

MINUTES
MEETING OF THE
CONDOMINIUM REVIEW BOARD
DECEMBER 19, 2005

**Board members present: Elizabeth Medeiros, John Cangiamila,
William Medeiros**

Absent: Kenneth Joyce, Robert Racicot

The following hearings were conducted:

WARD ONE PRECINCT ONE

24 PINCKNEY STREET: Application of Kristen Schofield, a Removal Permit for Two Units and a Certificate of Exemption for One Unit - 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 2005

Seeking a Removal Permit for Units One and Three

Seeking a Certificate of Exemption for Unit Two – owner occupied.

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 24 Pinckney Street.

WARD SIX PRECINCT TWO

84 BAY STATE AVENUE: Application of John Murphy Jr., 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 – November 9, 2005

Seeking a Removal Permit for Two Units.

On a motion duly made and seconded, it was

VOTED:to grant a Removal Permit for Unit One and Unit Two located at 84 Bay State Avenue.

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WARD FIVE PRECINCT THREE

261-263 HIGHLAND AVENUE: Application of Jeremy Seeger, 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.

Eight Unit Building – Purchased June 2005

Seeking Three Removal Permits.

Letters enclosed stating how Units became vacant.

Unit 261-4 was vacant upon purchase.

Unit 261-3 – moved voluntarily

Unit 263-4 – moved voluntarily.

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit 261-3, Unit 261-4 and Unit 263-4 located at 261-263 Highland Avenue.

WARD FOUR PRECINCT ONE

84 GRANT STREET: Application of 84 Grant Street LLC, 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

24 Units – Purchased August 2004.

17 Units already converted.

Seeking Removal Permit for Unit 15 and Unit 16

Unit 15 – Affidavit enclosed – leaving December 31, 2005 – waiving rights.

Unit 16- Affidavit enclosed – leaving December 31, 2005 – waiving rights.

If these 2 Units are approved 7 Units remain to be converted.

On a motion duly made and seconded, it was

VOTED: to grant a removal Permit for Unit 15 and Unit 16 located at 84 Grant Street.

WARD SIX PRECINCT TWO

52 BAY STATE AVENUE: Application of Christopher Cherry, 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.

Three Family – Purchased 1984

Owners' affidavit enclosed stating how Units became vacant – tenants left their Units – Owner does not know where tenants moved.

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 52 Bay State Avenue.

WARD SEVEN PRECINCT TWO

111 WOODSTOCK STREET- 63 WATERHOUSE STREET –

CORNER PROPERTY- Application of Ronald Cavallo, a Removal Permit for Six Units – Attorney Richard DiGirolamo, 424 Broadway, Somerville, MA represented the applicant - The \$3,000.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

13 Units Total – Purchased November 30, 2005

7 Units at 111 Woodstock Street
6 Units at 63 Waterhouse Street.

Seeking 6 Removal Permits.

111 Woodstock Street
Unit A, Unit 3, Unit 4 and Unit 6 were vacant upon purchase

63 Waterhouse Street
Unit 1 and Unit 6 were vacant upon purchase.

.
If these Six Units are approved Seven Units remain to be converted.

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit fo Unit A, Unit Three, Unit Four and Unit Six located at 111 Woodstock Street and Unit One and Unit Six located at 63 Waterhouse Street – location 111 Woodstock Street – 63 Waterhouse Street. (Corner Property).

WARD ONE PRECINCT ONE

4 WEBSTER STREET: Application of Douglas Beaudet, a Removal Permit for Six Units - Attorney Richard DiGirolamo, 424 Broadway, Somerville, MA represented the applicant - The \$3,000.00 application fee has been paid and no real estate taxes, or water bills are owed to the City.

Six Units Total - Purchased August 2005 - Purchased vacant.

Seeking Six Removal Permits.

On a motion duly made and seconded, it was

VOTED:to grant a Removal Permit for Unit One, Unit Two, Unit Three, Unit Four, Unit Five and Unit Six located at 4 Webster Street.

WARD THREE PRECINCT TWO

26 MONTROSE STREET: Application of Michael A. Guimaraes, a Removal Permit for Three Units, Attorney Richard DiGirolamo, 424 Broadway, Somerville, MA represented the applicant - \$1,500.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Three Family - Purchased December 1, 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 26 Montrose Street.

WARD THREE PRECINCT TWO

156 SCHOOL STREET: Application of 156 School Street LLC, 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.

Seven Units - Purchased December 1, 2005

Unit Three and Unit Seven were vacant upon purchase.

Seeking Two Removal Permits.

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit Three and Unit Seven located at 156 School Street.

WARD SIX PRECINCT TWO

60-62 COLLEGE AVENUE: Application of 60-62 College Avenue Condominium, 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.

Ten Units – Purchased May 2005

Seeking Three Removal Permits

Unit 2 @60 College Avenue – vacant at purchase
Unit 1 @60 ½ College Avenue – vacant at purchase
Unit 1 @ 62 ½ College Avenue – vacant at purchase

On a motion duly made and seconded, it was

VOTED:to grant a Removal Permit for Unit Two at 60 College Avenue, Unit One at 60 1/2 College Avenue and Unit One at 62 1/2 College Avenue – location 60-62 College Avenue.

WARD SEVEN PRECINCT THREE

88- 90 NORTH STREET: Application of Sinan Akdag, 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 November 2005

Unit at 90 North Street was vacant upon purchase.
Unit at 88 North Street – has tenant – letter signed by tenant – will be vacating on or before June 15, 2006 after graduate studies – waiving their rights to notification process and purchasing Unit.

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for the Unit at 88 North Street and the Unit located at 90 North Street – location 88-90 North Street.

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The Commissioners also discussed the application process for the Condominium Review Board – the Commissioners voted that the completed application process must be received by noontime on the Tuesday preceding the scheduled Meeting in order for clients to be put on the Agenda. The Commissioners were also informed that the Board of Aldermen would like to receive an e-mail regarding the agenda and that the agenda include the Ward and Precinct as well as the street address of all conversions coming before the Board. That process had begun with the December Meeting.

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

VOTED: To accept the minutes of the November 28, 2005 Meeting.

The next scheduled Meeting will be on Monday January 30, 2006 at 5:30 P.M lower level conference room City Hall.

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

Respectfully Submitted

Mary Walker