

MINUTES

CONDOMINIUM REVIEW BOARD

MONDAY JULY 25, 2005

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

The following hearings were conducted:

29 Forest Street: Application of Freida Grayzell a Removal Permit for Unit One – 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 –

Unit Two converted June 2005

Affidavit enclosed from tenants in Unit One

On a Motion duly made and seconded, it was

VOTED: grant a Removal Permit for Unit One, located at 29 Forest Street.

66 Springfield Street: Application of Jill Mehler for a Certificate of Exemption for Unit Two and a Removal Permit for Unit One and Unit Three – Attorney Frank Privitera Jr., 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

Letter enclosed from tenant who is purchasing Unit One

Letter enclosed from owner stating status of Unit Three

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 and Unit Three located at 66 Springfield Street.

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72 – 74 Grant Street: Application of Wisland George for a Removal Permit for Three Units - Attorney Frank Privitera Jr., 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 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 72 – 74 Grant Street.

48 Concord Avenue: Application of Theodore Weesner for a Removal Permit For Unit One and Unit Three and a Certificate of Exemption for Unit Two - 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 October 2004

Letter enclosed from tenants who vacated Unit One

Letter enclosed from tenant who is purchasing Unit Three

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 48 Concord Avenue.

25-27 Virginia Street: Application of Eric Berke for a Removal Permit for Unit 25-3 - 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 and Unit 27-1 already converted

Affidavits enclosed from tenants in Unit 25-3

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit 25-3 located at 25-27 Virginia Street.

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22 Laurel Street: Application of Jeremy Seeger, Laurel Heights Realty Trust for a Removal Permit for Unit 16, 21, 26 and 31- The \$2,000.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

18 Unit Building – 14 Units already converted

Affidavits from tenants in Units 21 and 26

Affidavits from owner for Units 16 and 31

If these Four Units are approved entire building will have been converted

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit 16, 21, 26 and 31 located at 22 Laurel Street.

49 Dartmouth Street: Application of Brian Butler for a Removal Permit for Two 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 March 2005 – Purchased vacant

BEING CONVERTED FROM 3 FAMILY INTO 2 UNITS

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit One and Unit Two located at 49 Dartmouth Street.

9-11 Elmwood Street Application of Elmwood Street LLC a Removal Permit for Unit Three– 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 converted May 2005

Letter enclosed from tenant in Unit Three

On a motion duly made and seconded, it was

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

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314 Beacon Street: Application of Robert B.Gillig for a Certificate of Exemption for Unit Two - The \$500.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Two Family - 1995

On a motion duly made and seconded, it was

VOTED: to grant a Certificate of Exemption for Unit Two located at 314 Beacon Street.

64-66 Grant Street: Application of John Nestel, JNMW LLC 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 July 1, 2005

Affidavit enclosed from previous 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 64-66 Grant Street.

9-11 Farragut Avenue: Application of Maryanne Cournoyer Bland for a Removal Permit for Unit Two and a Certificate of Exemption for Unit One- 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 in 1940

Aunt resides in Unit One – Father had resided in Unit Two – now in assisted living

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 9-11 Farragut Avenue.

51-53 Boston Avenue: Application of Toru and Leslie Nakanishi for a Certificate of Exemption for Unit One located at 51 Boston Avenue and a Removal Permit for Unit Two located at 53 Boston Avenue - Attorney Adam Dash, 1 Davis Square, 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 – 1999

Affidavit enclosed from tenants in Unit Two

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit Two located at 53 Boston Avenue and a Certificate of Exemption for Unit One located at 51 Boston Avenue –located at 51-53 Boston Avenue.

22 Fairfax Street Application of Tricia Vos for a Removal Permit for Unit One and Unit Two - Robert Bittelari, 75 Park 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 vacant - Purchased October 2004

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit One and Unit Two located at 22 Fairfax Street.

29 Elston Street: Application of Rachel Hillman for a Removal Permit for Unit One and Unit Two – 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 – Purchased July 1, 2005

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit One and Unit Two located at 29 Elston Street.

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396-400 Washington Street: Application of Enrique Darer for a Removal Permit for Unit 102 – Holly Daniels, 39 Brighton Avenue, Boston, 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.

