

MINUTES

MEETING OF THE

CONDOMINIUM REVIEW BOARD

MONDAY DECEMBER 17, 2007

**BOARD MEMBERS PRESENT: WILLIAM MEDEIROS, JOHN CANGIAMILA,
ELIZABETH MEDEIROS,
MARLENE SMITHERS**

The Following Hearings Were Conducted:

WARD SIX PRECINCT THREE

Application of Timothy J. Condon, a Removal Permit for Unit One and Unit Two located at 32 Chandler Street – 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 August 2005

Unit Three received Certificate of Exemption June 2006 – Unit is Owner occupied

Unit One and Unit Two tenants were notified May 2006 of the Conversion.

Seeking Two Removal Permits.

Copies of Certified Mail, Return Receipts and Tenant Request form – Tenant notice of Application in File

Signed Affidavit from Owner – Unit One currently vacant – Unit Two, same tenants occupy this Unit as were notified May 2006

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit One and Unit Two located at 32 Chandler Street.

WARD THREE PRECINCT ONE

Application of Grace Romano, a Removal Permit for Two Units located at 20 Highland 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 1974

Seeking Two Removal Permits

Assessors had this property as a Three Family – 1989 Zoning Board of Appeals approved conversion to Three Family – Owner never obtained Permit to convert property from ISD – Owner had Two Years to obtain Permit – Time on decision has expired – so property is a Two Family.

Property is currently vacant

Letter from Owner stating – daughter had lived in Unit One – she moved back home with her mother – property was in poor condition and work had to be done.

Unit Two – occupied by tenants – now vacant – Owner had notified tenants that property needed major construction on it – Tenants moved for work to be done and tenants were notified that they could return when work was completed if they so wished – converting for financial reasons –

Owner's daughter is seeking to purchase Unit Two

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit One and Unit Two located at 20 Highland Avenue.

WARD SEVEN PRECINCT THREE

Application of Marie Giso and Michael Giso. A Certificate of Exemption for Unit One located at 9 Woods Avenue and a Removal Permit for Unit Two located at 11 Woods Avenue – location 9-11 Woods 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 – Left in trust to the Owners April 2007

Seeking Certificate of Exemption Unit One – Owner Michael Giso resides in this Unit

Seeking Removal Permit for Unit Two – currently vacant – had been occupied by Owner's mother who has passed away – and has remained vacant since her death

On a motion duly made and seconded, it was

VOTED: to grant a Certificate of Exemption for Unit One located at 9 Woods Avenue and a Removal Permit for Unit Two located at 11 Woods Avenue – location 9-11 Woods Avenue.

WARD FIVE PRECINCT ONE

Application of Antonio P. DeSouza, a Removal Permit for Three Units – located at 107 Glenwood Road – Attorney Joseph Mc Dermott, 43Thorndike Street, Cambridge, 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 January 31, 2007

Seeking Three Removal Permits

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit 107-1, Unit 107-2 and Unit 107-3 located at 107 Glenwood Road.

WARD THREE PRECINCT THREE

Application of Jon DeMartinis, a Certificate of Exemption for Unit One and a Removal Permit for Unit Two and Unit Three, located at 205 Summer Street – 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 2003

Seeking Removal Permits for Unit Two and Unit Three

Owner stated tenants had vacated Units August 2007

Units have remained vacant since then

Seeking Certificate of Exemption for Unit One – Owner occupied

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 205 Summer Street.

LATE SUBMITTAL

WARD THREE PRECINCT THREE

Application of Michael Sylvester, a Removal Permit for Unit A located at 50 Spring Street – Attorney James Finn, 43 Thorndike Street, Cambridge, 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.

Single family – Purchased vacant May 2005

Seeking Removal Permit for Unit A- Original Unit

Property was previously Owner occupied before sale

Owner had plans drawn – pulled permits - added a complete new addition to property – never had a final Inspection done

Owner needed to get a Removal Permit for the Original Unit – but not for the new addition since no one had ever occupied the new construction portion

Owner had to provide Board with an Occupancy Permit for the property – By providing the Board with the Occupancy Permit – it shows that the Final Inspection had been done and that the property was a legal Two Unit structure.

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit A located at 50 Spring Street.

The Commissioners Voted to change the December 2008 Meeting date to the 22nd.

The Commissioners hope the new Condo application might be able to start February 2008.

All Attorneys that are on file with the Condominium Board will be sent the 2008 Meeting Schedule.

Copies of the new Condominium Application are also going to be sent to all Attorneys who have dealt with the Board. The copies will be sent once the new application has had minor adjustments made.

A copy of the Inspectional Services Departments' New Sign - Off sheet will be sent for their approval.

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

VOTED: to approve the minutes of the November 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 January 28, 2008

Respectfully submitted,

Mary Walker

