit #2, & Unit #3 at 21-23 Kent Court.

WARD 4 PRECINCT 3

19 Fenwick St

Application of 19 Fenwick Street LLC, Kevin Brett. Seeking a Preliminary Rental Conversion Permit for Unit #1 and a Final Conversion Permit Unit #2, Unit #3, & Unit #4 at 19 Fenwick St. Attorney Mark Sheehan attended as representative for the applicant. He listed the documentation that was included with the application and stated the property was purchased vacant and has remained so. The units for which they are seeking Final permits were previously owner-occupied.

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 Simeon – yes

Member Tsolas- yes

To grant a Preliminary Rental Conversion Permit for Unit #1 and a Final Conversion Permit Unit #2, Unit #3, & Unit #4 at 19 Fenwick St.

WARD 1 PRECINCT 2

28 Brook St

Application of 28 Brook LLC, Keith Fallon. Seeking a Preliminary Non-Rental Conversion Permit Unit #1 & Unit #2 at 28 Brook St. Mr. Fallon attended and stated he purchased the property vacant and it has remained vacant, it was previously owner-occupied. He listed the documentation that was included with the application and requested preliminary permits be granted.

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 Simeon – yes

Member Tsolas- yes

To grant a Preliminary Non-Rental Conversion Permit Unit #1 & Unit #2 at 28 Brook Street.

WARD 1 PRECINCT 2

159 Walnut St

Application of Maria & Caio Deslandes. Seeking a Preliminary Rental Conversion Permit Unit #1 at 159 Walnut St. Both applicants were present and listed off the documents that were included in the application. It was clarified that the other two units on the property had received their permits under the 2019 ordinance and were not before the board because of that.

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 Simeon – yes

Member Tsolas- yes

To grant a Preliminary Rental Conversion Permit Unit #1 at 159 Walnut Street.

ADJOURN

Chair Zasloff motioned to adjourn at 6:30 pm which Vice-chair Byrne seconded. The meeting was adjourned.