

NEIGHBORHOOD MEETING REPORT

Property: 374 Medford Street, a/k/a 374A Medford Street
Applicant: Kero + Homemade Bites Brazilian Cafe LLC
Owner: Paramjit Kaur
Agent: Adam Dash, Esq.
Zoning District: Neighborhood Residence (NR”) and Small Business Overlay
In the ¼ mile Transit Area
Not in a Pedestrian Street District

Neighborhood Meeting Date: March 26, 2025

This is the required Neighborhood Meeting Report which is part of the zoning application process regarding the above-referenced property.

The March 26, 2025 neighborhood meeting was held via remote participation, beginning at 6:32 pm and was recorded by Adam Dash, Esq.

The slides used at the meeting are filed herewith.

Flyers were mailed on March 11, 2025 to the abutter owners of the properties as stated on the Somerville abutter’s lists filed herewith. Flyers were also hand delivered to said properties on March 10, 2025.

Attendees:

Jesse Clingan, Ward 4 City Councilor
Ben Ewen-Campen, Ward 3 City Councilor
Junior Garcia, Applicant
Aparecida Szytko, Applicant
Jacinta Antunes, for Applicant
Adam Dash, Esq., attorney for Applicant
Cindy Larson, Centrepont Architects, architect for Applicant
Kit Luster, PP&Z Staff
Aaron Weber
Maria Novoa
Lizzie Abbate
Christine Carlino
Jamie Cragnoine
Michelle Moreira
Karen McCarthy
MC
Allison V
Aaron Bickel
Claudia Mastroianni

Tom Sheridan
Tom S

Councilors Clingan and Ewen-Campen welcomed everyone and introduced themselves before handing the floor over to Attorney Dash. Attorney Dash said that the meeting was being recorded, and stated the purpose of the meeting.

Attorney Dash went through the project details for a Brazilian-style bakery, café and coffee shop, which requires a use special permit, at the property. He explained the project details, the process going forward, and the relief sought. He went through the floor plans and exterior photographs.

Attorney Dash then explained how the public could either speak or type questions or comments using the Q&A function.

Public Comment can be summarized as follows:

The residents were all positive, supportive and excited about the proposal, including representatives of the Gilman Square Neighborhood Council, as well as very close abutters.

A resident asked about the proposed hours of operation. Attorney Dash and Ms. Antunes said they are not yet known.

A resident said they were supportive of the use, but had concerns about parking. Attorney Dash said that there would be more activity than the current vacant storefront, but that there are a lot of people who pass by the site during the day, and that the site is close to the Gilman Square T station, such that the proposed use would not likely create additional traffic and parking issues.

Some local business workers expressed their support and said they would frequent the new business.

Seeing no further comments or questions, Councilor Clingan thanked everyone for attending and closed the meeting.

The meeting was adjourned at 6:50 pm.

