



CITY OF SOMERVILLE, MASSACHUSETTS  
*CONDOMINIUM REVIEW BOARD*

**JACOB D. WILSON**

**MAYOR**

Monday, February 23, 2026

6:28 pm

*Interim Staff Liaison & Inclusionary Housing Program Manager*  
Benjamin Wyner

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

**Meeting Minutes**

**February 23, 2026 – 6:28 PM**

**Virtual Hearing**

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

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

Chair Zasloff convened the meeting at 6:28 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



CITY HALL • 93 HIGHLAND AVENUE • SOMERVILLE, MASSACHUSETTS 02143

(617) 625-6600 EXT. 2500 • TTY: (617) 666-0001 • FAX: (617) 625-0722

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Member Tsolas                      Absent

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

**2. ADMINISTRATIVE**

**a. MEETING MINUTES**

**I. DECEMBER 2025**

Chair Zasloff opened the floor to the Board for any comments on the December 2025 meeting minutes.

Vice-chair Byrne noted a misspelling of her last name in the December 2025 drafted minutes. Chair Zasloff stated to City Staff to correct this error. Staff Liaison Wyner confirmed to rectify this error. After no further comments from the Board, 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 December 2025.

**II. JANUARY 2026**

Chair Zasloff opened the floor to the Board for any comments on the January 2026 meeting minutes; 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 January 2026.

**b. ANNUAL REPORT**

**i. FY25**

Chair Zasloff opened the Floor to the Staff Liaison to provide commentary on the FY25 annual report. Staff Liaison Wyner provided an overview of the FY25 Annual Report. He noted the departure of former Board Member Elizabeth Champion earlier in the fiscal year, with all remaining members continuing in their existing roles. Board meetings remained virtual. He summarized the work of a multi-departmental working group, including City Councilor JT Scott and staff from several City offices, which led to ordinance amendments introduced in June 2025 and adopted in

September. Key changes included extending the notice period for rental conversions of formerly tenanted vacant units from one year to two, updating relocation fee amounts, and revising documentation requirements in the conversion rules.

Staff Liaison Wyner also reviewed FY25 application data highlighting trends in application volume, types of permits submitted, property sizes, and the geographic distribution of permits across wards, noting higher rental conversion activity in Ward 4 and the greatest overall number of conversions in Ward 3. He concluded by noting that the Board's administrative processes remained consistent with prior years. Staff Liaison Wyner opened the floor for any questions from the Board.

Chair Zasloff noted that the report provides a clear and helpful overview and expressed appreciation to City staff for their work. After no further comments from the Board, 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 FY25 Annual Report.

**c. MARCH BOARD MEETING RESCHEDULING**

Chair Zasloff opened the floor to the Board to discuss rescheduling the March Board meeting from March 23<sup>rd</sup> to March 30<sup>th</sup>. Member Simeon expressed agreement. After no further comments from the Board, 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 moving the March Condo Review Board Meeting from Monday March 23<sup>rd</sup> to Monday March 30<sup>th</sup>.

**3. NEW BUSINESS**

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

**WARD 4 PRECINCT 3**

**25 Fenwick Street**

Application of David Aziz & Maelys Amat seeking a Final Conversion Permit for Unit #1 & Unit #2 at 25 Fenwick Street. Attorney Mark Sheehan attended as representative on behalf of the applicant. Attorney Sheehan explained that the applicants purchased the property vacant and have used both units for owner occupancy during their ownership. He stated that all required materials 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 3–0: Chair

Zasloff – yes

Vice-chair Byrne – yes

Member Simeon – yes

To grant a Final Conversion Permit for Unit #1 and Unit #2 at 25 Fenwick Street.

### **WARD 7 PRECINCT 1**

#### **58-60 Elmwood Street**

Application of Cayla Marvil & Andrew Jones seeking a Final 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 stated that the applicants own and occupy the property and that the two outstanding items requested by the Board, the master deed and property condition report, had been submitted, completing 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 3–0:

Chair Zasloff – yes

Vice-chair Byrne – yes

Member Simeon – yes

To grant a Final Conversion Permit for Unit #1 and Unit #2 at 58–60 Elmwood Street.

### **WARD 5 PRECINCT 3**

**326 Lowell Street**

Application of 326-328 Lowell Street, LLC, Cleber Feijo Manager, seeking a Courtesy Permit for Unit #1, Unit #2, Unit #3 & Unit #4 at 326 Lowell Street. Attorney Kevin Romano attended as a representative on behalf of the applicant. Attorney Romano stated that the applicants had submitted all required application materials for the desired courtesy 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 a Courtesy Permit for Unit #1, Unit #2, Unit #3, and Unit #4 at 326 Lowell Street.

**WARD 4 PRECINCT 3**

**15 Stickney Avenue**

Application of 15 Stickney Avenue, LLC, William Pino Manager, seeking a Courtesy Permit for Unit #1, Unit #2, Unit #3 at 15 Stickney Avenue. Attorney Anne Vigorito attended as representative on behalf of the applicant. Attorney Vigorito explained that the original single-family structure on the property had been fully demolished and that the redevelopment will consist of two units in the main building and a detached cottage in the rear, totaling three units. She noted that the required materials, including the owner affidavit, demolition permit, and master deed, had been submitted. Staff Liaison Wyner asked for clarification regarding the unit number for the detached cottage. Attorney Vigorito confirmed that the detached cottage is unit #3.

