

Minutes

Meeting of the

Condominium Review Board

October 23, 2006

**Board Members Present: Kenneth Joyce, Elizabeth Medeiros, Robert Racicot,
John Cangiamila, William Medeiros**

The Following Hearings Were Conducted:

Ward Two Precinct Two

68 Line Street – Application of Salim Chowdhury, a Removal Permit for Three Units – The \$1,500.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Three Family – Purchased Vacant May 2005

Seeking Three Removal Permits

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit One, Unit Two and Unit Three located at 68 Line Street.

Ward Three Precinct Three

103 Belmont Street – Application of Jennifer Evans and W. Allen Austill, a Certificate of Exemption for Two Units – The \$1,000.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Two Family – Purchased October 2004

Seeking Two Certificates of Exemption

Unit One and Unit Two are owner occupied

On a motion duly made and seconded, it was

VOTED: to grant a Certificate of Exemption for Unit One and Unit Two located at 103 Belmont Street.

Condominium Review Board

October 23, 2006

Page 2

Ward Four Precinct Two

87 Marshall Street – 2-4 Stickney Avenue (corner property) - Application of Marshall – Stickney LLC, a Removal Permit for Unit Four located at 87 Marshall Street – Attorney Stuart Farkas, 923 Massachusetts Avenue, Cambridge, MA represented the applicant – The \$500.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Ten Unit Building – Purchased 2003

Nine Units converted February 2003

Seeking Removal Permit for Unit Four at 87 Marshall Street

Letter enclosed from prior tenant – signed and dated November 2003

Owners had pulled building permits, to work on building – work is now completed –

If this Unit is approved – building will have been completely converted

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit Four located at 87 Marshall Street – location 87 Marshall Street – 2-4 Stickney Avenue (corner property).

Ward Three Precinct Three

50 Craigie Street – Application of 50 Craigie Street LLC, a Removal Permit for Seven Units – Attorney Richard DiGirolamo, 424 Broadway, Somerville, MA represented the applicant – The \$3,500.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

33 Unit Building – Purchased October 12, 2006

Seeking Seven Removal Permits

Units 1,2,5,12,18,21 and 24 were vacant upon purchase

August 2005 Board approved Nine Units

If these Units are approved 17 Units remain

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit 1, Unit 2, Unit 5, Unit 12, Unit 18, Unit 21 and Unit 34 located at 50 Craigie Street.

Condominium Review Board

October 23, 2006

Page 3

Ward Three Precinct Two

33 Summer Street – 2-4 Putnam Street (corner property) – Application of Park Place Condominium, a Removal Permit for Unit Two at 4 Putnam Street – Attorney Richard DiGirolamo, 424 Broadway, Somerville, MA represented the applicant – The \$500.00 application has been paid, and no real estate taxes or water bills are owed to the City.

Ten Units – Purchased April 2005

Eight Units already converted

Seeking Removal Permit for Unit Two at 4 Putnam Street

Signed and dated affidavit from owner – stating Tenant of this Unit was found deceased in Unit

If this Unit is approved One Unit Remains to be converted

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit Two located at 4 Putnam Street – location 33 Summer Street – 2-4 Putnam Street (corner property).

Ward Seven Precinct One

9-11 Westminster Street – Application of Emad Elsakka, A Removal Permit for Unit Two located at 11 Westminster Street – Attorney Richard DiGirolamo, 424 Broadway, Somerville, MA represented the applicant – The \$500.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Two Family – Purchased 1994

Seeking Removal Permit for Unit 2 located at 11 Westminster Street

Signed affidavit by tenants enclosed – stating they were notified of conversion – understand their rights as tenants – notified of October Condo Meeting – vacating voluntarily by October 31, 2006

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit Two located at 11 Westminster Street – location 9-11 Westminster Street.

