

32–40 White Street Neighborhood Meeting #1 Report

Neighborhood Meeting Report

Project: 32–40 White Street, Somerville, MA

Meeting Date: September 22, 2025

Meeting Location: Virtual (Google Meet)

Prepared For: Somerville Planning Board

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

Submitted By: 32–40 White St LLC

Date of Report: February 2, 2025

1. Meeting Overview

The first Neighborhood Meeting for 32–40 White Street was held on Monday, September 22, 2025, at 6:00 PM via Google Meet. The meeting was facilitated by Ward 5 Councilor Naima Sait with support from Planning, Preservation & Zoning (PPZ) staff members Stephen Cary and Alvaro Esparza.

The applicant team delivered a presentation outlining the proposed redevelopment of 32 and 40 White Street into a consolidated residential project. The presentation covered conceptual plans, massing, circulation, and unit mix.

Following the presentation, attendees asked questions and provided feedback. This report summarizes all comments received along with applicant responses and follow-up items.

2. Attendees

Applicant Team

- Ryan Wittig
- Matthew Moore
- Phillip Sima
- David Swanson

City Officials

- Councilor Naima Sait (Ward 5)
- Stephen Cary, Planner – Planning, Preservation & Zoning
- Alvaro Esparza, Planner – Planning, Preservation & Zoning

Community Attendees (as recorded)

- Christinen & Joe Viera
 - Paul Butler
 - Jennifer Butler
 - Matthew Miller
 - Karen Miller (Magpie Kids)
 - David Keyworth
-

3. Summary of Concerns and Applicant Responses

Comment / Concern	Applicant Response / Follow-Up Action
Where will rideshares drop off passengers?	The applicant explained that the final location for rideshare and delivery drop-off will be determined through the Mobility Management Plan (MMP). The likely designated location will be on White Street to ensure safe and efficient vehicle movement.
Where will food delivery and trash pickup occur?	A fully enclosed trash room is included in the building design. Trash collection operations and delivery logistics will be coordinated in the MMP to minimize neighborhood impact.
Traffic issues on White Street Place, including blocked access and turnaround limitations.	The applicant will work with the City to explore designated curbside loading/drop-off zones to prevent blockages and maintain emergency vehicle access.
Will there be ground-floor retail?	Retail is not proposed at this time due to market conditions, site layout, and the predominantly residential context.
Are affordable housing units required?	Yes. In accordance with the Somerville Zoning Ordinance, 20% of units will be deed-restricted affordable.

Where will moving trucks load/unload?	Moving logistics will be addressed in the MMP. Loading areas will likely be established along White Street rather than White Street Place.
Will the units be rentals or for sale?	Units will be offered for sale.
Coordination with 44 White Street regarding impacts and green space.	Coordination with the adjacent project team is planned. Landscape improvements will be designed to maintain continuity and mitigate impacts between the properties.
Where will construction workers park?	A Construction Management Plan (CMP) will specify staging, worker parking, delivery routing, and neighborhood protections.
Rodent management during construction.	A full pest management plan will be implemented prior to demolition to minimize impacts on surrounding properties.
Will future residents receive on-street parking permits?	No. Residents of the project will not be eligible for on-street residential parking permits, consistent with City policy for transit-accessible developments.
Project schedule concerns.	The applicant anticipates a construction timeline of approximately 14 months, pending final approvals and permitting.

4. Follow-Up Actions and Commitments

- Coordinate with City staff to establish safe curbside loading and rideshare areas.
 - Develop and submit a comprehensive Mobility Management Plan covering deliveries, trash collection, and moving logistics.
 - Continue coordination with the adjacent 44 White Street project team regarding landscaping and construction staging.
 - Prepare a Construction Management Plan addressing worker parking, staging, rodent control, and neighborhood protections.
 - Maintain regular communication with abutters and local businesses throughout the permitting and construction process.
-

5. Conclusion

The first Neighborhood Meeting for 32–40 White Street fulfilled the outreach requirements of the Somerville Zoning Ordinance. The applicant team addressed community comments and identified next steps to incorporate neighborhood feedback into the refined design and permitting materials. The project team remains committed to working collaboratively with residents, abutters, and City officials.