

**MINUTES**  
**MEETING OF THE**  
**CONDOMINIUM REVIEW BOARD**

**October 24,2005**

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

**The following hearings were conducted:**

**29 Pinckney Street:** Application of Anna Fort, a Certificate of Exemption for Two Units - Attorney Peter Miranda Jr., 100 George P. Hassett Drive, Medford, 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 2004

Letter enclosed from owner's Attorney

Owner occupies Unit Two

Tenant who occupies Unit One wishes to purchase their Unit.

On a Motion duly made and seconded, it was

**VOTED:** to grant a Certificate of Exemption for Unit One and Unit Two located at 29 Pinckney Street.

**9 Oakland Avenue:** Application of Thang Le, a Removal Permit 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 vacant September 30, 2005

On a motion duly made and seconded, it was

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

**29-31 Stoughton Street** : Application of Melanie M Tringali and James R. Murdock a Removal Permit for the Unit at 29 Stoughton Street and a Certificate of Exemption for the Unit at 31 Stoughton Street – Attorney Steven Cicatelli, 266 Main Street, Stoneham, 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 – Border Property with Medford

Letter enclosed from former tenant who moved to Connecticut.

On a motion duly made and seconded, it was

**VOTED:** to grant a Removal Permit for Unit Two located at 29 Stoughton Street and a Certificate of Exemption for Unit One located at 31 Stoughton Street – location 29-31 Stoughton Street.

**14 Cedar Street:** Application of Jack and Rebecca Loose, a Removal Permit for Unit One and a Certificate of Exemption for 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 November 2003

Affidavits and letters enclosed

Unit Two is owner occupied

Letter enclosed from tenant waiving their right to One year's notification – and their right of first refusal to purchase their Unit – tenants will remain in their Unit until at least October 2006.

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 located at 14 Cedar Street.

**50 Broadway:** Application of Carl Saloupis. SSB Broadway Somerville LLC, a Removal Permit for Seven Units - The \$3,500.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Seven Units – Purchased vacant October 2005

On a motion duly made and seconded, it was

**VOTED:** to grant a Removal Permit for the Seven Units located at 50 Broadway.

**103-105 Orchard Street:** Application of Edward Kachathurian a Removal Permit for Eight Units – Attorney Richard DiGirolamo, 424 Broadway, Somerville, MA represented the applicant - The \$4,000.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Eight Units – Purchased vacant October 4, 2005

On a motion duly made and seconded, it was

**VOTED:** to grant a Removal Permit for the Eight Units located at 103-105 Orchard Street.

**112-116 Sycamore Street** Application of 112-116 Sycamore Street LLC 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.

Two Buildings – Purchased February 2005 – Total 29 Units

Ten Units have already been converted

Affidavit from owner concerning Unit 9 and Unit 14  
Tenants left with no notification

Affidavit from tenant in Unit 22–leaving on their own free will

If these Three Units are approved - Sixteen Units remain to be converted.

On a motion duly made and seconded, it was

**VOTED:** to grant a Removal Permit for Unit 9 at 112 Sycamore Street and a Removal Permit for Unit 14 and Unit 22 at 116 Sycamore Street – location 112-116 Sycamore Street.

**6 Wilson Avenue:** Application of Selim J. Romanos and Zalika Almoukayed a Removal Permit for Two Units – Attorney Richard DiGirolamo, 424 Broadway, 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 – Purchased vacant August 7, 2005

On a motion duly made and seconded, it was

**VOTED:** to grant a removal Permit for Unit One and Unit Two located at 6 Wilson Avenue.

**63 Adams Street:** Application of Robert McCormick a Certificate of Exemption for Unit One and a Removal Permit for Unit Two and Unit Three – 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.

Three Family

Unit One –owner occupied

Enclosed - Signed affidavits from tenants in Unit Two and Unit Three 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 Two and Unit Three located at 63 Adams Street.

**34 Elmwood Street:** Application of Selim J. Romanos and Zalika Almoukayed a Removal Permit for Two Units – Attorney Richard DiGirolamo, 424 Broadway, 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 – Purchased vacant June 17, 2005

On a motion duly made and seconded, it was

**VOTED:** to grant a Removal Permit for Unit One and Unit Two located at 34 Elmwood Street.

**81 Liberty Avenue:** Application of Paula Herrington a Removal Permit for Two Units – Attorney Sasima Chuaprasert, One 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 – Purchased December 2002

Affidavit enclosed from owner – Tenant notifications were sent August 2004 – Both units are vacant – Tenants moved voluntarily and did not leave forwarding addresses

On a motion duly made and seconded, it was

**VOTED:** to grant a Removal Permit for Unit One and Unit Two located at 81 Liberty Avenue

**49-51 Farragut Avenue** Application of Bryan A. Wood a Removal Permit for Unit Two at 49 Farragut Avenue and a Certificate of Exemption for Unit One at 51 Farragut 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 October 2000

Unit One owner occupied

Unit Two vacant - tenant was a doctor who had lived in this Unit – Tenant moved voluntarily - Owner does not know where this tenant moved.