374 Medford St 300 Feet Abutters Listing

REM_MB LU_MAP	REM_MB LU_BLOC	REM_MB LU_LOT	REM_M BLU_U NIT	REM_PRCL_LOGN	REM_USE _CODE	OWN_NAME1	OWN_NAME2	MAD_MAIL_ADDR1	MAD_MAIL_CITY	MAD_MAIL _STATE	MAD_MAI L_ZIP
49	E	7		8 THURSTON ST	1010	GOSSELIN KIMBERLY A	NEVES PAULO J	8 THURSTON ST	SOMERVILLE	MA	02145
49	E	8		6 THURSTON ST	1110	NASCIMENTO WANDA & OTNEIL S		259 SYLVIA ST	ARLINGTON	MA	02476
49	E	9		4 THURSTON ST	1040	TWOMEY DANIEL PATRICK & KATHRTN E		4 THURSTON ST. UNIT 2	SOMERVILLE	MA	02145
50	A	1	1	388 MEDFORD ST #1	1020	PHILLION H TEGAN & PHILLION CHRISTOPHER		29 COOLIDGE PARK	WAKEFIELD	MA	01880
50	A	1	2	388 MEDFORD ST #2	1020	BARNES STEPHEN A & CUERVO- CORTAZAR SILVIA		388 MEDFORD ST UNIT 2	SOMERVILLE	MA	02145
50	A	1	3	388 MEDFORD ST #3	1020	KIM ROBERT TRUSTEE	C/O BLACKSTONE WILLIAMS / ANDREW PITTMAN	685 1ST AVE APT 31C	NEW YORK	NY	10016
50	A	2		384 MEDFORD ST	1040	MCHUGH JOHN J & LINDA L TRSTEE	MCHUGH REALTY TRUST	23 WOODBINE STREET	SOMERVILLE	MA	02143
50	A	3		382 MEDFORD ST	1040	MCCARTHY K & D TRUSTEES	MCCARTHY REALTY TRUST	382 MEDFORD ST	SOMERVILLE	MA	02143
50	A	4		12 ESSEX ST	1040	MITKO KRISTO		22 ADAMS AVE	EVERETT	MA	02148
50	A	5		8 ESSEX ST	1050	RALEZA MICHAEL & MARIA R		8 ESSEX ST, UNIT 1	SOMERVILLE	MA	02145
50	A	6		6 ESSEX ST	1040	GENEUS DOMINIQUE		25 HORSESHOE LN	CLINTON	MA	01510
50	A	7		4 ESSEX ST	1010	DUBACH JOEV G		4 ESSEX ST	SOMERVILLE	MA	02145
50	A	8		2 ESSEX ST	1010	NIREMATH SHEELA		2 ESSEX ST	SOMERVILLE	MA	02143
50	A	9	1	1 THURSTON ST #1	1020	FOLEY MICHAEL & LAURIE TRUSTEES	FOLEY REALTY TRUST	1 THURSTON ST #1	SOMERVILLE	MA	02145
50	A	9	2	1 THURSTON ST #2	1020	FOLEY LAURIE A	FOLEY MICHAEL F	1 THURSTON ST #2	SOMERVILLE	MA	02145
50	A	10		3 THURSTON ST	1010	LOVE KATHLEEN J & KEVIN T		3 THURSTON ST	SOMERVILLE	MA	02145
50	A	11		5 THURSTON ST	1010	5 THURSTON ST LLC		10 SPRUCE AVE	CAMBRIDGE	MA	02138
50	A	12	1	7 THURSTON ST #1	1020	FUDIN PAUL ERIC & DORE CHARLOTTE ANNE		7 THURSTON ST 1	SOMERVILLE	MA	02145
50	A	12	2	7 THURSTON ST #2	1020	MAPLE TREE REAL ESTATE LLC		30 CAITLIN RD	BROOKLINE	MA	02445
50	A	13		9 THURSTON ST	1040	BAIROS CAETANO LUCIA & MARIA C TRUSTEE	THE BAIROS THURSTON TRUST	4 STONEY BROOK	ARLINGTON	MA	02476
50	B	1		378 MEDFORD ST	1040	CARLINO MATTHEW & CHRISTINE		378 MEDFORD ST	SOMERVILLE	MA	02145
50	B	2		376 MEDFORD ST	1040	HIREMATH SHEELA & RAJANALA VENUE G		376 MEDFORD ST	SOMERVILLE	MA	02145
50	B	3		374 MEDFORD ST	0322	KAUR PARAMJIT		4 WASHINGTON AVE	SOMERVILLE	MA	02143
50	B	4		372 MEDFORD ST	0104	LAFUENTE HELENA G		38 WATERHOUSE ST	SOMERVILLE	MA	02144

