



City of Somerville

PLANNING BOARD

City Hall 3rd Floor, 93 Highland Avenue, Somerville MA 02143

DECISION

~~2026~~ FEB 19 A 11: 07

PROPERTY ADDRESS: 44 White Street
CASE NUMBER: ZP25-000038
OWNER: 44 White Street Investments LLC
OWNER ADDRESS: 11 John Street, Newton, MA 02459
APPLICANT: Law Offices of Richard DiGirolamo / Anne Vigorito
APPLICANT ADDRESS: 424 Broadway, Somerville, MA 02145
DECISION: Approved with Conditions (Site Plan Approval)
DATE OF VOTE: February 5, 2026
DECISION ISSUED: February 19, 2026

CITY CLERK'S OFFICE
SOMERVILLE, MA

This decision summarizes the findings made by the Planning Board (the "Board") regarding the Site Plan Approval application submitted for 44 White Street.

LEGAL NOTICE

The Law Office of Richard G. DiGirolamo seeks to develop a three (3) story Apartment Building in the Mid-Rise 4 (MR-4) zoning district, which requires Site Plan Approval.

RECORD OF PROCEEDINGS

On October 16, 2025, the Planning Board held a public hearing advertised in accordance with M.G.L. 40A and the Somerville Zoning Ordinance. Present and sitting at the public hearing were Vice Chair Amelia Aboff, Clerk Jahan Habib, and Board Members Michael McNeley, Lynn Richards, and Luc Schuster. The applicant introduced the proposal and the Board discussed the project. The Board had questions regarding the need for vehicle parking in an area with close proximity to public transit. Due to the PPZ Case Planner being unable to attend the meeting, the Board continued the public hearing.

On November 20, 2025, the Board resumed the public hearing. Present and sitting at the public hearing were Chair Michael Capuano, Vice Chair Amelia Aboff and Board Members Michael McNeley, Luc Schuster, and Lynn Richards. Member Michael Capuano was absent from the hearing on October 16, 2025, but submitted an affidavit confirming review of the evidence, and was able to participate in the decision and discussion. The Board discussed the proposal and requested that additional bicycle parking be considered for the site. The Board continued the public hearing.

On December 4, 2025, the Board resumed the public hearing. Present and sitting at the public hearing were Chair Michael Capuano, Vice Chair Amelia Aboff, Clerk Jahan Habib, and Board Members Michael McNeley, Luc Schuster, and Lynn Richards. Member Jahan Habib was absent from the hearing on November 20, 2025, but submitted an affidavit confirming review of the evidence, and was able to participate in

the decision and discussion. The Board discussed the updated proposal for additional bicycle parking and Staff noted that the proposal had not yet been reviewed by Inspectional Services Department Staff. The Board continued the public hearing.

On February 5, 2026 the Board resumed the public hearing. The Board discussed the proposal and moved to approve the Site Plan Approval. After the vote there was an error in the record that noted that the vote to approve the Site Plan Approval failed. Upon further review of the recording and proceedings, the vote to approve the Site Plan Approval **passed** 3-2.

PLANS & DOCUMENTS

Application plans, documents, and supporting materials submitted and incorporated are identified below.

Document	Pages	Prepared By	Date	Revision Date
Narrative	3	Law Offices of Richard DiGirolamo 424 Broadway Somerville, MA 02145	March 27, 2025	October 7, 2025
Updated Plans	2	Khalsa Design Inc. 17 Ivaloo Street, Suite 400 Somerville, MA 02143	December 8, 2025	
Sustainability CRM	1	City of Somerville Staff 93 Highland Ave Somerville, MA 02143	April 3, 2025	N/A
Parking Utilization Study	7	Bowman Consulting Group, Ltd. 20 Winthrop Square, 3 rd Floor Boston, MA 02110	June 2, 2025	N/A
Shadow Study	2	Khalsa Design Inc. 17 Ivaloo Street, Suite 400 Somerville, MA 02143	March 25, 2025	N/A
UDC Recommendation	3	City of Somerville Staff 93 Highland Ave Somerville, MA 02143	February 4, 2025	N/A
Neighborhood Meeting Reports	7	Law Offices of Richard DiGirolamo 424 Broadway Somerville, MA 02145	November 19, 2024 March 18, 2025	N/A
Transportation Access Plan	23	Bowman Consulting Group, Ltd. 20 Winthrop Square, 3 rd Floor Boston, MA 02110	November 2024	August 2025
Landscape Plan	3	March Mazzarelli Associates LLC 284 Concord Avenue Cambridge, MA 02138	October 9, 2025	N/A

SITE PLAN APPROVAL FINDINGS

In accordance with the Somerville Zoning Ordinance, the Board may approve a Site Plan Approval upon making findings considering, at least, each of the following:

1. *The comprehensive plan and existing policy plans and standards established by the City.*

The Board finds that the proposed building supports the following goals laid out in Somervision2040, the City's Comprehensive Master Plan:

"Increase the housing supply; a significant increase in the supply of housing is critical for the city to keep up with the increase in demand. Importantly, in building new housing the city must additionally pursue the goals of increasing affordability and housing stock diversity. The housing should be contextual to the existing or burgeoning neighborhood or serve as a transition to new building types. There are several other steps Somerville should consider taking to contain housing costs."

