

MINUTES

MEETING OF THE

CONDOMINIUM REVIEW BOARD

MONDAY NOVEMBER 26, 2007

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

The Following Hearings Were Conducted:

Ward Three Precinct Three

17 Porter Street

Application of Daniel Casparriello, 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 vacant May 30, 2002

Seeking Two Removal Permits

Unit 1 – Signed tenant affidavit – stating they were notified of conversion – stating they were notified of their rights as tenants – waived their right to purchase their Unit – vacating Unit voluntarily by December 31, 2007 – acknowledged their notification and right to attend November 2007 Condo Meeting.

Unit 2 – Signed tenant affidavit – stating they were notified of conversion – stating they were notified of their rights as tenants – waived right to purchase their Unit – vacating voluntarily August 31, 2008 – acknowledged their notification and right to attend November 2007 Condo Meeting.

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit One and Unit Two located at 17 Porter Street.

Ward Seven Precinct Three

25 Fairfax Street

Application of Sanjeev Kumar, 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 2002

Seeking Two Removal Permits

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Property was owner occupied – owners purchased another property and moved to that property

Property has been under rehab for last two years

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit One and Unit Two located at 25 Fairfax Street.

Ward Three Precinct One

17 Bow Street Place

Application of Martha J. Browning, a Certificate of Exemption for Unit One and a Removal Permit for Unit Two – Attorney Darren A. Rubin, 707 Main Street, Waltham, 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 August 2003

Seeking Certificate of Exemption for Unit One – this Unit is Owner occupied

Seeking Removal Permit for Unit Two – Signed letter from former tenants – Tenants stated they were not evicted nor displaced – Tenants stated they departed voluntarily due to purchasing a home in Medford.

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 17 Bow Street Place.

Ward Seven Precinct Two

30 Victoria Street

Application of Eric McHugh, a Removal Permit for Unit Three, Attorney Joseph Lopisi, 846 Massachusetts Avenue, Arlington, 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.

David Miller was original owner of the property – David Miller is now Property Manager

Three Family – Purchased January 2007

August 2007 sought Three Removal Permits

Unit One was approved by Board at August 2007 Meeting – This Unit was vacant upon purchase of property

Unit Two and Unit Three were not approved at this Meeting – The Board voted that the Attorney would need to contact the property manager to see if more information was available concerning the former tenants – an effort must be made to contact if at all possible the former tenants – all statements that would be provided to the Board would have to be notarized.

Seeking Removal Permit for Unit Three

Notarized affidavit from David Miller enclosed – David Miller states he purchased building January 2007 – converted by filing Master Deed January 26, 2007 – when purchasing building, Unit Three was occupied by Elizabeth Koo, who was a tenant at will – she was not interested in purchasing Unit – she moved voluntarily February 2007 – Eric McHugh purchased Unit April 2007 – Eric has found a buyer for Unit and wishes for Unit Removal Permit

Signed notarized letter from Eric McHugh – Eric states he had purchased Unit in April 2007 – Unit was vacant and has remained vacant since being purchased – Eric states he had purchased this Unit as an investment and never intended to live in it – He had always intended to sell Unit.

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit Three located at 30 Victoria Street.

Late Submittal

Ward Four Precinct Two

41 Derby Street

Application of Marouane Bah, 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 November 2003

Unit One – Tenants wish to purchase their Unit – Signed letter from tenants so stating

Unit Two – Signed letter from tenant – Letter states tenant was notified of conversion and offered the right to purchase Unit – tenant declined offer – tenant states that the conversion process should go forth

Unit Three – Vacant – 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 41 Derby Street.

Since Kenneth Joyce and Robert Racicot are no longer members of the Condominium Review Board – the Commissioners voted to have William Medeiros serve as Chair, Elizabeth Medeiros Vice-Chair and Marlene Smithers Clerk/Secretary.

The Commissioners viewed a 2008 Calendar – the Commissioners then voted a Schedule for their Monthly Meetings for the Year 2008 – also voting on that completed applications to the Board must be received by Noontime on the Wednesday preceding the scheduled Meeting.

**The 2008 Schedule voted by the Condominium Review Board
Monday January 28,2008
Monday February 25, 2008
Monday March 31, 2008
Monday April 28, 2008
Monday May19, 2008
Monday June 23, 2008
Monday July 28, 2008
Monday August 25, 2008
Monday September 22, 2008
Monday October 27, 2008
Monday November 24, 2008
Monday December 22, 2008**

The Commissioners voiced their opinions regarding a new Condominium Review Board Application process – The Commissioners voted on a new Application – the Commissioners voted that hopefully the new Application process could begin starting with the February 2008 Meeting – hopefully all Attorneys and clients who deal with the Board will have been notified and the new application will have been put on the City’s web site so that it may be down loaded.

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On a motion duly made and seconded, it was

VOTED: to accept the Minutes of the October 29, 2007 Meeting

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

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The next scheduled Meeting of the Board will be Monday December 17, 2007.

Respectfully Submitted,

Mary Walker