14 Units –

8 Units converted June 2005

2 Affidavits enclosed regarding this Unit

If approved 5 Units remain to be converted

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit 102 located at 396-400 Washington Street.

7 Adams Street: Application of Robert McCormick for Four Removal Permits – 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 Family

Affidavits enclosed from tenants

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit 1, Unit 2F, Unit 2R and Unit 3 located at 7 Adams Street.

33 Summer Street- 2-4 Putnam Street(corner property): Application of 33 Summer Street LLC for a Removal Permit for Unit One – 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 – 4 Units already converted

Affidavit enclosed from tenant in Unit 1

If approved 5 Units remain to be converted

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit 1 located at 33 Summer Street – 2-4 Putnam Street.

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9-11 Clyde Street: Application of Frank and Bridgeen McFadden a Removal Permit for Four Units – Attorney Richard DiGirolamo, 424 Broadway, Somerville, MA represented the applicants – The \$2,000.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Four Family

Affidavits enclosed from tenants

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit 9, Unit 9A, Unit 11 and Unit 11A located at 9-11Clyde Street.

4 Lee Street: Application of James and Michelle Kehoe 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

Affidavits enclosed from tenants

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 4 Lee Street.

70 Park Street: Application of Aroli Realty Trust 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.

25 Unit Building –

19 Units have already been converted

Affidavit enclosed from tenants in Unit 61

Affidavit enclosed from Trustee

If these 2 Units are approved 4 Units remain to be converted

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit 52 and Unit 61 located at 70 Park Street.

19-21 1/2 DURHAM STREET: Application of Beatrice White, Angela Schifano, Joseph B. Morelli and George DeFelice a Removal Permit for Three Units and a Certificate of Exemption for One Unit – Attorney Michelle Mulvena, 424 Broadway, Somerville, MA represented the applicants – The \$2,000.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Four Family – Property was received through an inheritance to five family members
One family member is not interested in keeping their share and the
Other four members wish to convert so that they may buy out this
Member's share.

Affidavits from owners

Affidavits from tenants who will remain tenants

Affidavit from family member in Unit 3

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit 1 at 19 Durham Street, Unit 2 at 19 1/2 Durham Street and Unit 4 at 21 1/2 Durham Street and a Certificate of Exemption for Unit 3 at 21 Durham Street located at 19- 21 1/2 Durham Street.

51 Holyoke Road: Application of Robert Barker for Two Removal Permits – Attorney Adam Dash, 1 Davis Square, 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

2 Units have been vacant since September 2004

Affidavit enclosed from trustee Robert Barker

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit One And Unit Two located at 51 Holyoke Road.

15 Bonair Street: Application of Kandy Shah for a Removal Permit for Unit Two and Unit Three – 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.

Three Family – Purchased June 5, 2005 –

Unit Two and Unit Three were vacant upon purchase

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit Two and Unit Three located at 15 Bonair Street.

160-162 Holland Street: Application of Gail and Lawrence Aiello for a Certificate of Exemption for Unit One and a Removal Permit for Unit Two and Unit Three – Attorney Eugene Grant, 278 Mystic Avenue, Medford, 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 by family 1947

Affidavit enclosed from owner concerning vacancy of Unit 2

Tenant is purchasing Unit 3

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 160-162 Holland Street.

The Commissioners were to meet with Attorney Anne Thomas but due to illness she was unable to attend the meeting. I also informed the Commissioners that Attorney Anne Thomas had to make a decision concerning 25 Linden Avenue – Attorney Thomas' decision was that a Removal Permit could be issued for Unit 4 at this address – since this Unit was to be sold on July 22nd all but \$900.00 in back taxes had been paid by 25 Linden Avenue Association – since MIST LLC had cancelled checks showing they had paid their share of both water and tax bills – Attorney Thomas decided not to hold up the sale of this Unit - but did decide that the requested Permits for Unit 2 and 6 would not be issued until the back taxes had been paid. The Commissioners also asked if there had been any more updating done to the Condominium Ordinance and application process – I stated not at this time – and that Attorney Thomas would meet with them again soon.

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

VOTED: to accept the minutes of the June 27, 2005 Meeting.

The Commissioners also voted to hold the August Meeting on Monday August 29, 2005.

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

Respectfully Submitted

Mary Walker