

**City of Somerville, Massachusetts  
Somerville Condominium Review Board**

Joseph A. Curtatone  
Mayor

***Staff***

Russell Koty, Interim staff

***Board Members***

Zachary Zasloff, Chair  
Patricha Paul, Vice-chair  
William Medeiros  
Alix Simeon  
Paula Vancini

**Meeting Minutes**

**December 15, 2021 Meeting – 6:00 PM**

**Virtual Hearing**

Board Members present: Zachary Zasloff, Patricha Paul, Alix Simeon, and Paula Vancini

City staff present: Russell Koty (Staff to Condominium Review Board), Michael Feloney (Housing Director)

Board Chair Zachary Zasloff convened the meeting at 6:00 PM. Chair Zasloff read the following information aloud: Pursuant to Governor Baker's March 12, 2020 Order suspending certain provisions of the Open Meeting Law, G.L. C. 30A, s. 18, and the Governor's March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, as well as Mayor Curtatone's Declaration of Emergency, dated March 15, 2020, 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.

**1. Staff Communication**

Michael Feloney announced that there had been an accepted offer for a new staff member who will be taking on the role of City Staff to the Condo Review Board. Mr. Feloney offered to share the resume of the new staff members with Condo Review Board members. He also thanked the board and city staff, Russell Koty for keeping up with the Condo Review Board meetings and needs during the transition period.

Mr. Feloney then requested and/or recommended that the Condo Review Board adjust the start time for the upcoming December 20<sup>th</sup> meeting of the Condo Review Board, given that there will be a farewell address that Mayor Curtatone has scheduled for 6PM on December 20<sup>th</sup>.

Chair Zasloff was agreeable to moving the time to 5PM and opened up the change of time to the other board members.

Vice Chair Paul was agreeable to the time change.

Board member Vancini questioned if beginning the meeting an hour early would be sufficient in being able to attend the CRB meeting and the farewell address.

Chair Zasloff questioned if potentially rescheduling the meeting until January would be better for the board members.

Mr. Feloney and Mr. Koty were tasked with discussing the potential of rescheduling the meeting at another time.

Chair Zasloff briefly addressed the board. He informed board members attending that his current job constraints have made it difficult for him to chair the board. He suggested the board take up a vote at the next meeting to elect a new chair and vice chair for the upcoming year.

**2. CONTINUED BUSINESS FROM NOVEMBER 22, 2021 CRB MEETING – REOPEN APPLICATIONS AND BOARD DECISIONS FROM THE NOVEMBER MEETING FOR THE FOLLOWING CASES ONLY:**

**Ward 5 Precinct 2**

Application of the RJM Development, LLC., seeking a Preliminary Conversion Permit for 28-30-32 Clyde Street.

Chair Zasloff reviewed the vote on this item from the November CRB meeting. Chair Zasloff said a determination had been made that this property was not required to go before the board, nor was it subject to the CRB ordinance because these townhomes were new construction.

Chair Zasloff opened the floor to discussion from the board. Seeing there were no questions from board members, Chair Zasloff then opened the floor to the public for comment. There was no comment from the public and the floor was closed for commenting.

On a motion duly made and seconded, a roll call vote was called and voted 4-0:

Chair Zasloff- Yes  
Vice Chair Paul- Yes  
Member Simeon-Yes  
Member Vancini- Yes

To grant a Courtesy Conversion Permit to this applicant, as the property should have been exempt from the CRB ordinance.

**Ward 5 Precinct 1**

Application of the Estate of Susan Sousa, seeking a Preliminary Conversion Permit for 25 Robinson Street.

Chair Zasloff reviewed the vote on this item from the CRB November meeting. Chair Zasloff determined that Unit #2 is exempt from the CRB ordinance since it is considered new construction.

Chair Zasloff opened the floor to discussion from the board.

Vice Chair Paul, asked about how to refund the fee to the applicant.

Russell Koty explained to the board members how issuing a refund would be handled administratively by city staff.

Chair Zasloff then opened the floor to the public. Seeing no comment, the floor was closed for comment.

On a motion duly made and seconded, a roll call vote was called and voted 4-0:

Chair Zasloff- Yes  
Vice Chair Paul- Yes  
Member Simeon-Yes  
Member Vancini- Yes

To grant a Final Courtesy Conversion Permit to unit #2 located at 25 Robinson St and to issue a preliminary non-rental conversion permit for Unit #1 located at 25 Robinson St conditioned of the first right of refusal being offered to the City of Somerville.

### **Ward 2 Precinct 3**

Application of 377 Washington Street Somerville, LLC. Leonard J. DiCarlo, seeking a Preliminary Conversion Permit for 377 Washington Street.

