



City of Somerville, Massachusetts *Condominium Review Board*

Katjana Ballantyne, Mayor

March 24, 2025

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

March 24, 2025 – 6:00 PM

Virtual Hearing

Board Members present: Zachary Zasloff; Kate Byrne; 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	Present
Member Simeon	Present
Member Tsolas	Present

With four 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 4-0:

Chair Zasloff- yes

Member Simeon- yes

Member Tsolas- yes

To approve the meeting minutes for October 2024, December 2024, and February 2025.

3. NEW BUSINESS

- **APPLICATIONS FOR FINAL/COURTESY PERMITS**

WARD 7 PRECINCT 1

11 Harrison Road

Application of Select Realty Trust, Joseph Bardolato and Douglas Sylvester, seeking Final Conversion Permits for Unit# 1 and Unit# 2 at 11 Harrison Road. Both units received Preliminary Rental Conversion Permits on January 22, 2024. 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 the notice period had elapsed her 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 4-0:

Chair Zasloff- yes

Vice-chair Byrne – yes

Member Simeon- yes

Member Tsolas- yes

To grant a Final Conversion Permits for Unit# 1 and Unit# 2 at 11 Harrison Road.

WARD 1 PRECINCT 1

56-58 Oliver Street

Application of 56-58 Oliver Street Condominium Trust, Max Almanzor, seeking a Final Conversion Permit for Unit #1 at 56-58 Oliver Street. Also seeking adjustment of notice period start date for Unit #2. Max Almanzor attended to speak on behalf of the condo association. He stated that all items had been submitted and as such he was requesting a final permit be granted for Unit #1.

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

Chair Zasloff opened the floor to public comment; Attorney Brandon Farley asked to speak on behalf of the owner of Unit #2 who was requesting that the notice period for the unit be adjusted. He explained how the units came to be

before the board and why the adjustment was being requested. Unit #2 is vacant and has been since the tenants voluntarily vacated in anticipation of the unit sale. The owner is still seeking to sell the unit and was requesting a shorter timeline. Board Staff explained that two items were before the Board, the final permit for unit #1 and the date adjustment for unit #2. The third unit, #3, was currently tenanted and there would be no changes for that unit's permit terms.

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 Permits for Unit #1 at 56-58 Oliver Street.

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 adjust the notice period start date back to August 20, 2024 for Unit #2 and 56-58 Oliver Street.

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

WARD 3 PRECINCT 2

12 Pleasant Avenue

Application of SCLT Community Land Trust, Inc, Ben Baldwin, seeking a Preliminary Rental Conversion Permit for Units #1, Unit #2, Unit #3, Unit #4, Unit #5, and Unit # 6. Units to be deed restricted for affordability.

Ben Baldwin, Executive Director of the SCLT, attended to speak on the application. He provided a property history and provided information on the current tenants as well as the vacant unit. He stated that some tenants had expressed interest in purchasing their units.

Chair Zasloff opened the floor to the Board; Vice-chair Byrne stated she was excited for the project, Chair Zasloff concurred. Member Tsolas asked if the tenants would be first time homebuyers, and Mr. Baldwin confirmed they would be. Chair Zasloff asked what their plan was for how tenants would be accommodated during renovations, Mr. Baldwin stated the full plan had not yet been formulated but they did hope to utilize the vacant unit. He stated that while there would be interior work to the units, the work would be minimal. Chair Zasloff asked about the notice period for Unit #6, Board Staff stated that there would be none because it qualifies for an exemption of the notice period. With no further 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 Preliminary Rental Conversion Permit for Unit #1 through Unit #6 at 12 Pleasant Avenue.

WARD 6 PRECINCT 1

7-9 Charnwood Road

Application of Jonathan Bernhardt. Seeking a Preliminary Rental Conversion Permit for Unit #7 and a Final Conversion Permit for Unit #9 at 7-9 Charnwood Road. Attorney Cynthia Sherman attended to speak on the application and she listed all the required documents that had been submitted with the application and stated that the property owner lives in Unit #9 and his former spouse occupies Unit #7. The tenant in Unit #7 is permitted a long-term lease under the separation agreement.

Chair Zasloff opened the floor to the Board; with no questions, the floor was closed.

Chair Zasloff opened the floor to public comment; the tenant in Unit #7, Christina Linklater, requested to speak. She asked to confirm that the permits would allow the units to be converted to condos, Chair Zasloff confirmed. With no further questions, the floor was closed.

Board member Tsolas requested to reopen the Board floor for a question. Chair Zasloff reopened the floor. She asked how the ordinance affected the tenants notice period and her right to live in the unit under the separation agreement/lease. Board Staff explained that the notice period would be extended to match the date of the separation agreement/lease. Attorney Sherman added that the parties are in communication to have Ms. Linklater purchase her unit. Ms. Linklater spoke and stated that she is definitely interested in purchasing her unit and if she's not able to that she has no intention of vacating prior to the end of her lease term. Chair Zasloff thanked everyone and 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 #9 at 7-9 Charnwood Road.

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 #7 at 7-9 Charnwood Road with a notice period coinciding with the tenant's long term lease.

WARD 1 PRECINCT 1

3 Hillside Avenue

Application of Satoria LLC, Peter Crawley. Seeking a Preliminary Rental Conversion Permit for Unit #1, Unit #2, & Unit #3 at 3 Hillside Avenue. Peter Crawley attended to speak on the application. He stated that there had been a fire at the property in January 2024 and during the course of necessary renovations the cost of everything made him realize that he would need to sell the units as condos.

Chair Zasloff opened the floor to the Board; Vice-chair Byrne asked about the former tenants. Mr. Crawley stated that given the length of time for the renovations, the tenants moved elsewhere. He paid them the state mandated relocation fee because of the fire. Member Tsolas asked at what point did he realize he'd need to convert. Mr. Crawley stated that about five months in it started becoming clearer that that might be the route he'd need to take. Board Staff then spoke and clarified to Mr. Crawley that he would need to sell all the units within two years of the final permit, he could not keep them, as a condition of the permit. Mr. Crawley stated he understood. 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 4-0:

Chair Zasloff- yes

Vice-chair Byrne – yes

Member Simeon- yes

Member Tsolas- yes

To grant a Preliminary Rental Conversion Permit for Preliminary Rental Conversion Permit for Unit #1, Unit #2, & Unit #3 at 3 Hillside Avenue.

ADJOURN

Chair Zasloff motioned to adjourn at 6:59pm which Vice-chair Byrne seconded. The meeting was adjourned.