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, and Unit #3 at 15 Stickney Avenue.

**b. PRELIMINARY CONDOMINIUM CONVERSION PERMITS**

**WARD 6 PRECINCT 4**

**2 Cottage Circle**

Application of Yung Chang Chen, seeking a Preliminary Non-Rental Conversion Permit for Unit #1 & Unit #2 at 2 Cottage Circle. A representative, Marcus, attended on behalf of the applicant and stated the request for preliminary non-rental conversion permits for both units.

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 2 Cottage Circle.

**WARD 1 PRECINCT 4**

**6 Macarthur Street**

Application of 6 Macarthur Street LLC, Lana Choucri & Nancy Barros Managers, seeking a Preliminary Non-Rental Conversion Permit for Unit #1 & Unit #2 at 6 Macarthur Street. Attorney Mark attended as representative on behalf of the applicant. Attorney Sheehan explained that the property had been owner-occupied prior to the applicant's purchase and has remained vacant since the closing in November 2023. He stated that the applicants had submitted a complete application, including additional required documentation.

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 6 Macarthur Street.

**WARD 3 PRECINCT 1**

**9-15 Hillside Park**

Application of 9 Hillside Park, Siddharth Gehlot Manager, seeking a Preliminary Rental Conversion Permit for Unit #1, Unit #2, Unit #3 & Unit #4 at 9-15 Hillside Park. Attorney Mark attended as representative on behalf of the applicant. Attorney Sheehan stated that all four units are currently occupied by tenants and that each tenant had signed affidavits waiving their rights under the Condominium Conversion Ordinance. He noted that the application included all required materials.

Chair Zasloff opened the floor to the Board. Vice-chair Byrne sought clarification regarding the timeline of tenants moving in and signing waivers shortly thereafter. Attorney Sheehan explained that he did not have direct contact with the tenants but understood they signed voluntarily. Staff Liaison Wyner confirmed that he had spoken directly with two tenants and received emails from the remaining two, all of whom indicated they understood the waivers and at least one of whom was aware of the owner's intention to convert prior to moving in. With no further questions, the floor was closed.

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

Chair Zasloff then made a subsequent motion to grant a preliminary rental conversion permit for the property. 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, and Unit #4 at 9–15 Hillside Park.

**WARD 5 PRECINCT 4**

**57A Cherry Street**

Application of 57 Cherry Street Real Estate Trust, James P. Douglas Manager, seeking a Preliminary Rental Conversion Permit for Unit #1 & Unit #2 and a Preliminary Non-Rental Conversion Permit for Unit #3 at

57A Cherry Street. Staff Liaison Wyner noted that there did not appear to be anyone present to speak on behalf of the application. Staff attempted to identify Attorney Spang, the applicant's representative, but confirmed he was not in attendance. Staff Liaison Wyner also noted that a former tenant was present and had raised their hand to speak.

Chair Zasloff asked Housing Counsel whether the Board could take public comment without the applicant or a representative present. Attorney Theall advised that it was within the Board's discretion but that declining to take comment in the absence of the applicant would be consistent with past practice. Chair Zasloff stated that he did not feel comfortable taking public testimony without the applicant present to first describe the application. Vice-chair Byrne encouraged the former tenant to return for the next meeting.

With no representative available to speak on behalf of the application, Chair Zasloff made a motion to table the matter until the March Board meeting.

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 table the application for a Preliminary Rental Conversion Permit for Unit #1 and Unit #2 and a Preliminary Non-Rental Conversion Permit for Unit #3 at 57A Cherry Street to the March Board meeting.

#### **WARD 3 PRECINCT 4**

##### **207 Summer Street**

Application of Michael Swartz, seeking a Preliminary Rental Conversion Permit for Unit #1, Unit #2 & Unit #3 at 207 Summer Street. Attorney Anne Vigorito attended as representative on behalf of the applicant.

Attorney Vigorito noted that the application was complete. She explained that the building is tenant-occupied and that the required notice period would apply prior to any 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.

In reviewing the application, Chair Zasloff summarized the submitted materials and noted that all units are occupied and that relocation fees will be owed to the tenants. Chair Zasloff stated a motion to grant a

preliminary rental conversion permit on the condition that the master deed and property condition report will be submitted at a later date. Staff Liaison Wyner sought confirmation that additional documentation, such as relocation payments and offer-to-purchase documentation, should be included among the conditions to grant the preliminary rental conversion permit. Attorney Theall advised that the Board could condition the permit on all outstanding obligations associated with the application, including tenant protections required under the Ordinance.

Following this guidance, Chair Zasloff restated the motion to grant the preliminary rental conversion conditioned on all outstanding items to complete the application.

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 207 Summer Street.

#### **4. ADJOURN**

Chair Zasloff motioned to adjourn at 7:15pm which Vice-chair Byrne seconded. The meeting was adjourned.