

## MINUTES

### MEETING OF THE CONDOMINIUM REVIEW BOARD JUNE 27, 2005

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

**Absent – Robert Racicot**

**The following hearings were conducted:**

**368-374 McGrath Highway:** Application of William J. DePiano Jr. for a Removal Permit for Two Units – Attorney Francis J. Scannell, 5 High Street, Medford, 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

Four Units - Purchased 2004

Received Removal Permits for Units at 372 and 374 September 2004

These Units were notified August 2004

Letter enclosed from Attorney Scannell

On a Motion duly made and seconded, it was

**VOTED:** to grant a Removal Permit for the Unit located at 368 McGrath Highway and the Unit located at 370 McGrath Highway – Location being 368-374 McGrath Highway.

**28-30 Appleton Street 2-4 Clifton Street ( corner property):** Application of Daniel O'Connor for a Removal Permit for One Unit – Attorney Frank Privitera Jr., 531 Medford St., 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

Affidavit enclosed from tenant

On a motion duly made and seconded, it was

**VOTED:** to grant a Removal Permit for the Unit located at 30 Appleton Street – location being 28-30 Appleton Street – 2-4 Clifton Street.

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**52 Cedar Street:** Application of Anne Meyerson for a Removal Permit for Two Units- Attorney Frank Privitera Jr., 531 Medford St. 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 June 1, 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 52 Cedar Street.

**40 Central Street:** Application of Caroline Freeman and Glenn Hoffman a Removal Permit for One Unit – Attorney Natalie Sika, 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 One received Certificate of Exemption March 2005

Unit Two received Removal Permit May 2005

Letter enclosed from tenants in Unit Three

On a motion duly made and seconded, it was

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

**72 Lexington Avenue:** Application of Kevin Guarnotta 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 September 2003

Unit One and Unit Three received Removal Permits July 2004

Affidavit from tenants in Unit Two – stating they were planning to move

On a motion duly made and seconded, it was

**VOTED:** to grant a Removal Permit for Unit Two located at 72 Lexington Avenue.

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**17 Bay State Avenue:** Application of John Broderick for Two Removal Permits - The \$1,000.00 fee has been paid, and no real estate taxes or water bills are owed to the City

Two Family – Purchased June 2004

Unit One relocated after roommate moved out

Unit Two relocated after lease expired

On a motion duly made and seconded, it was

**VOTED:** to grant a Removal Permit for Unit One and Unit Two located at 17 Bay State Avenue.

**206 Pearl Street:** Application of Marc Ciccariello 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.

Four family

Purchased vacant January 2005

On a motion duly made and seconded, it was

**VOTED:** to grant a Removal Permit for Unit One, Unit1A, Unit 2 and Unit Three located at 206 Pearl Street.

**76 Hudson Street:** Application of Jeffrey Weisel and Gabor Nagy for Two Certificates of Exemption- The \$1,000.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Two Family –

Unit One and Unit two are Owner occupied.

On a motion duly made and seconded, it was

**VOTED:** to grant a Certificate of Exemption to Unit One and Unit Two located at 76 Hudson Street.

**1-4 WYATT CIRCLE:** Application of Sue Mullins for Four Removal Permits – The \$2,000.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Four Units

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, Unit Three and Unit Four located at 1-4 Wyatt Circle.

**108 Heath Street:** Application of John Nestel for a Removal Permit for Three Units - Attorney Edward T. McNally, 30 Eastbrook Road, Dedham, 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 – May 31, 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 108 Heath Street.

**22-24 Pearson Avenue:** Application of Janet Walzer 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 2001

Unit 1 has been vacant since August 2004

Unit 2 notified May 2004 – staying on as tenants till 2006

Unit 3 purchasing their Unit

Affidavits are enclosed from Units 2 and 3

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 22-24 Pearson Avenue.

**28 Holyoke Road:** Application of Douglass Deans 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, Unit Two and Unit Three located at 28 Holyoke Road.

