

**MINUTES**

**MEETING OF THE**

**CONDOMINIUM REVIEW BOARD**

**MONDAY MARCH 31, 2008**

**BOARD MEMBERS PRESENT: William Medeiros, John Cangiamila,  
Marlene Smithers, Elizabeth Medeiros**

**THE FOLLOWING HEARINGS WERE CONDUCTED:**

**Ward Seven Precinct Three**

**53-55 Upland Road – Application of Robert Ramirez, a Removal Permit for Unit Two – Attorney William Langone, 82 Mary Street, Arlington, MA represented the applicant – The \$500.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.**

**Two Family – Purchased November 2007**

**Units were notified of conversions March 2008**

**Copy of letters sent to tenants filed and returned receipts filed with application**

**Seeking Removal Permit for Unit Two**

**Tenants in Unit Two wish to purchase their Unit – one of the tenants is property owner's sister – residents waived their right to year's notification**

**On a motion duly made and seconded, it was**

**VOTED: to grant a Removal Permit for Unit Two located at 55 Upland Road – location 53-55 Upland Road, Somerville, MA.**

**Ward Six Precinct Three**

**52 Powder House Boulevard – Application of Elizabeth Ward and Lawrence Dugan, a Certificate of Exemption for Unit One and a Removal Permit for Unit Two and Unit Three – Attorney David Hanson, 55 Cambridge Parkway, Cambridge, 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 1988**

**Unit 1 – Seeking certificate of Exemption – owner occupied – one of the owners will continue to reside in this unit.**

**Unit 2 - Tenants were notified November 2007 – copy of letter sent enclosed in file – Tenants will be remaining in Unit until November 2008**

**Unit 3 – E-Mails regarding this Unit – Tenants moved August 2007 – Tenants did not wish to renew their lease**

**On a motion duly made and seconded, it was**

**VOTED: to grant a Certificate of Exemption for Unit One and a Removal Permit for Unit Two and Unit Three located at 52 Powder House Boulevard, Somerville, MA.**

**Ward Five Precinct Three**

**248 Summer Street – Application of Heidi Officer, a Removal Permit for Unit One – Attorney David Hanson, 55 Cambridge Parkway, Cambridge, MA represented the applicant – The \$500.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.**

**Two Family – Purchased May 4, 2005**

**Seeking Removal Permit for Unit One**

**Copy of E-Mails regarding this Unit were presented with application**

**Unit 1 – Vacant - Tenants had been living in this Unit since owner had purchased property in 2005 – One tenant had moved December 2005 – Owner had reduced rent for remaining tenant – Tenant changed jobs – Tenant upon taking new job could not afford the reduced rent of Unit – Tenant Moved October 2007 – Unit has been vacant since**

**Unit 2 – was Owner occupied – Owner accepted a new job and moved to California – Tenants now reside in this Unit – Tenants have been notified of conversion -**

**On a motion duly made and seconded, it was**

**VOTED: to grant a Removal Permit for Unit One located at 248 Summer Street, Somerville, MA.**

**Ward Seven Precinct Three**

**157-159 West Adams Street – Application of Kathryn Shea and Robert Shea, a Removal Permit for Unit One located at 157 West Adams Street – Attorney Kathleen McCabe, 129 Mount Auburn Street, Cambridge, MA represented the applicants – The \$500.00 application fee has been paid and no real estate taxes or water bills are owed to the City.**

**Two Family – Purchased 2004**

**Seeking Removal Permit for Unit One located at 157 West Adams Street**

**Copy of Tenant notification enclosed with application**

**Signed Tenant affidavit – waiving right to One Year notification – moving voluntarily – waiving right to purchase their Unit**

**Copy of notification to Unit Two placed on file**

**On a motion duly made and seconded, it was**

**VOTED: to grant a Removal Permit for Unit One Located at 157 West Adams Street – location 157-159 West Adams Street, Somerville, MA.**

**Ward Three Precinct Three**

**50 Craigie Street – Application of 50 Craigie LLC, a Removal Permit for Unit 35 – Attorney Richard DiGirolamo, 424 Broadway, Somerville, MA represented the applicant – The \$500.00 application fee has been paid, no real estate taxes or water bills are owed to the City.**

**33 Unit Building**

**20 Units have already been converted**

**Seeking Removal Permit for Unit 35**

**Signed Tenant affidavit – Tenant notified November 2007 – waived right to One Year notification - waived right to purchase Unit – Vacated Unit December 2007 – Waived right to attend hearing**

**If this Unit is approved 12 Units remain to be converted**

**On a motion duly made and seconded, it was**

**VOTED: to grant a Removal Permit for Unit 35 located at 50 Craigie Street, Somerville, MA.**

**Ward Six Precinct Two**

**178 Morrison Avenue – Application of LALO Development LLC, a Removal Permit for Unit One – Attorney Richard DiGirolamo, 424 Broadway, Somerville, MA represented the applicant – The \$500.00 application fee has been paid and no real estate taxes or water bills are owed to the City.**

**Two Family – Purchased 1999 – Building is now Six Units – Special Permit was granted for Building and Four Units were added in 2004 – these Four Units do not need approval for Condominium conversion -**

**Seeking Removal Permit for Unit One**

**Signed affidavit from former tenant - Tenant acknowledged notification – Tenant moved voluntarily December 31, 2007 – Tenant acknowledged notification of March 2008 Meeting.**

**On a motion duly made and seconded, it was**

**VOTED: to grant a Removal Permit for Unit One located at 178 Morrison Avenue, Somerville, MA.**

**Ward Five Precinct Three**

**73 Cedar Street – Application of Joseph Shahbazian and Bella Margarian, a Certificate of Exemption for Unit One and a Removal Permit for Unit Two – The \$1,000.00 application fee has been paid and no real estate taxes or water bills are owed to the City.**

**Originally was a Single Family converted to Two Units – then a Single – then back to a Two family – purchased as a Two Family – Purchased April 2005**

**Seeking Certificate of Exemption for Unit One and a Removal Permit for Unit Two**

**Owners have been only residents in Building since being purchased – Owners have been upgrading Units**

**On a motion duly made and seconded, it was**

**VOTED: to grant a Certificate of Exemption for Unit One and a Removal Permit for Unit Two, located at 73 Cedar Street, Somerville, MA.**

**Ward One Precinct Two**

**28 Franklin Street – Application of Lorenzo DeBenedetto, a Removal Permit for Unit Three – The \$500.00 application fee has been paid and no real estate taxes or water bills are owed to the City.**

**Three Family – Purchased September 1995**

**Unit One and Unit Two converted July and September 2007**

**Seeking Removal Permit for Unit Three**

**Tenant was notified September 17, 2007 of intent to Convert**

**See enclosed letter from the Somerville Housing Authority – Tenant vacated March 1, 2008 – Tenant no longer qualified for a Two Bedroom Unit –**

**On a motion duly made and seconded, it was**

**VOTED: to grant a Removal Permit for Unit Three located at 28 Franklin Street, Somerville, MA.**

**MINUTES:**

**On a motion duly made and seconded, it was**

**VOTED: to approve the Minutes of the February 25, 2008 Meeting**

**The Commissioners discussed the possibility of trying to hold a Meeting with the Law Department, Inspectional Services Department, Water Department, Assessing Department and Fire Prevention to try and define procedures dealing with the conversion process in the City.**

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

**The next scheduled Meeting of the Board is Monday April 28, 2008.**

**Respectfully Submitted,**

**Mary Walker**