

Minutes

Meeting Of The

Condominium Review Board

January 29, 2007

**Board Members Present: Kenneth Joyce, Elizabeth Medeiros, William Medeiros,
Robert Racicot, John Cangiamila**

The following hearings were conducted:

Ward Four Precinct Two

233 School Street – Application of Susan B. Nissenbaum, 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 September 2006

Seeking Two Removal Permits

Unit One – was vacant upon purchase - owner's son occupies Unit – has been living in Unit since September 2006 – He is acting as a Caretaker for the property – He pays no rent – He has signed a letter stating that he has no problem building being converted into Condos – waives his right to purchase Unit – He states he is a student at Suffolk University.

Unit Two – Currently vacant – Letter enclosed from prior tenant stating that he had asked to terminate his lease – He moved at the end of December 2006 – He waived right to One year notification and waived right to purchase his Unit –

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit One and Unit Two located at 233 School Street.

Ward Two Precinct Two

80 Newton Street – Application of Soren Rono and Walter Jaworski – Abodeswell LLC, a Removal Permit for Three Units – Scott Palmer, 87 Old Wendell Road, Northfield, 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 October 2006

Seeking Three Removal Permits

Previous owner had occupied Unit One and moved to Medford upon sale of the property

Unit Two and Unit Three were vacant 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 80 Newton Street.

Ward Six Precinct Three

45 Simpson Avenue – Application of Theo Zambakis, 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 May 2006

Seeking Two Removal Permits

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit One and Unit Two located at 45 Simpson Avenue.

Ward Three Precinct Three

50 Craigie Street – Application of 50 Craigie LLC, a Removal Permit for Unit Sixteen – Attorney Richard Di Girolamo, 424 Broadway, Somerville, 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.

33 Unit Building – Purchased October 12, 2006

Sixteen Units already converted

Seeking Removal Permit for Unit Sixteen

Enclosed signed affidavit from former tenants in this Unit – they were notified of conversion November 2006 – Acknowledged that they knew their rights as tenants – waived their right to purchase their Unit – Vacated Unit by January 7, 2007 – Acknowledged their right to attend January Meeting of the Board.

If this Unit is approved 16 Units remain to be converted.

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit Sixteen located at 50 Craigie Street.

Condominium Review Board

January 29, 2007

Page 3

Ward Two Precinct Two

50-52R Beacon Street – Application of Mark Roderick, 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.

Seeking Seven Removal Permits

Two Buildings on One Lot

Enclosed is a Zoning Board of Appeals decision April 28, 2005 stating that there are SEVEN residential units on this lot.

Purchased vacant September 2006

#50 Beacon Street has Three Units

#52 Beacon Street has Three Units

#52R has One Unit

52R was originally a Two Family now has been converted to a SINGLE

50-52 was originally FIVE Units plus ONE office –with decision from Board of Appeals – it is SIX Units

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit One, Unit Two and Unit Three at 50 Beacon Street, Unit One, Unit Two and Unit Three at 52 Beacon Street, and the unit located at 52R Beacon Street – location 50-52R Beacon Street.

Ward Four Precinct Two

23-25 Wheatland Street – application of John F. Murray, 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 November 2006

Seeking Three Removal Permits

Unit One is located at 23 Wheatland Street

Unit Two and Unit Three are located at 25 Wheatland Street

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit One located at 23 Wheatland Street, Unit Two and Unit Three located at 25 Wheatland Street – location 23-25 Wheatland Street.

Ward Two Precinct Two

36-40 Line Street – Application of Margaret J. Wolynes, a Removal Permit for Two Units – Attorney Stuart J. Farkas, 923 Massachusetts Avenue, Cambridge, 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 1978

Seeking Removal Permits for Unit at # 36 Line Street and # 38 Line Street.

Unit At # 40 Line Street – occupied by a tenant – tenant has been notified of the conversion – tenant may be interested in purchasing their Unit.

Signed letter enclosed stating status of building.

Unit at #36 – now vacant – tenant had lived in Unit since 2003 - tenant had been at will – tenant moved voluntarily somewhere else in Somerville – unable to contact tenant.

Unit at #38 – now vacant – tenants had a short term lease for four months – copy of lease enclosed – one tenant moved back to Bulgaria – one tenant moved to Boston- tenants left owing rent for the month of December.

If these Two Units are approved One Unit remains to be converted.

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for the Unit located at 36 Line Street and the Unit located at 38 Line Street – location 36-40 Line Street.

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

VOTED: To accept to the Minutes of the December 18, 2006 Meeting.

The Board asked me to contact the Law Department for the City of Somerville and ask, how much authority does it have towards homeowners who convert their property into Condos and do not come before the Board for approval.

Condominium Review Board

January 29, 2007

Page 5

The Board was informed that the Condominium Review Board working group has met three times and are working on changes to the Condominium Ordinance which is now in place.

The Commissioners will also be looking at the Condominium application to see where changes need to take place.

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

The next scheduled Meeting of the Board will be Monday February 26, 2007.

Respectfully submitted,

Mary Walker