

Minutes

Meeting of the
Condominium Review Board
April 25, 2005

Board members present: Kenneth Joyce, Elizabeth Medeiros, Robert Racicot,
John Cangiamila, William Medeiros

The following hearings were conducted:

5 Austin Street: Application of Susan LaRocco for a Removal Permit for Three Units – Attorney Frank Privitera, 531 Medford Street, Somerville, MA represented the applicant - 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 July 2000 – Building has been vacant since November 2004

Affidavit enclosed from owner stating status of building.

On a Motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit One, Unit Two and Unit Three located at 5 Austin Street.

31-33 Kidder Avenue: Application of Theodore and Carol J. Madsen for a Certificate of Exemption for Unit One located at 31 Kidder Avenue and a Removal Permit for Unit Two located at 33 Kidder Avenue – Attorney Andrea Hickey, 1776 Massachusetts Avenue, Cambridge, MA represented the applicants - The \$1,000.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Two Family –

On a motion duly made and seconded, it was

VOTED: to grant a Certificate of Exemption for Unit One located at 31 Kidder Avenue and a Removal Permit for Unit Two located at 33 Kidder Avenue.

340 Highland Avenue: Application of Meredith Moscato and Cheryl Schwartz for a Removal Permit for Unit Three –Attorney Richard DiGirolamo, 424 Broadway, Somerville, 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.

Three Family – Unit One and Unit Two already converted.

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit Three located at 340 Highland Avenue.

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2 Lee Street: Application of James and Michelle J. Kehoe for a Removal Permit For Unit One and Unit Three – Attorney Richard DiGirolamo, 424 Broadway, Somerville, MA represented the applicants – The \$1,000.00.00 application fee has been paid, and no real estate taxes or water bills are owed to the City

Three Family – Unit Two converted February 2005

Affidavits enclosed from tenants in Units One and Three

If these Two Units are approved this building will be completely converted.

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit One and Unit Three located at 2 Lee Street. Avenue.

70 Park Street Application of Aroli Realty Trust for a Removal Permit for Unit 12, Unit 24 and Unit 54 – Attorney Richard DiGirolamo, 424 Broadway, Somerville, MA represented the applicant - The \$1,500.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

24 Unit Building – 11 Units have already been converted

Affidavits enclosed from tenants in Unit 12, Unit 24 and Unit 54

If these Three Units are approved – 10 Units remain to be converted

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit 12, Unit 24 and Unit 54 located at 2 Lee Street.

57 Rogers Avenue: Application of Tony Madan – 57 Rogers Avenue Condominium for a Removal Permit for Unit Two – 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 July 2004 – Unit Two vacant upon purchase

If this Unit is approved – Unit One remains to be converted.

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit Two located at 57 Rogers Avenue.

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5 Granite Street: Application of Paul Raffilis for a Removal Permit for Unit One, Unit Two and Unit Three - Attorney Richard DiGirolamo, 424 Broadway, Somerville, MA represented the applicant - 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 June 2004 – purchased vacant

If Three Units are approved - building will have been completely converted.

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit One, Unit Two and Unit Three located at 5 Granite Street.

30 Cross Street Application of Anthony LaFuenta for a Removal Permit for Unit One, Unit Two, Unit Three and Unit Four – Attorney Richard DiGirolamo, 424 Broadway, Somerville, MA represented the applicant – The \$2,000.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Four Units

Affidavits from tenants

Unit One – leaving July 2005 – Unit Two – leaving April 2005

Unit Three – leaving May 2005 – Unit Four – leaving April 2005

If these Four Units are approved – building will be completely converted.

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit One, Unit Two, Unit Three and Unit Four located at 30 Cross Street.

22 Laurel Street: Application Jeremy Seeger for a Removal Permit for Unit 14, Unit 15 and Unit 24 – The \$1,500.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

18 Unit Building – 11 Units have already been converted

Affidavits from tenants. – Unit 14 being purchased by tenant in Unit 15 – Unit 15 and 24 vacant.

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit 14, Unit 15 and Unit 24 located at 22 Laurel Street.

345 Washington Street: Application of Jeremy Seeger for a Removal Permit for Unit One and Unit Three - The \$1,000.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Three Family – purchased October 2004 – Unit Two converted December 2004

Copies of notification enclosed in file folder.

Affidavits enclosed from tenants. – Unit One and Unit Three currently vacant.

If these Two Units are approved – Building will be completely converted.

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit One and Unit Three located at 345 Washington Street.

46 Josephine Avenue: Application of Rachel Burger for a Certificate of Exemption for Unit Two and a Removal Permit for Unit One – Attorney Anthony Troiano III One Thompson Square, Charlestown, 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 1997 – Vacant since August 2004

Affidavits enclosed from prior tenants.

If approved building will have been completely converted.

On a motion duly made and seconded, it was

VOTED: to grant a Certificate of Exemption for Unit Two and a Removal Permit for Unit One located at 46 Josephine Avenue.

31 Paulina Street: Application of Kevin L. Thibodeau for a Removal Permit for Unit One and Unit Two – Attorney Keith Michon, 86 Sherman Street, Cambridge, 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 August 2004 – purchased vacant

On a motion duly made and seconded, it was

If approved building will be completely converted.

VOTED: to grant a Removal Permit for Unit One and Unit Two located at 31 Paulina Street.

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49-51 Putnam Road: Application of Manuel Davis for a Removal Permit for One Unit located at 49 Putnam Road and a Removal Permit for One Unit located at 51 Putnam Road - 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 June 2004 – purchased vacant

If approved building will be completely converted.

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for One Unit located at 49 Putnam Road and One Unit located at 51 Putnam Road.

12 Quincy Street: Application of Deborah Baskin for a Removal Permit for Unit One, Unit Two and Unit Three - 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 August 2004 – purchased vacant

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit One, Unit Two and Unit Three located at 12 Quincy Street.

33 Summer Street: Application of 33 Summer Street Condominium for a Removal Permit for Unit Two, Unit Three and Unit Four – Attorney Richard DiGirolamo, 424 Broadway, Somerville, MA represented the applicant – The \$1,500.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Ten Unit Building – purchased April 21, 2005 – Unit Two, Unit Three and Unit Four were vacant upon purchase.

If these Three Units are approved – Seven remain to be converted.

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit Two, Unit Three and Unit Four located at 33 Summer Street.

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The Condominium Review Board received packets from Attorney Anne Thomas showing the differences between the Somerville Ordinance and the Boston Ordinance- - Attorney Anne Thomas suggested that the Commissioners take these packets home with them and look through the two Ordinances – seeing if there might be some changes they might want to make- and bring them to the next meeting – Also presented was a Municipal Lien Certificate by William Fowler – the Treasury Department will be using this new form soon – this form must be requested at least five days in advance for processing. The Commissioners liked the form – also it was suggested that a letter be sent to the Attorneys who come before the Board notifying them of this new procedure.

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

VOTED: To accept the minutes of the MARCH 28,2005 Meeting.

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

The next scheduled Meeting will be Monday May 23, 2005.

Respectfully Submitted

Mary Walker