Condominium Review Board

October 23, 2006

Page 4

Ward Seven Precinct Two

111 Woodstock Street – 63 Waterhouse Street (corner property) – Application of Ronald J. Cavallo and the Cavallo Corporation, a Removal permit for Unit Three located at 63 Waterhouse Street – Attorney Richard DiGirolamo, 424 Broadway, Somerville, MA represented the applicant – The \$500.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Thirteen Units – Purchased November 2005

Nine Units already converted

Seeking Removal Permit for Unit Three located at 63 Waterhouse Street

Signed Tenant affidavit enclosed – Tenant acknowledged notification of conversion – waived right to purchase Unit – acknowledged right as a tenant – vacating voluntarily October 15th, 2006 - Acknowledged notification of October Meeting

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit Three located at 63 Waterhouse Street – location 111 Woodstock Street – 63 Waterhouse Street (corner property).

Ward Three Precinct Two

96-98 School Street – Application of Nathaniel M. Garcia, a Removal Permit for Two Units – Attorney Deborah Nowell, 189B Massachusetts Avenue, Arlington, MA represented the applicant – The \$1,000.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Two Family – Purchased Vacant June 2006

Seeking Two Removal Permits

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for The Unit located at 96 School Street and the Unit located at 98 School Street – location 96-98 School Street.

Ward Five Precinct Three

261-263 Highland Avenue – Application of Laurel Heights Realty LLC, a Removal permit for Four Units – Jeremy Seeger, 148 Oakley Road, Belmont, MA represented the applicant – The \$2,000.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Eight Unit Building – Purchased June 2005

Condominium Review Board

October 23, 2006

Page 5

Three Units converted December 2005

Seeking Four Removal Permits

Copies of Constable's Services enclosed dated October 2005

Copies of Conversion Notification Letters enclosed dated October 2005

Signed Affidavits by manager Edward Bell concerning Units – stating all Tenants moved voluntarily

If these Units are approved One Unit remains to be converted

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit 261-2, Unit 263-1, Unit 263-2 and Unit 263-3 located at 261-263 Highland Avenue.

Ward Three Precinct Three

135 Lowell Street – Application of Wai Cheung, A Certificate of Exemption for Two Units – The \$1,000.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Two Family – Purchased 2001

Seeking Two Certificates of Exemption

Unit One and Unit Two owner occupied

On a motion duly made and seconded, it was

VOTED: to grant a Certificate of Exemption for Unit One and Unit Two located at 135 Lowell Street.

Ward Six Precinct One

153-155 Elm Street – Application of David Booth and Melora Rush, A Certificate of Exemption for the Unit located at 155 Elm Street and a Removal Permit for the Unit located at 153 Elm Street – The \$1,000.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Two Family – Purchased 2000

Letter enclosed from former Tenants – all Tenants were moving for different reasons – they were not interested in purchasing the Unit

Condominium Review Board

October 23, 2006

Page 6

The owners have been re-habing both Units for over a year – they have been living between the Two Units while construction has been happening

Seeking a Certificate of Exemption for Unit at 155 Elm and Removal for Unit at 153 Elm

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for the Unit located at 153 Elm Street and a Certificate of Exemption for the Unit located at 155 Elm Street – location 153-155 Elm Street.

The Commissioners were given copies of Chapter 79 of the Acts of 2006 – pertaining to voting on issues by Commissions and Boards passed by the Massachusetts Legislature and accepted by the City of Somerville.

Chairman Joyce informed the Commissioners that the new proposed Condominium Ordinance had been tabled by the Board of Aldermen and a suggestion from the Board of Aldermen was to set a Committee in place to review the Ordinance.

On a motion duly made and seconded, it was

VOTED: To accept the Minutes of the September 18, 2006 Meeting.

The next scheduled Meeting of the Board will be held on Monday November 27, 2006 - 5:30 p.m. - lower level Conference Room – City Hall.

There being no further business to come before the Board, the Meeting was adjourned.

Respectfully Submitted,

Mary Walker