

Minutes

Meeting of the

Condominium Review Board

August 28, 2006

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

The Following Hearings Were Conducted:

Ward Six Precinct Two

28-30 Appleton Street – 4 Clifton Street (corner property): Application of Daniel O'Connor a Removal Permit for Unit Three at 4 Clifton Street – Attorney Frank Privitera, 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.

3 Family- 2 Units already converted

Seeking 1 Removal Permit for Unit 3

Tenants signed a letter stating they did not wish to renew their lease, they had found another place to live at lower rent.

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit Three located at 4 Clifton Street – location 28-30 Appleton Street-4 Clifton Street (corner property).

Ward Four Precinct Three

41 Dartmouth Street: Application of Dean Casassa a Removal Permit for Three Units – 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.

3 Family – Building has been vacant since January 2005

Signed letter enclosed from owner stating;

Unit 1 – Tenants were students – vacated June 2004 – all went their separate ways

Unit 2 - There were 3 tenants, 1 left- June 2004 – other 2 found a smaller apartment

Unit 3 – e-mailed enclosed from former tenant – tenant had moved to DC to work

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 41 Dartmouth Street.

Ward Three Precinct Two

34 Madison Street: Application of Brian Burns 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.

3 Family – Purchased vacant July 2004

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 34 Madison Street.

Ward Five Precinct One

100 Glenwood Road: Application of Patricia and Daniel Swarms a Certificate of Exemption for Unit One and a Removal Permit for Unit Two – Edward Swarms 100 Glenwood Road, 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.

2 Family – Purchased October 1999

Unit 1 – Owner Occupied

Unit 2 – Letter enclosed from tenant Edward Swarms stating that he will be purchasing his Unit.

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 located at 100 Glenwood Road.

Ward Four Precinct Two

69-71 Derby Street: Application of Jose Nascimento a Removal Permit for Unit One at 69 Derby Street and Unit Two at 71 Derby Street – location 69-71 Derby Street – Attorney Chad DeForce, 114 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 vacant March 2006

On a motion duly made and seconded, it was

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

Ward Four Precinct One

35-37 Sydney Street: Application of Diana Kovalskaya a Certificate of Exemption for Unit One located at 35 Sydney Street and a Removal Permit for Unit Two and Unit Three located at 37 Sydney Street – location 35-37 Sydney Street – 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 June 2006

**Seeking Certificate of Exemption for Unit 1
Seeking Removal Permit for Unit 2 and Unit 3**

On a motion duly made and seconded, it was

VOTED: to grant a Certificate of Exemption for Unit One located at 35 Derby Street and A Removal Permit for Unit Two and Unit Three located at 37 Derby Street – location 35-37 Derby Street.

Ward Four Precinct Three

51-53 Heath Street: Application of Patrick Maher, a Removal Permit for Unit Three located at 51 Heath Street – Attorney James Maher, 962 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.

3 Family – Purchased September 2005 – purchased vacant

Unit 1 and Unit 2 converted January 2006

Letter enclosed stating that Unit 3 was also vacant upon purchase and no tenants have lived in this Unit Since property was purchased.

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit Three located at 51 Heath Street – location 51-53 Heath Street.

Ward One Precinct One

46-52 1/2 Florence Street: Application of James and Marta Batmasian a Removal Permit for Three Units located at 50 Florence Street – Attorney James Maher, 962 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.

2 Buildings On 1 Lot – 6 Units each building – 12 Units total

Purchased May 1986 – 3 Units at 52 Florence Street converted September 2005

Seeking 3 Removal Permits for Units at 50 Florence Street

All 3 Units are vacant

Letter enclosed stating : Tenants had been notified

Unit 1 – Tenants moved

Unit 2 - Tenants did not wish to renew lease and moved

Unit 3 – Tenants vacated without notice

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit 50 ½ - 1, Unit 50 – 2 and unit 50 – 3 located at 50 Florence Street – location 46-52 ½ Florence Street.

Ward Three Precinct Two

43 Central Road: Application of Ilya Tsymbal a Removal Permit for Unit One – The \$500.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

2 Family – Purchased May 2005 – Unit 2 converted June 2005

Unit 1 – Tenants notified June 2005 – copy of returned receipt enclosed as well as copy of notification letter.

Tenant letter also states they are moving because it is too expensive to live in the City of Somerville.

On a motion duly made and seconded, it was

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

Ward Four Precinct Two

5 Evergreen Avenue: Application of Lucille Petringa and Melissa Schirmer a Removal Permit for Unit 5A – The \$500.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

3 Family – Purchased September 2005 – Unit 5 and Unit 5B Certificates of Exemption September 2005

Tenants in Unit 5A were notified September 2005 – enclosed copy of letter sent – copy of returned receipt –

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit 5A located at 5 Evergreen Avenue.