Chair Zasloff reviewed the vote on this item from the November meeting of the CRB. Chair Zasloff determined that Unit #2 is exempt from the CRB ordinance since it is considered new construction.

Chair Zasloff opened the floor to discussion from the board. Seeing there were no questions from board members, Chair Zasloff then opened the floor to the public for comment. There was no comment from the public and the floor was closed for commenting.

On a motion duly made and seconded, a roll call vote was called and voted 4-0:

Chair Zasloff- Yes  
Vice Chair Paul- Yes  
Member Simeon-Yes  
Member Vancini- Yes

To grant a Final Courtesy Conversion Permit to unit #2 located at 377 Washington St. and to issue a preliminary non-rental conversion permit for Unit #1 located at 377 Washington St conditioned of the first right of refusal being offered to the City of Somerville.

### **Ward 3 Precinct 2**

Application of Anthony J. Annear Family Irrevocable Trust, Linda L. Annear Family Irrevocable Trust-Michael Annear-Trustee-Seeking a Preliminary Conversion Permit for Unit #1, Unit #2, and Unit #3 at 81 Avon St.

Chair Zasloff reviewed the vote on this item from the November meeting of the CRB. Chair Zasloff noted there had been an affidavit missing from the application when it originally came in front of the board.

Mr. Koty verified that there has been an affidavit submitted to city staff.

Chair Zasloff opened the floor to discussion from the board. Seeing there were no questions from board members, Chair Zasloff then opened the floor to the public for comment. There was no comment from the public and the floor was closed for commenting.

On a motion duly made and seconded, a roll call vote was called and voted 4-0:

Chair Zasloff- Yes

Vice Chair Paul- Yes  
Member Simeon-Yes  
Member Vancini- Yes

To grant a preliminary conversion permit to units 1, 2 and 3 located at 81 Avon St. with the following conditions.

Unit #1: subject to a 1-year waiting period, the first right of refusal being offered to the city of Somerville, and the submission of the master deed and engineer/architect report.

Unit #2: subject to the submission of the master deed and engineer/architect report

Unit 3: subject to the submission of the master deed and engineer/architect report

### **Ward 7 Precinct 2**

Application of Joseph Amaral -Seeking a Preliminary Conversion Permit for Unit #1 and Unit #2 38-40 Waterhouse St.

Chair Zasloff reviewed the vote on this item from the November meeting of the CRB. Mr. Koty provided information that an affidavit had been submitted stating that both units will be sold to a family member within the 4<sup>th</sup> degree of kindred.

Mr. Feloney asked that the record reflect that both units will be purchased by family members.

Chair Zasloff opened the floor to discussion from the board, seeing there were no questions from board members, Chair Zasloff then opened the floor to the public for comment. There was no comment from the public and the floor was closed for commenting.

On a motion duly made and seconded, a roll call vote was called and voted 4-0:

Chair Zasloff- Yes  
Vice Chair Paul- Yes  
Member Simeon-Yes  
Member Vancini- Yes

To grant a preliminary non-rental conversion permit for unit #1 located at 38-40 Waterhouse St. conditioned on the submission of the master deed, and a preliminary conversion permit for unit #2 located at 38-40 Waterhouse St. conditioned on the submission of a master deed.

### **Ward 2 Precinct 1**

Application of Linda Lambert, aka Linda LoPresti and Kathleen Silva, Kelly A. Levins, Personal Representative of the Estate of Janice Elizabeth Connors a/k/a Janice E. Connors, Middlesex Probate and Family Court No. MI21P0289EA, Eric McCambly, Personal Representative of the Estate of Joseph McCambly, Jr. Middlesex Probate and Family Court No. MI21P0910EA, Tracy Piantedosi, Personal Representative of the Estate of Richard Francis McCambly, Middlesex Probate and Family court No. MI21P0560EA-Seeking a Preliminary Conversion Permit for Unit #1 and Unit #2 at 55 Springfield St.

Chair Zasloff reviewed the vote on this item from the November meeting of the CRB and determined the conditions of the vote were not accurately voted on.

Chair Zasloff opened the floor to discussion from the board. Seeing there were no questions from board members, Chair Zasloff then opened the floor to the public for comment. There was no comment from the public and the floor was closed for commenting.

On a motion duly made and seconded, a roll call vote was called and voted 4-0:

Chair Zasloff- Yes

Vice Chair Paul- Yes

Member Simeon-Yes

Member Vancini- Yes

To grant a preliminary non-rental conversion permit for unit #1 located at 55 Springfield St. conditioned on the submission of the master deed, and engineer/architect report and for unit #2 located at 55 Springfield St. a preliminary conversion permit subject to a 1-year waiting period, the city being offered the first right of refusal and submission of the master deed, and engineer/architect report.

The Chair introduced a motion to adjourn the meeting, which was seconded and accepted.