

MINUTES

MEETING OF THE CONDOMINIUM REVIEW BOARD MAY 23, 2005

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

The following hearings were conducted:

71 Marion Street: Application of Rachel Zanapalidou and Oliver Wahnschafft for a Removal Permit for Unit One – The \$500.00 application fee has been paid, and no real estate taxes or water bills are owed to the City

Three Family - Unit two and Unit three converted August 2004

If this Unit is approved dwelling will be totally converted.

On a Motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit One located at 71 Marion Street.

44 Paulina Street: Application of Timothy and Jessica Donohue for a Certificate of Exemption for Unit Two – Attorney Leonard A. Frisoli, 43 Thorndike 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 –

Unit One Tenant Notified

Unit Two owner occupied.

On a motion duly made and seconded, it was

VOTED: to grant a Certificate of Exemption for Unit Two located at 44 Paulina Street.

31 Holyoke Road: Application of Douglass J. Deans for a Removal Permit for Two Units- 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 2003 by current owner

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit One And Unit Two located at 31 Holyoke Road.

400 Broadway: Application of David T. Piscatelli for a Removal Permit for Eight Units – Attorney Paul A. Delory, 365 Broadway, Everett, Ma, represented the applicant – The \$4,000.00 application fee has been paid, and no real estate taxes or water bills are owed to the City

Eight Unit Building

Purchased October 2004

Addendum to Affidavit A enclosed from current owner

Copies of letters sent to previous tenants enclosed regarding conversion.

Building vacant – renovations completed after building damaged

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for the Eight Units located at 400 Broadway.

83 Prichard Avenue: Application of Linda Sultan for a Removal Permit for Two Units –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 April 2005 – Purchased vacant

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit One and Unit Two located at 83 Prichard Avenue.

40 Central Street: Application of Caroline Freeman and Glenn A. Hoffman for a Removal Permit for Unit Two – Attorney Natalie R. Ska, 200 High Street, Boston, 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 1 Certificate of Exemption March 2005 – Affidavit from tenant in Unit Two

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit Two located at 40 Central Street.

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71 Moreland Street: Application of John and Anthony Pintone for a Removal Permit for Two Units – Attorney Frank D. Privitera Jr, 531 Medford Street, Somerville, MA represented the applicants - The \$1,000.00 fee has been paid, and no real estate taxes or water bills are owed to the City

Two Family

Letters enclosed from tenants

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit One and Unit Two located at 71 Moreland Street.

216-218 Cedar Street: Application of Lori Blume for 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 December 2004

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit One located at 218 Cedar Street - Unit Two and Unit Three located at 216 Cedar Street –Located at 216-218 Cedar Street.

34 Everett Avenue: Application of Robert Tammaro for a Removal Permit for Unit Two and a Certificate of Exemption for Unit One - Attorney Andrew Braum, 43 Thorndike Street, Cambridge, MA represented the applicant- \$1,000.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Two Family – Purchased 1977 – Unit Two has been vacant one and a half years.

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit Two and a Certificate of Exemption for Unit One located at 34 Everett Avenue.

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22 Sewall Street: Application of Sewall Realty LLC for a Removal Permit for Six Units – Attorney Edward Fegreus, 21 Custom House Street, Boston, MA represented the applicant - The \$3,000.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Six Unit Building – Purchased 2003

Building has been vacant since October 2004

Affidavit from property manager Henry Chen

Separate affidavits enclosed from prior tenants

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for the six Units located at 22 Sewall Street.

312 Beacon Street: Application of Robert Gillig for a Removal Permit for Two Units - 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 March 1996

Vacant since September 2004 – Under reconstruction

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit One and Unit Two located at 312 Beacon Street.

12-14 Landers Street: Application of Diep N. Nguyen for a Removal Permit for Three Units - Attorney William Brady, 376 Washington Street, Malden, 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 – copies of notifications showing June 2003

Affidavits enclosed regarding three Units

Unit One and Unit Two vacant since 2004

Unit Three will vacate by May 2005

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 12-14 Landers Street.

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62-64 Dimick Street – 5-Waldo Avenue Corner Property: Application of Marc Resnick for a Removal Permit for Unit 3 located at 62-64 - Dimick Street and a Removal Permit for Unit 5 located at 5-7 Waldo Avenue- Attorney Andrea Young, 55 Cambridge Parkway, 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.

Fifteen Unit Building-purchased December 2004

Four Units were converted March 2005

Tenants voluntarily vacated these Units

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit Three located at 62-64 Dimick Street and Unit Five located at 5-7 Waldo Avenue.

232-234 Cedar Street: Application of Anamul Islam for a Removal Permit for Three Units – Attorney Andrea Young, 55 Cambridge Parkway, Cambridge, MA represented the applicant - \$1,500.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Three Family – Purchased November 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 232-234 Cedar Street.

84 Grant Street: Application of 84 Grant Street LLC for a Removal Permit for Unit six, Unit twelve, Unit twenty-one and Unit twenty-three – 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.

Twenty –Four Unit Building – Purchased August 2004

Eleven Units already converted – Statements are included from these Four Units

If these Four Units are approved – Nine Units remain to be converted.

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit Six, Unit Twelve, Unit Twenty-one and Unit Twenty-Three located at 84. Grant Street.

70 Park Street: Application of Aroli Realty Trust for a Removal Permit for One Unit – 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.

Twenty-Five Unit Building – Fourteen Units have already been converted

Affidavit enclosed from tenant in Unit 51

If approved Nine Units will remain to be converted.

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit 51 located at 70 Park Street.

