

MINUTES

CONDOMINIUM REVIEW BOARD

MONDAY SEPTEMBER 26, 2005

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

The following hearings were conducted:

21 Harrison Street: Application of Junaid Ziauddin and Reaz Hoque 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 September 2004

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 21 Harrison Street.

131 Morrison Avenue: Application of Mark and Roberta Grassia a Removal Permit 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 – Purchased 2000

Tenants who were living in this Unit did not wish to renew their lease and moved –

The owner of the property does not know where they moved .

Owner of the property decided to convert when rehabbing.

On a motion duly made and seconded, it was

VOTED: to grant a removal Permit for Unit Two located at 131 Morrison Avenue.

13 Bartlett Street: Application of Ian B. Mazmanian for a Removal Permit for Three Units - Attorney Andrew Bram, 483 Main Street, Hudson, 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 – Purchased 2004

Has been under rehab since being purchased

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 13 Bartlett Street.

31-33 Hawthorne Street: Application of Coleman Keane for a Removal Permit For One Unit – Attorney Herbert William Boudreau, 101 Main Street, Medford, 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 30 Years ago.

Unit at 33 Hawthorne Street converted August 2004

Copy of notification letter to tenant enclosed- dated 2004

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for the Unit located at 31 Hawthorne Street – location 31-33 Hawthorne Street.

29 Mansfield Street: Application of Giro DiBiase 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 September 2005 – 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 29 Mansfield Street.

65 Pearson Road: Application of Phillip M. Weiss, Naomi Davidson, Charles S. Munitz and Deidre M. Alessio a Certificate of Exemption for Two Units – Attorney Hanora Kaplan, 246 Walnut Street, Newton, 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 1984

This property pays taxes to both the City of Medford and the City of Somerville

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 65 Pearson Road.

181 Central Street: Application of Lawrence and Margaret Rich a Removal Permit for Three Units- Attorney Bruce Embry, 55 Cambridge Parkway, Cambridge, 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

Four Units – Purchased August 7, 2005 – Three Units vacant upon purchase

Tenant in Unit 1B has been notified of conversion process

Unit 1A – tenant passed away in Unit

Unit 2A – purchased condo in Medford

Unit 2B – moved to Hamilton MA

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit 1A, Unit 2A and Unit 2B located at 181 Central Street.

5 Evergreen Avenue: Application of Lucille Petringa and Melissa Schirmer 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.

Three Family – Purchased September 1, 2005 – Units 5 and 5B purchased vacant

Tenants in Unit 5A have been notified of conversion process

On a motion duly made and seconded, it was

VOTED: to grant a certificate of Exemption for Unit 5 and Unit 5B located at 5 Evergreen Avenue.

46- 52 ½ Florence Street Application of James and Marta Batmasian a Removal Permit for Three Units – Attorney James Maher, 2380 Massachusetts Avenue, Cambridge, 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 on One Lot – Six Units Each Building – Total Units 12

Purchased May 1986

Letter enclosed from Chief Operating Officer Rishi Khosla regarding these Units
Unit 52 ½ -1 – left Massachusetts
Unit 52-2 – left Massachusetts
Unit 52-3 – moved to Unit 50-3

If these 3 Units are approved 9 Units remain to be converted.

On a motion duly made and seconded, it was

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

22 – 24 Wilton Street: Application of Richard Pachucki a Removal Permit for Two Units - Attorney John T. Lyons Jr., 741 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 Family – Purchased vacant April 28, 2005

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit One 22 Wilton Street and Unit Two 24 Wilton Street – location 22-24 Wilton Street.

21 Newbury Street: Application of Edward J. Murphy for a Removal Permit for Unit Two and a Certificate of Exemption for Unit One – Attorney John T. Lyons Jr., 741 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 Family – Purchased April 2002

Unit 1 owner occupied – Unit 2 vacant

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 21 Newbury Street.

279-281 Lowell Street: Application of Eric P. Parker for a Certificate of Exemption for Unit One located at 281 Lowell Street and a Removal Permit for Unit Two located at 279 Lowell Street – Attorney John T. Lyons Jr., 741 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 Family – Purchased August 2003

Unit 1 – owner occupied
Unit 2 – vacant

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit Two located at 279 Lowell Street and a Certificate of Exemption for Unit One located at 281 Lowell Street – location 279 – 281 Lowell Street.

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.

135 Albion Street: Application of Kendall Properties Inc. for a Removal Permit for Unit One and Unit Two – Christopher T. Casey, 566 Chestnut Street, Lynn, 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 August 31, 2005

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit One and Unit Two located at 135 Albion Street.

