

February 27, 1989

Margaret Drury - Executive Director
Cambridge Rent Control Board
831 Massachusetts Avenue
Cambridge, MA 02139

RE: SCV 88-281 / 52-54 Fairmont St.

Dear Ms. Drury:

I am enclosing the following documents for your consideration and request that they be introduced into the public record at the reopened hearing for SCV 88-281 at 1:30 PM on February 28, 1989:

1. Letter to Mr. Robert W. Healy, City Manager, Cambridge, dated 2/13/89 from me;
2. Report titled "HISTORY of OWNERSHIP of 26-30 CHATHAM ST., CAMB., as recorded at SOUTH MIDDLESEX REGISTRY of DEEDS (through 2/8/89);
3. Report titled "PART TWO. HISTORY of OWNERSHIP of 26 CHATHAM ST., CAMB., as recorded at SOUTH MIDDLESEX REGISTRY of DEEDS (through 2/24/89).

I request that the Hearing Examiner take note of the parallels to 52-54 Fairmont St.

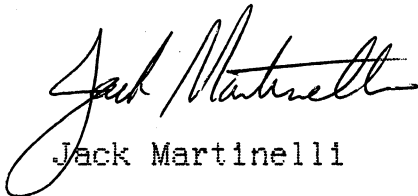
Since Mr. Gonsalo, Jr. has no apparent financial interest in 26 Chatham St. now, his role in converting the formerly rent-controlled property to decontrolled condominiums is presumably complete. We do not need to speculate about his role as I did in my 2/13/89 letter to the City Manager.

PLEASE NOTE that my earlier statements regarding the lack of a recorded condominium master deed and subsequent unit sales at 26 Chatham St. by Mr. Gonsalo, Jr. are incorrect and are corrected herein. I was improperly instructed by a clerk at the Middlesex Registry in the use of the computer database to search for recent transactions by Mr. Gonsalo, Jr. My improper query resulted in "no hits". In fact, using the correct query structure, I found 33 recorded instruments since 1/1/87 in which Mr. Gonsalo, Jr. had an interest.

An extremely recent instrument, dated 1/24/89 (APPROXIMATELY ONE MONTH AGO) and recorded the next day, reveals that John F. Gonsalo, Jr., and Yvonne DeAngelo, joint tenants of unit one at 26 Chatham St., sold said unit to Norman B., Peggy P., and Patricia A. Sunshine for \$190,000 (Bk 19612 Pg 486). Units 2 and 3 had previously been sold on 7/17/87 for \$189,000 and 7/30/87 for \$211,000 respectively. Mr. Gonsalo, Jr. is no longer a trustee of the condo trust having been replaced by Patricia Sunshine on the day of the unit sale.

PLEASE NOTE that the filing of the condominium master deed, the creation of the condominium trust, and these unit sales occurred during the period of the litigation regarding the contested zoning variance, BZA Case 5377. The granted variance was subsequently annulled in Middlesex Superior Court on 3/1/88 and has been awaiting action of the appeal by Mr. Gonsalo, Jr. since October, 1988. I wonder if the three new condo owners are aware of the pendency of this appeal.

I request that this letter and all information referred herein be made a part of the public record at the 2/28/89 hearing for SCV 88-281.



Jack Martinelli

171 Auburn St.
Cambridge, MA 02139-3949

cc: Mr. Robert W. Healy, City Manager
Mr. Melvin Gadd, Chairman - BZA
Mr. Joseph J. Cellucci, Commissioner - ISD
Mr. Joseph Connarton, City Clerk
Cambridge City Council

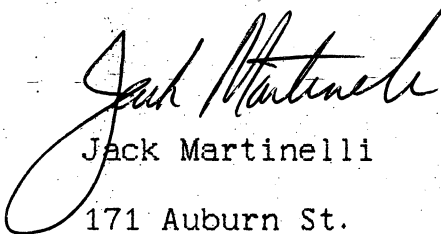
February 27, 1989

Mr. Joseph Connarton - City Clerk
City of Cambridge
795 Massachusetts Avenue
Cambridge, MA 02139

RECEIVED BY
OFFICE OF CITY CLERK
1989 FEB 27 AM 9:32
CAMBRIDGE MA.

Dear Mr. Connarton:

I have enclosed a copy of my letter to Ms. Margaret Drury, Executive Director, Cambridge Rent Control Board, regarding the case SCV 88-281. I request that this letter be transmitted to each Councilor prior to tonight's Council as a Supplemental Communication.



Jack Martinelli

171 Auburn St.
Cambridge, MA 02139-3949

12.

S-133

Comm. from Jack Martinelli, transmitting a
copy of his letter to Margaret Drury, Exec.
Dir., Rent Control Board Re: case SCV 88-281.

In City Council,

February 27, 1989

227-19

Placed on file.