



City of Somerville

# PLANNING BOARD

City Hall 3<sup>rd</sup> Floor, 93 Highland Avenue, Somerville MA 02143

**TO:** Planning Board  
**FROM:** OSPCD Staff  
**SUBJECT:** 44 White Street, ZP25-000038, ZP25-000039, ZP25-000077  
**POSTED:** November 14, 2025

**RECOMMENDATION:** No change

This memo is supplemental to the PPZ Staff Memo dated October 9, 2025, linked [here](#).

At the October 16, 2025 Meeting, the Planning Board asked for clarification on the need for the Special Permit to exceed parking maximums and the exemptions available for residents to obtain an on-street parking permit on White Street.

## BACKGROUND

During their October 16, 2025 hearing, the Planning Board requested the following information from staff:

- The need for a Special Permit for this proposal vs. the 53 Chester Street approval.
- The available exemptions for residential on-street parking passes in transit areas.

## ANALYSIS

At their October 16, 2025 meeting, the Planning Board asked Staff to compare the proposals between 53 Chester Street and 44 White Street to understand the difference in need for a Special Permit to exceed parking maximums. The Site Plan Approval for 53 Chester Street allowed 3 parking spaces in the MR4 and quarter mile transit zone. Upon researching the ZP24-000054 approval for 53 Chester Street, no special permit for parking was needed due to the ground floor commercial use. The building was allowed two (2) commercial spaces and one (1) residential parking space. The proposal for 44 White Street is also allowed one (1) residential space under the current zoning ordinance, there is no commercial use proposed.

The Board also requested information on the available exemptions for parking permits in transit zones. According to the Somerville Parking Department's website, the following exemptions are available for on-street parking restrictions (*taken from Parking Permit Restrictions in Transit Areas Waiver Application, linked [here](#)*):

1. **Disability:** Applicant must have a disability plate or disability placard from the Commonwealth of Massachusetts Registry of Motor Vehicles or other duly authorized agency acting under the authority of the Commonwealth of written verification of a medical condition that causes a substantial impairment to the use of public transportation. Written verification of a medical condition should be on letterhead from the resident's doctor stating why a parking permit is necessary.

2. **Affordable Dwelling Unit:** Applicant must provide written verification that the unit in which they reside is a deed restricted affordable unit or that payment of their rent is assistance through a mobile voucher program. Verification should be obtained from the Housing Division, Somerville Housing Authority, Office of Housing Stability, any provider of deed restricted affordable housing, or their designee.
3. **Extenuating Circumstances:** Applicant must provide a written recommendation from the Director of Housing Stability or their designee in consideration of the extenuating circumstances.
  - a. Extenuating Circumstance Criteria:
    - i. The extenuating circumstance which cause you to seek a waiver for the parking permit restriction;
    - ii. Whether you are seeking an up to one year (renewable) or temporary (less than one year) waiver; if you are seeking a temporary waiver, please indicate the length of time for which a parking permit is needed;
    - iii. What documentation you are providing to support your request for a waiver based on extenuating circumstances.

## CONSIDERATIONS & FINDINGS

No change in conditions and findings from the previous memo.

## PERMIT CONDITIONS

No new or amended conditions.