81 Summer Street – 8-10 Avon Street (corner property): Application of Marc Resnick for a Removal Permit for Five Units – Alissa Devlin Esq., 183 Harvard Avenue, Allston, MA represented the applicant - The \$2,500.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Purchased December 2004 – 18 Units total

5 Units already converted

81 Summer Street – Unit 1 – moved –voluntarily
Unit 5 – moved back to Brazil

8 Avon Street – Unit 7 – moved to Malden
Unit 8 – bought own home

10 Avon Street – Unit 15 – moved to Brighton

If these 5 Units are approved 8 remain to be converted

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit One and Unit Five at 81 Summer Street, Unit Seven and Eight at 8 Avon Street, Unit 15 at 10 Avon Street – location 81 Summer Street –8-10 Avon Street.

62-64 Dimick Street-5-7 Waldo Avenue(corner property): Application of Marc Resnick a Removal Permit for Unit 7B – Alissa Devlin,183 Harvard Avenue, Allston, 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.

15 Units – Purchased December 2004

8 Units already converted

Letter enclosed from tenant requesting termination of lease for Unit 7B

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit 7B located at 7 Waldo Avenue – location 62-64 Dimick Street –5-7 Waldo Avenue.

86 Fellsway West; Application of Lorenzo DiBenedetto a Removal Permit for Unit Three 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.

Three Family – Purchased 2001 –

Unit 1 – Owner occupied

Unit 3 – vacant since December 2004 – moved to Florida

Letter enclosed from tenant in Unit Two waiving their rights

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 Three located at 86 Fellsway West.

33 Summer Street – 2-4 Putnam Street (corner property): Application of Park Place Condominium a Removal Permit for Unit Five – Attorney Anne Vigorito, 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 – 6 Units converted already

Letter enclosed signed by tenant waiving notification rights.

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 Five at 33 Summer Street – location 33 Summer Street – 2-4 Putnam Street.

32-34 Teele Avenue: Application of Patricia M. Craig a Removal Permit for 32 Teele Avenue and a Certificate of Exemption for 34 Teele Avenue - Attorney Anne Vigorito, 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 Family – Purchased 1987

Letter enclosed from owner stating tenants in Unit at 32 moved back to Winthrop Unit 34 –owner occupied

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for the Unit at 32 Teele Avenue and a Certificate of Exemption for the Unit at 34 Teele Avenue – location 32-34 Teele Avenue.

22 Dartmouth Street: Application of 22 Dartmouth Street Condominium a Removal Permit for Three Units - Attorney Anne Vigorito, 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 vacant August 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 22 Dartmouth Street.

45-47 Tufts Street: Application of John McCollen for a Removal Permit for Four Units – John P. Bulman, 193 Green Street, Melrose, 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 - vacant

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit One And Unit Two at 45 Tufts Street and Unit Three and Unit Four at 47 Tufts – location 45-47 Tufts Street.

106-108 Belmont Street: Application of Richard J. Monagle for a Removal Permit for Two Units – Attorney Bruce Embry, 55 Cambridge Parkway, 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 August 2, 2005

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit One located at 106 Belmont Street and Unit Two located at 108 Belmont Street – location 106-108 Belmont Street.

60-62 Rogers Avenue: Application of Foster Hardie for a Removal Permit for the Unit at 62 – 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.

Two Family purchased 1999

Letter enclosed from tenants waiving their notification and first offer to purchase rights.

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for the Unit located at 62 Rogers Avenue – location 60-62 Rogers Avenue.

15-19 Day Street: application of Bradley and Allison Moriarty for a Removal Permit for One Unit – Attorney Anthony Troiano III, 1 Thompson Square, Charlestown, 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 1999

Enclosed – Signed affidavit by owner and former tenants who waived their notification rights and offer of first refusal to purchase their Unit.

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit One located at 15 Day Street – location 15-19 Day Street.

12 Quincy Street: This address had come before the Condominium Review Board on April 25, 2005 – at that meeting the owner Deborah Baskin was granted Three Removal Permits – The building which is a Two family had permits pulled for renovations – there was some miscommunication regarding procedures for Condominium conversion with the Inspectional Services Department –the owner had presented plans for renovating this building into Three Units - after receiving the Certificates of Occupancy for the Two Original Units - but as of this date only Two Certificates of Occupancy have been granted for this address – Until the Third Unit has been approved by the Inspectional Services Department –the owner must present the Certificate of Occupancy for Unit Three- Therefore upon advice from legal Counsel Anne Thomas –

A motion was duly made and seconded, it was

VOTED: to rescind the Removal Permit for the Third Unit located at 12 Quincy Street and reinstate this Removal Permit upon receipt of a copy of the Certificate of Occupancy from the Inspectional Services Department

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

VOTED: to accept the minutes of the August 29, 2005 and the Special September 15, 2005 Meetings.

The Commissioners voted to hold the October Meeting on Monday October 24, 2005.

The Commissioners stated the starting time of this Meeting and all other Meetings would be 5:30 P.M. due to the vote taken on September 15, 2005.

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

Respectfully Submitted

Mary Walker