**149-151 Willow Avenue:** Application of Deborah Wollheim 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 2000

Letters enclosed from tenants

Letter enclosed from owner

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 149-151 Willow Avenue.

**43 Central Road:** Application of Ilya Tsymbal 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.

Two Family – Purchased May 2005

Unit 1 tenants notified June 22, 2005

Unit 2 occupied by previous owner

Letter enclosed from current owner

On a motion duly made and seconded, it was

**VOTED:** to grant a Removal Permit for Unit Two located at 43 Central Road.

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**95 Pearson Avenue:** Application of Charles Park, for a Removal Permit for One Unit – Attorney Bruce Embry, 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 October 2000

Received Certificate of Exemption for Unit 2 June 2004

Letter enclosed explaining Unit 1 vacancy

On a motion duly made and seconded, it was

**VOTED:** to grant a Removal Permit for Unit One located at 95 Pearson Avenue.

**62-64 Endicott Avenue:** Application of Paul Boudreau for a Removal Permit for Two Units and a Certificate of Exemption for One Unit - 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 2001

Letter enclosed from owner

Letters enclosed from tenants

On a motion duly made and seconded, it was

**VOTED:** to grant a Removal Permit for the Two Units located at 64 Endicott Avenue and a Certificate of Exemption for the Unit located at 62 Endicott Avenue – location 62-64 Endicott Avenue.

**48 Ware Street:** Application of Stephen Stack 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 October 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 48 Ware Street.

**70 Powder House Boulevard:** Application of Marc Schlosser for a Certificate of Exemption 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 1996

Letter enclosed from owner

On a motion duly made and seconded, it was

**VOTED:** to grant a Certificate of Exemption for Unit One and Unit Two located at 70 Powder House Boulevard.

**15 Boston Avenue:** Application of Cherie Walter for a Removal Permit for One Unit and a Certificate of Exemption for One Unit - 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 1995

Notarized letter enclosed from owner of property stating status of Unit 1

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 15 Boston Avenue.

**5 Clyde Street:** Application of Sanjeev Gupta for a Removal Permit for One Unit and a Certificate of Exemption for One Unit – 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 May 2005 – Purchased vacant

Letter from owner

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 5 Clyde Street.

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**29 Forest Street:** Application of Freida Grayzell for a Removal Permit for One Unit – Attorney Anthony Troiano III, 1 Thompson Square, Charlestown, 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

Letter enclosed from owner – Letter enclosed from tenants

On a motion duly made and seconded, it was

**VOTED:** to grant a Removal Permit for Unit Two located at 29 Forest 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

Two Units converted May 2005

Affidavits enclosed from tenants

On a motion duly made and seconded, it was

**VOTED:** to grant a Removal Permit for Unit One and Unit Three located at 58 Hinckley Street.

**112-116 Sycamore Street:** Application of 112-116 Sycamore Street LLC, 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.

Two Buildings purchased February 2005

Total 29 Units

4 Units already converted

On a motion duly made and seconded, it was

**VOTED:** to grant a Removal Permit for Unit Two, Unit Three and Unit Eleven located at 112 Sycamore Street – location 112-116 Sycamore Street.

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**28 Mount Vernon Street:** Application of Lorenzo J. DiBenedetto 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 1999

Building has been vacant since March 2000

Affidavit from owner 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 28 Mount Vernon Street.

**49-51 Pinckney Street;** Application of Altair DeOliveira for a Removal Permit for Two Units and a Certificate of Exemption for One Unit – 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

Letter enclosed from tenants

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.

**33 Summer Street – 2-4 Putnam Street ( corner property):** Application of Park Place Condominiums 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.

Ten Units – Purchased April 2005 – 3 Units converted May 2005

Letter enclosed from tenant

On a motion duly made and seconded, it was

**VOTED:** to grant a Removal Permit for Unit Three located at 4 Putnam Street – location 33 Summer Street – 2-4 Putnam Street.