2. *The intent of the zoning district where the property is located.*

The Board finds that the proposed development meets the intent of the MR4 zoning district:

The intent of the MR4 zoning district is, in part "To create, maintain, and enhance areas appropriate for smaller scale, multi-use and mixed-use buildings, and neighborhood serving uses."

DECISION

Following public testimony, review of the submitted plans, and discussion of the statutorily required considerations, Chair Michael Capuano moved to approve the Site Plan Approval to develop a three (3) story Apartment Building in the Mid-Rise 4 (MR-4) zoning district with the conditions included in the staff memo. Amelia Aboff seconded. The Board voted **3-2** (Michael McNeley and Lynn Richard dissenting) to approve the permit, subject to the following conditions:

General

1. This Decision must be recorded with the Middlesex South Registry of Deeds.
2. ~~The Applicant and all contractors shall take all necessary precautions to avoid~~ damaging any trees to remain, including trees on abutting properties. This includes the tree structural roots (roots 2 inches in diameter or greater). Tree roots extend to at least the dripline of the tree, and damage to the root system may result in tree instability and/or death. To preserve the structural integrity and health of any trees to remain (including trees on abutting properties), the Applicant or their successor shall establish a Tree Protection Zone at the dripline of each tree at a minimum (the dripline is the outside edge of the tree branch tips). ~~The Tree Protection Zone will be established using a chain-link, wire-mesh,~~ or wooden fence, which must be installed prior to any work and must be maintained throughout construction. The fencing will be 4-6 feet high and solidly anchored to the ground. This fencing shall be clearly marked with signs stating that this area is a Tree Protection Zone and that no one is allowed to enter or disturb this area without authorization from a specified certified arborist. Signs must be posted in English AND in native language(s) of the workers on site. If at

- all possible, NO WORK should occur within the Tree Protection Zone. If any work must occur within the Tree Protection Zone, it must be done carefully and by hand, and shall be overseen by a Massachusetts Certified Arborist (MCA) or International Society of Arboriculture (ISA) Certified Arborist or equivalent.
3. Intensive green roofs with a planting medium depth in excess of 6" that include tree or shrub species shall have an irrigation system, as stated in the GreenScore guide. Please coordinate irrigation permits, compliance, and approvals with ISD and Water & Sewer.
 4. Electrical transformers and other mechanical equipment are not permitted above ground within the frontage area of any lot.
 5. Utility and mechanical equipment is not permitted on any façade or within the frontage area of the lot.
 6. Inflow and infiltration sewer mitigation is required for all projects that increase sewer flows to the City wastewater system. By City ordinance & policy, the City only accepts I&I mitigation via fee.

Prior to Building Permit

7. If the Board requires any changes to the submitted plans, digital copies of all applicable application materials reflecting those changes must be submitted to the Planning, Preservation, & Zoning Division for the public record. Materials must be submitted in accordance with the document format standards of relevant Submittal Requirements.
8. A digital copy of the recorded Decision stamped by the Middlesex South Registry of Deeds must be submitted to the Planning, Preservation, & Zoning Division for the public record.
9. Construction documents must be substantially equivalent to the approved plans and other materials submitted for development review.
10. ~~Material specifications from supplier cut sheet specifications of chose lighting fixtures must be submitted to confirm fenestration glazing is compliant with the VLT and VLR rating required by the Somerville Zoning Ordinance.~~
11. An outdoor lighting plan and supplier cut sheets specifications of chosen lighting fixtures must be submitted to confirm compliance with Section 10.6 Outdoor Lighting of the Somerville Zoning Ordinance. The site photometric plan must include a keyed site plan identifying the location of all luminaires; total site lumen limit table (calculations from the SZO); lighting fixture schedule indicating the figure type, description, lamp type, lumens, color temperature, color rendering index. BUG rating, mounting height, and wattage of all luminaires; and notation of ~~any timing devices used to control the hours set for illumination.~~
12. The Applicant or their successor must consider utility conflicts with proposed tree plantings when designing civil plan. Building utilities must be routed to avoid tree drip lines, as much as possible.
13. Modification of the existing requires the Applicant to apply for a Sidewalk Reconstruction Permit prior to executing the work.
14. The final design will need to eliminate groundwater dewatering for permanent conditions; if minor dewatering is required, calculations must show that they can

