



CITY OF SOMERVILLE, MASSACHUSETTS

CONDOMINIUM REVIEW BOARD

JACOB D. WILSON

MAYOR

Monday, March 30, 2026

6:00 PM

Interim Staff Liaison and Inclusionary Housing Program Manager
Benjamin Wyner

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

Meeting Minutes

March 30, 2026 – 6:00 PM

Virtual Hearing

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

Staff present: Benjamin Wyner, Inclusionary Housing Program Manager; Lauren Chapman, Housing Policy Coordinator; Joe Theall, Housing Counselor; 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

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

2. ADMINISTRATIVE

a. STAFF ANNOUNCEMENT

Chair Zasloff invited staff to provide an announcement. Board staff introduced the new staff liaison to the Condominium Review Board, Lauren Chapman, who began in March.

Ms. Chapman also noted that this would be Ben's final meeting serving as interim staff to the Board. Ben thanked the Board's members for this opportunity. Chair Zasloff, Vice-Chair Byrne, and Board Member Simeon offered their appreciation for his support during the past six months.

b. MEETING MINUTES

I. FEBRUARY 2026

Chair Zasloff opened the floor for comments or edits to the February 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 February 2026.

c. TRANSMISSION OF ANNUAL REPORT

I. FY25

Chair Zasloff explained that although the Board voted to approve the FY25 Annual Report at the prior meeting, it had not voted on transmitting the report to the City Council for approval. The Chair opened a motion to transmit the FY25 Annual Report.

During the vote, Vice-Chair Byrne and Member Simeon lost connection due to a local power outage, temporarily resulting in loss of quorum. Board staff assisted members in rejoining the meeting. No Board business was discussed during this period. Board Member Tsolas joined the meeting. Once three members were present, Attorney Theall advised the Board to re-establish quorum formally.

A roll call was taken and quorum was confirmed with the following members present:

Chair Zasloff – present

Member Simeon – present

Member Tsolas – present

Vice-Chair Byrne did not rejoin the meeting.

Chair Zasloff restated the motion to vote on transmission of the FY25 Annual Report.

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

Chair Zasloff – yes

Member Simeon – yes

Member Tsolas – yes

To approve the transmission of the Fiscal Year 2025 Annual Report to the City Council.

3. NEW BUSINESS

a. APPLICATIONS FOR FINAL OR COURTESY PERMITS

WARD 1 PRECINCT 4

6 Macarthur Street

Application of 6 Macarthur Street LLC, Lana Choucri and Nancy Barros Managers, seeking a Final Conversion Permit for Unit #1 and Unit #2 at 6 Macarthur Street. Attorney Mark Sheehan attended as representative on behalf of the applicant and stated that the property was delivered vacant and that all outstanding documents have been submitted.

Chair Zasloff opened the floor to the Board; seeing no comment, 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

Member Simeon – yes

Member Tsolas – yes

To grant a Final Conversion Permit for Unit #1 and Unit #2 at 6 MacArthur Street.

WARD 5 PRECINCT 1

10 Bartlett Street

Application of Turnpike Prop, LLC, Leonardo Riberio Manager, seeking a Final Conversion Permit for Unit #1 and Unit #2 at 10 Bartlett Street. Attorney Anne Vigorito attended as representative on behalf of the applicant and stated that all outstanding documents have 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

Member Simeon – yes

Member Tsolas – yes

To grant a Final Conversion Permit for Unit #1 and Unit #2 at 10 Bartlett Street.

WARD 2 PRECINCT 4

21-23 Kent Court

Application of 21-23 Kent LLC seeking a Final Conversion Permit for Unit #1, Unit #2 and Unit #3 at 21-23 Kent Court. Representative Tigran Yesayan confirmed the submission of all 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

Member Simeon – yes

Member Tsolas – yes

To grant a Final Conversion Permit for Unit #1, Unit #2, and Unit #3 at 21–23 Kent Court.