57 Rogers Avenue: Application of Tony Madan for a Removal Permit for One Unit – 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 was vacant upon purchase – converted April 2005

Affidavit enclosed from tenant in Unit One

On a motion duly made and seconded, it was

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

112-116 Sycamore Street: Application of 112-116 Sycamore Street LLC for 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 Buildings - Total Units are 29 - Purchased February 2005

Two Units converted March 2005

Affidavits are enclosed from tenants in Units 12 and 19

If approved Twenty-five Units remain to be converted.

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit Twelve located at 112 Sycamore Street and Unit Nineteen located at 116 Sycamore Street.

58 Hinckley Street: Application of Aaron Katz and Jeremy Gavin for a Removal Permit for Two Units – Attorney Richard DiGirolamo, 424 Broadway, Somerville, 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.

Four Family

Affidavits are enclosed from tenants in Units Two and Four

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit Two and Unit Four located at 58 Hinckley Street.

18 Pearson Avenue: Application of Augustino Bonavita for a Removal Permit for Three Units – 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 April 2005

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 18 Pearson Avenue.

6 Bedford Street: Application of Charles D. Matthews for a Removal Permit for Three Units and a Certificate of Exemption for One Unit – The \$2,000.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Six Unit Building – Purchased April 2005

Four Units were vacant upon Purchase

If approved Two Units remain to be converted

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit 2R, Unit 3R and Unit 1F and a Certificate of Exemption for Unit 1R located at 6 Bedford Street.

51 Dimick Street: Application of 51 Dimick Street LLC for a Removal Permit for Six Units – Attorney Adam Dash, One Davis Square, Somerville, MA represented the applicant – The \$3,000.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Six Unit Building – Purchased July 2004

Affidavit from property manager stating status of building upon purchase and now.

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for the Six Units located at 51 Dimick Street.

8 Bay State Avenue: Application of 8 Bay State Avenue for a Removal Permit for Three Units – Attorney Francisco R. Texidor Esq., 63 Chatham Street, Boston, 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 March 2005

Three Units are currently 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 8 Bay State Avenue.

7-7R Joseph Street: Application of Xie-Hao Xing for a Removal Permit for Four Units – The \$2,000.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Two Buildings located on the same lot – 7 Joseph Street – Three Units

7R Joseph Street - One Unit

Purchased 1997 – Copies of letters enclosed which were sent to the tenants

Letter from owner explaining how vacancies are occurring

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 7 Joseph Street and a Removal Permit for the One Unit located at 7R Joseph Street.

36-38 Harrison Street: Application of Francoise Han for 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 December 2004

Purchased vacant

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit One and Unit Two located at 36 Harrison Street and a Removal Permit for the Unit located at 38 Harrison Street whose location is know as 36-38 Harrison Street.

25-27 Virginia Street: Application of Eric D. Berke for a Removal Permit for One Unit – The \$500.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Three Family – Purchased 1982

Unit 25-2 converted January 2005

Affidavit from tenant in Unit 27-1

If approved One Unit remains to be converted

On a Motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit 27-1 located at 25-27 Virginia Street.

78 Mount Vernon Street: Application of Craig D. Spears for 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 September 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 78 Mount Vernon Street.

60 Adams Street: Application of Michael Santangelo for a Removal Permit for Five Units – Attorney Richard DiGirolamo, 424 Broadway, Somerville, Ma represented the applicant – The \$2,500.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Two Buildings - Purchased April 2005

Units 2F, 2R and 3F were vacant upon purchase

Affidavits enclosed from tenants in Units 1F and 1R

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Units 2F, 2R, 3F, 1F and 1R located at 60 Adams Street.

6 Cottage Avenue: Application of COTTAGE CBS LLC for 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 July 2004 – Purchased Vacant

Completely renovated

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit One And Unit Two located at 6 Cottage Avenue.

45 Russell Street: Application of 45 Russell LLC for Two Removal Permits – 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 Units

Purchased July 2004 – Purchased vacant

Completely renovated

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit One and Unit Two located at 45 Russell Street.

210 Willow Avenue: Application of Daniel and Leslie Zenga for a removal Permit for Three Units- 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 December 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 210 Willow Avenue.

34 Otis Street: Application of Paul Coleman and Ronald Lusso for a Removal Permit for Three Units – 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 May 2005 – 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 34 Otis Street.

9 Nashua Street: Application of Vladimir and Josette Balan for a Removal Permit for Three Units – Attorney David Miller was with the applicants – The \$1,500.00 application fee has been paid, and no real estate taxes or water bills are owed the City.

Three Family –Purchased 1999

Letter enclosed by owner stating status and conversion decision of building

Unit One Moved - Unit Two was able to get affordable housing in Cambridge
Unit Three moved closer to work but owner did not know where

The Commissioners requested that the owner get a letter signed by the former tenant in Unit One and that he also write another letter concerning Unit Three and have it notarized.

On a motion duly made and seconded, it was

VOTED: upon receipt of the Two requested letters that a Removal Permit be granted for Unit One, Unit Two and Unit Three at 9 Nashua Street.

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74-76 Putnam Road: Application of Chrisafides Zambakis for a Removal Permit for Two Units – 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 December 2004- -Purchased Vacant

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for the Unit located at 74 Putnam Road and the Unit located at 76 Putnam Road –Property known as 74-76 Putnam Road.

9-11 Elmwood Street: Application of Elmwood Street LLC for a Removal Permit for One Unit – Attorney Edward Bell, 70 w. Foster Street, Melrose, 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.

Three Family

Unit One vacant

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit One located at 9-11 Elmwood Street.

Commissioner William Medeiros asked if the minutes from the meetings might be put on Somerville's Web Page –The Commissioners will also be checking into the Ordinance again -

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

VOTED: To accept the minutes of the April 25, 2005 meeting.

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

The next scheduled Meeting will be Monday June 27,2005

Respectfully Submitted

Mary Walker