# CITY OF SOMERVILLE, MASSACHUSETTS

## *CONDOMINIUM REVIEW BOARD*

**JACOB D. WILSON**
**MAYOR**

Monday, September 28, 2026
6:00 pm

***Staff Liaison & Housing Policy Coordinator***
Lauren Chapman

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

**Meeting Minutes**

**September 28, 2026 – 6:00 PM**

**Virtual Hearing**

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

Staff present: Lauren Chapman, Housing Policy Coordinator

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

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

## 2. ADMINISTRATIVE

### a. MEETING MINUTES

#### i. AUGUST 2026

Chair Zasloff opened the floor for comments or edits to the August 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 August 2026

## 3. NEW BUSINESS

### a. APPLICATIONS FOR FINAL OR COURTESY PERMITS

**WARD 6 PRECINCT 2**
**12 Foskett Street**

Application of Jeremy Seeger seeking a Final Conversion Permit for Unit #1 and Unit #2 and a Courtesy Permit for Unit #3 at 12 Foskett Street. Jeremy Seeger attended to represent his application. Due to technical difficulties with Mr. Seeger's connection, Chair Zasloff moved to table the application until the end of the Final or Courtesy Permit portion of the agenda to allow Mr. Seeger to troubleshoot the connection. The application was subsequently heard after the remaining applications in this portion of the agenda.

Jeremy Seeger stated that he had submitted the remaining required documentation, including the Engineer's Report, Master Deed, proof of payment of outstanding relocation fees, and Building Permit for consideration of a Courtesy 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 3–0:

Chair Zasloff – yes

Vice-Chair Byrne – yes

Member Simeon – yes

To grant a Final Conversion Permit for Unit #1 and Unit #2 and a Courtesy Permit for Unit #3 at 12 Foskett Street.

**WARD 7 PRECINCT 3**
**23 College Hill Road**

Application of Property Acquisition Group, LLC, Michael Diplatzi, seeking a Final Conversion Permit for Unit #1 and Unit #2 at 23 College Hill Road. Attorney Anne Vigorito attended as representative on behalf of the applicant and stated that the remaining required documentation had 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 and Unit #2 at 23 College Hill Road.

**WARD 7 PRECINCT 4**
**1244-1246 Broadway**

Application of 1244 Broadway Real Estate Partners LLC seeking a Final Conversion Permit for Unit #2 and Unit #3 at 1244-1246 Broadway. Attorney Anne Vigorito attended as representative on behalf of the applicant and stated that the applicant had submitted the remaining required documentation, including proof of payment of the outstanding relocation fees for tenants who had vacated Units #2 and #3.

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 #2 and Unit #3 at 1244-1246 Broadway.

**WARD 1 PRECINCT 2**
**61 Florence Street**

Application of Rodrigo Rodrigues seeking a Final 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 remaining Property Condition Report had been submitted. She further stated that all three units had remained vacant since the applicant's purchase of the property in July 2021.

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

**WARD 7 PRECINCT 1**
**63-65 Cameron Avenue**

Application of 63 Cameron Ave LLC seeking a Final Conversion Permit for Unit #1 and Unit #2 and a Courtesy Permit for Unit #3 at 63-65 Cameron Avenue. Attorney Mark Sheehan attended as representative on behalf of the applicant and stated that the property was delivered vacant to the applicant and had remained vacant since the closing date. He stated that the applicant had submitted the remaining required documentation, including a building permit for consideration of a Courtesy Permit for Unit #3.

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 and Unit #2 and a Courtesy Permit for Unit #3 at 63-65 Cameron Avenue.

**WARD 4 PRECINCT 3**
**356-356A Broadway**
Application of J & P Trust seeking a Final Conversion Permit for Unit #1L, Unit #1R, Unit #2R, and Unit #3R at 356-356A Broadway. Attorney Mark Sheehan attended as representative on behalf of the applicant and stated that Units #1R, #2R, and #3R were vacant and that Unit #1L remained tenant-occupied. He stated that the applicant had submitted the remaining required 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 3–0:

Chair Zasloff – yes

Vice-Chair Byrne – yes

Member Simeon – yes

To grant a Final Conversion Permit for Unit #1L, Unit #1R, Unit #2R, and Unit #3R at 356-356A Broadway.

