

Minutes

Meeting of the

Condominium Review Board

December 18,2006

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

The following hearings were conducted:

Ward Seven Precinct Two

4-6 Farragut Avenue – Application of Derek Atkins a Certificate of Exemption for One Unit and a Removal Permit for One Unit - 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 Nine Years ago

Seeking a Certificate of Exemption for the Unit located at 4 Farragut Avenue – owner occupied

Seeking a Removal Permit for the Unit at 6 Farragut Avenue

Copy of letter enclosed received by the Board dated June 2005 – notifying of Conversion

Owner states on application tenants moved from Unit June 30,2006 – Unit has been vacant since that date – also states tenants moved voluntarily

On a motion duly made and seconded, it was

VOTED: to grant a Certificate of Exemption for the Unit located at 4 Farragut Avenue and a Removal Permit for the Unit located at 6 Farragut Avenue – location 4-6 Farragut Avenue.

Ward Seven Precinct Three

38-40 Raymond Avenue- Application of Robert and Sarah Elefson, a Removal Permit for Three Units – Attorney Marisa Gregg, 55 Cambridge Parkway, Cambridge, 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 vacant February 2006

Seeking Three Removal Permits

On a motion duly made and seconded, it was

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VOTED: to grant a Removal Permit for Unit A located at 38 Raymond Avenue, Unit B and Unit C located at 40 Raymond Avenue – location 38-40 Raymond Avenue.

Ward Seven Precinct One

52A – 54 Medford Street – Application of Paul J. Morgan, a Removal Permit for Two Units – Attorney Emanuel John Markis, 43 Thorndike Street, 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.

Two Single Units (Houses) on One Lot – Assessed as a TWO Family – Receive only ONE tax bill from City.

Seeking Two Removal Permits.

Purchased November 2006 – Two Units were owner occupied and the prior owners vacated Units on purchase by new owner.

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for the Unit located at 52A Medford Street and the Unit located at 54 Medford Street – location 52A- 54 Medford Street.

Ward Three Precinct Three

9 Belmont Street (58 Pitman Street) corner property – Application of Anastasios and Nikolaos Katechis, a Removal Permit for One Unit – Attorney Emanuel J. Markis, 43 Thorndike Street, Cambridge, MA represented the applicants – The \$500.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Purchased 1987 – 2002 transfered to other family members

TWO Structures on ONE lot - 58 Pitman Street – One Unit – 9 Belmont Street – TWO Family.

Seeking Removal Permit for Unit ONE at 9 Belmont Street – Unit One was owner occupied – Owner moved to Medford.

Copies of letters sent to other tenants concerning conversion enclosed.

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit One located at 9 Belmont Street – location 9 Belmont Street – 58 Pitman Street.

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Ward Seven Precinct One

9-11 Westminster Street – Application of Emad A. Elsakka a Removal Permit for Unit One located at 9Westminster street – Attorney Richard DiGirolamo, 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.

Two Family – Purchased 1994

Unit Two located at 11 Westminster Street – Removal Permit approved November 2006.

Notarized affidavit by tenant in Unit ONE enclosed – tenant acknowledges right as a tenant – waives right to purchase Unit – vacating voluntarily by August 31, 2007 – advised of right to attend December 2006 Meeting.

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit One located at 9 Westminster Street – location 9-11 Westminster Street.

On a motion duly made and seconded, the Commission voted on the 2007 schedule:

**Monday January 29, 2007
Monday February 26, 2007
Monday March 26, 2007
Monday April 30, 2007
Monday May 21, 2007
Monday June 25, 2007
Monday July 30, 2007
Monday August 27, 2007
Monday September 24, 2007
Monday October 29, 2007
Monday November 26, 2007
Monday December 17, 2007.**

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

VOTED: to accept the Minutes of the November 27, 2006 Meeting.

The next scheduled Meeting of the Board will be held on Monday January 29, 2007 – 5:30 p.m. – lower level conference room – City Hall.

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

Respectfully submitted,

Mary Walker

