



# CITY OF SOMERVILLE, MASSACHUSETTS

## CONDOMINIUM REVIEW BOARD

JACOB D. WILSON

MAYOR

Monday, April 27, 2026

6:00 pm

### *Staff Liaison & Housing Policy Coordinator*

Lauren Chapman

### *Board Members*

Zachary Zasloff, Chair

Kate Byrne, Vice-chair

Alix Simeon

Jennifer Tsolas

### **Meeting Minutes**

**April 27, 2026 – 6:00 PM**

### **Virtual Hearing**

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

Staff present: Lauren Chapman, Housing Policy Coordinator; Joseph 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

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

## **2. ADMINISTRATIVE**

### **a. MEETING MINUTES**

#### **I. MARCH 2026**

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

### **3. NEW BUSINESS**

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

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

##### **116 Heath Street**

Application of 116 Heath St LLC seeking a Courtesy Permit for Unit A, Unit B and Unit C at 116 Heath Street. Representative Thad Seymour, Managing Member, attended on behalf of the applicant and stated that the project is a new three-unit construction placed on a recently subdivided vacant lot. He confirmed that the master deed, the only outstanding document, has 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

Vice-Chair Byrne – yes

Member Simeon – yes

To grant a Courtesy Permit for Unit A, Unit B, and Unit C at 116 Heath Street.

##### **WARD 1 PRECINCT 1**

##### **3 Hillside Avenue**

Application of Satoria LLC, Peter A. Crawley Manager, seeking a Final Conversion Permit for Unit #1, Unit #2, and Unit #3 at 3 Hillside Avenue. Peter Crawley attended and stated that the property suffered a fire in January 2024 and has been vacant since. He described extensive renovations, including new electrical systems and required structural improvements. He confirmed that the master deed and the engineer’s report have now 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

Vice-Chair Byrne – yes

Member Simeon – yes

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

Board Member Tsolas joined the meeting at 6:08pm. Chair Zasloff stated for the record that Board Member Tsolas is now in attendance.

**WARD 1 PRECINCT 1**  
**6 Wheatland Avenue**

Application of NPO Properties LLC, Nelson DeOliveira, seeking a Final Conversion Permit for Unit #1 and Unit #2 at 6 Wheatland Avenue. Attorney Mark Sheehan attended as representative on behalf of the applicant and stated that the property was delivered vacant and has remained vacant since the closing. He confirmed that any outstanding documents required by the Board have been submitted and that the application is now complete.

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 4–0:

Chair Zasloff – yes

Vice-Chair Byrne – yes

Member Simeon – yes

Member Tsolas – yes

To grant a Final Conversion Permit for Unit #1 and Unit #2 at 6 Wheatland Avenue.

**WARD 4 PRECINCT 1**  
**60 Derby Street**

Application of 60Derby LLC, Diego Nunes, seeking a Final Conversion Permit for Unit #1, Unit #2, Unit #3, Unit #4, Unit #5 and Unit #6 at 60 Derby Street. Attorney Mark Sheehan attended as representative on behalf of the applicant and stated that the property was delivered vacant and has remained vacant since the closing date. He confirmed that the outstanding master deed and property condition report have been submitted, rendering the application complete.

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 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, and Unit #6 at 60 Derby Street.

**WARD 4 PRECINCT 4**  
**79 Moreland Street**

Application of Moreland Two LLC, Nicholas Biagiotti, seeking a Final Conversion Permit for Unit #79 and a Courtesy Permit for Unit #79R at 79 Moreland Street. Attorney Mark Sheehan attended as representative on behalf of the applicant and stated that the former single-family, owner-occupied property is being converted into a two-unit condominium with a backyard cottage. The applicant purchased the property vacant in June 2024, and it has remained vacant since. He confirmed submission of all required documents.

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 4–0:

Chair Zasloff – yes

Vice-Chair Byrne – yes

Member Simeon – yes

Member Tsolas – yes

To grant a Final Conversion Permit for Unit #79 and a Courtesy Permit for Unit #79R at 79 Moreland Street.

**WARD 4 PRECINCT 2**

**174 Walnut Street**

Application of Shaokang Chen seeking a Final Conversion Permit for Unit #1, Unit #2 and Unit #3 at 174 Walnut Street. Kirsten McEleney attended as representative on behalf of the applicant and stated that the property has remained vacant since Ms. Chen purchased it in October 2023. She confirmed that all required documents have been submitted. She noted that the applicant made all reasonable efforts to obtain a former-owner occupancy affidavit from the previous owner.

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 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, and Unit #3 at 174 Walnut Street.

**b. PRELIMINARY CONDOMINIUM CONVERSION PERMITS**

**WARD 5 PRECINCT 2**

**7 Woodbine Street**

Application of Imre and Michelle Fitos seeking a Preliminary Non-rental Conversion Permit for Unit #1 and Unit C and a Preliminary Rental Conversion Permit for Unit #2 at 7 Woodbine Street. Applicant to seek a Courtesy Permit for additional unit at a later date. Jason Santana attended as representative on behalf of the applicant and stated that the existing two-family property is being converted into four condominium units: three units within the main building and one detached cottage. He confirmed that the project is under permitting for the main units and has an active building permit for the backyard cottage.

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 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 C and a Preliminary Rental Conversion Permit for Unit #2 at 7 Woodbine Street.

