

**MINUTES**

**MEETING OF THE**

**CONDOMINIUM REVIEW BOARD**

**MONDAY OCTOBER 29, 2007**

**BOARD MEMBERS PRESENT: Elizabeth Medeiros, Robert Racicot,  
John Cangiamila, William Medeiros,  
Marlene Smithers**

**The Following Hearings Were Conducted:**

**Ward Three Precinct Two**

**36-38 Oxford Street**

**Application of Debra Wood, a Removal Permit for Unit One and a Certificate of Exemption for Unit Three – Attorney Adam Dash, 48 Grove Street, 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.**

**Three Family – Purchased December 1999**

**Seeking Removal Permit for Unit One – tenants are purchasing**

**Unit Two – tenants notified October 2007**

**Seeking Certificate of Exemption Unit Three – Owner occupied**

**If these Two Units are approved Unit Two remains**

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

**VOTED: to grant a Removal Permit for Unit One located at 36 Oxford Street and a Certificate of Exemption for Unit Three Located at 38 Oxford Street – location 36-38 Oxford Street.**

**Ward Three Precinct Three**

**16 Spring Street**

**Application of Timothy Monkiewicz, 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 June 2005**

**Seeking Two Removal Permits**

**Enclosed copy of letter sent to tenants**

**Certified return receipts in files**

**Owner is converting property for Financial purposes**

**Unit One – Enclosed – waivers signed by tenants – waiving their one year notification and purchasing of Unit – acknowledging their right as a tenant – and renewal of lease through May 2009 – also enclosed tenant questionnaire**

**Unit Two – Enclosed – waivers signed by tenants – waiving their one year notification and purchase of Unit – acknowledging their right as a tenant – and renewal of their lease through May 2009 – also enclosed tenant questionnaire**

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

**VOTED: to grant a Removal Permit for Unit One and Unit Two located at 16 Spring Street.**

**Ward Seven Precinct Three**

**72 North Street**

**Application of Ann S. Jones, Thouis Jones and Christopher Morse, a Certificate of Exemption for Two Units – Attorney Joseph Mc Dermott, 43 Thorndike Street, Cambridge, 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 October 2001**

**Seeking Two Certificates of Exemption**

**Unit One and Unit Two 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 72 North Street.**

**Ward Two Precinct Two**

**7 Lewis Street**

**Application of Celia Halstead, a Removal Permit 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 1981**

**Unit One and Unit Two converted August 2005**

**Letter enclosed from previous notification 2005 to tenants in Unit Three**

**Seeking Removal Permit for Unit Three**

**If this Unit is approved the entire Three Family will have been converted**

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

**VOTED: to grant a Removal Permit for Unit Three located at 7 Lewis Street.**

**Ward Four Precinct One**

**119-121 Shore Drive**

**Application of Shirley Li and Qi Luo, 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 2007**

**Seeking Two Removal Permits**

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

**VOTED: to grant a Removal Permit for Unit One located at 121 Shore Drive and Unit Two located at 119 Shore Drive – location 119-121 Shore Drive.**

**Ward Six Precinct One**

**328-328A Summer Street**

**Application of Peter Albano, a Removal Permit for Three Units – Attorney Alba Doto Bacari, 316 Central Street, Saugus, 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.**

**Seeking Three Removal Permits**

**Property purchased vacant September 19, 2007 – Property purchased through a Trust**

**Assessing has property listed as a Two Family – Inspectional Services has had the property as a Three Family since August 1949 – Board of Appeals granted a Third Unit – ruling in files – Inspectional Services has also supplied a Certificate of Occupancy for Three – Certificate enclosed in files**

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

**VOTED: to grant a Removal Permit for Unit One located at 328 Summer Street – Unit Two and Unit Three located at 328A Summer Street – location 328-328A Summer Street.**

**Ward Seven Precinct Three**

**27-29 Woods Avenue**

**Application of James Murray, 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 March 2007**

**Seeking Two Removal Permits**

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

**VOTED: to grant a Removal Permit for Unit One located at 27 Woods Avenue and Unit Two located at 29 Woods Avenue – location 27-29 Woods Avenue.**

**Ward Six Precinct Two**

**50R College Avenue**

**Application of 50 Rear College Avenue Condominium, Marlene Hanna, a Certificate of Exemption for Unit One and a Removal Permit for Unit Two – 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.**