Ward Six Precinct Two

60-62 College Avenue: Application of 60-62 College Avenue Condominium a Removal Permit for Unit One located at 62 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.

10 Units – Purchased May 2005 – 5 Units already converted

Seeking Removal Permit for Unit 1 at 62 College Avenue

Enclosed – Signed tenant affidavit – waived right to purchase Unit – Notified September 2005 of Conversion – Vacated July 2006 – Acknowledged notification of right to attend August Meeting.

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 One located at 62 College Avenue – location 60-62 College Avenue.

Ward Six Precinct Three

90 College Avenue: Application of John Amaral 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.

3 family – Purchased 1980

Unit 1 – Signed tenant affidavit from former tenants – waived right to purchase Unit – acknowledged their rights as tenants – vacating of their own free will – notified of August 2006 Meeting.

Unit 2 – Signed tenant affidavit – notified September 2005 of conversion – acknowledged they knew their rights as tenants – waived their right to purchase Unit – acknowledged they knew of August 2006 Meeting.

Unit 3 – Signed tenant affidavit – notified September 2005 – waived right to purchase their unit – acknowledged they knew their rights as tenants – vacating by end of August 2006 – acknowledged they knew of August 2006 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 90 College Avenue.

Ward Seven Precinct One

34 electric Avenue: Application of John Ciccolo a Removal Permit for Two Units – 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.

2 Family – Purchased 2002

Seeking 2 Removal Permits

Unit 1 – Signed tenant affidavit – acknowledged notification of conversion – waived right to purchase their Unit – Acknowledged they knew their rights as tenants – acknowledged that they could attend August 2006 Meeting – vacating by end of August 2006

Unit 2 – Signed tenant affidavit – acknowledged notification of conversion – waived right to purchase their Unit – acknowledged they knew their rights as tenants – acknowledged that they could attend August 2006 Meeting – vacating by the end of August 2006

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit One and Unit Two located at 34 Electric Avenue.

Ward Six Precinct Two

9 Kidder Avenue: Application of John Amaral 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.

Purchased 1983 – it has been remodeled from a 2 Family into 3 Units

Seeking 2 Removal Permits – new Unit does not need a Removal Permit since it is new construction and no tenant has lived in this Unit.

Unit 1 – Signed tenant affidavit – received notification September 2005 – acknowledged they knew their rights as tenants – waived right to purchase their unit – acknowledged that they knew they could attend August 2006 Meeting – vacating by end of August 2006

Unit 2 – Signed tenant affidavit – received notification of conversion September 2005 – acknowledged they knew their rights as tenants – waived right to purchase their Unit – acknowledged that they could attend August 2006 Meeting – vacating by end of August 2006

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit One and Unit Two located at 9 Kidder Avenue.

Ward Four Precinct Three

112-116 Sycamore Street: Application of 112-116 Sycamore Street LLC a Removal Permit for Unit 6 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.

2 Buildings on 1 lot – 29 total Units

17 Units already converted

Seeking Removal Permit for Unit 6 at 112 Sycamore Street

Unit 6 – Signed tenant affidavit – acknowledged notification of conversion and their rights as a tenant – waived right to purchase their Unit – Acknowledged notification that they could attend August 2006 Meeting – vacating by end of October 2006

If this Unit is approved 11 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 112 Sycamore Street – location 112-116 Sycamore Street.

Ward Six Precinct One

55-57 Willow Avenue: Application of Craig and Jennifer Wrentmore a Certificate of Exemption for Unit Two located at 57 Willow Avenue and a Removal Permit for Unit One located at 55 Willow Avenue – location 55-57 Willow Avenue - 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 2004

Unit 1 – Signed letter from tenants – waiving their 1 year notification of conversion notification – acknowledging their rights as tenants – acknowledging that they could attend August 2006 Meeting

Unit 2 – owner occupied

On a motion duly made and seconded, it was

Voted: to grant a Removal Permit for Unit One located at 55 Willow Avenue and a Certificate of Exemption for Unit Two located at 57 Willow Avenue – location 55-57 Willow Avenue.

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

VOTED: to accept the Minutes of the July 24, 2006 Meeting.

The Commissioners also looked at the Calendar for the remainder of the 2006 year,

On a motion duly made and seconded, it was

VOTED: to hold the Condominium Review Board Meetings on the following dates:

Monday September 18, 2006,

Monday October 23, 2006,

Monday November 27, 2006,

Monday December 18, 2006

With all completed applications to be submitted by noontime on the Tuesday before the scheduled Meeting.

The next scheduled Meeting of the Board will be held on Monday September 18, 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