



City of Somerville
URBAN DESIGN COMMISSION
City Hall 3rd Floor, 93 Highland Avenue, Somerville MA 02143

28 JANUARY 2025 MEETING MINUTES

This meeting was conducted via remote participation on Zoom.

NAME	TITLE	STATUS	ARRIVED
Sarah Lewis	Co-Chair	<i>Absent</i>	
Estello Raganit	Co-Chair	<i>Present</i>	
Frank Valdes	Member	<i>Present</i>	
Deborah Fennick	Member	<i>Present</i>	
Andrew Arbaugh	Member	<i>Present</i>	
Tim Talun	Member	<i>Present</i>	
VACANT	Member	<i>Absent</i>	
VACANT	Alternate	<i>Absent</i>	
VACANT	Alternate	<i>Absent</i>	

City staff present: Lexie Payne (Planning, Preservation, & Zoning)

The meeting was called to order by Estello Raganit, Acting Co-Chair, at 6:02pm and adjourned at 6:35pm.

GENERAL BUSINESS: Meeting Minutes

Following a motion by Member Arbaugh, seconded by Member Talun, the Commission voted unanimously (4-0) to approve the 10 December 2024 meeting minutes.

DESIGN REVIEW: 44 White Street

The applicant team noted that the Commission previously chose Option #3 as the preferred design, and the original and revised Option #3 were presented. The changes include switching the garage door to a solid door, reducing the depth of the eyebrows on the base, changing the balcony railings from glass to a metal with a horizontal cable, and changing the materials of the roof pergola to an aluminum frame with imitation wood shading devices. The plan shows 3' minimum clearance balconies.

The Commission asked about the changed projection of the floor line for bays 2 and 3. The applicant team explained that these were reduced by 6". This is now projecting out 8" at the top of the bay.

The Commission asked about the roof plan, the green roof, and why it does not touch the patio. It was noted that an intentional relationship between the two could be a benefit to the roof deck. The applicant team explained that this was based on what was required by the Green Score.

The Commission suggested making the garage door a perforated metal material. There was discussion regarding integrating the stair headhouse and the trellis, how the horizontality of the beam could engage the stair headhouse in some way, and that the green roof should be an amenity and not just a way to check a box. There was a recommendation for the inclusion of a street tree. Guidance was given regarding integrating snow guards into the projected band running past the bays.

Following a motion by Member Talun, seconded by Member Arbaugh, the Commission voted unanimously (4-0) that the design as presented, with the additional design guidance provided, meets the design guidelines of the Somerville Zoning Ordinance.

Following a motion by Member Arbaugh, seconded by Member Valdes, the Commission voted unanimously (4-0) to recommend the following additional design guidance:

- Alternate paneling and perforations for the garage doors
- Making sure the green roof complies with the Ordinance and is experienced as an enhancement to the roof for the residents
- Integrating the headhouse to be more in line with the trellis
- Integrating snow guards with the projecting bands that run through the bays

RESULT:	RECOMMENDED
----------------	--------------------

NOTICE: These minutes constitute a summary of the votes and key discussions at this meeting. To review a full recording, please contact the Planning, Preservation, & Zoning Division at UrbanDesign@somervillema.gov.