

Winter Hill Urban Renewal Plan Civic Advisory Committee

Date & Time: Thursday, October 9th, 2025, from 5:30-7pm.

This public meeting of the Winter Hill Urban Renewal Plan Civic Advisory Committee was conducted via remote participation. We will post an audio recording, audio-video recording, transcript, or other comprehensive record of these proceedings as soon as possible after the meeting on the project website: <https://voice.somervillema.gov/winter-hill-plan-implementation>.

The meeting was held using Zoom Webinar. A recording of the meeting can be found here:

<https://youtu.be/KzaFAEO5yll>

Meeting notes

1. Roll call and approval of previous meeting summary.

The meeting began at 5:36pm.

Roll call vote:

- CAC members present: Breck Bailey, Denise Lauers, Renee LeWinter, Raymond Estrella, Councilor Jesse Clingan, Councilor Jake Wilson.
- CAC members absent: Arthur Gonçalves, Adrian Roman, Ani Ajemian, Nick Teklits.
- Staff present: Ben Demers (Economic Development), Katherine Wiese (Economic Development).

CAC members approved the previous meeting summary from June 12, 2025.

2. Development update at 299 Broadway.

Representatives from the 299 Broadway development team, including Scott Lombardi from Mark Development and Kevin Luczkow and Nick Picardo from Samuels & Associates, joined the call to provide an update on development timing.

The team explained that they have applied for several necessary permits related to demolition, building foundation, and vertical construction, and are on track to receive these in the coming weeks. In the meantime, the team will be beginning site enabling work as early as the week of October 20th. Site enabling work will be managed by D. F. Pray, while vertical construction will be managed by D. F. Pray for Building A and Plumhouse for Building B.

The team flagged that some demolition and soil removal work will involve workers wearing hazmat suits, as is standard when handling any asbestos containing materials (ACMs) like old floor tiles. Abatement should be complete by early December, at which time the existing buildings could be demolished.

Vertical construction will not start until the Winter or early Spring. Building A vertical construction will likely begin in February/March, while Building B vertical construction will likely begin in April/May.

S. Lombardi also noted that the development team will host a celebration for the work beginning in late November or early December.

A CAC member asked how deep the development team would need to dig to create the construction pad. S. Lombardi explained that the goal is to excavate as little soil as possible, so they are only digging 8-10 feet at the deepest points.

A CAC asked when traffic control and rodent mitigation measures would begin. S. Lombardi explained that this will start a week or two before significant site work, but that implementation will be phased over the rest of the year and will be minimal until early November when trucks begin coming to the site.

A CAC member asked how the two portions of the project that border Sewall Street (the future Sewall Park lot and the future Somerville Community Land Trust development) will be used during the construction process. S. Lombardi explain the lot owned by the Land Trust will be used for construction staging overflow until the Land Trust needs it (likely about six months) but won't be an active delivery area. The future Sewall Park lot will also be used for staging but similarly will not see heavy truck deliveries.

A CAC member asked when trees would be cut down. S. Lombardi answered that this would happen later in site enabling work, likely in December.

A CAC member asked if the development team could upload any documents associated with the project (e.g. their Construction Management Plan) to their website. S. Lombardi noted that he would upload them.

3. Update regarding City acquisition of Lot 3 at 299 Broadway.

B. Demers shared that the City had acquired "Lot 3" of the 299 Broadway subdivision, which is a small parcel that wrap around the buildings at the corner of Broadway and Temple Street. The City will maintain this area as public parking, which was a goal articulated in the Winter Hill Neighborhood Plan. The site will only contain 6-7 spaces, of which one will be marked accessible.

Crystal Huff, a member of the public, asked if a second spot could be made accessible since there is limited public parking in this area. Staff noted that they will speak to the City's Parking team about this.

A member of the CAC also asked that the accessible spot be made wide enough for a van to pull in and allow someone with a wheelchair to get out.

4. Neighborhood updates from CAC members.

A CAC member noted that there has been significant construction and infrastructure work in the neighborhood recently, but that this should begin to decrease soon.

Mary Mangan, a member of the public, asked if the artwork on the Star Market would be saved prior to the building demolition. A member of the CAC with knowledge of the matter confirmed that it would be saved.

5. Public comment period.

Crystal Huff, a member of the public, commented that Mutual Aid of Medford and Somerville (MAMAS) has plants in its Sewall Street garden that members of the public are welcome to harvest. The garden manager is also looking for assistance with harvesting. Members of the public can reach out to mamasgardeningcollective@gmail.com for more information about how to get involved.

A member of the public who was unnamed asked how many people were on the call this evening. Staff answered that about 20 people maximum were on the call.

6. Meeting adjournment

Staff and CAC members decided that they would meet again in mid-November to get any additional updates, and then likely wouldn't meet again until January.

The meeting adjourned at 6:21pm.