



## City of Somerville, Massachusetts

### *Condominium Review Board*

Katjana Ballantyne, Mayor

**Monday, November 24, 2025**

6:00 pm.

*Interim Staff Liaison & Inclusionary Housing Specialist*  
Benjamin Wyner

**Board Members**  
Zachary Zasloff, Chair  
Kate Byrne, Vice-chair  
Alix Simeon  
Jennifer Tsolas

### **Meeting Minutes**

**November 24, 2025 – 6:00 PM**

### **Virtual Hearing**

Board Members present: Zachary Zasloff, Kate Byrne, Alix Simeon, Jennifer Tsolas

Staff present: Ben Wyner, Inclusionary Housing Specialist; Joe Theall, Housing Counsel; Lisa Davidson, Housing Director

Chair Zasloff convened the meeting at 6:00 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.

### **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 at start of meeting. Joined at 6:08 pm.

With three in attendance there was a quorum, and the meeting was called to order.

**2. ADMINISTRATIVE**

**a. MEETING MINUTES**

**I. OCTOBER 2025**

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 October 2025.

**3. NEW BUSINESS**

**a. APPLICATIONS FOR FINAL/COURTESY PERMITS**

**WARD 5 PRECINCT 3**

**58-60 Boston Avenue**

Application of Mohammed A. Hussain & Raudhatuljannah Muntadar, seeking a Final Conversion Permit for Unit #1 & Unit #2 at 58-60 Boston Avenue.

Attorney Cameron McGinn attended as representative on behalf of the applicant.

Attorney McGinn detailed that outstanding documentation has 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 3-0:

Chair Zasloff- yes

Vice-chair Byrne-yes

Member Simeon- yes

To grant a Final Conversion Permit for Unit #1 & Unit #2 at 58-60 Boston Avenue

**WARD 2 PRECINCT 2**

**17 Buckingham Street**

Application of Donna & Jerome Lewandowski, seeking a Final Conversion Permit for Unit #1, Unit #2 & Unit #3 at 17 Buckingham Street. Attorney Anne Vigorito attended as representative on behalf of the applicant. Attorney Vigorito stated that preliminary permits were granted for this application in October of 2024 and the waiting period has since ended and outstanding documentation was 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 3-0:

Chair Zasloff- yes

Vice-chair Byrne-yes

Member Simeon- yes

To grant a Final Conversion Permit for Unit #1, Unit #2 & Unit #3 at 17 Buckingham Street.

**WARD 1 PRECINCT 1**

**56-58 Oliver Street**

Application of Alison Bulman, seeking a Final Conversion Permit for Unit #3 at 56-58 Oliver Street. Alison Bulman attended to speak on the application. She provided some background on the unit, as one of three units on the property where the previous owner did not go through the required condominium conversion process prior to selling the units between 2010 and 2013. She described the purpose of the application to bring the units into compliance with the Ordinance, and explained that the waiting period for unit #3, a currently tenanted unit, had expired. She shared that the same tenants from a year ago remained in the unit on an active rental agreement and would be allowed to remain in the unit regardless of the final conversion permit's approval.

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 #3 at 56-58 Oliver Street.

Chair Zasloff noted that Board member Tsolas had joined the meeting.

**WARD 2 PRECINCT 1**

**182-186 Tremont Street**

Application of SEMS Holdings, LLC, Sanjay Kansagra Manager, seeking a Final Conversion Permit for Unit #1, Unit #2, Unit #3, Unit #4, Unit #5 & Unit #6 at 182-186 Tremont Street. Attorney Mark Sheehan attended as representative on behalf of the applicant. Attorney Sheehan detailed the property as a multi-family residence that was delivered vacant when purchased by the applicant and has

remained vacant since then. He shared that the final two pieces of documentation had been submitted to complete 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 Final Conversion Permit for Unit #1, Unit #2, Unit #3, Unit #4, Unit #5 & Unit #6 at 182-186 Tremont Street.

**WARD 7 PRECINCT 4**

**202 Powder House Boulevard**

Application of 202 Powder House LLC, Fernando Bento Manager, seeking a Final Conversion Permit for Unit #1 & Unit #2 at 202 Powder House Boulevard. Attorney Mark Sheehan attended as representative on behalf of the applicant. Attorney Sheehan detailed the property as being previously owner occupied, and having remained vacant since the applicant's purchase. He noted that final documentation for the application 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 Unit #1 & Unit #2 at 202 Powder House Boulevard.

**WARD 2 PRECINCT 2**

**31 Houghton Street**

Application of MVES Holdings LLC, Karly Shanley Manager, seeking a Final Conversion Permit for Unit #1 & Unit #2 at 31 Houghton Street. Attorney Matthew Spang attended as representative on behalf of the applicant. Attorney Spang described the property as a 2-family residence that was owner occupied prior to the applicant's purchase in June of 2024. He noted the property has been

vacant and under construction since that time. He then detailed the documents that were submitted as part of a complete 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 Final Conversion Permit for Unit #1 & Unit #2 at 31 Houghton Street.

**WARD 5 PRECINCT 2**

**13 Clyde Street**

Chair Zasloff noted that Board member Tsolas would be recusing herself from this agenda item.

Application of Clyde REI LLC, Niranjan Gawli Manager, seeking a Courtesy Permit for Unit #1, Unit #2, Unit #3, Unit #4, Unit #5, Unit #6 & Unit #7 at 13 Clyde Street. Attorney Mark Sheehan attended as representative on behalf of the applicant. Attorney Sheehan described the units as new construction on a lot that was purchased vacant by the applicant in June 2024.

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 Courtesy Permit for Unit #1, Unit #2, Unit #3, Unit #4, Unit #5, Unit #6 & Unit #7 at 13 Clyde Street.

**b. PRELIMINARY CONDOMINIUM CONVERSION PERMITS**

**WARD 7 PRECINCT 1**

**58-60 Elmwood Street**

Application of Cayla Marvil & Andrew Jones, seeking a Preliminary Non-Rental Conversion Permit for Unit #1 & Unit #2 at 58-60 Elmwood Street. Attorney Mark Sheehan attended as representative on behalf of the applicant. Attorney

Sheehan explained that the applicant purchased the property in October of 2022 and have resided in the units as owner occupants. He then detailed documentation submitted in support of 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 & Unit #2 at 58-60 Elmwood Street.

#### **4. ADJOURN**

Chair Zasloff motioned to adjourn at 6:25 pm which Vice-chair Byrne seconded. The meeting was adjourned.