On a motion duly made and seconded, it was

**VOTED:** to grant a Removal Permit for Unit Two located at 49 Farragut Avenue and a Certificate of Exemption for Unit One at 51 Farragut Avenue – location 49-51 Farragut Avenue.

**24 Powder House Terrace:** Application of Nicholas Arena, a Certificate of Exemption for Unit Three-The \$500.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Three Family – Purchased June 2005

Unit One and Unit Two notified October 2005 of Conversion

Unit Three owner occupied

On a motion duly made and seconded, it was

**VOTED:** to grant a Certificate of Exemption for Unit Three located at 24 Powder House Terrace.

**87-89 Bristol Road:** Application of Gonzalo Artigas, 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.

Border property with the City of Medford

Two family – Purchased August 2004 - Unit Two vacant upon purchase.

Unit One tenant will be notified

On a motion duly made and seconded, it was

**VOTED:** to grant a Removal Permit for Unit Two located at 87 Bristol Road.

**9-11 Elmwood Street:** Application of Elmwood Street LLC, a Removal Permit for Unit Two –Attorney Louis P. Izzi, 70 West 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  
Unit Three converted July 2005

E-mail from tenant in Unit Two stating they were moving

On a motion duly made and seconded, it was

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

**386 Highland Avenue:** Application of Xiao Ou Chen, Guoyong Wu and Jie Mao a Removal Permit for Three Units – Attorney Meihuei Hu, 308A Harvard Street, Brookline, 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 vacant October 19, 2005

Enclosed letter from current owners stating status of building upon purchase.

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 386 Highland Avenue.

**7 Farragut Avenue** Application of Marie Wilson, a Removal Permit for Three Units – Attorney Peter Miranda Jr., 100 George P. Hassett Drive, Medford, 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 September 30, 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 7 Farragut Avenue.

**9-11 Hudson Street:** Application of Andrea Mercury, a Removal Permit for Two Units – Attorney William J. Walsh, 1408 Centre 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.

Two Family – Purchased vacant June 20, 2005

On a motion duly made and seconded, it was

**VOTED:** to grant a Removal Permit for Unit One and Unit Two located at 9-11 Hudson Street.

**31-33 Irvington Road:** Application of Erik and Michelle Farrington, a Removal Permit for the Unit located at 33 Irvington Road and a Certificate of Exemption for the Unit located at 31 Irvington Road- Attorney Robert M. Gilligan, 144 Overlook Road, Arlington, 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 1999

Affidavit enclosed from former tenant in Unit at 33 Irvington Road waiving their right to notification and first refusal.

Unit at 31 Irvington Road is owner occupied.

On a motion duly made and seconded, it was

**VOTED:** to grant a Certificate of Exemption for the Unit located at 31 Irvington Road and a Removal Permit for the Unit located at 33 Irvington Road – location 31-33 Irvington Road.

**12 Quincy Street:** Application of Deborah Baskin a Removal Permit for Unit Three – this is a continuation from September 2005 – This Unit received a Removal Permit which had to be rescinded in September 2005 – reason an Occupancy Permit had not been issued for this Unit by Inspectional Services – Once Occupancy Permit had been received the Condominium Review Board would vote to reinstate the Removal Permit for this Unit – Occupancy Permit issued September 29<sup>th</sup>, 2005 for Unit Three- The Commission received copy of Occupancy Permit

On a motion duly made and seconded, it was

**VOTED:** to grant a Removal Permit for Unit Three at 12 Quincy Street.

**The Commissioners discussed the upcoming Holiday Season:**

**November 2005 – on a motion duly made and seconded the Commissioners voted that the completed application process to come before the Board for this Meeting must be submitted by noontime Monday November 21<sup>st</sup>, 2005 – City Hall is closed Thursday and Friday November 24<sup>th</sup> and 25<sup>th</sup> – the Meeting will still be held on Monday November 28<sup>th</sup>, 2005 beginning at 5:30 p.m.**

**December 2005 – on a motion duly made and seconded the Commissioners voted that Monday December 19<sup>th</sup>, 2005 would be the date of the December Meeting beginning at 5:30 p.m.– City Hall will be closed on Monday December 26<sup>th</sup>, 2005.**

**The completed application process for this meeting must be submitted by noontime Wednesday December 14<sup>th</sup>, 2005 .**

**It was suggested that we post on our web page these changes for these Months and also to contact as many of the Attorneys who come before the Board and notify them as well.**

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

**VOTED: To accept the minutes of the September 15<sup>th</sup>, 2005 and the September 26<sup>th</sup>, 2005 Meetings.**

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

**The next scheduled Meeting will be Monday November 28<sup>th</sup>, 2005.**

Respectfully Submitted

Mary Walker