

**Minutes**

**Meeting of the**

**Condominium Review Board**

**June 26, 2006**

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

**The Following hearings were conducted:**

**Ward Six Precinct Two – 237 Willow Avenue:**

**Application of Gregory Rochlin, 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 April 2005**

**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 237 Willow Avenue.**

**Ward Six Precinct Two – 28 – 30 Appleton Street – 4 Clifton Street:  
(corner property)**

**Application of Daniel O'Connor, a Certificate of Exemption for Unit Two located at 28 Appleton Street – Attorney Frank Privitera Jr., 531 Medford Street, 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.**

**Three family – Unit at 30 Appleton Street converted June 2005**

**Seeking Certificate of Exemption for Unit 2 at 28 Appleton Street – owner occupied**

**If approved 1 Unit still remains to be converted.**

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

**Condominium Review Board**

**June 26, 2006**

**Page 2**

**VOTED: to grant a Certificate of Exemption for Unit Two located at 28 Appleton Street – location 28-30 Appleton Street – 4 Clifton Street.**

**Ward Five Precinct Three – 17 Conwell Street:**

**Application of Leo A. Geleas Jr. a Certificate of Exemption for Unit One and a Removal Permit for Unit Two and Unit Three – 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**

**Unit 1 – Owner occupied**

**Unit 2 – Tenants were notified – Tenants leaving at the end of their lease June 30, 2006 – Letter enclosed stating it is their choice in leaving.**

**Unit 3 – Vacant – Letter enclosed – November 2004 – Tenant vacated December 2004 – Tenant was becoming a novice.**

**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 17 Conwell Street.**

**Ward Six Precinct Three – 32 Chandler Street:**

**Application of Timothy J. Condon, a Certificate of Exemption for Unit Three – Attorney Sasima Chuaprasert, 48 Grove Street, 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.**

**Three family – Purchased August 2005**

**Unit 3 – owner occupied – Seeking Certificate of Exemption.**

**Unit 1 and Unit 2 tenants were notified May 2006 of the conversion process.**

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

**Condominium Review Board**

**June 26, 2006**

**Page 3**

**VOTED: to grant a Certificate of Exemption for Unit Three located at 32 Chandler Street.**

**Ward Six Precinct Three – 254 Highland Avenue:**

**Application of Samuel Kaufman, 254 Highland Avenue Partnership, a Removal Permit for Three Units – Attorney Sasima Chuaprasert, 48 Grove 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 vacant June 2005**

**Seeking 3 Removal Permits**

**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 254 Highland Avenue.**

**Ward Two Precinct One 2 – 4 Bolton Street:**

**Application of Chi – Yu Mui, a Certificate of Exemption for Unit One located at 2 Bolton Street, a Removal Permit for Unit Two at 2 Bolton Street and Unit Three located at 4 Bolton Street – 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 1996**

**Unit 1 – Owner occupied**

**Unit 2 – Tenant notified April 2004 – tenant will remain**

**Unit 3 – Tenant notified September 2003 – Tenant did not wish to purchase – tenant did not wish to renew lease**

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

**VOTED: to grant a Certificate of Exemption for Unit One located at 2 Bolton Street, a Removal Permit for Unit Two at 2 Bolton Street and a Removal Permit for Unit Three at 4 Bolton Street – location 2 – 4 Bolton Street.**

**Condominium Review Board  
June 26, 2006  
Page 4**

**Ward Five Precinct Two 58 – 60 Pearson Avenue:**

**Application of Karen M. Robblee, a Removal Permit for Two Units, Attorney Steven L. Cicatelli, 266 Main Street, Stoneham, 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 April 29, 2003**

**Seeking 2 Removal Permits**

**Owner's daughter currently resides in Unit 2 – she will be moving into Unit 1 – she may purchase this Unit**

**Unit 1 – has been vacant since fire in June 2005 – Owner's parents had occupied this Unit – they have since re-located to Medford.**

**58 Pearson Avenue is Unit 2 located on the Second Floor.**

**60 Pearson Avenue is Unit 1 located on the First Floor.**

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

**VOTED: to grant a Removal Permit for Unit One located on the First floor at 60 Pearson Avenue and Unit Two located on the Second Floor at 58 Pearson Avenue – location 58 – 60 Pearson Avenue.**

