



## City of Somerville, Massachusetts

### *Condominium Review Board*

Katjana Ballantyne, Mayor

**July 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**

**July 28, 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 Vice-chair Byrne.  
Responses were as follows:

Chair Zasloff	Present
Vice-chair Byrne	Present
Member Simeon	Present
Member Tsolas	Absent at start of meeting. Joined at 6:08pm.

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 for comments; seeing none, the floor was closed.

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

Vice-chair Byrne-yes

Member Simeon- yes

Member Tsolas- yes

To approve the meeting minutes for June 2025

## **3. NEW BUSINESS**

- **APPLICATIONS FOR FINAL/COURTESY PERMITS**

### **WARD 3 PRECINCT 4**

#### **22-24 Spring Hill Terrace**

Application of Spring Hill Terrace Somerville LLC, Jason Santana Manager, seeking a Courtesy Permit for Unit #22, and Units #24A, Unit #24B, & Unit #24C at 22-24 Spring Hill Terrace. Jason Santana attended to speak on the application. He requested an explanation on the difference between courtesy permits and conversion permits. Board staff explained that this property was eligible for courtesy permits as it was entirely new construction and was being built on a lot that was not previously used as a housing accommodation.

Chair Zasloff opened the floor to the Board; Vice-chair Byrne asked if soil testing needed to be done prior to building. Mr. Santana confirmed that it was required in order for loan approval. Chair Zasloff noted that Board member Tsolas had joined the meeting. 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 3-0:

Chair Zasloff-yes

Vice-chair Byrne-

Member Simeon- yes

To grant a Courtesy Permit for Unit #22, and Units #24A, Unit #24B, & Unit #24C at 22-24 Spring Hill Terrace.

### **WARD 3 PRECINCT 2**

#### **20 Putnam Street**

Application of Open Homes LLC, Ramana & Jessica Lagermann, Managers seeking a Final Conversion Permit for Unit #1 & Unit #2 at 20 Putnam Street. Attorney Nicole Starck attended as representative on behalf of the applicant. She stated that the property had previously been owner-occupied and had been vacant since it was purchased by the applicants.

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 20 Putnam Street.

**WARD 5 PRECINCT 1**

**16 Trull Street**

Application of 16 Trull Street LLC, Tony Barros, seeking a Final Conversion Permit for Unit #1 & Unit #2 at 16 Trull Street. Tony Barros attended to speak on the application. He stated that all outstanding documentation had been submitted and the applicable notice period had expired.

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 16 Trull Street.

**WARD 7 PRECINCT 2**

**57 Garrison Avenue**

Application of Kalapa Realty Trust, Suman Adhikari, seeking a Final Conversion Permit for Unit #1 & Unit #2 at 57 Garrison Avenue. Suman Adhikari and Mark Kitner attended to speak on the application. Mr. Kitner stated that all required documents had now been submitted and as such his client was 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 57 Garrison Avenue.

**WARD 6 PRECINCT 2**

**54 Lowden Avenue**

Application of Irina Suconick, seeking a Final Conversion Permit for Unit #1 & Unit #2 at 54 Lowden Avenue. Ms. Suconick attended to speak on the application. She stated that she resided in Unit #1 because while she originally lived in Unit #2 she could no longer climb the stairs. She also stated that the outstanding documents 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 reasonable accommodation request to switch the permit types previously issued in order to remove the sale requirement from Unit #1 where the applicant now resides.

And on another 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 54 Lowden Avenue.

**WARD 3 PRECINCT 2**

**56 Putnam Street**

Application of 56 Putnam LLC, Lucas Mendes Garcia & James Putnam Managers, seeking a Final Conversion Permit for Unit #2 & Unit #3 at 56 Putnam Street. Unit #1 received a Final Permit in November 2024. Attorney Matthew Spang attended as representative for the applicant. He stated that all required documents had now been submitted, the notice period had expired, 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 #2 & Unit #3 at 56 Putnam Street.

- **PRELIMINARY CONDOMINIUM CONVERSION PERMITS**  
**WARD 7 PRECINCT 3**

**155-157 Boston Avenue**

Application of 155 Boston Ave Somerville LLC, Lucas Mendes Garcia, James P. Douglas, Caitlin M. Merullo, seeking Preliminary Non-rental Conversion Permits for Unit#1 and Unit #2 and a Courtesy Permit for Unit #3 at 155-157 Boston Avenue. Attorney Matthew Spang attended as representative on behalf of the applicant. He listed off all the documentation submitted with the application but noted that, after speaking with Board Staff, he would be seeking a Preliminary Non-rental Conversion Permit for Unit #3 and would be submitting an additional \$600 application fee shortly.

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 seeking Preliminary Non-rental Conversion Permits for Unit#1, Unit #2 and Unit #3 at 155-157 Boston Avenue.