- be discharged onsite, without entering the City storm drainage system. Construction dewatering may be required and will be acceptable to the City in compliance with all state & federal requirements.
15. The Applicant shall submit a Construction Management Plan (CMP) for Engineering and Mobility Division review and comment twenty-one (21) days prior to submission of the Foundation Permit. Zero lot line construction on an Urban Principal Arterial street will require engineered site logistic plans to minimize construction impacts to the high-volume public right of way.
 16. This project must be in compliance with the Engineering Site Construction Rules and Regulations and implement stormwater management BMPs to meet runoff requirements as necessary. Any piped, direct connection to the City sewer and drainage system will automatically classify this project as a Large Project Review per the regulations.
 17. Dwelling units must be advertised as ineligible for on-street Residential Parking Permits, subject to the regulations of the Somerville Traffic Commission.
 18. The removal of trees on private property is subject to the City's Tree Preservation Ordinance. Most trees eight (8) or more inches in diameter will require a private tree removal permit.
 19. The removal of any public shade trees or private trees is subject to the Tree Preservation Ordinance (Chapter 12, Article VI) of the Somerville Code of Ordinances.

Prior to Certificate of Occupancy

20. A written narrative or descriptive checklist identifying the completion or compliance with permit conditions must be to the Inspectional Services Department at least ten (10) working days in advance of a request for a final inspection.
21. Prior to Certificate of Occupancy, the Applicant shall coordinate with the Mobility Division to determine an appropriate warning mechanism to alert approaching pedestrians that vehicles are exiting the garage and approaching the public sidewalk along White Street.
22. The Applicant or their successor must apply for an Address Modification Permit to establish addresses for new units on this parcel as proposed in the drawings.
23. A Digital Massing Model of only the building's massing, in SketchUp format (.skp), that is to scale and properly geo-located and oriented for use in placing and viewing the project within the City's digital model of existing buildings in the city must be submitted to the Planning, Preservation, & Zoning Division prior to the issuance of a Building Permit. The model should be the main mass only and should not include any details architectural features of the proposed building, including building components or materiality.

Attest, by the Planning Board:

Michael Capuano, *Chair*

Amelia Aboff, *Vice-Chair*

Jahan Habib, *Clerk*

Michael McNeley

Lynn Richards

ZP25-000038

44 White Street

CLERK'S CERTIFICATE

Any appeal of this decision must be filed within twenty days after the date this notice is filed in the Office of the City Clerk, and must be filed in accordance with M.G.L. c. 40A, sec. 17 and SZO sec. 15.5.3.

In accordance with M.G.L. c. 40 A, sec. 11, no variance shall take effect until a copy of the decision bearing the certification of the City Clerk that twenty days have elapsed after the decision has been filed in the Office of the City Clerk and no appeal has been filed, or that if such appeal has been filed, that it has been dismissed or denied, is recorded in the Middlesex County Registry of Deeds and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title.

Also in accordance with M.G.L. c. 40 A, sec. 11, a special permit shall not take effect until a copy of the decision bearing the certification of the City Clerk that twenty days have elapsed after the decision has been filed in the Office of the City Clerk and either that no appeal has been filed or the appeal has been filed within such time, is recorded in the Middlesex County Registry of Deeds and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title. The person exercising rights under a duly appealed Special Permit does so at risk that a court will reverse the permit and that any construction performed under the permit may be ordered undone.

The owner or applicant shall pay the fee for recording or registering. Furthermore, a permit from the Division of Inspectional Services shall be required in order to proceed with any project favorably decided upon by this decision, and upon request, the Applicant shall present evidence to the Building Official that this decision is properly recorded.

This is a true and correct copy of the decision filed on _____ in the Office of the City Clerk, and twenty days have elapsed, and

FOR VARIANCE(S) WITHIN

_____ there have been no appeals filed in the Office of the City Clerk, or
_____ any appeals that were filed have been finally dismissed or denied.

FOR SPECIAL PERMIT(S) WITHIN

_____ there have been no appeals filed in the Office of the City Clerk, or
_____ there has been an appeal filed.

FOR SITE PLAN APPROVAL(S) WITHIN

_____ there have been no appeals filed in the Office of the City Clerk, or
_____ there has been an appeal filed.

Signed _____ City Clerk Date _____