WARD 3 PRECINCT 2

33 Vinal Avenue

Application of Vinal REI LLC, Niranjan Gawli Manager, seeking a Courtesy Permit for Unit #1, Unit #2, Unit #3, Unit #4, Unit #5 and Unit #6 at 33 Vinal Avenue. Attorney Mark Sheehan attended as representative on behalf of the applicant and noted the property is new construction and 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

Member Simeon – yes

Member Tsolas – yes

To grant a Courtesy Permit for Unit #1, Unit #2, Unit #3, Unit #4, Unit #5, and Unit #6 at 33 Vinal Avenue.

WARD 7 PRECINCT 4

106 Electric Avenue

Application of RJM Development LLC, Richard J Monagle Manager, seeking a Final Conversion Permit for Unit #1, Unit #2 and Unit #3 at 106 Electric Avenue. Attorney John Masciarelli attended as representative and stated that the property had been family-owned and occupied and was never tenant-occupied and confirmed that all required 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 3–0:

Chair Zasloff – yes

Member Simeon – yes

Member Tsolas – yes

To grant a Final Conversion Permit for Unit #1, Unit #2, and Unit #3 at 106 Electric Avenue.

WARD 1 PRECINCT 1

10 Morton Street

Application of Randal and Adriana Isaac seeking a Final Conversion Permit for Unit A and Unit B at 10 Morton Street. Randal Isaac attended meeting; explained that they purchased the property as a single-family home in 2023 and renovated it into a two-family property; all required 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

Member Simeon – yes

Member Tsolas – yes

To grant a Final Conversion Permit for Unit A and Unit B at 10 Morton Street.

b. PRELIMINARY CONDOMINIUM CONVERSION PERMITS

WARD 5 PRECINCT 4

57A Cherry Street

Application of 57 Cherry Street Real Estate Trust, James P. Douglas Trustee, seeking a Preliminary Rental Conversion Permit for Unit #1, Unit #2 and Unit #3 at 57A Cherry Street. Attorney Matthew Spang attended as representative on behalf of the applicant and confirmed submission of the required application materials. He noted a relocation payments to former tenants were being coordinated but had not yet been completed.

Chair Zasloff opened the floor to Board discussion. Staff addressed the updated cover sheet for 57A Cherry Street, which revised the waiting

period from 2 years to none. Staff clarified how the Somerville Condominium/Cooperative Conversion Ordinance (2025-18) notice period works and explained that payment of relocation benefits ends the notice period. Chair Zasloff asked whether relocation payments had been made. Attorney Spang stated they had not yet been paid and explained the trustee's daughter was in contact with former tenants to confirm addresses and allocation details. Board Member Simeon asked what "in process" meant, and Attorney Spang reiterated that outreach and coordination with former tenants was underway.

Chair Zasloff stated that the Board was considering the matter as a conditional preliminary application, and that the case would not proceed to a final permit until relocation payments were made in full and additional materials were submitted. Staff confirmed the Chair's understanding of the permit type. With no further questions, the Chair closed the floor and opened public comment.

Former tenant Chika Nduaguibe spoke and recounted the timeline while he was a tenant. He stated that in June 2025 he and other tenants received a Tenant Information Request Form, which he understood to signal an intent to convert, and that they subsequently received a non-renewal notice stating the landlord was retiring and would not renew leases beyond August 31, 2025. He said he had contacted Condo Review Board staff at that time to raise concerns and share the tenants' rights document, but that the landlord was unclear about intent to convert and, as a result, the tenants did not receive opportunities for lease extensions, purchase offers, or timely relocation payments before they vacated at the end of their leases. He noted that former tenants had remained in contact with the owner and expressed that, in his view, intent to convert had been clear since June 2025. He asked why tenants' rights were not enforced when they were still tenants, and what next steps were available now.

Staff responded that the Board's ability to deliberate generally requires a complete application to be filed and explained that the materials tenants received in June 2025 constituted notice but that no application was submitted within the required thirty days, causing the notice to lapse. Staff noted that updated notices were sent in early 2026 when the application was submitted in January, thereby resetting the formal notice period, and reiterated that payment of relocation benefits would end the notice period. Board Member Tsolas asked staff to clarify the timeline and whether serving the Tenant Information Request Form constitutes intent to convert. Staff said the Board could take a position that the form constitutes intent and stated their understanding that the applicant planned to make relocation payments, consistent with intent forming when notices were originally sent in 2025. Board Member Tsolas then asked Mr. Nduaguibe what rights he believed were infringed. Mr. Nduaguibe replied that there was no clear notice allowing a one-year lease extension, no offer to purchase, and no discussion of relocation payments during tenancy or immediately thereafter, with relocation only raised months later; he also

emphasized that relocation is meant to be paid at the time of displacement, not many months after.

