



City of Somerville, Massachusetts
Condominium Review Board

Katjana Ballantyne, Mayor

Monday, July 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

July 22, 2024 – 6:00 PM

Virtual Hearing

Board Members present: Kate Byrne; Alix Simeon; Jennifer Tsolas

Staff present: Morena Zelaya

Vice-Chair Byrne, acting as Chair, convened the meeting at 6:00 PM. She 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 Vice-Chair Byrne. Responses were as follows:

Chair Zasloff Absent

Vice-Chair Byrne Present

Member Champion Absent

Member Simeon Present

Member Tsolas Present

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

2. APPROVAL OF MEETING MINUTES

Vice-Chair Byrne made separate motions to approve the meeting minutes for June 2023, July 2023, and January 2024. She opened the floor for board comments during each motion, seeing none the floor was closed.

On motions duly made a roll call vote was called and it was voted 3-0:

Vice-chair Byrne – yes

Member Simeon – yes

Member Tsolas- yes

To approve the minutes from June 2023, July 2023, and January 2024.

3. NEW BUSINESS

a. APPLICATIONS FOR FINAL/COURTESY CONDOMINIUM CONVERSION PERMITS

WARD 4 PRECINCT 3

55 Heath Street

Application of Lynne Thompson. Seeking a Final Conversion Permit for Unit #1 at 55 Heath Street. Unit #2 & Unit #3 had previously received their permits. 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.

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

Vice-Chair Byrne 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 3-0:

Vice-chair Byrne – yes

Member Simeon – yes

Member Tsolas- yes

To grant a Final Conversion Permit for Unit #1 at 55 Heath Street.

WARD 7 PRECINCT 2

69 Clarendon Avenue

Application of 69 Clarendon Avenue LLC, Jason Santana. Seeking a Courtesy Permit for Unit #2 & Unit #3 at 69 Clarendon Avenue. Mr. Santana attended to speak on the application. He listed the required documentation that had been submitted and that they were seeking the final conversion permit.

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

Vice-Chair Byrne 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 3-0:

Vice-Chair Byrne – yes

Member Simeon – yes

Member Tsolas- yes

To grant a Courtesy Permit for Unit #2 & Unit #3 at 69 Clarendon Avenue.

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

WARD 3 PRECINCT 2

56 Putnam Street

Application 56 Putnam LLC, Lucas Mendes Garcia. Seeking a Preliminary Non-Rental Conversion Permit for Unit #1 and a Preliminary Rental Conversion Permit Unit #2, & Unit #3 at 56 Putnam Street. Attorney Matthew Spang 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.

Vice-Chair Byrne opened the floor to Board questions or comments. She asked for clarification regarding the affidavit submitted for the formerly tenanted unit, after seeing the affidavit was also signed by the tenant she withdrew her request for more information. There were no further questions or comments and the floor was closed.

Vice-Chair Byrne 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 3-0:

Vice-Chair Byrne – yes

Member Simeon – yes

Member Tsolas- yes

To grant a Preliminary Non-Rental Conversion Permit for Unit #1 and a Preliminary Rental Conversion Permit Unit #2, & Unit #3 at 56 Putnam Street.

ADJOURN

Vice-Chair Byrne motioned to adjourn at 6:25 pm. The meeting was adjourned.