50	B	5		370 MEDFORD ST	0104	NATALE PROPERTIES LLC		103 FRESH POND PARKWAY	CAMBRIDGE	MA	02138
50	B	6		366 MEDFORD ST	0130	364 MEDFORD STREET LLC		2 RICHDALE AVE	SOMERVILLE	MA	02145
50	B	7		362 MEDFORD ST	1110	SPY POND REALTY LLC		362 MEDFORD ST	SOMERVILLE	MA	02145
50	B	8	1	172 SCHOOL ST #1	1020	VINHAS-BARRIOS DANIEL		172 SCHOOL ST #1	SOMERVILLE	MA	02145
50	B	8	2	1 RICHDALE AVE #2	1020	ANDERSON SCOTT		1 RICHDALE AVE #2	SOMERVILLE	MA	02145
50	B	8	3	1 RICHDALE AVE #3	1020	OLSZEWSKI ALLISON	GRUNDZA JEREMY R	1 RICHDALE AVE #3	SOMERVILLE	MA	02145
50	B	8	4	1 RICHDALE AVE #4	1020	PLATO RUSSELL P & NOLAN JOEL M		1 RICHDALE AVE 4	SOMERVILLE	MA	02145
50	B	8	5	1 RICHDALE AVE #5	1020	CHOI EDMOND & ROTHKIN EMILY		1 RICHDALE AVE UNIT 5	SOMERVILLE	MA	02145
50	B	8	A	170 SCHOOL ST #A	3430	PAGLIARULO ANTHONY H		9-8R HAWTHORNE PL	BOSTON	MA	02114
50	B	9		7 RICHDALE AVE	1050	HE BINBIN & ZHONG TIANYA		7-9 RICHDALE AVE	SOMERVILLE	MA	02145
50	B	10		11 RICHDALE AVE	1040	PERRY SUZANNE M		11 RICHDALE AVE	SOMERVILLE	MA	02143
50	B	11	1	13 RICHDALE AVE #1	1020	KAZARNOVSKY MICHAEL L		13 RICHDALE AVE UNIT 1	SOMERVILLE	MA	02143
50	B	11	2	13 RICHDALE AVE #2	1020	NASUTION MUHAMMAD & DIAH		13 RICHDALE AVE UNIT 2	SOMERVILLE	MA	02145
50	B	12		1 ESSEX ST	1040	KONTIS JOHN A & KAKAVOULIS ELE		20 LAFAYETTE PL	WOBBURN	MA	01801
50	B	13		3 ESSEX ST	1040	KALIA VEENA		3 ESSEX ST	SOMERVILLE	MA	02143
50	B	14		5 ESSEX ST	1040	HOYDIS MICHAEL		5 ESSEX ST	SOMERVILLE	MA	02145
50	C	9		34 RICHDALE AVE	1010	EVERS PETTER J	McCLELLAN SARAH R	34 RICHDALE AVE	SOMERVILLE	MA	02145
50	C	10		30 RICHDALE AVE	1040	BUILDING ALLIANCE GROUP LLC		2 SUDBURY CT APT 5	MAYNARD	MA	01754
50	C	11		28 RICHDALE AVE	1010	HOULIHAN JOHN F FOR LIFE	HOULIHAN JOHN F & FRANCIS TRUSTEES	28 RICHDALE AVE	SOMERVILLE	MA	02145
50	C	12		26 RICHDALE AVE	959R	COMMUNITY ALTERNATIVE RES ENVR		35 CHARLESTOWN ST	SOMERVILLE	MA	02143
50	C	13		22 RICHDALE AVE	1040	DAI LYI	WANG HELEN Y	101 GARDEN STREET	CAMBRIDGE	MA	02138
50	C	14	1	20 RICHDALE AVE #1	1020	HOFFMAN AARON D. & CAREY JULIA R. K.		20 RICHDALE AVE 1	SOMERVILLE	MA	02145
50	C	14	2	20 RICHDALE AVE #2	1020	NIAZI FOUZIA & GARDNER MATTHEW D.		20 RICHDALE AVE 2	SOMERVILLE	MA	02145
50	C	15		18 RICHDALE AVE	1010	FITZGERALD CLAIRE LIFE ESTATE	WILLIAM FITZGERALD	18 RICHDALE AVE	SOMERVILLE	MA	02143
50	C	16		16 RICHDALE AVE	1040	DURSTON DIANA D & STEVEN P HEIFETZ		16 RICHDALE AVE	SOMERVILLE	MA	02145
50	C	17		12 RICHDALE AVE	1010	BYRD JAMES A & ALICIA M		12 RICHDALE AVE	SOMERVILLE	MA	02145
50	C	18		10 RICHDALE AVE	1010	HICKEY CINDY L & ROBERT J		10 RICHDALE AVE	SOMERVILLE	MA	02143
50	C	19		8 RICHDALE AVE	1010	R8 REALTY LLC		2 RICHDALE AVE	SOMERVILLE	MA	02145
50	C	20		164 SCHOOL ST	3400	RICHDALE SCHOOL LLC		2 RICHDALE AVE	SOMERVILLE	MA	02143