Housing Counsel summarized that the application did not follow the ordinance's contemplated process. He explained that ordinarily the landlord provides notice, submits an application while the property is still tenanted, and tenants are afforded protections including the ability to remain, the right of first refusal, or relocation benefits. He said tenants had already vacated in this case, leaving the Board with fewer remedial options, and described the matter as having elements of a compliance-type hearing. He noted that the Board has, in past cases, conducted compliance hearings while a property is actively tenanted, and that tenants can petition the Board for a finding of fact that their rights have vested; however, he stated the Board did not have knowledge of a dispute while the property was tenanted here.

Mr. Nduaguibe stated that he accepted that lease extension was no longer possible and asked for clarity on the operative application date and which relocation payment amounts apply, referencing the ordinance amendments effective October 2025. Board Member Tsolas asked about amounts and the application date. Staff explained their understanding that relocation amounts are governed by the date tenants vacate and that the law effective October 1, 2025 cannot be retroactively applied to vacancies that occurred before that date; Housing Counsel agreed with that summary.

Board Member Tsolas expressed discomfort that tenants missed certain rights and questioned whether the Board could require updated relocation amounts. Chair Zasloff expressed discomfort granting a preliminary conversion permit for this property until the Board receives receipt that the relocation payments have been made in full. Mr. Nduaguibe asks for confirmation of the agreed upon relocation payment amounts. Housing Counsel provided guidance based upon the Board's past practice and read of the Ordinance that the relocation payment amounts are governed by the time the tenant vacates their unit, but that the Board could choose a different condition with a risk of challenge.

Another former tenant, Stee McMorris, said they would have remained an additional year if properly afforded rights. She stated that by denying a lease extension, the owner also denied updated relocation expenses that would have applied had the tenants vacated a year later, and they asked for clarity on that point.

Chair Zasloff asked Staff to confirm the amounts that would apply under the updated ordinance, which Staff provided. Chair Zasloff said he was not comfortable voting, even conditionally, until relocation fees were paid in full and asked Housing Counsel about tabling the application. Housing Counsel outlined the Board's options, stating the Board could table the application and provide direction about its expectations for relocation benefits and confirmation of payment prior to the matter returning to the agenda.

Chair Zasloff stated that unresolved questions remain regarding relocation payments and proposed a motion to table the application until the applicant and former tenants reach agreement on relocation amounts within the confines of the Ordinance and payments are made in full. Mr. Nduaguibe clarified that the applicant had requested his address to send payment and that he asked them to wait pending the Board's discussion; he said he and other former tenants would set out their expectations based on the Ordinance directly with the owner's representative and provide written confirmation. Staff suggested the Board set a clear expectation, either specifying the applicable version of the Ordinance governing relocation amount or requiring confirmation from former tenants that they have been fairly compensated prior to resubmission of the application. Chair Zasloff reiterated that, given the October amendments, this case differs from earlier precedents, and he preferred that clarity and resolution occur between Staff, the owner, Attorney Spang, and former tenants before the Board hears this case again. With no further comment, the Chair closed the floor for public comment.

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

Chair Zasloff – yes

Member Simeon – yes

Member Tsolas – yes

To table the application for a Preliminary Rental Conversion Permit for Unit #1, Unit #2, and Unit #3 at 57A Cherry Street, contingent upon the applicant and former tenants reaching agreement regarding relocation payment amounts and providing confirmation of payment prior to the application returning to the Board.

WARD 4 PRECINCT 2

34 Marshall Street

Application of Jaideep K Vaid and Priyadarshini Kumar, seeking a Preliminary Rental Conversion Permit for Unit #1 and Unit #2 and a Preliminary Non-Rental Conversion Permit for Unit #3 at 34 Marshall Street. Attorney Anne Vigorito attended as representative on behalf of the applicants and explained that Units 1 and 2 had become vacant in September 2025, while Unit 3 has been owner-occupied. She confirmed that required notices were sent to former tenants and that all application materials had been submitted.