**77 Avon Street:** Application of Hans and Erica Spencer for a Removal Permit for Two Units and a Certificate of Exemption for One Unit – 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 2001

Letters from tenants – Letter from owner

On a motion duly made and seconded, it was

**VOTED:** to grant a Removal Permit for Unit One and Unit Three and a Certificate of Exemption for Unit Two located at 77 Avon Street.

**84 Grant Street:** Application of 84 Grant Street LLC for a Removal Permit for Four Units – 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- Five Units – Purchased August 2004

15 Units already converted

Letters enclosed from tenants

On a motion duly made and seconded, it was

**VOTED:** to grant a Removal Permit for Unit Eight, Unit Eleven, Unit Thirteen and Unit Eighteen located at 84 Grant Street.

**6-8 Century Street:** Application of Paula Carroll 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 – Property vacant since December 2004

Letter enclosed from owner

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 6-8 Century Street.

**70 Park Street:** Application of Aroli Realty Trust for a Removal Permit for Four Units- 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 Units – 15 Units already converted

Affidavits enclosed from tenants

On a motion duly made and seconded, it was

**VOTED:** to grant a Removal Permit for Unit 21, Unit 34, Unit 53 and Unit 64 located at 70 Park Street.

**5 Hinckley Street:** Application of George Ross 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.

Two Family – Purchased April 13, 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 5 Hinckley Street.

**396-400 Washington Street:** Application of 396-400 Washington Street LLC a Removal Permit for Eight Units –The \$4,000.00 application fee has been paid, and no real estate taxes or water bills are owed the City.

Fourteen Units

Letter enclosed by owner stating status and conversion decision of building

Five Units vacant

Letters enclosed from tenants

On a motion duly made and seconded, it was

**VOTED:** to grant a Removal Permit for Unit 101, Unit 201, Unit 202, Unit 302, Unit PH1, Unit PH2 and Unit PH4 located at 396-400 Washington Street.

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**25 Linden Avenue:** Application of MIST LLC. for a Removal Permit for Three Units – Attorney James Cohen, 109 State Street, Boston, Ma represented the applicant The \$1500.00 application fee has been paid,.

17 Unit Building - MIST LLC purchased these units from Linden Avenue Associates

MIST LLC has photocopies showing they have paid their share of taxes and water bills

When Attorney Cohen went to get water bill and municipal lien certificate balances were past due –

Commissioners gave Attorney Cohen until July 15, 2005 to work with Condo Association at 25 Linden Avenue to try and resolve overdue bills – since Unit 4 is to be sold July 22, 2005 – a decision needs to be made before the next meeting – if bills are not paid by July 15, 2005 – this application will be turned over to the City Solicitor for a decision and the Board will abide by what ever the City Solicitor rules. If the Solicitor rules that the bills owed by the Condo Association do not include the portion MIST LLC has paid then the Three Removal Permits will be issued .

On a motion duly made and seconded, it was

**VOTED: that removal Permits for Units Two, Four and Six would only be granted if overdue bills were paid by Association or if City Solicitor ruled that MIST LLC does not owe monies to the City.**

**89-91 Elmwood Street:** Application of Mathew Swarts for a Removal Permit for One Unit and a Certificate of Exemption for One Unit – 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 2002

Letter from tenant

On a motion duly made and seconded, it was

**VOTED: to grant a Removal Permit for the Unit located at 89 Yorktown Street and a Certificate of Exemption for the Unit located at 91 Yorktown Street.**

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Commissioners met with Attorney Anne Thomas to discuss once again the Ordinance – also the application process – the Commissioners took home forms which Attorney Anne Thomas had handed them – they will review and send their remarks to Attorney Thomas.

Chairman Joyce signed letter to 115 Thurston Street owner rescinding basement Unit known as Unit Four – since this has been determined not to be a legal Unit – by both Inspectional Services and the Assessors – copy of the letter sent was also placed in 115 Thurston's Street file.

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

**VOTED: To accept the minutes of the May 23, 2005 meeting.**

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

**The next scheduled Meeting will be Monday July 25, 2005**

Respectfully Submitted

Mary Walker