**Ward Six Precinct Three 124 Pearson Road:**

**Application of Jeffrey T. Ludwig, a Removal Permit for Three Units – Attorney Daniel Ladd, 1840 Massachusetts Avenue, Lexington, 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 1994**

**Seeking 3 Removal Permits**

**Unit 1 – Notified of conversion – signed affidavit by tenant – notified of June Meeting – tenant does not oppose conversion – tenant is interested in purchasing their Unit.**

**Condominium Review Board**

**June 26, 2006**

**Page 5**

**Unit 2 – Notified of conversion – signed affidavits by tenants – notified of June Meeting – are not opposed to conversion – do not wish to purchase their Unit.**

**Unit 3 – Notified of conversion – signed affidavit – notified of June Meeting – is not opposed to conversion – is interested in purchasing their Unit.**

**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 124 Pearson Road.**

**Ward Three Precinct Three 103 Porter Street**

**Application of David B. Hiatt, a Removal Permit for Two Units – Attorney Georgia Zisimopolous, 1 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 vacant June 14, 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 103 Porter Street.**

**Ward Six Precinct One 41-43 Hancock Street:**

**Application of Greg Caltabiano and Yumi Caltabiano, a Removal Permit for Three Units – Attorney Georgia Zisimopolous, 1 Thompson Square, Charlestown, 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 1992**

**Seeking 3 Removal Permits**

**Unit 1 – Tenants are purchasing their Unit – located at 43**

**Unit 2 – Tenants are purchasing their Unit – located at 41**

**Condominium Review Board  
June 26, 2006  
Page 6**

**Unit 3 – Tenants are purchasing their Unit – located at 41**

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

**VOTED: to grant a Removal Permit for Unit One located at 43 Hancock Street, Unit Two and Unit Three located at 41 Hancock Street – location 41- 43 Hancock Street.**

**Ward Seven Precinct Three 152-154 West Adams Street**

**Application of Patrick L. Buben, 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 January 2000**

**Seeking 2 Removal Permits**

**Units have been vacant since June 2005**

**Letter from owner states the Units were rented to students – students graduated – moved back to their homes**

**Owner decided to put property on the market as a 2 family – property did not sell – decided to convert**

**Unit 1 at #152**

**Unit 2 at #154**

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

**VOTED: to grant a Removal Permit for Unit One located at 152 West Adams Street and Unit Two located at 154 West Adams Street – location 152-154 West Adams Street.**

**Ward Six Precinct One 10-12 Campbell Park**

**Application of Elizabeth Graham, a Removal Permit for Two Units – Attorney Joseph A. Lopisi, 846 Massachusetts Avenue, Arlington, 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 1998**

**Seeking 2 Removal Permits**

**Unit 1 – Vacant – Tenant moved to Dorchester March 2006**

**Unit 2 – Vacant – Brother of owner – moved to different area of Somerville**

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

**VOTED: to grant a Removal Permit for Unit One located at 10 Campbell Park and Unit Two located at 12 Campbell Park – location 10-12 Campbell Park.**

**Ward Four Precinct Two 86 Fellsway West**

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

**Three family – Purchased 2001**

**Seeking Removal Permit for Unit Two**

**Unit 1 – Certificate of Exemption – Owner occupied – September 2005**

**Unit 3 – Removal Permit September 2005**

**Unit 2 – Copy of affidavit enclosed from May 2005 – Tenant acknowledged notification of conversion – waived right to purchase – knew of hearing – 1 year has expired on notification – Tenant will be remaining for awhile longer.**

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

**VOTED: to grant a Removal Permit for Unit Two located at 86 Fellsway West.**

**Condominium Review Board  
June 26,2006  
Page 8**

**Ward One Precinct One 17 Oliver Street**

**Application of Lorenzo J. DiBenedetto, 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 1999**

**Seeking 3 Removal Permits**

**Units have been vacant since June 2004 – Re-hab of property**

**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 17 Oliver Street.**

**Ward Three Precinct Three 158-160 Lowell Street**

**Application of Mark Richardson, a Certificate of Exemption for Unit One at 160 Lowell Street and a Removal Permit for Unit Two and Unit Three located at 158 Lowell Street – 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 2006**