**Two Family – Purchased 1979**

**Unit One seeking Certificate of Exemption – Owner occupied**

**Unit Two – Seeking Removal Permit – tenant affidavit – signed – waiving right to purchase Unit – will be vacating August 31, 2008 – advised of their right to attend October 2007 Condo Board Meeting**

**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 50R College Avenue.**

**Ward Seven Precinct Two  
65-67 Garrison Avenue**

**Application of 65-67 Garrison Avenue Condominium, Marlene Hanna, 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.**

**Two Family – Purchased November 1999**

**Unit One – Seeking Removal Permit – 65 Garrison Avenue – signed tenant affidavit – received notification of conversion – their right as a tenant – waived right to purchase Unit – vacating August 31, 2008 – notified of right to attend October 2007 Condo Board Meeting**

**Unit Two – Seeking Removal Permit – 67 Garrison Avenue – signed tenant affidavit – received notification of conversion – their right as a tenant – waiving their right to purchase Unit – will be vacating August 31, 2008 – advised of their right to attend October 2007 Condo Board Meeting**

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

**VOTED: to grant a Removal Permit for Unit One located at 65 Garrison Avenue – Unit Two located at 67 Garrison Avenue – location 65-67 Garrison Avenue.**

**Ward One Precinct Three  
9-11 Everett Avenue**

**Application of Temple Street Realty Trust – John Mahan Trustee, 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.**

**Seeking Six Removal Permits**

**Purchased vacant January 2007 – Six Units – Damaged by fire March 2005 – Demolished – Rebuilt – Six Units**

**There are no water meters currently on property**

**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 9-11 Everett Avenue.**

**Ward Two Precinct Three**

**17 Park Place**

**Application of Clint Worden, 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 September 2007**

**Seeking Three Removal Permits**

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

**VOTED: to grant a Removal Permit for Unit A, Unit B and Unit C located at 17 Park Place.**

**Ward One Precinct Three**

**275 Medford Street**

**Application of Peter Crawley and Wen Hao Tien, 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 October 25, 2007 – Foreclosure property**

**Seeking Three Removal Permits**

**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 275 Medford Street.**

**The Commissioners discussed when the new application process might begin – the Commissioners are once again going to review the application process in place now and the proposed application process they discussed, if they are in agreement the Commissioners would like to see the new process begin early 2008. The Commissioners were in agreement that there should be a set time frame for the new process to begin, Attorneys should be notified and the web site must be updated with the new application.**

**The Commissioners were informed that 26-28 Pinckney Street, which had received Nine Removal Permits previously in 2006 – the Tenth Unit which had been occupied, when the tenant who had been notified of the conversion – tenant had not picked up notification - owner never sent another notification - when owner had gone to Court to evict tenant from Unit – Judge’s opinion was that the tenant had not received proper notification and tenant could remain in the Unit for Two more**

**Condominium Review Board**

**Monday October 29, 2007**

**Page 7**

**Years – Commissioners’ feel that a form letter should be included in the application process – in making sure that tenants are notified properly and that tenants are also notified of their rights as tenants.**

**Commissioners were also informed that a call was received from 17-19 Everett Street – caller stated Four Units were at this address – upon checking files – only Two Units had come before the Board for approval in 2000 – Units at number 17 – the caller stated – there was a huge water bill which needed to be paid – caller was having difficulties with person in charge of this property – I was under the impression that caller must had been referring to Association President – caller was seeking help from the City dealing with Condo Associations and caller wished to speak with someone to assist with the Association at this address– it was suggested that caller read documents dealing with the Property Association – speak to the Association Executive Board or call the Attorney who had setup the Association, or call the Attorney who had dealt with the Condo sales, maybe could offer the caller guidance – it was explained to the caller that the City does not get involved in Condo Associations, that it is the people who purchase the Condo Units or Attorneys representing the owners of the property who deal with Condo Associations. The caller was wished good luck in her endeavor.**

**MINUTES:**

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

**VOTED: to accept the Minutes of the September 24, 2007 Meeting.**

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

**The next scheduled Meeting of the Board will be Monday November 26, 2007, starting at 5:30 p.m., lower level conference room, Somerville City Hall, 93 Highland Avenue.**

**Respectfully Submitted,**

**Mary Walker**

