

MINUTES

MEETING OF THE

CONDOMINIUM REVIEW BOARD

MONDAY MARCH 26, 2007

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

The Following Hearings Were Conducted:

WARD FOUR PRECINCT TWO

38 - 40 Derby Street – Application of Jared Yagjian, 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 January 2007

Seeking Three Removal Permits

Unit #1 located at #38

Unit #2 and Unit #3 located at #40

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit One located at 38 Derby Street, Unit Two and Unit Three located at 40 Derby Street – location 38- 40 Derby Street.

WARD SEVEN PRECINCT THREE

67 – 69 Fairfax Street – Application of Cynthia Stillinger, a Removal Permit for Two Units – Attorney Deborah Nowell, 1189B Massachusetts Avenue, Arlington, 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 February 16, 2007

Seeking Two Removal Permits

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for the Unit located at 67 Fairfax Street and the Unit located at 69 Fairfax Street – location 67 – 69 Fairfax Street.

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WARD SIX PRECINCT ONE

17 – 19 St. James Avenue – Application of Ruth Ronen, Sagi Ronen and Marianne Lepp, a Certificate of Exemption 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 1998

Seeking Two Certificates of Exemption – Both Units are owner occupied

On a motion duly made and seconded, it was

VOTED: to grant a Certificate of Exemption for Unit One located at 17 St. James Avenue and Unit Two located at 19 St. James Avenue – location 17 – 19 St. James Avenue.

WARD THREE PRECINCT TWO

115 Highland Avenue – Application of 115 Highland LLC, a Removal Permit for Five Units – Michael Cohen, 374 Old Montague Road, Amherst, MA represented the applicant – The \$2,500.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Fourteen Unit Building built 1982

Purchased February 2007

Seeking Five Removal Permits for Units vacant at Purchase.

Copies of notices sent to other nine tenants notifying of Conversion process are enclosed

Copies of returned receipts for seven of the Units enclosed

If these Five Units are approved Nine Units remain

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit 11, Unit 16, Unit 20, Unit 21 and Unit 23 located at 115 Highland Avenue.

WARD ONE PRECINCT TWO

128 – 130 Pennsylvania Avenue – Application of Michael and Delia Sciarra, a Removal Permit for Two Units – Attorney Kenneth Simmons Jr., 49 Elm Street, Medford, 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 1952

Seeking Two Removal Permits

Unit Two was originally owner occupied – former owner now resides in a long term Health Care Facility

Unit One tenants moved in 2004 – voluntarily – Unit has been vacant since

Former owner’s daughter purchased property 2006 – property has been vacant since purchase

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit One located at 130 Pennsylvania Avenue and Unit Two located at 128 Pennsylvania Avenue – location 128 – 130 Pennsylvania Avenue.

WARD FIVE PRECINCT TWO

13 – 15 Prichard Avenue – Application of James Beck, a Removal Permit for Three Units, Attorney Anthony Troiano, One Thompson Square, Charlestown, 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 February 2007

Seeking Three Removal Permits

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit One located at 15 Prichard Avenue, a Removal Permit for Unit Two and Unit Three located at 13 Prichard Avenue – location 13 – 15 Prichard Avenue.

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WARD ONE PRECINCT TWO

16-16A Austin Street – Application of 16 Austin Street LLC, a Removal Permit for Unit One at 16 Austin Street – Attorney Anne Vigorito, 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.

Purchased May 2006 – Six Units

Seeking Removal Permit for Unit One

Enclosed signed affidavit from tenant – acknowledged notice to convert September 2006 – waived right to purchase Unit – voluntarily vacated Unit January 2007 – acknowledged notification of March 2007 hearing.

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit One located at 16 Austin Street – location 16 – 16A Austin Street.

WARD THREE PRECINCT ONE

21 Boston Street – Application of Elm Rogers LLC, a Removal Permit for Unit One and Unit Three – Attorney Anne Vigorito, 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.

Three Family – Purchased vacant May 2006

Unit Two converted February 2007

Seeking Removal Permit for Unit One and Unit Three

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit One and Unit Three located at 21 Boston Street.

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WARD THREE PRECINCT THREE

112 Belmont Street – Application of Joelle Hochman, Christopher Austill, Joel Bennett and Lynn Weissman – A Certificate of Exemption 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 1994

Seeking Two Certificates of Exemption

Unit One and Unit Two 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 112 Belmont Street.

WARD TWO PRECINCT ONE

25 – 27 ½ Rossmore Street – Application of Perry Stolberg, a Certificate of Exemption for One Unit – Attorney Charles Sillari Jr., 92 Highland Avenue, 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.

Four Units – Purchased vacant 2005

Four Units are now rented

Seeking Certificate of Exemption for Unit located at 25 Rossmore Street

Tenants are purchasing their Unit – signed letter enclosed

Copies of letters sent to other tenants informing of Conversions enclosed

On a motion duly made and seconded, it was

VOTED: to grant a Certificate of Exemption for the Unit located at 25 Rossmore Street – location 25 – 27 ½ Rossmore Street.

The Commissioners decided to wait until the April Meeting to go over any possible changes they might wish to make with the application process.

The Commissioners voted to add a second sheet to the granted Removal Permits and Certificates of Exemption, this second sheet would be a notarized statement confirming the vote of the Commission on each Unit coming before the Board.

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The Commissioners also agreed that they would likely discuss and possibly vote on properties that had converted and not come before them, on properties that had only done partial conversions, and properties that had converted, but had not filed Master Deeds.

Minutes:

On a motion duly made and seconded, it was

VOTED: To accept the Minutes of the February 26, 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 April 30, 2007.

Respectfully submitted,

Mary Walker