60	A	13	8 DARTMOUTH ST	1050	VERDERESE ENNIO ETAL TRUSTEES	8 DARTMOUTH STREET REALTY TRUST	10 DARTMOUTH ST	SOMERVILLE	MA	02145
60	A	14	6 DARTMOUTH ST	1010	ROBIDOUX C G & PULEO R M		6 DARTMOUTH ST	SOMERVILLE	MA	02145
60	A	15	381 MEDFORD ST	1050	MOREIRA ANTHONY P		381 MEDFORD ST	SOMERVILLE	MA	02145
60	A	16	383 MEDFORD ST	1040	REIS ELEANOR		383 MEDFORD ST	SOMERVILLE	MA	02145
60	A	17	387 MEDFORD ST	1040	LAFLAMME L & D & TOPPI M TRS OF THE LAFLAMME FAMILY LVG TRUST		387 MEDFORD ST	SOMERVILLE	MA	02145
60	A	18	393 MEDFORD ST	3220	DI MASO JOHN H & SYLVIAL		3 BEAR HILL RD	BILLERICA	MA	01821
60	B	12	198 SCHOOL ST	1110	CAMS PROPERTY MANAGEMENT LLC		21 LONE PINE LANE	PEABODY	MA	01960
60	B	13	194 SCHOOL ST	1040	THE STRATHMORE CORP		931 MASS AVE	ARLINGTON	MA	02474
60	B	14	192 SCHOOL ST	1120	TOULOPOULOS JOHN V & PAULINE		931 MASSACHUSETTS AVE	ARLINGTON	MA	02476
60	B	15	190 SCHOOL ST #1	1020	ALLEN SARAH & NEIDHARDT KYLE		190 SCHOOL ST UNIT 1	SOMERVILLE	MA	02145
60	B	15	190 SCHOOL ST #2	1020	ISHCHENKO ALEXEY V & INNA V POTAPENKO		190 SCHOOL ST #2	SOMERVILLE	MA	02145
60	B	15	190 SCHOOL ST #3	1020	KOCOL MARY E		190 SCHOOL ST #3	SOMERVILLE	MA	02145
60	B	16	186 SCHOOL ST	1010	VINCENT JEFFREY & FRANK MARISA		186 SCHOOL ST	SOMERVILLE	MA	02145
60	B	17	367 MEDFORD ST	1050	CORTEZ JULIO & OLINDA		367 MEDFORD ST	SOMERVILLE	MA	02145
60	B	18	369 MEDFORD ST #1	1020	BALTAZAR QUINNER		250 ENDICOTT AVE	REVERE	MA	02151
60	B	18	369 MEDFORD ST #2	1020	FARRELL ANDREW G & EMILY S		369 MEDFORD ST UNIT 2	SOMERVILLE	MA	02145
60	B	18	369 MEDFORD ST #3	1020	ABBATE ELIZABETH		369 MEDFORD ST 3	SOMERVILLE	MA	02145
60	B	18	369 MEDFORD ST #4	1020	SHRAKE DAVID J		369 MEDFORD ST #4	SOMERVILLE	MA	02145
60	B	19	371 MEDFORD ST	1040	GODLEY SEAN		119 WARREN ST	MEDFORD	MA	02155
60	B	20	373 MEDFORD ST	1050	NASCIMENTO JOSE R		373 MEDFORD ST	SOMERVILLE	MA	02145
60	B	21	375 MEDFORD ST	1050	THE 375 MEDFORD STREET LLC		60 MASSACHUSETTS AVE	ARLINGTON	MA	02474
60	B	22	377 MEDFORD ST	1040	VAQUERANO MARIA FOR LIFE	C/O DWM PROPERTY MANAGEMENT LLC				
60	B	23	3 DARTMOUTH ST	1050	KELLY JUSTIN	NOVOA RENE& CARLOS & GLADYS ET AL	377 MEDFORD ST	SOMERVILLE	MA	02145
60	B	24	5 DARTMOUTH ST	1040	GIUSTI DAVID C & ALLISON T TRUSTEES	DAVID C GIUSTI REVOCABLE TRUST	3 DARTMOUTH ST	SOMERVILLE	MA	02145
60	B	25	7 DARTMOUTH ST	1040	CONWAY EDWARD N & SARAH A	C/O COSTELLO ASSOCIATES	5 DARTMOUTH ST	SOMERVILLE	MA	02145
60	B	26	9 DARTMOUTH ST	1050	NIELSEN THEA RITTER		311 HIGHLAND AVE	SOMERVILLE	MA	02144
60	B	27	11 DARTMOUTH ST	1040	SANDERS JOYCE INA & RACHEL K		78 BLUEBERRY LANE	FRIENDSHIP	ME	04547
60	D	23	23 STICKNEY AVE	1010	BARRINGER ROBERT & RACHEL		11 DARTMOUTH ST	SOMERVILLE	MA	02145
60	D	24	183 SCHOOL ST	1040	ELGART JONAH & COHN ILANA & ELGART B		23 STICKNEY AVE	SOMERVILLE	MA	02145
60	D	24	183 SCHOOL ST	1040	ELGART B		183 SCHOOL ST	SOMERVILLE	MA	02145