**WARD 5 PRECINCT 3**  
**14-16 Rogers Avenue**

Application of Fan Wang seeking a Preliminary Non-rental Conversion Permit for Unit #1 and Unit #2 at 14-16 Rogers Avenue. Fan Wang attended and explained that the property had been fully owner-occupied by the previous owner, who passed away, and that despite documented good-faith efforts, the seller's representative was unable to provide a notarized owner-occupancy affidavit due to age and mobility limitations.

Chair Zasloff opened the floor to the Board. Board Member Tsolas asked whether Ms. Wang was the same applicant who had previously appeared before the Board for a different property on Highland Avenue and requested an update on the status of that earlier application. Chair Zasloff referred the question to Housing Counsel. Housing Counsel Joseph Theall advised that, because the Board's discussion must remain limited to publicly noticed agenda items, the Board should refrain from discussing the applicant's separate application and keep its deliberation focused solely on the agenda item, which was the 14-16 Rogers Avenue application. Following that guidance, Board Members Tsolas, Zasloff, and Vice-Chair Byrne each stated an intention to abstain from the vote. Chair Zasloff noted that the Board could not complete its vote without quorum participation and reopened the floor for Board discussion.

During the reopened discussion, Chair Zasloff stated that the applicant's explanation regarding the missing affidavit was similar to the circumstances presented in her prior application. He advised the applicant that, for any future properties, she should ensure that required affidavits and documentation are secured prior to closing so that applications come before the Board with complete materials.

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 3-1:

Chair Zasloff – yes

Vice-Chair Byrne – yes

Member Simeon – yes

Member Tsolas – no

To grant a Preliminary Non-rental Conversion Permit for Unit #1 and Unit #2 at 14-16 Rogers Avenue.

**WARD 5 PRECINCT 2**  
**16 Warwick Street**

Application of 16 Warwick St Somerville LLC seeking a Preliminary Non-rental Conversion Permit for Unit A, Unit B and Unit C and a Courtesy Permit for Unit R at 16 Warwick Street. Jason Santana attended as representative on behalf of the applicant and stated that the existing property is being converted into four condominium units, consisting of a three-unit structure and a detached backyard cottage.

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 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 A, Unit B, and Unit C, and a Courtesy Permit for Unit R at 16 Warwick Street.

## **WARD 1 PRECINCT 2**

### **61 Florence Street**

Application of Rodrigo Rodrigues seeking a Preliminary Non-rental Conversion Permit for Unit A, Unit B and Unit C at 61 Florence Street. Bruna Rossetti attended as representative on behalf of the applicant and stated that the property was purchased vacant in July 2021 as a two-family structure. The applicant has added a third unit and the property has remained vacant throughout renovations.

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 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 A, Unit B, and Unit C at 61 Florence Street.

## **WARD 5 PRECINCT 2**

### **46 Princeton Street**

Application of 46 Princeton LLC, Fernando Bento, seeking a Preliminary Non-rental Conversion Permit for Unit #1 and Unit #2 at 46 Princeton Street. Attorney Mark Sheehan attended as representative on behalf of the applicant and stated that the property was owner-occupied prior to purchase and has remained vacant

since closing. He confirmed submission of the required documents for a preliminary permit.

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 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 46 Princeton Street.

#### **WARD 7 PRECINCT 4**

##### **16 Curtis Street**

Application of Ian Steckel, C. Theodore Steckel, and Maureen Steckel, seeking a Preliminary Non-rental Conversion Permit for Unit #1, Unit #2 and Unit #3 at 16 Curtis Street. Attorney Kara Mathieu attended as representative on behalf of the applicants and stated that the property was purchased in March 2024. She noted that the property had tenants at the time of purchase, who vacated upon lease expiration, and that the applicants' family has occupied the entire building since late summer 2024. She confirmed submission of the application and required documents.

Chair Zasloff opened the floor to the Board. Board members asked clarifying questions regarding the timing of tenant move-outs and briefly discussed staff guidance concerning the inclusion of documentation from former tenants. Staff clarified that the ordinance requires applicants to provide the contact information of former tenants who vacated within the 12 months preceding the application date. Therefore, applicants are not required to provide information about tenants who moved out more than 12 months prior. Staff also acknowledged opportunities to refine internal practices. Chair Zasloff noted that such procedural matters could be addressed outside the meeting and then closed the floor for discussion.

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, and Unit #3 at 16 Curtis Street.

#### **WARD 7 PRECINCT 4**

**1244 Broadway**

Application of 1244 Broadway Real Estate Partners, LLC seeking a Preliminary Rental Conversion Permit for Unit #1, Unit #2 and Unit #3 at 1244 Broadway. Attorney Anne Vigorito attended as representative on behalf of the applicant and stated that the applicant purchased the property in 2006, later demolished the structure, and constructed a new building with three residential units and one commercial space. A master deed was recorded in 2021, after which the units were rented. The applicant has since filed a removal from MGL Chapter 183A for tax purposes and now intends to refile the master deed and sell the units as condominiums. Attorney Vigorito confirmed submission of a complete application and required documents.

Chair Zasloff opened the floor to the Board. Board Member Tsolas sought clarification regarding the property's prior filings and how the previous recording interacted with the current ordinance. Staff provided background on the prior ordinance and noted that the applicant had not previously received a conversion permit, making the present application for preliminary conversion permits appropriate. The Chair acknowledged the unique procedural circumstances but noted that the applicant had complied with current requirements. No additional concerns were raised. Chair Zasloff closed the floor for Board discussion.

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, Unit #2, and Unit #3 at 1244 Broadway.

**4. ADJOURN**

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