



## City of Somerville, Massachusetts

### *Condominium Review Board*

Katjana Ballantyne, Mayor

**Monday, December 16, 2024**

6:00 pm.

#### ***Staff Liaison & Housing Policy Coordinator***

Morena Zelaya

#### ***Board Members***

Zachary Zasloff, Chair

Kate Byrne, Vice-chair

Alix Simeon

Jennifer Tsolas

#### **Meeting Minutes**

**December 16, 2024 – 6:00 PM**

#### **Virtual Hearing**

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

Staff present: Morena Zelaya, Staff Liaison

Vice-chair Byrne acting as Chair convened the meeting at 6:10 PM. She read the following information aloud: Pursuant to Chapter 2 of the Acts of 2023, 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. ADMINISTRATIVE

Chair Byrne opened the floor for board discussion on the property meeting dates and deadlines for 2025. She asked for clarification regarding the two meetings in February. Staff confirmed that the January meeting date had been pushed in February and also explained that a few other dates had been changed due to federal holidays. With no further questions 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

The Board voted to approve the proposed meeting dates and deadlines for the 2025 calendar year.

## 3. NEW BUSINESS

### a. APPLICATIONS FOR FINAL OR COURTESY PERMITS

#### **WARD 5 PRECINCT 1**

##### **32 Bartlett Street**

Application of 32 Bartlett SSD LLC, Jeremy Stivaletta. Seeking Final Conversion Permits for Unit #1 & Unit #2 at 32 Bartlett Street. Attorney Mark Sheehan attended as representative for the applicant. He listed off all the documents that had been submitted with the application. This was the first time the application had come before the Board but it was a complete application for units with no waiting period.

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

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 & Unit #2 32 Bartlett Street.

#### **WARD 7 PRECINCT 4**

##### **57 Packard Avenue**

Application of 57 Packardave LLC, Chandradeepak Amenani. Seeking a Final Conversion Permit for Unit #1, Unit #2 & Unit #3 at 57 Packard Avenue. Attorney Mark Sheehan attended as representative for the applicant. He stated that the outstanding items, the master deed and property condition report, had now been submitted and as such his clients were requesting final permits be granted.

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

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, Unit #2 & Unit #3 at 57 Packard Avenue.

#### **b. PRELIMINARY CONDOMINIUM CONVERSION PERMITS**

##### **WARD 7 PRECINCT 4**

##### **202 Powder House Boulevard**

Application of 202 Powder House LLC, Fernando Bento. Seeking a Preliminary Non-Rental Conversion Permit for Unit #1 & Unit #2 at 202 Powder House Boulevard. Attorney Mark Sheehan attended as representative for the applicant. He listed off all the documents that had been submitted with the application and requested preliminary permits be issued.

Chair Byrne opened the floor to the Board; Member Simeon asked how long the property had been vacant and Attorney Sheehan responded he was unsure but that it was delivered vacant at purchase. Member Tsolas asked how long the owners owned the property and Attorney Sheehan responded that it had been at least 10 years. With no further questions the floor was closed.

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 & Unit #2 at 202 Powder House Boulevard.

#### **4. ADJOURN**

Chair Byrne motioned to adjourn at 6:23pm pm and 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

And the meeting was adjourned.