

FIRST NEIGHBORHOOD MEETING REPORT

Date: November 19, 2024

Project: 44 White Street Somerville, MA 02144

Attendees: Naima Sait, Ward 5 City Councilor, City of Somerville
Anne M. Vigorito, Esq., Attorney
Nerijus Bubnelis, Khalsa Design INC. (KDI), Architects
Marc Mazzarelli Assoc. LLC, Developers
Sarah Lewis, Planning Director
Jacob Simmons, Owner/General Contractor
Local Abutters

These meeting minutes are assumed to be an inclusive account of the items discussed, suggestions given, and the conclusions drawn per the neighborhood meeting for the proposed development.

Item Number	Community Comment/Suggestion	Action
1.0	Are these parking spots going to be included in the resident's rent, or will there be an extra charge for a spot?	No. The parking spots will be a part of the purchase price. There will be one parking spot per unit.
2.0	If there is room to add another floor, why not add it and build more housing?	We could add another floor, but it would lower the floor-to-ceiling height in each of the units. As well as, it will trigger adding the elevator, which will take up a lot of floor space. As well as, it will be harder to fit another parking spot, which goes against the lot size, per lot size, we are not allowed to have more than 3.
3.0	It might be kind of noisy with all the parking, and how busy that particular area is. Are you all certain that building all the outside decks is going to be fun for the residents that live there?	For most projects we do, we like to provide outdoor space. The balcony does give us that opportunity as well as that part on the roof. People like to have condos for sale, with outdoor access. It is convenient for evening hours.
4.0	Can you all give us a timeline of the construction completion of this project?	We are preliminary on the plans, the exact timing of when ground would break is up in the air. We are looking at a 12–14-month build. As we get further along in the process, I can provide contact info and then I can send out updates to any residents who would want updates, that way there is a little more predictability in where construction is going. I do not expect this to be a terribly long job or a lot of impact on neighbors.
5.0	It looks like there are solar panels on the roof, I am curious if that is a confirmed part of the project. I did not see it mentioned in the previous plans.	The minimum building code requires that we have to provide an area for the solar panels. Whether it will be installed or not, we have to see how the building model performs. It might be required, but it might not. A lot of owners have elected to install solar panels in order to reduce energy costs.
6.0	Are there any plans to compensate local businesses, who may lose business to this construction?	We do not anticipate any issues that may cause a problem with your business. I am happy to meet you on-site sometime, early on, and we will be developing a

		construction manager as we move forward, so there will be predictability in what activities are done on the site. I'd be happy to meet with you and go over any concerns you may have.
7.0	This is a transit walk shift area, very close to the train station. You mentioned the concern about floor-to-ceiling height. If you add an additional floor, will the height be lower than any other units in Somerville?	It is hard to tell the average of all other units. I know this development requires the first floor to be two feet above the grade and if you were to add four stories within the 50 ft, it might be lower than typical construction. Also, with the parking space limit, we would much rather add another unit if we were able to provide another parking spot for them.
8.0	Have you considered adding a fourth unit without providing a parking spot for that unit?	We felt it was necessary to have a parking spot for this unit. Additionally, we are only allowed to have three units on this lot for the density. Adding a fourth unit would not allow us to meet the requirements for variance.
9.0	Is it required to add an elevator if you have a four story building?	It would be good to have an elevator and stairs as well for a four floor building.
10.0	It seems that since the project is meeting all zoning requirements and the owners are building on their own property, they should have the right to choose the number of units they would like to build, which in this case seems to be three.	In this case, it seems to be three.
11.0	As a neighbor, I would be happy to speak at any public meeting to support the advantage of a fourth unit. I agree we need as much housing as we can get, especially family-sized units.	Just on the variance, neighborhood support is a very big component, but there are other factors like topography, soil conditions, and the shape of the lot. This wouldn't necessarily fit into that. That would require further analysis with the architect.
12.0	Can someone tell us a little more about the variance? Why would you need a variance?	The density factor in this case, which is lots for this size 1500 sq ft required per lot area. We can go to 850 sq ft per lot size, in this case we can have three units maximum in terms of lot numbers.
13.0	What is the total square footage of the building?	6,000 approximately.
14.0	Regarding the size of the lot, the city planner will check and get	Depending on the answers from the numbers, a variance might not be

	back to the neighbors here. Once we have received the confirmation from the city that this lot in fact can only fit three units, then this is when we start thinking about variance, is that correct?	necessary. My initial instinct is in agreement with Attorney Vigorito in that the criteria that we have to meet for the state law to allow for hardship variance is not likely to apply for this site.
15.0	To clarify, is it the property owner that wants a fourth unit, or is it just the desire of the people on this call.	The developer, the owner, is proposing three units with three parking spaces. It has been raised by some neighbors that perhaps a fourth unit can be added. Variance might be necessary for that and the criteria for variance is very stringent at a state level, which my initial analysis showed a variance wouldn't be applicable. Sarah Lewis from the planning department thinks that analysis may be correct. She's going to look a little further and get back to our development team, and I will follow up with the councilor as well.

Second Neighborhood Meeting Report

Date: March 18, 2025

Project: 44 White Street Somerville, MA 02144

Attendees: Naima Sait, Ward 5 City Councilor, City of Somerville
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1.0	Most of the homes around there are a little bit further back and have green in the front. Is there any landscape in the front? Or is just on the roof	Using the landscape plans there are trees and landscape in the back as well as the roof.
2.0	Visuals for the community as we walk by there is nothing, the building comes right up to the sidewalk so there is no beautification for the front for the neighbors?	The green score has been met, and there are zoning standards for the building. The abutting buildings are much closer to the street. Per zoning we need a 12ft curb set back.
3.0	Will these units be sold or rented by a property management company?	These are condominiums for sale
4.0	What is on the left side of the ground floor? Landscape wise	This will be access for maintenance for the building in the future. It will be a grate window well with mulch for access. We are 3ft away from the property line
5.0	What is the anticipated timeline for the construction?	We do not know when we will be starting construction yet. The time for the construction itself shouldn't be longer than 12-14 months. There's been other projects on the Cambridge side. The difference is this is a simple construction factory and should not be a prolonged process.

6.0	Any disruption to the street during construction?	We are going to follow industry standards, and Somerville has strict standards to meet with posting with signs. The developer has done several other projects in the greater boston area so he is familiar and very accessible to the neighbors if there are any questions or concerns.
7.0	Is there construction management plan or a traffic management plan for this specific project	We have not finalized one yet but it is a part of our procedure. We want to reach out the porter square mall to rent out parking spaces to have less interruptions but there will be a CMP and TMP before construction begins
8.0	What point in the process will there be a finalized TMP and CMP	Typically you develop these after you have an approved civil engineer design. We need a finalized location for trenches and water and sewer infrastructure so we can provide an accurate TMP and CMP plan. This is also a part of receiving a building permit phase so they will not receive one if these are not done. Happily will share the plans when they are done to be transparent about the project.