60	D	25	187 SCHOOL ST	1040	WEIR THERESA & LATHAM MARK		185-187 SCHOOL ST	SOMERVILLE	MA	02145
60	D	26	191 SCHOOL ST	1040	PORRECA MARIE		189 SCHOOL ST	SOMERVILLE	MA	02145
60	D	27	193 SCHOOL ST	1050	SILVER MICAH LOREN BERKOVITZ		30 ADAMS ST #4	SOMERVILLE	MA	02145
60	E	1	179 SCHOOL ST	1040	DIAS VITOR M	DIAS MATTHEW T	179 SCHOOL ST	SOMERVILLE	MA	02145
60	E	2	24 STICKNEY AVE	1040	DONOVAN REGIS M		24 STICKNEY AVE	SOMERVILLE	MA	02145
60	E	16	359 MEDFORD ST	1040	KALIA VIKRAMJIT & KALIA SONIA		359 MEDFORD ST	SOMERVILLE	MA	02143
60	E	17	175 SCHOOL ST	1120	175 SCHOOL ST REALTY LLC		PO BOX 45354	SOMERVILLE	MA	02145
61	G	1	360 MEDFORD ST	3220	MARTIGNETTI ANTHONY		PO BOX 46452	SOMERVILLE	MA	02145-0004
Count:	90									