**WARD 6 PRECENCT 1**
**22-24 Charnwood Road**
Application of RJM Development LLC, Richard J. Monagle, seeking a Final Conversion Permit for Unit #22 and Unit #24 at 22-24 Charnwood Road. Attorney John Masciarelli attended as representative on behalf of the applicant and stated that the application included an affidavit from the previous owner stating that the property had never been tenant-occupied and had always been a family home. He further stated that the applicant had submitted all other required 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 3–0:

Chair Zasloff – yes

Vice-Chair Byrne – yes

Member Simeon – yes

To grant a Final Conversion Permit for Unit #22 and Unit #24 at 22-24 Charnwood Road.

**WARD 4 PRECENCT 1**
**69-71 Putnam Road**
Application of George P. Moccia seeking a Final Conversion Permit for Unit #69 and Unit #71 at 69-71 Putnam Road. Attorney Cynthia Sherman attended as representative on behalf of the applicant and stated that the applicant had submitted a completed application, including all required supplemental documentation. She stated that Unit #69 was currently owner-occupied by the applicant and that Unit #71 had been occupied by the applicant's mother until she moved to a nursing home the previous year. She stated that the applicant was renovating Unit #71 and intended to move into that unit, which would remain owner-occupied, and sell Unit #69.

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 #69 and Unit #71 at 69-71 Putnam Road.

## b. PRELIMINARY CONDOMINIUM CONVERSION PERMITS

**WARD 3 PRECENCT 3**
**65-67 Berkeley Street**

Application of Jim Lin and Jenny Hua Chen seeking a Preliminary Non-Rental Conversion Permit for Unit #1 and Unit #2 at 65-67 Berkeley Street. Attorney Mark Sheehan attended as representative on behalf of the applicants and stated that the property had been owner-occupied prior to the applicants' purchase and had remained vacant since closing.

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 Preliminary Non-Rental Conversion Permit for Unit #1 and Unit #2 at 65-67 Berkeley Street.

**WARD 6 PRECENCT 4**
**80 Irving Street**

Application of Daniel Casparriello & Amanda Casparriello seeking a Preliminary Rental Conversion Permit for Unit #1 and Unit #2 at 80 Irving Street. Applicant to seek Courtesy Permit at a later date. Attorney Mark Sheehan attended as representative on behalf of the applicants and stated that both units were currently tenant-occupied and that the tenants had signed affidavits waiving their rights under the Ordinance. He stated that, in lieu of relocation payments, the tenants had requested and received three months of free rent, as agreed upon by the tenants and applicants.

Chair Zasloff opened the floor to the Board for discussion. Chair Zasloff asked about the Courtesy Permit the applicants intended to seek at a later date, and Attorney Sheehan stated that the applicants were considering adding a third unit but was uncertain whether it would be an accessory dwelling unit. With no further discussion, 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 3–0:

Chair Zasloff – yes

Vice-Chair Byrne – yes

Member Simeon – yes

To grant a Preliminary Rental Conversion Permit for Unit #1 and Unit #2 at 80 Irving Street.

**WARD 2 PRECENCT 3**
**341 Washington Street**
Application of Glenside Properties LLC, Brian Hickey, seeking a Preliminary Rental Conversion Permit for Unit #1, Unit #2, and Unit #3 at 341 Washington Street. Attorney Mark Sheehan attended as representative on behalf of the applicant and stated that all three units were currently vacant after all former tenants voluntarily vacated in August 2026.

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 Preliminary Rental Conversion Permit for Unit #1, Unit #2, and Unit #3 at 341 Washington Street.

**WARD 6 PRECENCT 4**
**23-25 Day Street**
Application of Donald Groh and Shuhan Hu seeking a Preliminary Rental Conversion Permit for Unit #23 and Unit #25 at 23-25 Day Street. Attorney Mark Sheehan attended as representative on behalf of the applicants and stated that both units had been vacant for several years prior to the applicants' purchase. He stated that the applicants currently occupied Unit #25 and that Unit #23 remained vacant.

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 Preliminary Rental Conversion Permit for Unit #23 and Unit #25 at 23-25 Day Street.

**WARD 1 PRECENCT 4**
**81 Gilman Street**
Application of Storm Riders LLC, Daniel Najarian, seeking a Preliminary Rental Conversion Permit for Unit #1 and Unit #2 at 81 Gilman Street. Attorney Mark Sheehan attended as representative on behalf of the applicant and stated that both units had been vacant for several years due to the property's prior development and renovations by the former 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 3–0:

Chair Zasloff – yes

Vice-Chair Byrne – yes

Member Simeon – yes

To grant a Preliminary Rental Conversion Permit for Unit #1 and Unit #2 at 81 Gilman Street.

**4. ADJOURN**

Chair Zasloff motioned to adjourn at 6:44pm which Vice-Chair Byrne seconded. The meeting was adjourned.