

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
November 22, 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), Kelly Donato (Assistant Housing Director/Housing Counsel)

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. Approval of Meeting Minutes

Russell Koty requested the board table consideration of meeting minutes until the next hearing as the Housing Director hadn't had a chance to review them prior to the meeting. Chair Zasloff made a motion to table the minutes, and a motion was made to conduct a roll call vote to table the meeting minutes.

A motion for a roll call vote was introduced and acceptance to table the meeting minutes from the October 2021 CRB meeting, this vote PASSED 4-0:

Chair Zasloff- Yes

Vice Chair Paul- Yes

Member Simeon- Yes

Member Vancini- Yes

To table the meeting minutes from the October 2021 CRB hearing.

2. New Business –

- a. Applications for Preliminary Conversion Permits. Board members moved to review applications before the Board.

Ward 5 Precinct 2

Application of the RJM Development, LLC., seeking a Preliminary Conversion Permit for 28-30-32 Clyde Street. Attorney John Masciarelli represented the property owner and summarized the documents submitted to the CRB. Attorney Masciarelli explained that the prior owner had passed

in 2018 and the property has been unoccupied since that time. The property was sold to the current owner in 2019 and remains vacant.

Chair Zasloff opened the floor to discussion from the board.

Board member Vancini asked the representative if there had ever been an intent to rent out the newly developed townhomes in the future or to sell them.

Attorney Masciarelli stated that the intent had always been to sell the units.

Chair Zasloff closed the floor to the board and opened the floor to the public for comment. There were no comments made by the public. Chair Zasloff then closed the floor to public comment.

Chair Zasloff provided a summary of the application and 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 for Unit 1, Unit 2, and Unit 3 located at 28-30-32 Clyde St.

Ward 5 Precinct 1

Application of the Estate of Susan Sousa, seeking a Preliminary Conversion Permit for 25 Robinson Street. Jason Santana spoke to represent the applicant and provided a summary of the property status and application. He stated that this is currently a single family home, seeking conversion into two individual condo units.

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

Chair Zasloff provided a summary of the application and stated that Unit 1 was exempt from a waiting period since it was previously owner occupied, and that there would be a 1-year waiting period and the first right of refusal offered to the City of Somerville on the newly added unit. 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 conversion permit for 25 Robinson Street #1 and a preliminary conversion permit for 25 Robinson St. #2 conditioned on the First Right of Refusal being offered to the City and the expiration of a 1-year waiting period.

Ward 2 Precinct 3

Application of 377 Washington Street Somerville, LLC. Leonard J. DiCarlo, seeking a Preliminary Conversion Permit for 377 Washington Street. Jason Santana spoke to represent this applicant and provided a summary of the property status and application. He stated that this is currently a single family home, seeking conversion into two individual condo units and requested that Unit #1 be exempt from conditions as it was previously owner occupied.

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 comment.

Chair Zasloff provided a summary of the application and stated that Unit 1 was exempt from a waiting period since it was previously owner occupied, and that there would be a 1-year waiting period and the first right of refusal being offered to the City of Somerville on the newly added unit.

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 conversion permit for 377 Washington St #1 and a preliminary conversion permit and for 377 Washington St. #2 conditioned on the Right of First Refusal being offered to the City and the expiration of a 1-year waiting period.

Ward 6 Precinct 2

Application of Peter DeMasi and Linda Rhines-Seeking a Preliminary Conversion Permit for Unit #1 and Unit #2 at 190-192 Morrison Ave. Peter DeMasi represented the property applicant and provided a summary of application and status of the property.

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

Chair Zasloff summarized the application and documents submitted to the board and noted that there would be a 1-year waiting period on both units.

Mr. DeMasi questioned why there would be a 1-year waiting period and Chair Zasloff noted that sufficient evidence verifying the prior owner occupancy status hadn't been provided. The applicant requested that the application be withdrawn at that point and no vote was made on the application.

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. Trustee Michael Annear, represented the property before the board and provided a summary of the application, accompanying documentation, and an update on the current status of the property.

Chair Zasloff opened the floor to discussion from the board.

Vice Chair Paul asked the applicant for clarification of the tenant information which Mr. Annear responded to and explained the rental unit hadn't been rented in over 12 months. Vice Chair Paul thanked Mr. Annear for being so thorough in the completion of their application.

Chair Zasloff then closed the floor to the board, and opened the floor to public comment. There were no public comments to be heard, and the floor was closed for commenting.

Chair Zasloff then summarized the application and documents submitted to the board.

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 for 81 Avon St. Unit #2 and Unit #3 exempt from a waiting period as they are owner occupied units, however they are conditioned on the submission of a master deed and engineer/architect's report. Unit #1 is conditioned on submission of a master deed and engineer/architects report, and subject to a 1-year waiting period and the City of Somerville being offered the right of first refusal on this unit.

Ward 7 Precinct 2

Application of Joseph Amaral -Seeking a Preliminary Conversion Permit for Unit #1 and Unit #2 38-40 Waterhouse St. Attorney Isaac Machado represented the property and provided the board with a summary of the application and status of the property.

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.

Chair Zasloff then summarized the application and documents submitted to the board.

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 for Unit #1 and Unit #2 located at 38-40 Waterhouse St. Conditioned on the submission of a master deed, 1-year waiting period and the first right of refusal being offered to the City of Somerville for unit #1. For Unit #2, conditioned upon submission of the 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. Attorney Cody Zane represented the applicant and provided the board with a summary of the application and current status of the property.

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

Chair Zasloff then summarized the application and documents submitted to the board.

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 for Unit #1 and Unit #2 located at 55 Springfield St. Unit number 1 is conditioned on submission of a master deed and engineer's/architect's report and the City of Somerville receiving the right of first refusal, and Unit #2 is conditioned on submission of a master deed and engineers/architects report and the City of Somerville receiving the right of first refusal as well as a 1-year waiting period.

Ward 2 Precinct 3

Application of 3 Greenwood Terrace Realty Trust, Kevin Emery and Eamon Fee, seeking a Final Conversion Permit for Unit #3 and Unit #5 at 3-5 Greenwood Terrace. Kevin Emery represented the applicant provided a description of the application and current status of the property.

Chair Zasloff opened the floor to discussion by 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.

Chair Zasloff noted that all of the outstanding conditions of the preliminary permit have been met and submitted.

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 conversion permit for the units located at 3-5 Greenwood Terrace.

Ward 1 Precinct 3

Application of Anne Marie Blades, Claire Delaney and Claire Delaney as Representative for the Estate of Robert and Joseph Delaney, seeking a Final Conversion Permit for Unit #1, Unit #2, and Unit #3 at 10 Cross St. Place. Attorney Anne Vigorito represented this property and provided a summary of the application and an update on the status of the property.

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

Chair Zasloff noted that all of the outstanding conditions of the preliminary permit have been met and submitted.

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 conversion permit for the Unit #1, Unit #2, and Unit #3 located at 10 Cross St. Place.

Ward 1 Precinct 3

Application of Americana Real Estate, LLC., seeking a Final Conversion Permit for Unit #2 and Unit #3 at 27-29 Aberdeen Rd. Attorney James Maher represented the applicant and provided a summary of the application and an update on the current status of the property. Attorney Maher clarified that the applicant was seeking only final permits for Unit #2 and Unit #3, as Unit #1 has already received a final permit.

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

Chair Zasloff noted that all of the outstanding conditions of the preliminary permit have been met and submitted.

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 conversion permit for the unit #2 and unit #3 located at 27-29 Aberdeen Rd.

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