



City of Somerville, Massachusetts

Condominium Review Board

Katjana Ballantyne, Mayor

Monday, February 3, 2025

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

February 3, 2025 – 6:00 PM

Virtual Hearing

Board Members present: Zachary Zasloff; Alix Simeon; Jennifer Tsolas

Staff present: Morena Zelaya, Staff Liaison

Chair Zasloff convened the meeting at 6:03 PM. He 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 Chair Zasloff.
Responses were as follows:

Chair Zasloff Present

Vice-chair Byrne 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 Zasloff opened the floor to the Board; seeing none, the floor was closed.

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

Chair Zasloff- yes

Member Simeon- yes

Member Tsolas- yes

To approve the meeting minutes for March 2024, May 2024, June 2024, and August 2024.

3. NEW BUSINESS

- **APPLICATIONS FOR FINAL/COURTESY PERMITS**

WARD 2 PRECINCT 1

12 Concord Avenue

Application of 12 Concord Ave LLC, Leonardo Ribeiro. Seeking a Final Conversion Permit for Unit #1 & Unit #2 at 12 Concord Avenue. Attorney Anne Vigorito attended as representative for the applicant. She stated that the outstanding items, the master deed and property condition report, had now been submitted and as such her clients were requesting final permits be granted.

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

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

Chair Zasloff- yes

Member Simeon- yes

Member Tsolas- yes

To grant a Final Conversion Permit for Unit #1 & Unit #2 at 12 Concord Avenue.

WARD 1 PRECINCT 4

7-9 Louisburg Place

Application of 7-9 Louisburg Place LLC, Garrett Einis. Seeking a Final Conversion Permit for Unit #7 & Unit #9 at 7-9 Louisburg Place.

Garrett Einis attended to speak on the application. He stated that all items had now been submitted, the property was formerly owner-occupied and was delivered vacant at closing and as such his clients were requesting final permits be granted.

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 3-0:

Chair Zasloff- yes

Member Simeon- yes

Member Tsolas- yes

To grant Final Conversion Permits for Unit #7 & Unit #9 at 7-9 Louisburg Place.

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

WARD 2 PRECINCT 2

36 Springfield Street

Application of Properties by JD LLC, John Araposo. Seeking a Preliminary Non-Rental Conversion Permit for Unit #1 & Unit #2 and a Courtesy Permit for Unit #3 at 36 Springfield Street. Attorney Michael LaRosa attended as representative for the applicant. He listed off the documents included with the application. He stated the building was purchased vacant and has previously been owner-occupied and the building was sold after one of the owners passed away.

Chair Zasloff opened the floor to the Board; Board Members Simeon & Tsolas asked for clarification on who occupied the units. Attorney LaRosa responded that Unit #1 & Unit #2 were occupied by the owners and their daughter and son-in-law and that Unit#3 is a new construction unit. 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 3-0:

Chair Zasloff- yes

Member Simeon- yes

Member Tsolas- yes

To grant a Preliminary Non-Rental Conversion Permit for Unit #1 & Unit #2 and a Courtesy Permit for Unit #3 at 36 Springfield Street.

ADJOURN

Chair Zasloff motioned to adjourn at 6:21pm pm which Board Member Tsolas seconded. The meeting was adjourned.