



CITY OF SOMERVILLE, MASSACHUSETTS

CONDOMINIUM REVIEW BOARD

JACOB D. WILSON

MAYOR

Monday, May 18, 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

May 18, 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

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.

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 6:06pm.

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

2. ADMINISTRATIVE

a. MEETING MINUTES

I. APRIL 2026

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

3. NEW BUSINESS

a. APPLICATIONS FOR FINAL OR COURTESY PERMITS

WARD 1 PRECINCT 4

160 Pearl Street

Application of 160 Pearl Street Mortgage Trust, Jay P. Johnson, seeking a Final Conversion Permit for Unit #1, Unit #2, and Unit #3 at 160 Pearl Street. Attorney Matthew A. Valanzola attended as representative on behalf of the applicant and stated that the property has remained vacant since the applicant acquired it. He confirmed that the submitted application included all outstanding documentation.

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 160 Pearl Street.

Board Member Tsolas joined the meeting at 6:06pm. Chair Zasloff stated for the record that Board Member Tsolas is now in attendance.

WARD 3 PRECINCT 4

42 Belmont Street

Application of Sarah Shapiro and Benjamin Bromberg Gaber seeking a Final Conversion Permit for Unit #1 and Unit #2 at 42 Belmont Street. Benjamin Bromberg Gaber attended and stated that he and Sarah Shapiro purchased the property in April 2026 and that the former owners had begun the condo conversion process and were issued preliminary non-rental conversion permits. The current owners are now seeking final conversion permits and have submitted all outstanding documentation.

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 42 Belmont Street.

WARD 7 PRECINCT 4

16 Curtis Street

Application of Ian Steckel, C. Theodore Steckel, and Maureen Steckel seeking a Final Conversion Permit for Unit #1, Unit #2, and Unit #3 at 16 Curtis Street. Attorney Kara Dardeno Mathieu attended as representative on behalf of the applicant and stated that applicants received preliminary non-rental conversion permits in April 2026 and have now submitted all outstanding documentation to be considered for issuance of final conversion permits.

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 16 Curtis Street.

WARD 5 PRECINCT 2

131 Hudson Street

Application of 131 Hudson St PJD, LLC, John Raposo, seeking a Final Conversion Permit for Unit #1, Unit #2, and Unit #3 at 131 Hudson Street. Attorney Michael LaRosa attended as representative on behalf of the applicant and stated that the applicant received preliminary non-rental conversion permits in July 2025 and are now seeking final conversion permits upon submission of all outstanding documentation to the Board.

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 131 Hudson Street

WARD 1 PRECINCT 1

60 Franklin Street

Application of Sixty Franklin Development LLC seeking a Final Conversion Permit for Unit A and Courtesy Permits for Unit B and Unit R at 60 Franklin Street. Attorney Mark Sheehan attended as representative on behalf of the applicant and stated that the property was a single-family, owner-occupied home prior to the applicant's acquisition of the property. He stated that the applicant purchased the property in October 2025 and, following demolition and reconstruction of the housing accommodations, the property has remained vacant since acquisition. Attorney Sheehan confirmed that all necessary documentation was provided to

the Board for consideration of a Final Conversion Permit for Unit A and Courtesy Permits for Units B and R.

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 A and a Courtesy Permit for Unit B and Unit R at 60 Franklin Street.

4. ADJOURN

Chair Zasloff motioned to adjourn at 6:18pm which Vice-Chair Byrne seconded. The meeting was adjourned.