**WARD 3 PRECINCT 3**

**24 Berkeley Street**

Application of 24 Berkeley Somerville LLC, Paul Fombelle, seeking Preliminary Rental Conversion Permits for Unit#1 and Unit #2 at 24 Berkeley Street. Attorney Kathleen Desmond attended as representative for the applicant. She listed off all the documentation submitted with the application but noted that, after speaking with Board Staff, he would be seeking a Preliminary Non-rental Conversion Permit for Unit #3 and had submitted an additional \$600 application fee.

Chair Zasloff opened the floor to the Board; Chair Zasloff asked for clarification on the fourth unit being added as a cottage. Attorney Desmond responded that they would be back before the Board at a later date to seek a courtesy permit for that 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 4-0:

Chair Zasloff- yes

Vice-chair Byrne-yes

Member Simeon- yes

Member Tsolas- yes

To grant a Preliminary Rental Conversion Permits for Unit#1, Unit #2 and Unit #3 at 24 Berkeley Street.

**WARD 5 PRECINCT 1**

**10 Barlett Street**

Application of Turnpike Prop, LLC, Leonard Ribeiro, seeking a Preliminary Non-rental Conversion Permit for Unit #1 and Unit#2 at 10 Barlett Street. Attorney Anne Vigorito attended as representative for the applicant. She listed all the documents that had been included with the application and stated that her clients 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 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 Unit#2 at 10 Barlett Street

**WARD 7 PRECINCT 3**

**45-47 Conwell Avenue**

Application of 45-47 Conwell Ave PJD, LLC, John Raposo Manager, seeking a Preliminary Non-rental Conversion Permit for Unit #1 and Unit#2 at 45-47 Conwell Avenue. Attorney Michael LaRosa attended as representative for the applicant. He listed all the documents that had been included with the application, stated that the property had been owner-occupied for many years but had been vacant since being purchased by the applicants.

Chair Zasloff opened the floor to the Board; Vice-chair Byrne requested to confirm that the Certificate of Good Standing. Board Staff confirmed it was submitted. 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 Non-rental Conversion Permit for Unit #1 and Unit#2 at 45-47 Conwell Avenue.

**WARD 5 PRECINCT 2**

**131 Hudson Street**

Application of 131 Hudson St PJD, LLC, John Raposo Manager, seeking a Preliminary Non-rental Conversion Permit for Unit #1, Unit#2 & Unit #3 at 131 Hudson Street. Attorney Michael LaRosa attended as representative for the applicant. He listed all the documents that had been included with the application, stated that the property had been owner-occupied for many years but had been vacant since being purchased by the applicants.

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, Unit#2 & Unit #3 at 131 Hudson Street.

**WARD 7 PRECINCT 1**

**29-31 Mason Street**

Application of Patricia Castro, Victoria Castro and Alfredo Castro, seeking a Preliminary Rental Conversion Permit for Unit #1 and Unit#2 at 29-31 Mason Street. Attorney Mark Sheehan attended as representative for the applicant. He listed all the documents that had been included with the application and stated that his clients 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 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 29-31 Mason Street.

**WARD 7 PRECINCT 1**

**3 Cameron Avenue**

Application of Niranjana Gawli & Snehal Bhilare, seeking a Preliminary Non-rental Conversion Permit for Unit #1 and Unit#2 at 3 Cameron Avenue. Third unit to be added, applicant will seek courtesy permit at later date. Attorney Mark Sheehan attended as representative for the applicant. He listed all the documents that had been included with the application and stated that his clients requested preliminary permits be granted.

Chair Zasloff opened the floor to the Board; Vice-chair Byrne asked why the third unit would be a courtesy permit if it is on the existing foundation. Attorney Sheehan responded that even though it would be part of the existing foundation, the unit itself was entirely new. Board Staff further added that she had reviewed the plans and the added unit was pressed up against the existing building but not using any of the existing space. 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 Non-rental Conversion Permit for Unit #1 and Unit#2 at 3 Cameron Avenue.

### **WARD 5 PRECINCT 3**

#### **69 Boston Avenue**

Application of BOSave LLC, Vijay Johnson, seeking a Preliminary Non-rental Conversion Permit for Unit #1 and Unit#2 at 69 Boston Avenue. Attorney Mark Sheehan attended as representative for the applicant. He listed all the documents that had been included with the application and stated that his clients 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 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 Unit#2 at 69 Boston Avenue.

### **WARD 3 PRECINCT 3**

#### **555-557 Somerville Avenue**



Application of Somerville Ave Holdings 555 LLC, David Shepherd, seeking a Preliminary Non-rental Conversion Permit for Unit #1, Unit#2 & Unit #3 at 555-557 Somerville Avenue. Attorney Mark Sheehan attended as representative for the applicant. He listed all the documents that had been included with the application and stated that his clients 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 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, Unit#2 & Unit #3 at 555-557 Somerville Avenue.

## **ADJOURN**

Chair Zasloff motioned to adjourn at 7:08pm which Vice-chair Byrne seconded. The meeting was adjourned.