**Unit 1 – 160 Lowell Street – Owner occupied – Certificate of Exemption**

**Unit 2 – Former owner of property occupied this Unit – delivered vacant upon purchase**

**Unit 3 – Vacant for last 10 Years**

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

**VOTED: to grant a Certificate of Exemption for Unit One located at 160 Lowell Street and a Removal Permit for Unit Two and Unit Three located at 158 Lowell Street – location 158-160 Lowell Street.**

**Condominium Review Board**

**June 26, 2006**

**Page 9**

**Ward Six Precinct Two 60 - 62 College Avenue**

**Application of 60-62 College Avenue Condominium, A Removal Permit for Unit Two at 60 ½ College Avenue - 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.**

**Ten Units – Purchased May 2005 – 4 Units already converted**

**Unit 2 at 60 ½ - Signed tenant affidavit – Notified July 2005 of conversion – waived right to purchase Unit – Notified of June Meeting - vacating July 31, 2006**

**If approved 5 Units remain**

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

**VOTED: to grant a Removal Permit for Unit Two at 60 ½ College Avenue – location 60 - 62 College Avenue.**

**WARD One Precinct Two 24-26 Glen Street**

**Application of Frank Garrison, 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 vacant June 2006**

**Seeking 3 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 24 Glen Street and Unit Three located at 26 Glen Street – location 24-26 Glen Street.**

**Condominium Review Board  
June 26, 2006  
Page 10**

**Ward Seven Precinct Three 23 Gordon Street**

**Application of Donald Hughes, 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 May 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 23 Gordon Street.**

**Ward Six Precinct Two 64-66 Hall Avenue**

**Application of Hala Jadallah and Samira Tuffaha, a Certificate of Exemption for Unit Three and a Removal Permit for Unit One and Unit Two – 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 –**

**Unit 1 – Tenant affidavit – acknowledged notice to convert – waived right to purchase Unit - Advised of June Meeting – vacating June 29,2006**

**Unit 2 – Tenant affidavit – acknowledged notice to convert – waived right to purchase Unit – Advised of June Meeting – vacating June 27, 2006**

**Unit 3 – Owner occupied**

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

**VOTED: to grant a Certificate of Exemption for Unit Three located at 66 Hall Avenue and a Removal Permit for Unit One and Unit Two located at 64 Hall Avenue – location 64-66 Hall Avenue.**

**Condominium Review Board  
June 26, 2006  
Page 11**

**Ward Six Precinct One 69 -71 Hancock Street**

**Application of Ralph A. Malin, 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 April 2005**

**Seeking 2 Removal Permits**

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

**VOTED: to grant a Removal Permit for Unit One located at 69 Hancock Street and Unit Two located at 71 Hancock Street – location 69-71 Hancock Street.**

**Ward One Precinct Two 24-26 Lincoln Street**

**Application of 24-26 Lincoln Street Realty Trust, a Removal Permit for Six Units – Attorney Richard DiGirolamo, 424 Broadway, 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 Units – Seeking Six Removal Permits**

**Unit 1 – Tenant affidavit – June 2006 – notified of conversion and their right as a tenant – waived their right to purchase – vacating by August 30, 2006 – acknowledged notification of June Meeting**

**Unit 2 – Tenant affidavit – June 2006 – notified of conversion and their right as a tenant – waived their right to purchase – vacating by July 31, 2006 – acknowledged notification of June Meeting.**

**Unit 3 – Tenant affidavit – June 2006 – notified of conversion and their right as a tenant – waived right to purchase – vacating by July 31, 2006 – acknowledged notification of June Meeting**

**Unit 4 – Tenant affidavit – June 2006 – notified of conversion and their right as a tenant – waived right to purchase – vacating by July 31, 2006 – acknowledged notification of June Meeting**

**Condominium Review Board**

**June 26, 2006**

**Page 11**

**Unit 5 – Tenant affidavit – June 2006 – notified of conversion and their right as a tenant – waived right to purchase – vacating by July 31, 2006 – acknowledged notification of June Meeting**

**Unit 6 – Tenant affidavit – June 2006 – notified of conversion and their right as a tenant- waived right to purchase – vacating by July 31, 2006 – acknowledged notification of June Meeting**

**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 24 Lincoln Street - Unit Four, Unit Five and Unit Six located at 26 Lincoln Street – location 24-26 Lincoln Street.**

