

CITY OF SOMERVILLE, MASSACHUSETTS
SOMERVILLE CONDOMINIUM REVIEW BOARD
JOSEPH A. CURTATONE
MAYOR

Staff

Hannah Carrillo
Sustainable Neighborhoods Coordinator

Board Members

Daniel Maltzman
William Medeiros
Victor Silva
Marlene Smithers
Zachary Zasloff

Meeting Minutes

November 20, 2017 Meeting – 6:00 PM

Visiting Nurses Association, Third Floor Conference Room
259 Lowell St. Somerville, MA 02144

Board Members Present: Daniel Maltzman, Victor Silva, 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.

1. Approval of Meeting Minutes

A motion was introduced and PASSED 4-0 to approve the meeting minutes for the October 23, 2017 meeting.

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 Leonardo Joseph Dicarlo, seeking Removal Permit for Unit #1 and Unit #2 located at 19 Cutter St. There was no representative in attendance to present this application to the Board. The application was called twice, once at the beginning of the meeting and again at the end. This application was not heard, as there was no representative present.

WARD 1 - PRECINCT 2

Application of Nulsen Smith, seeking a Removal Permit for Unit #1 and Unit #2 located at 33 Cutter St. There was no representative in attendance to present this application to the Board. The application was called twice, once at the beginning of the meeting and again at the end. This application was not heard, as there was no representative present.

WARD 6 - PRECINCT 1

Application of Leonardo Joseph DiCarlo, seeking a Removal Permit for Unit #1 and Unit #2 located at 38 Chester St. There was no representative in attendance to present this application to the Board. The application was called twice, once at the beginning of the meeting and again at the end. This application was not heard, as there was no representative present.

WARD 3 - PRECINCT 3

Application of 6 Spring, LLC, seeking a Removal Permit for Unit #6 and Unit #8 located at 6-8 Spring St. The \$500 per unit application fee was paid and no real estate taxes or water bills were owed to the City. The property was purchased vacant in July 2017. This property has been vacant for over ten years, and the owner is undergoing a complete rehabilitation of the property. The Master Deed and Engineer/Architect's report 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 #6 and Unit #8 located at 6-8 Spring St., conditioned on the applicant submitting a master deed and engineer/architect's report.

WARD 3 - PRECINCT 1

Application of Ji Shi, seeking a Removal Permit for Unit A and Unit B located at 51 Boston St. The \$500 per unit application fee was paid and no real estate taxes or water bills were owed to the City. The property was purchased vacant in April 2017. The Master Deed and Engineer/Architect's report 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 Certificate of Condominium Review Board Approval for Unit A and Unit B located at 51 Boston St., conditioned on the applicant submitting a master deed and engineer/architect's report.

WARD 4 - PRECINCT 1

Application of Ten Hills Realty Trust, seeking a Removal Permit for Unit #14 and Unit #16 located at 14-16 Ten Hills Rd. The \$500 per unit application fee was paid and no real estate taxes or water bills were owed to the City. Unit #14 had been owner occupied, with unit #16 being rented out. The most recent tenant vacated the unit in March. Following that, the owner decided to convert the property into condominiums after completing renovations. The owner renovated unit #16, and then moved into that unit once renovations were completed and began to renovate unit #14. 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 Certificate of Condominium Review Board Approval for Unit #14 and Unit #16 located at 14-16 Ten Hills Rd.

WARD 7- PRECINCT 2

Application of KSHR Properties, LLC, Atty. Kathryn Welk representing, seeking a Removal Permit for Unit #1, Unit #2 & Unit #3 located at 54-56 Clarendon Ave. The \$500 per unit application fee was paid and no real estate taxes or water bills were owed to the City. The property was purchased vacant in October 2016. The Master Deed and Engineer/Architect's report 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 Certificate of Condominium Review Board Approval for Unit #1, Unit #2 & Unit #3 located at 54-56 Clarendon Ave., conditioned on the applicant submitting a master deed and engineer/architect's report.

WARD 1- PRECINCT 3

Application of Juniper Point Rush Street, seeking a Removal Permit for Unit #1-#9 located at 20-24 Rush St. The \$500 per unit application fee was paid and no real estate taxes or water bills were owed to the City. The property was purchased vacant in September 2016, following a fire in May 2016 that caused all tenants to be displaced and the property to be demolished. Juniper Point Rush Street purchased the empty parcel and is in the process of rebuilding the building, turning the previously rental units to condominiums. The Master Deed and Engineer/Architect's report 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 Certificate of Condominium Review Board Approval for Juniper Point Rush Street for Unit #1-#9 located at 20-24 Rush St., conditioned on the applicant submitting a master deed and engineer/architect's report.

WARD 1- PRECINCT 2

Application of 6 Cutter Street, LLC, Atty. Anne Vigorito representing, seeking a Removal Permit for Unit #1 & Unit #2 located at 6 Cutter St. The \$500 per unit application fee was paid and no real estate taxes or water bills were owed to the City. The property was purchased vacant in September 2017. The Master Deed and Engineer/Architect's report 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 Certificate of Condominium Review Board Approval for Unit #1 & Unit #2 located at 6 Cutter St., conditioned on the applicant submitting a master deed and engineer/architect's report.

WARD 1- PRECINCT 2

Application of Walter Stiehl and Elaine Stiehl, Atty. Anne Vigorito representing, seeking a Certificate of Exemption for Unit #46 & Unit #48 located at 46-48 Puritan Rd. The \$500 per unit application fee was paid and no real estate taxes or water bills were owed to the City. The owners had previously occupied the entire home, but following a divorce they have since each been living in one unit separately. They would now like a Certificate of Exemption for each unit, so each party may own their unit separately. The Master Deed and Engineer/Architect's report 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 Certificate of Condominium Review Board Approval for Unit #46 & Unit #48 located at 46-48 Puritan Rd. conditioned on the applicant submitting a master deed and engineer/architect's report.

WARD 7- PRECINCT 2

Application 18 AdamsStreet, LLC, Atty. Anne Vigorito representing, seeking a Removal Permit for Unit #1 & Unit #2 located at 18 Adams St. The \$500 per unit application fee was paid and no real estate taxes or water bills were owed to the City. The property was purchased vacant in November 2017. The Master Deed and Engineer/Architect's report 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 Certificate of Condominium Review Board Approval for Unit #1 & Unit #2 located at 6 Cutter St., conditioned on the applicant submitting a master deed and engineer/architect's report.

Board Chair Zachary Zasloff called the first three applications again; as no representative was at the meeting to present on any of those applications when they were initially called. At this time, there was still no representative present for 19 Cutter St., 33 Cutter St., or 38 Chester St.

Zachary Zasloff introduced a motion to adjourn the meeting at 6:30 PM, which was seconded and accepted.