

MINUTES

MEETING OF THE

CONDOMINIUM REVIEW BOARD

MONDAY FEBRUARY 25, 2008

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

The Following Hearings Were Conducted:

Ward Seven Precinct One

9 Claremon Street – Application of John Murphy, 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.

Three Family – Purchased vacant December 5, 2007

Seeking Three Removal Permits

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, Unit Two and Unit Three located at 9 Claremon Street, Somerville, MA.

Ward Seven Precinct One

5 Cameron Avenue – Application of Steven Sack, a Removal Permit for Three Units – Attorney Anthony Troiano, 1 Thompson Square, Charlestown, MA represented the applicant – The \$1,500 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Three Family – Purchased 2004

Seeking Three Removal Permits

All Units have been vacant since August 2007

**Owner had received notification from One of the Units – they were vacating –
Owner could not find new tenant to rent Unit**

**Owner then notified remaining tenants that he was putting property on the market
for sale as a Three family – Owner could not find buyer –**

**Signed letters from former tenants in Units stating that they would be vacating their
Units by end of August 2007 – after Units became vacant – Owner decided to try
and sell the Units as Condos – since he was still not able to sell property**

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 5 Cameron Avenue, Somerville, MA.

Ward Three Precinct Two

115 Highland Avenue – Application of 115 Highland Avenue LLC – a Removal Permit for Unit 12, Unit 13, Unit 14, Unit 15 and Unit 19 – Michael Cohen, 374 Old Montague Road, Amherst, 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.

14 Unit Building built 1982

Purchased February 15, 2007

5 Units converted March 2007 – were vacant upon purchase of property

3 Units converted July 30, 2007

Total of 8 Units have been converted

Seeking Removal Permits for Units 12,13,14,15 and 19

Copies of original notices sent to tenants in 2007 in files

Affidavits regarding these Units are enclosed

Unit 12 – Evicted due to nonpayment of rent – Massachusetts Trial Court Document

Unit 13 – Signed tenant affidavit – copy of original notification and signed returned receipt – year notification

Unit 14 – Tenant purchased home in Methuen

Unit 15 – Currently 3 Months in arrears – served eviction notice – Massachusetts Trial Court Document

Unit 19 – Tenant has signed new lease – is hoping to purchase this Unit – signed affidavit in files

If these Units are approved – Only Unit 18 is left to be converted – Tenants were entitled to a 2 year notification

On a motion duly made and seconded, it was

Voted: to grant a Removal Permit for Unit 12, Unit 13, Unit 14, Unit 15 and Unit 19 located at 115 Highland Avenue, Somerville, MA.

Ward Two Precinct Two

20-22 Lincoln Parkway – Application of Deborah Tuck Wirtz, 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 June 2005

Seeking Three Removal Permits

Three Units are occupied

Signed affidavits from tenants in Units - see enclosed statements – all tenants stated they had been notified of conversion – acknowledged right of first refusal to purchase their Unit – all tenants are vacating Units by August 31, 2008 - all tenants were notified of February 2008 Meeting

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit One located at 20 Lincoln Parkway – Unit Two and Unit Three located at 22 Lincoln Parkway – location 20-22 Lincoln Parkway, Somerville, MA.

Ward Six Precinct One

75 Willow Avenue – Application of Halvard and Tara Gudmundsen, A Certificate of Exemption for Unit One and a Removal Permit for Unit Two – 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 September 2007

Seeking – Certificate of Exemption for Unit One – Owner occupied

Seeking removal Permit Unit Two – vacant upon purchase and has remained 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 75 Willow Avenue, Somerville, MA.

The Commissioners wished to have a copy of the new proposed Condo application sent to City Attorney Anne Thomas to look over and see if there might be some adjustments to be made to this document.

The Commissioners tabled discussion until the next Meeting March 2008 regarding some properties that the Inspectional Services Department is checking on.

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

VOTED: to approve the Minutes of the Monday January 28, 2008 Meeting and the Special Meeting held on Tuesday February 12, 2008.

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

The next scheduled Meeting of the Board will be held on Monday March 31, 2008.

Respectfully Submitted,

Mary Walker