



## City of Somerville, Massachusetts

### *Condominium Review Board*

Katjana Ballantyne, Mayor

**May 19, 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**

**May 19, 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 6:01 PM. He read the following information aloud: Pursuant to Chapter 2 of the Acts of 2025, 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  
Vice-chair Byrne-yes  
Member Simeon- yes  
Member Tsolas- yes  
To approve the meeting minutes for April 2025

### 3. NEW BUSINESS

- **APPLICATIONS FOR FINAL/COURTESY PERMITS**  
**WARD 2 PRECINCT 3**

#### **3 Church Street**

Application of Jim Lin & Jenny Hua Chen, seeking a Final Conversion Permit for Unit#2 at 3 Church Street. Ms. Chen attended to speak on the application. Chair Zasloff listed the outstanding documents that had now 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 4-0:

Chair Zasloff- yes

Vice-chair Byrne-yes

Member Simeon- yes

Member Tsolas- yes

To grant a Final Conversion Permit for Unit#2 at 3 Church Street.

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

#### **20 Alston Street**

Application of Dezhaoh Chen, seeking a Final Conversion Permit for Unit #1, Unit #2, and Unit #3 at 20 Alston Street. Kirsten McEleney attended as representative for the applicant. Chair Zasloff listed the outstanding documents that had now 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 4-0:

Chair Zasloff- yes

Vice-chair Byrne-yes

Member Simeon- yes

Member Tsolas- yes

To grant Final Conversion Permits for Unit #1, Unit #2, and Unit #3 at 20 Alston Street

**WARD 7 PRECINCT 4**

**230-232 Powder House Boulevard**

Application of Michael & Anna Whitham, seeking a Final Conversion Permit for Unit #232 at 230-232 Powder House Boulevard. Michael Whitham attended to speak on the application. Chair Zasloff listed the outstanding documents that had now 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 4-0:

Chair Zasloff- yes

Vice-chair Byrne-yes

Member Simeon- yes

Member Tsolas- yes

To grant a Final Conversion Permit for Unit #232 at 230-232 Powder House Boulevard.

**WARD 4 PRECINCT 3**

**49 Tennyson Street**

Application of David Yates, Mallory Ferraro, Michael Ferraro and Sandra Ferraro seeking a Final Conversion Permit for Unit #1 & Unit #2 at 49 Tennyson Street. Attorney Mark Sheehan 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 4-0:

Chair Zasloff- yes

Vice-chair Byrne-yes

Member Simeon- yes

Member Tsolas- yes

To grant a Final Conversion Permit for Unit #1 & Unit #2 at 49 Tennyson Street.

**WARD 2 PRECINCT 2**

**54 Springfield Street**

Application of 54 Springfield Street LLC, Earl Henry & John H. Mahoney seeking a Final Conversion Permit for Unit #1, Unit #2 & Unit #3 at 54 Springfield Street. Attorney Breanna Rolland attended as representative for the

applicant. She stated that all required documents had now been submitted and as such her 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 4-0:

Chair Zasloff- yes

Vice-chair Byrne-yes

Member Simeon- yes

Member Tsolas- yes

To grant Final Conversion Permits for Unit #1, Unit #2 & Unit #3 at 54 Springfield Street.

### **WARD 4 PRECINCT 3**

#### **94 Jaques Street**

Application of 94 Jaques Street Somerville LLC, Jason Santana seeking a Final Conversion Permit for Unit #A and a Courtesy Permit for Unit #B at 94 Jaques Street. Mariana Tristao attended as representative for the applicant. She 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 4-0:

Chair Zasloff- yes

Vice-chair Byrne-yes

Member Simeon- yes

Member Tsolas- yes

To grant Final Conversion Permit for Unit #A and a Courtesy Permit for Unit #B at 94 Jaques Street.

### **WARD 7 PRECINCT 1**

#### **27-29 Kingston Street- Attorney Matthew Mantalos**

Application of Rachel Brailove, Peter DeMarco, & Ellen Botshon, seeking a Final Conversion Permit for Unit #1, Unit #2, & Unit #3 at 27-29 Kingston Street. Attorney Matthew Mantalos attended as representative for the applicants. Attorney Mantalos provided a brief history of the property and stated that courtesy permits were issued the year prior. Staff corrected that preliminary permits, not courtesy permits, had been issued.

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 Final Conversion Permit for Unit #1, Unit #2, & Unit #3 at 27-29 Kingston Street.

## **APPLICATIONS FOR PRELIMINARY CONDOMINIUM CONVERSION PERMITS**

### **WARD 4 PRECINCT 2**

#### **13 Sargent Avenue**

Application of Jessie Grogan, Timothy Armstrong, Lindsay Defrees Lucke, seeking Preliminary Rental Conversion Permits for Unit#1 and Unit #2 at 13 Sargent Avenue. Attorney Cameron McGinn attended as representative for the applicant. He provided a brief property history including multiple periods of owner-occupancy for the units, Unit #1 is currently owner-occupied and Unit #2 is tenanted. One of the owners, Lindsay Defrees Luck, current occupant of Unit #1, was in attendance to speak to the Board regarding a waiver of the one-year notice period for that unit.

Chair Zasloff opened the floor to the Board and allowed Ms. Lucke to speak. Ms. Lucke explained that she was about six weeks shy of completing the 12-month requirement for a waiver of the notice period based on owner-occupancy but that she was hoping the Board would waive it as it would allow her to sell the unit and would facilitate the purchase of a new unit in Washington, DC where she was hoping to move back. The Board asked for staff input on whether the ordinance permitted any leeway. Staff responded that the Board can only waive the notice if the owner otherwise qualified for the waiver. Board member Tsolas asked if the former tenant of the unit had been notified, the owner confirmed that he had. After further discussion among members, the Board decided they could not honor this request as the ordinance did not permit such leeway. The floor was then 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 and Unit #2 at 13 Sargent Avenue.

**WARD 3 PRECINCT 3**

**140 Highland Avenue- Attorney Cameron McGinn**

Application of Michael S. Guigli & Teresa Jane Gabriel, seeking a Preliminary Non-Rental Conversion Permit for Unit #1 and a Preliminary Rental Conversion Permit for Unit#2 at 140 Highland Avenue. Attorney Cameron McGinn attended to speak on the application and he provided a brief property history of the property and an overview of the documents submitted with the application.

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 Preliminary Non-Rental Conversion Permit for Unit #1 and a Preliminary Rental Conversion Permit for Unit#2 at 140 Highland Avenue.

**ADJOURN**

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