

MINUTES

CONDOMINIUM REVIEW BOARD

SPECIAL MEETING

THURSDAY JUNE 21, 2007

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

The Special Meeting had been posted and Chairman Joyce convened the Meeting at 5:30 p.m.

This was a Special Meeting, no Removal Permits or Certificates of Exemption were issued.

The Commissioners were given the opinion rendered by the City's Law Department that this was a Public Meeting and that the posting for this Meeting had been time-stamped and posted accordingly.

The Commissioners were given copies of an e-mail sent by Mark Friedman, Director of Finance and Administration regarding the Board's budget for FY08. The number of Units converted in 2007 had decreased from 2006. 258 conversions were estimated for year 2008.

Joanne Burke, who had previously worked for the Board found letters in her licensing files, had sent these letters to the Board, copies of these letters were given to the Commissioners, one was from 2001 from Cambridge and Somerville Legal Services, regarding procedures relating to the Condo Ordinance and how the Board was enforcing the Ordinance. Another letter from 2001 from the City's Law Department giving an opinion regarding notification to tenants in properties to be converted to Condominiums. The final letter was a response from the City's Law Department to a Board of Aldermen Resolution pertaining to the application fee for conversion.

Copies of an e-mail sent February 2007 from the City's Law Department were also given to the Commissioners, these e-mails contained opinions rendered regarding residential properties that were converted to Condominiums and how not been granted Removal Permits or Exemptions. Properties that had come before the Board and had partial Removals or Exemptions granted and had converted the rest of the property without being granted the remaining Permits or Exemptions. The third was, if a property owner had received a permit for conversion and had never obtained a Master Deed for the property. The Commissioners decided to once again read over these opinions and render a decision on these opinions at another Meeting of the Board.

Copies of Condominium Ordinance were given to the Commissioners, these copies were of the Ordinance that is being used at this time, the Commissioners wanted to

make sure, they had a complete copy of the Ordinance, there had been changes made and approved in previous years by the Board of Aldermen.

The Commissioners discussed the application being used by clients to convert their property, the application being used now, the proposed application from 2006 and the working application in process from the Commissioners was addressed. The Commissioners then proposed to incorporate changes and vote on a new application at an upcoming meeting.

The Commissioners agreed to vote on a notarization of Removals and Exemptions when a new Condominium application was accepted.

There being no further business for the Board, a motion was made to adjourn.

The meeting was adjourned at 6:30 p.m.

The next Meeting of the Board will be Monday June 25, 2007, 5:30 p.m., lower level Conference Room, Somerville City Hall.

Respectfully submitted,

Mary Walker