



City of Somerville, Massachusetts

Condominium Review Board

Katjana Ballantyne, Mayor

April 28, 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

April 28, 2025 – 6:00 PM

Virtual Hearing

Board Members present: Zachary Zasloff; Kate Byrne; Alix Simeon
Staff present: Morena Zelaya, Staff Liaison

Chair Zasloff convened the meeting at 6:01 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	Absent

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

Vice-chair Byrne-yes

Member Simeon- yes

To approve the meeting minutes for March 2025

3. NEW BUSINESS

- **APPLICATIONS FOR FINAL/COURTESY PERMITS**

WARD 6 PRECINCT 1

7-9 Charnwood Road

Application of Jonathan Bernhardt, seeking a Final Conversion Permit for Unit #7 at 7-9 Charnwood Road. Tenant is purchasing their unit. Attorney Cynthia Sherman attended as representative for the applicant. She stated that the owner and the tenant in Unit #7, the owner's ex-spouse, had entered into a purchase and sale agreement and as such they were before the Board seeking a final permit for that unit.

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

Vice-chair Byrne – yes

Member Simeon- yes

To grant a Final Conversion Permit for Unit #7 at 7-9 Charnwood Road

WARD 6 PRECINCT 4

355 Highland Avenue

Application of Whitewater Real Estate LLC, Rob Ticktin, seeking a Final Conversion Permit for Unit #1, Unit #2, and Unit #3 at 355 Highland Avenue. Attorney Christopher Donnelly attended as representative for the applicant. He stated that the tenants of Unit #1 & Unit #2 had waived their right to purchase their units and continued to reside on the property, the tenants in Unit #3 also waived their right to purchase and then vacated voluntarily and were paid the relocation payment upon vacancy. They attempted to reach these former tenants but were unsuccessful and were before the board requesting final permits.

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

Vice-chair Byrne – yes

Member Simeon- yes

To grant Final Conversion Permits for Unit#1, Unit #2, and Unit #3 at 355 Highland Avenue.

WARD 1 PRECINCT 4

11 Macarthur Street

Application of 11 Macarthur LLC, Kevin Brett, seeking a Final Conversion Permit for Unit #A at 11 Macarthur Street. Attorney Adam Dash attended as representative for the applicant. He stated that all required documents had now been submitted and as such his clients were requesting a final permit.

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

Vice-chair Byrne – yes

Member Simeon- yes

To grant a Final Conversion Permit for Unit #A at 11 Macarthur Street.

WARD 4 PRECINCT 3

19 Fenwick Street

Application of 19 Fenwick Street LLC, Kevin Brett, seeking a Final Conversion Permit for Unit #4 at 19 Fenwick Street. Attorney Adam Dash attended as representative for the applicant. He stated that all required documents had now been submitted and as such his clients were requesting a final permit.

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

Vice-chair Byrne – yes

Member Simeon- yes

To grant a Final Conversion Permit for Unit #4 at 19 Fenwick Street.

WARD 5 PRECINCT 3

29 Prichard Avenue

Application of 29 Prichard Ave LLC, Chandradeepak Amenani, seeking Final Conversion Permits for Unit #1, Unit #2, and Unit #3 at 29 Prichard Avenue. This is the first time the application is before the Board.

Attorney Adam Dash attended as representative for the applicant. He stated that all required documents had now been submitted and as such his clients were requesting a final permit.

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

Vice-chair Byrne – yes

Member Simeon- yes

To grant Final Conversion Permits for Unit #1, Unit #2, and Unit #3 at 29 Prichard Avenue.

WARD 5 PRECINCT 2

156 Albion Street

Application of 156 Albion LLC, Niranjan Gawlin, seeking Courtesy Conversion Permits for Unit #3 and Unit #4 at 156 Albion Street. Attorney Adam Dash attended as representative for the applicant. He stated that all required documents had now been submitted and as such his clients were requesting a final permit.

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

Vice-chair Byrne – yes

Member Simeon- yes

To grant Courtesy Conversion Permits for Unit #3 and Unit #4 at 156 Albion Street.

b. APPLICATIONS FOR PRELIMINARY CONDOMINIUM CONVERSION PERMITS

WARD 3 PRECINCT 2

14 Grand View Avenue

Application of Adam Kosan & Alix Roth Schrager, seeking a Preliminary Non-Rental Conversion Permit for Unit #1 and Unit #2 at 14 Grand View Avenue. Attorney Shauna Rives attended as representative for the applicant. She provided a property history including that the owners and their parents occupy the property in its entirety.

