



City of Somerville

PLANNING BOARD

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

DECISION

~~2026 FEB 19~~ A 11: 06

PROPERTY ADDRESS: 44 White Street
CASE NUMBER: ZP25-000077
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 (Special Permit)
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 exceed the parking maximum in the Mid-Rise 4 (MR-4) zoning district, which requires a Special Permit.

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 Special Permit.

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.”

3. *Mitigation proposed to alleviate any impacts attributable to the proposed development.*

The Board finds that the proposed conditions, including the installation of a pedestrian warning mechanism, mitigate any significant impacts attributable to the proposed development.

4. *The supply and demand of on-street parking in the neighborhood, as determined through a parking study.*

The Board finds that on-street parking is limited in this neighborhood and that these units will not be eligible for on-street Residential Parking Permits.

5. *Mobility management programs and services provided by the applicant to reduce the demand for parking.*

The Board finds that the provided short- and long-term bike spaces will reduce the demand for parking.

6. *That parking provided in excess of any maximum permitted does not result in the increase in impervious lot area.*

The Board finds that the parking spaces are contained partially underneath the second story and the applicant has elected for pervious pavers for the portion of the parking service that extends beyond the structure.

DECISION

Following public testimony, review of the submitted plans, and discussion of the statutorily required considerations, Chair Michael Capuano moved to approve the Special Permit to exceed the parking maximum 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. Digital copies of all required application materials reflecting any physical changes required by the Board, if applicable, must be submitted to the Planning, Preservation, and Zoning Division for the public record. Materials must be submitted in accordance with the document format standards of relevant Submittal Requirements

Prior to Building Permit

3. A copy of the recorded Decision by the Middlesex South Registry of Deeds must be submitted to the Planning, Preservation, and Zoning Division for the public record.

Prior to Certificate of Occupancy

4. A written narrative or descriptive checklist identifying the completion or compliance with permit conditions must be provided to the Inspectional Services Department at least ten (10) working days in advance of a request for a final inspection.

Attest, by the Planning Board:

Michael Capuano, *Chair*
Amelia Aboff, *Vice-Chair*
Jahan Habib, *Clerk*
Michael McNeley
Lynn Richards

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 _____