



City of Somerville, Massachusetts

Condominium Review Board

Katjana Ballantyne, Mayor

Tuesday, October 15, 2024

6:00 pm.

Staff Liaison & Housing Policy Coordinator

Morena Zelaya

Board Members

Zachary Zasloff, Chair

Kate Byrne, Vice-chair

Elizabeth Champion

Alix Simeon

Jennifer Tsolas

Meeting Minutes

October 15, 2024 – 6:00 PM

Virtual Hearing

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

Staff present: Morena Zelaya, Staff Liaison; Joseph Theall, Housing Counsel;

Chair Zasloff convened the meeting at 6:00 PM. He read the following information aloud: Pursuant to Chapter 107 of the Acts of 2022, 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 five in attendance there was a quorum, and the meeting was called to order.

2. APPROVAL OF MEETING MINUTES

Chair Zasloff opened the floor to board comments related to the following meeting minutes

January 2024

February 2024

April 2024

July 2024

Seeing none, the floor was closed.

Individual motions for roll call votes were duly made for each month and all were voted 5-0

Chair Zasloff- yes

Vice-chair Byrne – yes

Member Champion- yes

Member Simeon- yes

Member Tsolas- yes

To approve the meeting minutes for those months.

3. NEW BUSINESS

a. APPLICATIONS FOR FINAL/COURTESY CONDOMINIUM CONVERSION PERMITS

WARD 1 PRECINCT 1

6 Pearl Street

Application of Pearl Street Residences LLC, Richard Nilsson. Seeking a Final Conversion Permit for Unit #A at 6 Pearl Street. Unit #B previously received a Courtesy Permit. Richard Nilsson attended to speak on the application. Chair Zasloff listed off the documents that had been submitted.

Chair Zasloff opened the floor to the 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 #A at 6 Pearl Street.

WARD 1 PRECINCT 2

159 Walnut Street Unit #1

Application of Maria & Caio Deslandes. Seeking a Final Conversion Permit for Unit #1 at 159 Walnut Street. Maria Deslandes attended to speak on the application. She informed the board that all outstanding documents had been submitted.

Chair Zasloff opened the floor to the 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 at 159 Walnut Street

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

WARD 2 PRECINCT 3

3 Church Street

Application of Jim Lin & Jenny Hua Chen. Seeking a Rental Conversion Permit for Unit #1 and a Non-rental Conversion Permit for Unit #2 at 3 Church Street. Jenny Chen attended and informed the board of their intent to convert the property into condos.

Chair Zasloff opened the floor to the Board; Member Tsolas asked for clarification because the application said a tenant occupied but vacated during the applicant's ownership. The applicant clarified that one unit had previously been owner-occupied and the other unit had been occupied by a tenant who has since passed. There were no further questions and 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 Rental Conversion Permit for Unit #1 and a Non-rental Conversion Permit for Unit #2 at 3 Church Street.

WARD 3 PRECINCT 2

16 Hamlet Street

Application of 16 Hamlet Street Somerville, LLC, Jason Santana. Seeking Non-rental Conversion Permits for Unit #1 & Unit #2, and Courtesy Permits Unit #3 & Unit #4 at 16 Hamlet Street. Jason Santana attended to speak on the application. He listed all the required documents that had been submitted with the application and requested that preliminary permits be granted.

Chair Zasloff opened the floor to the Board. He asked the applicant to clarify if the property had formerly been owner or family occupied. Mr. Santana stated that it was both, the owner and his family had all lived there and the family had vacated and sold the property to him after the owner passed. Chair Zasloff noted that the attempts to contact the former occupants was extensive. The other members agreed. 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 5-0:

Chair Zasloff- yes

Vice-chair Byrne – yes

Member Champion- yes

Member Simeon- yes

Member Tsolas- yes

To grant Non-rental Conversion Permits for Unit #1 & Unit #2, and Courtesy Permits Unit #3 & Unit #4 at 16 Hamlet Street.

WARD 4 PRECINCT 4

146-148 Jaques Street

Application of 146-148 Jaques Street LLC, James & David Desrosiers. Seeking a Preliminary Rental Conversion Permit for Unit #1, Unit #2 & Unit #3 146-148 Jaques Street. Attorney Kathleen Desmond attended as representative for the applicant. She stated the property had been vacant for over a year, the property was in significant disrepair and as such the applicants did not renew tenants' leases once they expired.

Chair Zasloff opened the floor to the Board. He asked how long the property had been vacant prior to her client's purchase. Attorney Desmond clarified that her clients had owned the property since 2018. Vice-chair Byrne asked if tenants had chosen to vacate on their own. Attorney Desmond responded that the leases were not renewed because the applicants wanted to update the property. The board expressed concern that the applicant seemingly waited until after the period for which former tenants need to be notified of conversion to apply. They wondered what had come of the tenants and discussed conditioning the permit on whatever proof the owner could reasonably provide that tenants were not evicted for conversion.

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 & Unit #3
146-148 Jaques Street

ADJOURN

Chair Zasloff motioned to adjourn at 6:50pm pm which Vice-chair Byrne seconded. The meeting was adjourned.