

Minutes

Meeting of the

Condominium Review Board

July 24, 2006

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

The Following Hearings were conducted:

Ward Three Precinct Two 60-62 Central Street;

Application of Edward Doherty, a Removal Permit for Six Units- The \$3,000.00 application fee has been paid and no real estate taxes or water bills are owed to the City.

Six Units – Purchased vacant April 2006

Seeking 6 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 60 Central Street – Unit One, Unit Two and Unit Three located at 62 Central Street –location 60-62 Central Street.

Ward Three Precinct Two 32 Central Road:

Application of Vincenzo Odoguardi, ART EDIL USA LLC, a Removal Permit for Three Units- Laura Odoguardi, 485 Pleasant 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 Units – Purchased vacant May 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 32 Central Road.

Ward Six Precinct Two 24 Powder House Terrace:

Application of Nicholas Arena, a Removal Permit for Two Units- Carmen Nappa, 24 Powder House Terrace, 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.

3 Family – Purchased June 2005

Seeking 2 Removal Permits.

Unit 3 – October 2005 – Certificate of Exemption – owner occupied

Unit 1 and Unit 2 verbally notified October 2, 2005

Copy of letter dated November 1,2005 which was sent to tenants enclosed.

Copy of certified letter receipts enclosed.

Tenant information request forms enclosed.

Tenants are moving out of both Units – do not wish to purchase.

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit One and Unit Two located at 24 Powder House Terrace.

Ward One Precinct One 26-28 Pinckney Street:

Application of White Water Real Estate, a Removal Permit for Nine Units – Attorney Alba Doto Baccari, 90 Maple Street, Stoneham, MA represented the applicant – The \$4,500.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

10 Units –Purchased January 2, 2006

All Units were occupied upon purchase

Seeking 9 Removal Permits

Unit 3 @ 28 Pinckney Street – vacated – had stopped paying rent

Affidavits enclosed from tenants in 8 Units stating they left voluntarily

Tenant still remains in Unit 1F at 28 Pinckney Street.

Condominium Review Board

July 24, 2006

Page 3

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit 26-1F, Unit 26-1R, Unit 26-2F, Unit 26-2R and Unit 26-3 located at 26 Pinckney, Street – Unit 28-1R, Unit 28-2F, Unit 28-2R and Unit 28-3 located at 28 Pinckney Street – location 26-28 Pinckney Street.

Ward Seven Precinct Three 18-20 Sterling Street:

Application of Eric and Diane Pearlman, a Removal Permit for Two Units – Attorney David M. Mindlin, 800 Broadway, Chelsea, 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.

2 Family – Purchased August 2005

Seeking 2 Removal Permits

Unit at 18 Sterling Street – vacant upon purchase

Unit at 20 Sterling Street – Tenant vacated October 15, 2005 – purchased house – see affidavit

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for the Unit located at 18 Sterling Street and the Unit located at 20 Sterling Street – location 18-20 Sterling Street.

Ward Six Precinct Three 38-40 Walker Street:

Application of Claire Collins, a Certificate of Exemption for Unit One located at 38 Walker Street and a Removal Permit for Unit Two located at 40 Walker Street- Attorney Gordon E. Meyer, 8 Winchester Street, Boston, 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.

Unit 1- Owner occupied – Seeking Certificate of Exemption

Unit 2 – Tenants upon signing lease May 2006 – signed lease with wording on page 11 stating Unit would become a Condominium May 2007- Enclosed – signed copies from tenants - letter once again notifying of July Meeting – affidavits from tenants who will be remaining through their lease period.

On a motion duly made and seconded, it was

VOTED: to grant a Certificate of Exemption for Unit One located at 38 Walker Street and A Removal Permit for Unit Two located at 40 Walker Street – location 38-40 Walker Street.

Ward Seven Precinct Two 38-40 Victoria Street:

Application of Tracy L. Revett and Laura Peeke, 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.

2 Family– Purchased vacant April 2005

Unit on first floor and Unit on second floor are owner occupied

On a motion duly made and seconded, it was

VOTED: to grant a Certificate of Exemption for the Unit located at 38 Victoria Street and the Unit located at 40 Victoria Street – location 38-40 Victoria Street.

Ward Two Precinct Three 23 Knapp Street:

Application of Paul O’Riordan, MME Realty LLC, 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.

2 Family- Purchased 1999

Seeking 2 Removal Permits

Unit 1- Vacant- Signed owner affidavit – Tenants vacated before June 20, 2006 – owner does not know whereabouts of these tenants – owner does not believe tenants wished to purchase their Unit.

Unit 2- Signed tenant affidavit – acknowledged notification of Conversion, December 2005- also tenant’s rights pertaining to Conversion process- waived right to purchase Unit – Vacating by May 30, 2006- tenants were also advised of the July Meeting.

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit One and Unit Two located at 23 Knapp Street.

Ward Four Precinct Two 11 Langmaid Avenue:

Application of Samir and Hala N. Jadallah and Samir Tuffaha, a Removal Permit for Unit One and A Certificate of Exemption for Unit Two and Unit Three – 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.

3 Family – Purchased June 1995

Seeking Removal Permit for Unit 1

Seeking Certificates of Exemption for Unit 2 and Unit 3

Unit 1 – Vacant- Owner affidavit tenants vacated November 30,2005- Owners believe tenants had no interest in purchasing Unit – owners do not know tenants whereabouts.

Unit 2 and Unit 3 owner occupied

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit One and a Certificate of Exemption for Unit Two and Unit Three located at 11 Langmaid Avenue.

Ward Three Precinct Two 156 School Street:

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

7 Units – purchased December 2005

3 Units already converted

Seeking Removal Permit for Unit 6

Unit 6 – Signed tenant affidavit – acknowledged conversion notification February 2006 along with rights as a tenant – waived right to purchase Unit – vacating by June 30, 2006 – also notified of July Meeting.

If this Unit is approved 3 Units remain to be converted.

On a motion duly made and seconded, it was

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

Ward One Precinct Two 23 Brook Street:

Application of Mary E. Pavidis, a Removal Permit for Three Units - Scott Vaughn, 24 Cross 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.

3 Family – Purchased vacant February 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 23 Brook Street.

Ward Five Precinct Two 43-45 Hinckley Street:

Application of Raghbir Singh and Mohammed Bellal, a Removal Permit for Three Units – Attorney Daniel Hutchinson, 1250 Hancock Street, Quincy, 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.

3 Family – Purchased vacant May 26, 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 43 Hinckley Street – Unit Two and Unit Three located at 45 Hinckley Street – location 43-45 Hinckley Street.

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

VOTED: To accept the Minutes of the June 26, 2006 Meeting.

The next scheduled Meeting of the Board will be held on Monday August 28, 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