

**CITY OF SOMERVILLE, MASSACHUSETTS  
SOMERVILLE CONDOMINIUM REVIEW BOARD**

*JOSEPH A. CURTATONE*

*MAYOR*

***Staff***

Hannah Carrillo  
Sustainable Neighborhoods Coordinator

***Board Members***

Daniel Maltzman  
William Medeiros  
Marlene Smithers  
Zachary Zasloff

**Meeting Minutes**

**August 22, 2018 Meeting – 6:00 PM**

Visiting Nurses Association, 3<sup>rd</sup> Floor Community Room  
259 Lowell St., Somerville, MA 02144

Board Members Present: William Medeiros, Marlene Smithers, Zachary Zasloff

City staff present: Hannah Carrillo (Sustainable Neighborhoods Initiative Program Coordinator)

Board Chair Zachary Zasloff convened the meeting at 6:00 PM and announced that the meeting was being recorded for meeting minute purposes. Board Chair Zasloff explained that the meeting had been rescheduled from August 27, 2018 due to a scheduling conflict.

1. Approval of Meeting Minutes

Because only two weeks had passed since the last Condo Review Board meeting, staff explained that minutes would not be ready for review until the September meeting, at which time minutes for both the August 7<sup>th</sup> and August 28<sup>th</sup> meetings will be submitted for review.

2. New Business – Applications for Certificates of Exemption and/or Removal Permits

Board members moved to review each removal permit application before the Board.

**WARD 1-PRECINCT 2**

Application of Americana Real Estate, LLC, attorney Matthew Spang representing, seeking a Removal Permit for Unit #1 and Unit #2 located at 20-22 Connecticut Ave. The \$600 per unit application fee was paid and no real estate taxes or water bills were owed to the City. The property was purchased vacant April, 2018. The Engineer/architect's report and Master deed were not included with the application.

Staff reported that no tenant complaints had been received in regard to the application or property.

On a motion duly made and seconded, it was VOTED 4-0:

To grant a Certificate of Condominium Review Board Approval for Unit #1 and Unit #2 located at 20-22 Connecticut Ave, conditioned on the applicant submitting an Engineer/architect's report and Master Deed.

### WARD 7 - PRECINCT 3

Application of Mohammed Bellal, attorney Sean Tiernan representing, seeking a Removal Permit for Unit #1 and Unit #2 located at 12 College Hill Rd. The \$600 per unit application fee was paid and no real estate taxes or water bills were owed to the City. The property was purchased vacant August, 2017. Attorney Tiernan informed the Board that both units are under agreement, and one of the units would be used for rental purposes. The Board briefly discussed whether the applicant would have to return to the Board if the owner decides to sell the unit. The Board was informed by City Staff that as the ordinance stands currently, the owner is free to rent the unit as they please and they would not have to return to the Board at a later date if they decide to sell the unit and thus, cease its usage as a rental property. Materials included with the application were:

- Engineer/architect's report
- Master Deed

Staff reported that no tenant complaints had been received in regard to the application or property.

On a motion duly made and seconded, it was VOTED 4-0:

To grant a Removal Permit for Unit #1 and Unit #2 located at 12 College Hill Rd.

### WARD 2 - PRECINCT 1

Application of Somerville Millbrook Associates, LLP, attorney Melissa Hagemeister representing with Kevin Longo from Berkeley Investments present as well, seeking Removal Permits for Units: 402, 505, 514, 709, PH6 and PH7 located at 9 Medford St. The \$600 per unit application fee was paid and no real estate taxes or water bills were owed to the City. All tenant documents and affidavits have been provided.

Staff reported that no tenant complaints had been received in regard to the application or property.

On a motion duly made and seconded, it was VOTED 4-0:

To grant a Removal Permit for Units: 402, 505, 514, 709, PH6 and PH7 located at 9 Medford St.

The Chair announced that this was the last meeting at which Vice Chair Daniel Maltzman would be participating, as he will be relocating outside of Somerville at the end of the month. Chair Zasloff thanked Mr. Maltzman for his service on the Condo Review Board, and commended the work he has done over the past two years.

The Chair introduced a motion to adjourn the meeting at 6:20 PM, which was seconded and accepted.