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

Vice-chair Byrne – yes

Member Simeon- yes

To grant a Preliminary Non-Rental Conversion Permit for Unit #1 and Unit #2 at 14 Grand View Avenue.

WARD 1 PRECINCT 4

160 Pearl Street

Application of 160 Pearl Street Mortgage Trust, Jay Johnson, seeking a Preliminary Rental Conversion Permit for Unit #1, Unit #2, and Unit #3 at 160 Pearl Street. Attorney Matthew Valenzola attended to speak on the application and he provided a brief property history including that the property has sat in a partially demolished state for over two years.

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

Vice-chair Byrne – yes

Member Simeon- yes

To grant a Preliminary Rental Conversion Permit for Unit #1, Unit #2, and Unit #3 at 160 Pearl Street.

WARD 4 PRECINCT 2

6 Wheatland Street

Application of NPO Properties LLC, Nelson DeOliveira, seeking a Preliminary Rental Conversion Permit for Units #1 and Unit #2 at 6 Wheatland Street. Three additional units to be built, applicant plans to seek courtesy permits at a later date. Attorney Adam Dash attended as representative for the applicant. He listed all the documents that had been included with the application and requested preliminary 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

Vice-chair Byrne – yes

Member Simeon- yes

To grant a Preliminary Rental Conversion Permit for Units #1 and Unit #2 at 6 Wheatland Street.

WARD 1 PRECINCT 2

13 Arlington Street

Application of Jenny Hua Chen, seeking a Preliminary Rental Conversion Permit for Unit #1, Unit #2 and Unit #3 at 13 Arlington Street. Attorney Adam Dash attended as representative for the applicant. He stated that the property was presently vacant but tenants had lived there during the applicant's ownership and those tenants had been notified of the conversion application. He noted that the tenants were allowed to remain in their units for a few months after their leases expired to facilitate their move outs.

Chair Zasloff opened the floor to the Board; Vice-chair Byrne asked why the tenants were not afforded relocation payments. Attorney Dash responded that leases were not renewed because the property required extensive rehab work and that the decision to convert to condos was not made until after the tenants had vacated. Vice-chair Byrne expressed concern that tenants' leases were not renewed by the applicant and only months later her application was before the board for conversion permits. Board member Simeon asked if the agreement was month to month or yearly, Attorney Dash responded that leases were annual. Chair Zasloff stated that he agreed with the line of questioning regarding the intent to convert but that he did not see how it could be proven. With no further questions, the floor was closed.

Chair Zasloff opened the floor to public comment; Coco Ryan requested to speak and was permitted by Chair Zasloff. She stated that she was a former tenant at the property and agreed that she could not prove the applicant had an intent to convert while tenants were still living on the property. She refuted that the repairs needed made the living situation unsafe and stated she felt there was an intent to convert but that she can't prove it. Chair Zasloff thanked her for her comments and with no further comments, the floor was closed.

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

Chair Zasloff- yes

Vice-chair Byrne – yes

Member Simeon- yes

To grant a Preliminary Rental Conversion Permit for Unit #1, Unit #2 and Unit #3 at 13 Arlington Street.

WARD 4 PRECINCT 1

60 Derby Street

Application of Diego Nunes, seeking a Preliminary Rental Conversion Permit for Unit #1, Unit #2, Unit #3, Unit #4, Unit #, and Unit #6 at 60 Derby Street. Attorney Adam Dash attended as representative for the applicant. He listed all the documents that had been included with the application and requested preliminary permits be granted.

Chair Zasloff opened the floor to the Board; Vice-chair Byrne asked what had happened with the tenants that were displaced by the fire at the property. Attorney Dash responded that because the fire occurred before his client bought the property, and it was over 12 months ago he had not had any contact with those former tenants. 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

Vice-chair Byrne – yes

Member Simeon- yes

To grant a Preliminary Rental Conversion Permit for Unit #1, Unit #2, Unit #3, Unit #4, Unit #, and Unit #6 at 60 Derby Street.

ADJOURN

Chair Zasloff motioned to adjourn at 6:49pm which Vice-chair Byrne seconded. The meeting was adjourned.