

Minutes

Meeting of the

Condominium Review Board

November 27, 2006

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

The following hearings were conducted:

Ward Five Precinct Two 30-32 Pearson Avenue

Application of John Murphy 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 from an estate November 6, 2006

Seeking 3 Removal Permits

Unit 1 located at 30 Pearson Avenue

Unit 2 and Unit 3 located at 32 Pearson Avenue

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit One located at 30 Pearson Avenue – Unit Two and Unit Three located at 32 Pearson Avenue – location 30-32 Pearson Avenue.

Ward Five Precinct One 72-74 ½ Trull Street

Application of Dale F. Chin and James P. Furlong a Removal Permit for Four Units – Attorney Mark Lowery, 310 Spring Street, West Roxbury, MA represented the applicants – The \$2,000.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Four Family – Purchased vacant 2005

Dwelling has been under renovations since being purchased

Seeking 4 Removal Permits

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit 72A, 72B, 74A and 74B located at 72-74 ½ Trull Street.

Ward Five Precinct Two 25-27 Morrison Avenue

Application of Margaret and Russ Deason, a Removal Permit for Unit One located at 25 Morrison Avenue – a Certificate of Exemption for Unit Two and Unit Three located at 27 Morrison Avenue.

Three Family – Purchased July 2004 – Owner occupied Second Floor

Clients have been renovating

Seeking 1 Removal Permit

Seeking 2 Certificates of Exemption

Signed letter from owners stating status of building

Unit 1 – Moved July 2005 – 1 tenant moved into subsidized housing – 1 tenant moved to a smaller apartment

Unit 2 – Was owner occupied

Unit 3 – August 2006 – Tenants did not wish to renew lease – 1 tenant moved to DC – 1 tenant moved in with her boyfriend

Owners have been moving from One Unit to another during renovations

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit One located at 25 Morrison Avenue – a Certificate of Exemption for Unit Two and Unit Three located at 27 Morrison Avenue – location 25-27 Morrison Avenue.

Ward Two Precinct Three 16-18 Laurel Street

Application of Lidia Real-Costa and Manuel Costa, a Certificate of Exemption for One Unit – a Removal Permit for Three Units – The \$2,000.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Four Family – Purchased 1968

Seeking 3 Removal Permits

Seeking 1 Certificate of Exemption for Unit 2 at 16 Laurel Street – owner occupied

Enclosed copies of Certified Letters sent to tenants and copies of return receipts

Unit 1 at 16 Laurel Street – letter from owner states – the tenants have mentioned they are likely moving back to Taiwan

Unit 1 at 18 Laurel Street – tenants had moved – returned – have added a baby to their family – hope is that they will be able to purchase their Unit

Unit 2 at 18 Laurel Street – owner hoping tenants might purchase their Unit also

Enclosed copies of letters from tenants stating they acknowledged expiration of notifications

On a motion duly made and seconded, it was

VOTED: to grant a Certificate of Exemption for Unit Two located at 16 Laurel Street – a Removal Permit for Unit One located at 16 Laurel Street and Unit Two and Unit Three located at 18 Laurel Street – location 16-18 Laurel Street.

Ward Five Precinct One 76 Bartlett Street

Application of Danielle Felice, a Removal Permit for Two Units – Attorney Richard DiGirolamo, 424 Broadway, Somerville, 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 November 2006

Seeking 2 Removal Permits

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit One and Unit Two located at 76 Bartlett Street.

Ward Five Precinct Two 118 Highland Road

Application of Robert and Jane Jones, A Certificate of Exemption for Two Units – Attorney Richard DiGirolamo, 424 Broadway, Somerville, MA represented the applicants – The \$1,000.00 application has been paid, and no real estate taxes or water bills are owed to the City.

Two Family – Purchased 1996

Seeking 2 Certificates of Exemption – both Units 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 118 Highland Road.

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Ward Four Precinct Three 1 Thurston Street

Application of Michael and Laurie Foley, a Removal Permit for Unit One and a Certificate of Exemption for Unit Two and Unit Three – Attorney Richard DiGirolamo, 424 Broadway, Somerville, Ma represented the applicants – 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 1984

Seeking 1 Removal Permit

Seeking 2 Certificates of Exemption

Signed affidavit from former tenant in Unit 1 – Stating they received notification of conversion – waived right to purchase – voluntarily vacating

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit One, a Certificate of Exemption for Unit Two and Unit Three located at 1 Thurston Street.

MINUTES: On a motion duly made and seconded, it was

VOTED: to accept the Minutes of the October 23, 2006 Meeting.

The next scheduled Meeting of the Board will be held on Monday December 18, 2006 – 5:30 p.m. – lower level Conference Room – Somerville City Hall.

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

Respectfully submitted,

Mary Walker