



City of Somerville, Massachusetts

Condominium Review Board

Katjana Ballantyne, Mayor

June 23, 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

June 23, 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 May 2025

3. NEW BUSINESS

- **APPLICATIONS FOR FINAL/COURTESY PERMITS**

WARD 5 PRECINCT 3

35 Richardson Street

Application of 31-35 Richardson Street CBC, LLC, Christopher B. Cronin seeking a Courtesy Conversion Permit for Unit #1, Unit #2, Unit #3 & Unit #4 at 35 Richardson Street. Attorney Michael LaRosa attended on behalf of the applicant. He explained that the lot had been split and sold to the applicant by Somerville Community Corporation. The applicant's intent was to build four new units to be sold as condos.

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 Courtesy Conversion Permit for Unit #1, Unit #2, Unit #3 & Unit #4 at 35 Richardson Street.

WARD 4 PRECINCT 2

13 Sargent Avenue

Application of Jessie Grogan, Timothy Armstrong, Lindsay Defrees Lucke, seeking a Final Conversion Permit for Unit#1 at 13 Sargent Avenue. Attorney Cameron McGinn attended as representative for the applicant. He stated that all outstanding documentation had been submitted.

Chair Zasloff opened the floor to the Board; Board Staff noted that the applicant was seeking to change the preliminary permit type from a rental permit to a non-rental permit now that she had resided in the unit for the requisite 12 months. Staff noted that, should the board approve this change, the vote would need to be a separate vote from the vote to issue the Final permit. With no further comment the floor was closed.

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

On two motions 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 change the preliminary permit type for Unit #1 from a Preliminary Rental Conversion Permit to a Preliminary Non-rental Conversion Permit.

And

To grant Final Conversion Permit for Unit#1 at 13 Sargent Avenue.

WARD 3 PRECINCT 3

140 Highland Avenue

Application of Michael S. Guigli & Teresa Jane Gabriel, seeking a Final Conversion Permit for Unit #1 at 140 Highland Avenue. Attorney Cameron McGinn attended as representative for the applicant. He stated that all outstanding documentation had 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

WARD 2 PRECINCT 2

63 Oak Street

Application of 63 Oak St LLC, Ben Lin. Seeking a Final Conversion Permit Unit #2 & Unit #3 at 63 Oak St. Attorney Jim Sweeney 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 Unit #2 & Unit #3 at 63 Oak Street.

WARD 4 PRECINCT 3

59 Dartmouth Street

Application of Gavi REI Group LLC, Tal Klayman, seeking a Final Conversion Permit for Unit#1, Unit #2 and Unit #3 at 59 Dartmouth Street. Tal Klayman attended to speak on the application. He stated that all required documents had now been submitted and renovation work on the units was now complete.

Chair Zasloff opened the floor to the Board; Vice-chair Byrne noted that the final water bill was not included with application. Members discussed and agreed to issue the Final permit contingent on submission of the water bill. 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 59 Dartmouth Street. The permit issuance was contingent on the applicant's submission of a final water bill.

ADJOURN

Chair Zasloff motioned to adjourn at 6:23pm which Vice-chair Byrne seconded. The meeting was adjourned.