



City of Somerville
PLANNING BOARD
City Hall, 93 Highland Avenue, Somerville MA 02143

DECISION

PROPERTY ADDRESS: 8 Medford Street
CASE NUMBER: ZP24-000091
OWNER: Medford Properties LLC
OWNER ADDRESS: 264 Salem Street, Medford, MA 02155
APPLICANT: Law Office of Richard DiGirolamo – Anne Vigorito
APPLICANT ADDRESS: 424 Broadway, Somerville, MA 02145
DECISION: Approved with Conditions (Special Permit)
DATE OF VOTE: September 17, 2026
DECISION ISSUED: September 21, 2026

This decision summarizes the findings made by the Planning Board (the “Board”) regarding the Site Plan Approval submitted for 8 Medford Street.

LEGAL NOTICE

The Law Offices of Richard G. DiGirolamo on behalf of Medford Properties, LLC proposes to establish a residential housing use in the Mid-Rise 4 (MR4) zoning district, which requires a Special Permit.

RECORD OF PROCEEDINGS

On August 20, 2026, 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 Board Members Chair Michael Capuano, Vice-Chair Amelia Aboff, Clerk Jahan Habib, Lynn Richards, and Alternates Luc Schuster and Coralie Cooper. The Applicant gave a brief presentation on the proposal. The Chair opened the public hearing portion of the meeting. One neighbor spoke and asked questions regarding parking and loading zones in the area. The Chair closed public comments. Staff clarified that this proposal would be eligible for on-street parking passes as it is not in a transit area. The Board asked the applicant to consider other parking opportunities in the area for the residents. The Board continued the public hearing to September 17, 2026.

On September 17, 2026, the Board resumed the public hearing. Present and sitting at the public hearing were Board Members Chair Michael Capuano, Vice-Chair Amelia Aboff, Clerk Jahan Habib, Michael McNeley, Lynn Richards, and Alternates Luc Schuster and Coralie Cooper. Member Michael McNeley was absent from the hearing on August 20, 2026, but submitted an affidavit confirming review of the evidence, and was able to participate in the decision. The Applicant explained that they investigated alternative parking areas for residents in the area and submitted a memo to Planning Staff. Staff noted the additional condition left in the Supplemental Staff Memo dated September 9, 2026. Following a brief discussion by the members of the Planning Board, the Board moved to a vote.

PLANS & DOCUMENTS

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

Document	Pages	Prepared By	Date	Revision Date
Narrative	1	Law Office of Richard DiGirolamo 424 Broadway Somerville, MA 02145	September 12, 2024	N/A
Plan Set	9	KDI Architecture 17 Ivaloo Street, Suite 400 Somerville MA, 02143	May 19, 2026	N/A
Landscape Plan	5	Verdant Landscape Architecture 318 Harvard, Suite 25 Brookline, MA 02446	February 13, 2026	N/A
Neighborhood Meeting and UDC Reports	123	Law Office of Richard DiGirolamo 424 Broadway Somerville, MA 02145	September 12, 2024	N/A
Shadow Study	3	KDI Architecture 17 Ivaloo Street, Suite 400 Somerville MA, 02143	July 6, 2023	N/A
Sustainability Documents	6	Law Office of Richard DiGirolamo 424 Broadway Somerville, MA 02145	August 3, 2026	N/A
TAP	26	Bowman Consulting Group 20 Winthrop Square, 3 rd Floor Boston, MA 02110	October 22, 2025	N/A
Supplemental Narrative	1	Law Office of Richard DiGirolamo 424 Broadway Somerville, MA 02145	August 26, 2026	N/A

SPECIAL PERMIT FINDINGS

In accordance with the Somerville Zoning Ordinance, the Board may approve or deny 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 this project supports the goals laid out in SomerVision 2040, the City's Comprehensive Master Plan, including the following:

- Increase the housing supply.
- Encourage commercial development.

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

The Board finds that this project meets the intent of the MR4 zoning district, which 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 General Building in the Mid-Rise 4 (MR4) zoning district with the conditions included in the staff memo and supplemental staff memo. Amelia Aboff seconded. The Board voted **5-0** to approve the permit, subject to the following conditions:

General

1. A digital copy of the recorded Decision stamped by the Middlesex South Registry of Deeds must be submitted to the Planning Division for the public record.

Prior to Building Permit

2. This Decision must be recorded with the Middlesex South Registry of Deeds.
3. 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 Division for the public record. Materials must be submitted in accordance with the document format standards of relevant Submittal Requirements.

Prior to Certificate of Occupancy

4. A written narrative of 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
Luc Schuster, *Alternate*
Coralie Cooper, *Alternate*

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 _____