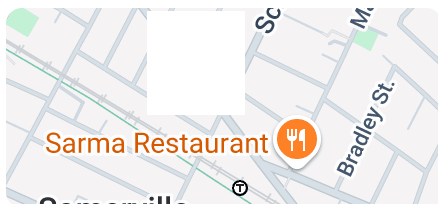
Somerville, Massachusetts

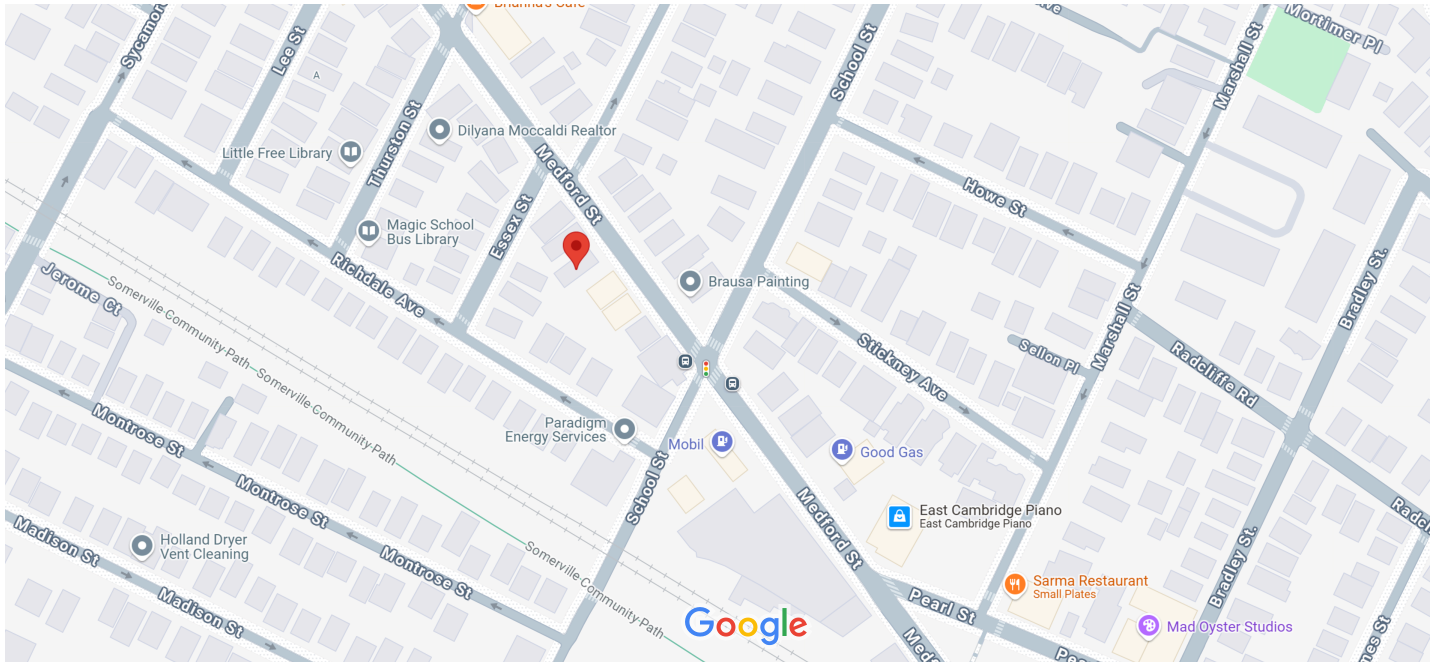
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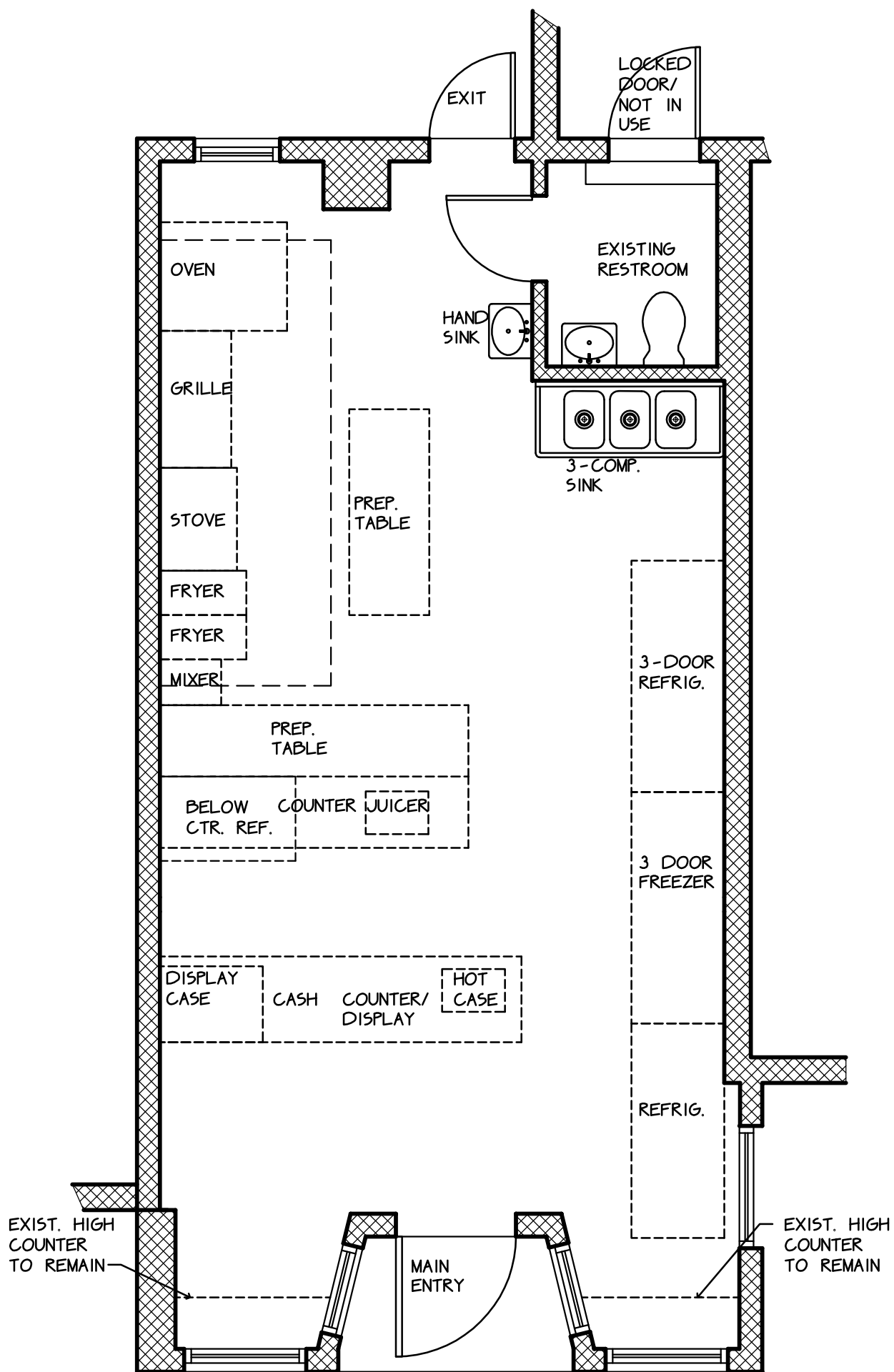
Nov 2020 [See more dates](#)



Image capture: Nov 2020 © 2025 Google







PROPOSED CAFE
0 SEATS

374A MEDFORD STREET
SCALE: 1/4"=1'-0"
FEBRUARY 26, 2025