Chair Zasloff opened the floor to Board discussion; seeing no 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 3-0:

Chair Zasloff – yes

Member Simeon – yes

Member Tsolas – yes

To grant a Preliminary Rental Conversion Permit for Unit #1 and Unit #2 and a Preliminary Non-Rental Conversion Permit for Unit #3 at 34 Marshall Street.

WARD 5 PRECINCT 2

38 Ossipee Road

Application of 38 Ossipee Trust, Ronda Bartlett Nicolopoulos, seeking a Preliminary Rental Conversion Permit for Unit #1 and Unit #2 at 38 Ossipee Road. Ms. Nicolopoulos attended to speak on the application. She explained that both units had been rented until an accidental fire on February 3, 2025, rendered the building uninhabitable. She stated that all tenants were safely evacuated, found alternative housing immediately, and received assistance through insurance. She noted long-term tenancies, shared that several former tenants had provided letters of support, and asked the Board to consider this and allow a reduced one-year notice period due to the financial hardship caused by rebuilding.

Chair Zasloff opened the floor to Board questions. Board Member Tsolas asked for clarification about the number of tenants at the time of the fire and their relocation. Ms. Nicolopoulos described how each household evacuated, the role of emergency services, and her communications with tenants in the weeks following the fire. Board Member Simeon asked whether she provided additional financial support; Ms. Nicolopoulos stated that tenants indicated they had found housing and received insurance funds.

Board members discussed the circumstances. Chair Zasloff expressed that the situation differed from past cases where tenants were displaced without proper support and noted this was not a case involving a subsequent developer purchaser. He stated he was inclined to consider the applicant's request for a one-year period. Board Member Tsolas agreed after reviewing tenant correspondence, stating former tenants appeared to feel supported. Board Member Simeon also expressed support.

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

Housing Counsel advised on how to structure a motion to allow a reduced one-year notice period as a courtesy. Chair Zasloff proposed that the Board grant a Preliminary Rental Conversion Permit for Unit #1 and Unit #2 at 38 Ossipee Road, conditioned on a reduced one-year notice period, granted as a courtesy.

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

Chair Zasloff – yes

Member Simeon – yes

Member Tsolas – yes

To grant a Preliminary Rental Conversion Permit for Unit #1 and Unit #2 at 38 Ossipee Road with a reduced notice period of 1-year.

WARD 2 PRECINCT 4

24 Ivaloo Street

Application of Mulberry Holdings LLC, Christopher Dawn Manager, seeking a Preliminary Rental Conversion Permit for Unit #1 and Unit #2 at 24 Ivaloo Street. Attorney Mark Sheehan attended as representative on behalf of the applicant and explained that the property was purchased in July 2024 and has remained vacant for over a year. He noted that a second unit is being added to the property. He confirmed that all required materials had been submitted.

Chair Zasloff opened the floor to the Board; seeing no 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 3–0:

Chair Zasloff – yes

Member Simeon – yes

Member Tsolas – yes

To grant a Preliminary Rental Conversion Permit for Unit #1 and Unit #2 at 24 Ivaloo Street.

WARD 1 PRECINCT 4A

85-87 Gilman Street

Application of Xiaomin Song and Xinsheng Chang seeking a Preliminary Non-Rental Conversion Permit for Unit #85 at 85-87 Gilman Street. The applicant Xiaomin Song attended and explained her intent to convert only the owner-occupied unit, while the second unit remains tenant-occupied.

Chair Zasloff opened the floor to the Board. During discussion, Board members identified several timing and ordinance-related issues that required clarification and advised that Staff should meet with the applicant to review options and next steps, as the applicant will need to apply for both units rather than just one at a time. Chair Zasloff suggested to table the application to allow Staff to work directly with the applicant.

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

Member Simeon – yes

Member Tsolas – yes

To table the Preliminary Non-Rental Conversion Permit for Unit #85 at 85-87 Gilman until the applicant has begun the process for the tenant-occupied unit as well.

4. ADJOURN

Chair Zasloff motioned to adjourn at 8:17pm which Member Simeon seconded. The meeting was adjourned.