

MINUTES

MEETING OF THE

CONDOMINIUM REVIEW BOARD

MONDAY JULY 28, 2008

**Board Members Present: William Medeiros, John Cangiamila,
Marlene Smithers, Elizabeth Medeiros**

The Following Hearings Were Conducted:

Ward Seven Precinct Two

Application of Leonid Levitan, a Removal Permit for Three Units located at 22-24 Clarendon Avenue – 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 8, 2008

Seeking Three Removal Permits

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit 22-1, Unit 24-1 and Unit 24-2 located at 22-24 Clarendon Avenue, Somerville, MA.

Ward Four Precinct Three

Application of 112-116 Sycamore Street Condominium, a Removal Permit for Unit 18 and Unit 30 – Attorney Richard Di Girolamo, 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 of 29 Units

18 Units have been converted – process began August 2005

Seeking Removal Permits for Unit 18 and Unit 30

Signed affidavit by manager – Unit 18 – tenant did not wish to renew lease – did not wish to purchase Unit – vacated January 2008 – Unit has remained vacant since being vacated in January 2008

Unit 30 – Tenant did not wish to renew lease – tenant did not wish to purchase Unit – vacated March 2008 – Unit has remained vacant since March 2008

Manager states that he does not know where these tenants may have moved

If these Two Units are approved Nine Units remain to be approved

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit 18 and Unit 30 located at 112-116 Sycamore street, Somerville, MA.

Ward Four Precinct Two

Application of Stella Calisi, A Certificate of Exemption for Two Units located at 8-8R Heath Street – Attorney Richard DiGirolamo, 424 Broadway, Somerville, MA represented the applicant – The \$1,000.00 fee has been paid, and no real estate taxes or water bills are owed to the City.

Building was purchased July 14, 1958

Building is owner occupied

Seeking Two Certificates of Exemption

Assessing has the property as a Single family

Building has been used as Two Units for the last Thirty Years

Enclosed with application – Certificate of Occupancy from Inspectional Services dated June 12,2008 – Inspectional Services has assessed the property to be Two capable of receiving an Occupancy of TWO – therefore that is why Two Certificates of Exemption are sought

The Fire Department has also signed off on Two Units at this address

On a motion duly made and seconded, it was

VOTED: to grant a Certificate of Exemption for the Two Units located at 8-8R Heath Street, Somerville, MA.

Ward Two Precinct Two

Application of Kevin Hickey, A Removal Permit for Two Units located at 38-40 Wyatt Street – Attorney William J. Gosz, 130 Bishop Allen Drive, 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

Two family purchased vacant May 25, 2007

Units have remained vacant since property was purchased

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit One located at 38 Wyatt Street and Unit Two located at 40 Wyatt Street – location 38-40 Wyatt Street, Somerville, MA

Ward Five Precinct Two

Application of Colin Roald, Grant Gould and Andromeda Yelton, a Certificate of Exemption for Two Units located at 100 Rogers Avenue – 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 September 2006

Seeking Two Certificates of Exemption

Both Units are Owner occupied

On a motion duly made and seconded, it was

VOTED: to grant a Certificate of Exemption for Unit One and Unit Two located at 100 Rogers Avenue, Somerville, MA.

Ward Two Precinct One

Application of Perry Stolberg, a Removal Permit for the Unit located at 25 1/2 Rossmore Street – location 25-27 1/2 Rossmore Street – Attorney Charles J. Sillari Jr. 92 Highland Avenue, 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

Four family purchased vacant 2005

Three Units have already been converted

Seeking Removal Permit for Unit located at 25 1/2 Rossmore

Notification sent March 12, 2007 to tenants enclosed with application

Tenants vacated June 2008

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for the Unit located at 25 1/2 Rossmore Street – location 25-27 1/2 Rossmore Street, Somerville, MA.

Ward Four Precinct Two

Application of Jose Cedillo and Marilyn Cronin, a Certificate of Exemption for Unit One located at 47 Sargent Avenue – Attorney Charles J. Sillari Jr., 92 Highland Avenue, Somerville, 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 purchased vacant 2003

Seeking Certificate of Exemption Unit One – Owner occupied

Tenants will be notified concerning Unit Two

On a motion duly made and seconded, it was

VOTED: to grant a Certificate of Exemption for Unit One located at 47 Sargent Avenue, Somerville, MA

Ward Five Precinct Three

Application of Michael Whittaker, a Removal Permit for Two Units located at 21-21A Linden Avenue – 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 31, 2008

Seeking Two Removal Permits

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit One located at 21 Linden Avenue and Unit Two located at 21A Linden Avenue – location 21-21A Linden Avenue, Somerville, MA.

The Commissioners were given printout copies of Conversions which were approved by the Board and have not yet had a new Master Deed processed for the property and which Assessing has no record of the conversion process. The Commissioners were also given a list of Conversions that the Assessing Department has – but the Conversion Board does not – the Commissioners were going to look over these lists and will have comments at the next scheduled Meeting. The Commissioners are also waiting for an answer from the Law Department concerning properties in the City which receive two tax bills – the Commissioners are perhaps looking into maybe asking for the tax number to be included on the application presented to the Board for approval – also if a client may be wishing to convert property in the City to ask if maybe the client may own other property and if it is legal to check and see if there are taxes or water owed on these properties.

MINUTES:

On a motion duly made and seconded, it was

VOTED: to accept the Minutes of the June 2008 Meeting.

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

The next scheduled Meeting of the Board will be Monday August 25, 2008

Respectfully Submitted.

Mary Walker