**Ward Seven Precinct Three 150-156 North Street**

**Application of Hillside Lofts LLC, 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.**

**Five Units – Purchased vacant June 2006**

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

**VOTED: to grant a Removal Permit for Unit One located at 150 North Street, Unit Two located at 152 North Street, Unit Three located at 154 North Street, Unit Four located at 156 North Street and Unit Five located at 156A North Street – location 150 - 156 North Street.**

**Ward Three Precinct Two 156 School Street**

**Application of 156 School Street LLC, a Removal Permit for Unit Five – 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.**

**Seven Units – Purchased December 2005**

**2 Units already converted**

**Seeking Removal Permit for Unit Five**

**Condominium Review Board**

**June 26, 2006**

**Page 12**

**Unit 5 – Signed tenant affidavit – June 2006 – notified of conversion and rights as a tenant – waived right to purchase Unit – vacating by June 30, 2006 – acknowledged notification of June Meeting**

**If approved 4 Units remain**

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

**VOTED: to grant a Removal Permit for Unit Five located at 156 School Street.**

**Ward Three Precinct Two 33 Summer Street – 2 - 4 Putnam Street**

**Corner Property**

**Application of Park Place Condominium, a Removal Permit for Unit One at 2 Putnam Street – 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.**

**Ten Units – Purchased April 2005**

**7 Units already converted**

**Seeking Removal Permit for Unit 1 at 2 Putnam Street**

**Signed owner affidavit – Unit has been vacant since May 31, 2006 – owner states tenant vacated the Unit – Owner believes that tenant had no interest in purchasing Unit – Owner does not know tenant’s whereabouts.**

**If this Unit is approved 2 Units remain**

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

**VOTED: to grant a Removal Permit for Unit One at 2 Putnam Street – location 33 Summer Street – 2- 4 Putnam Street (corner property).**

**Condominium Review Board**

**June 26, 2006**

**Page 13**

**Ward Four Precinct Three 112-116 Sycamore Street**

**Application of 112-116 Sycamore Street LLC, a Removal Permit for Unit One at 112 Sycamore Street – 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 Buildings – Total Units are 29**

**16 Units have already been converted**

**Unit 1 at 112 Sycamore Street – Signed tenant affidavit – May 2006 – notified of conversion and rights as a tenant – waived rights to purchase Unit – Vacated June 3, 2006 – Tenant had been advised of the June Meeting**

**If this Unit is approved 12 Units remain.**

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

**VOTED: to grant a Removal Permit for Unit One at 112 Sycamore Street – location 112-116 Sycamore Street.**

**The legal opinion regarding 111 Woodstock Street - 63 Waterhouse Street asked for by Attorney Ellen Shachter at the last Meeting was received and placed on file.**

**Ward Seven Precinct Two 111 Woodstock Street – 63 Waterhouse Street  
Corner Property**

**Application of Ronald J. Cavallo, A Removal Permit for Unit Two at 111 Woodstock Street – 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.**

**Thirteen Units – Purchased November 2005**

**8 Units already converted**

**Unit 2 at 111 Woodstock Street – Signed owner affidavit – tenant vacated by May 30, 2006 – owner states he believes tenant had no interest in purchasing Unit – owner states that he is unaware of tenant's whereabouts.**

**Condominium Review Board**

**June 26, 2006**

**Page 14**

**If this Unit is approved – 4 Units remain**

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

**VOTED: to grant a Removal Permit for Unit Two at 111 Woodstock Street – location 111 Woodstock Street – 63 Waterhouse Street.**

**Ward Five Precinct Three 10-12 Aberdeen Road**

**Application of Oliver Wahnschafft and Rachel Zanapalidou, 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 October 2005**

**Seeking 3 Removal Permits**

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

**VOTED: to grant a Removal Permit for Unit One located at 10 Aberdeen Road, Unit Two and Unit Three located at 12 Aberdeen Road – location 10 – 12 Aberdeen Road.**

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

**VOTED: to accept the Minutes of the May 22, 2006 Meeting.**

**The next scheduled Meeting of the Board will be held on Monday July 24, 2006 Lower Level Conference Room City Hall beginning at 5:30 p.m.**

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

**Respectfully submitted,**

**Mary Walker**

