

32–40 White Street Neighborhood Meeting #2 Report

Neighborhood Meeting Report

Project: 32–40 White Street, Somerville, MA

Meeting Date: November 19, 2025

Meeting Location: Virtual

Prepared For: Somerville Planning Board

Prepared By: Applicant Team – Ryan Wittig, Matt Moore, David Swanson, Phillip Sima

Submitted By: 32–40 White St LLC

Date of Report: December 8, 2025

1. Meeting Overview

The second Neighborhood Meeting for 32–40 White Street was held on November 19th, 2025, at 6:00 PM virtually. The goal of this meeting was to engage directly with the abutting owners and discuss project impacts, with a specific focus on lighting, fencing, access, construction activity, and site interface between the two properties.

The applicant team provided an overview of the project status and presented preliminary ideas for landscape screening, privacy solutions, and construction coordination. The meeting was formal and thorough, and the report below accurately reflects the discussion and follow-up commitments.

2. Attendees

Applicant Team

- Ryan Wittig
- Matt Moore
- David Swanson
- Phillip Sima
- Akshit Sethi

Community Attendees

- Naima Sait
 - Kit Luster
 - Garrett Einis
 - Elaine Severino
 - Paul Butler
 - Karen Miller (Magpie Kids)
 - Jonathan (Magpie Kids)
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3. Summary of Concerns and Applicant Responses

Comment / Concern	Applicant Response / Follow-Up Action
Property line clarification between 32–40 White St and Magpie Kids	The applicant provided updated property line information and explained setback requirements under the Somerville Zoning Ordinance. Follow-up engineering survey materials will be shared as the site plan advances.
Tree removal and loss of visual screening	The applicant agreed to coordinate tree removal in a way that preserves as much green perimeter as possible. Replacement landscaping and/or privacy screening will be incorporated during final design.
Lighting concerns, especially directed light toward Magpie Kids	The applicant confirmed that all lighting will comply with City dark-sky standards. Fixtures will be downlit and shielded. A photometric plan will be provided during site plan review.
Privacy and acceptable visual separation between properties	The applicant agreed that a privacy screen / fence is appropriate between the properties. Multiple fence options (wood, composite, slatted) will be presented prior to final selection. Applicant committed to installing an attractive, code-compliant visual barrier.
Trash location and odors from applicant's project	The applicant clarified that trash will be enclosed within the building. No exterior dumpsters are proposed. The trash room will be sealed, vented, and included in the Mobility Management Plan (MMP).

Requests regarding construction management and staging	The applicant committed to notifying abutters prior to major construction activity, including tree removal, equipment staging, and foundation work. A Construction Management Plan (CMP) will be completed and shared.
Landscape quality and edge conditions	Applicant will provide updated renderings showing plantings, fencing, and buffer treatments. Design will emphasize softening the shared property line and improving the pedestrian experience.
Possibility of tree-canopy replacement or alternative vegetation	The applicant will work with a landscape architect to propose new plantings suitable for the space. Options include columnar evergreens, ornamental trees, or layered plantings for year-round screening.
Coordination once construction schedule is finalized	Applicant will maintain open communication and provide advance notice of all impactful construction activities. Contact information will be made available for rapid updates.

4. Follow-Up Actions and Commitments

- Share multiple fencing and screening options prior to final design.
 - Work with the landscape architect to develop an enhanced buffer between properties.
 - Provide construction updates and notifications prior to disruptive activities.
 - Include trash operations and access in the Mobility Management Plan.
 - Develop and share a full Construction Management Plan with staging details.
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5. Conclusion

This focused neighborhood meeting allowed the applicant and abutters to collaboratively review potential impacts and outline mitigation strategies. The applicant remains committed to incorporating neighbor feedback directly into the site design, landscaping, screening, and construction planning.

All comments will be further addressed during the formal site plan review process and subsequent submittals to the Planning Board.