



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

DECISION

PROPERTY ADDRESS: 8 Medford Street
CASE NUMBER: ZP24-000092
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 (Site Plan Approval)
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 develop a General Building in the Mid-Rise 4 (MR4) zoning district, which requires Site Plan Approval.

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

SITE PLAN APPROVAL 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.

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

The Board finds that the proposed conditions mitigate any impact attributable to the proposed development.

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. Utility and mechanical equipment is not permitted on any facade or within the frontage area of the lot.
2. Electrical transformers and other mechanical equipment are not permitted above ground within the frontage area of any lot.
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, Preservation & Zoning Division for the public record. Materials must be submitted in accordance with the document format standards of relevant Submittal Requirements.
4. A digital copy of the recorded Decision stamped by the Middlesex South Registry of Deeds must be submitted to the Planning, Preservation, & Zoning Division for the public record.
5. Construction documents must be substantially equivalent to the approved plans and other materials submitted for development review.
6. Project must be in compliance with Engineering Site Construction Rules and Regulations and implement stormwater management BMPs to meet runoff requirements as necessary. Any piped, direct connection to the City sewer and drainage system will automatically classify this project as a Large Project Review per the regulations.
7. All unused sidewalk curb cuts must be closed.
8. A deed restriction limiting the sale or rental of all affordable dwelling units to eligible households in perpetuity must be executed and recorded with the Middlesex South Registry of Deeds.
9. An affordable housing implementation plan (AHIP) must be submitted to the Director of Housing for review and approval prior to applying for a Building Permit.
10. The Applicant or their successor in interest shall make a fractional buyout for 0.6 ADUs not provided.

Prior to Building Permit

11. This Decision must be recorded with the Middlesex South Registry of Deeds.
12. A Digital Massing Model of only the building's massing, in SketchUp format (.skp), that is to scale and properly geo-located and oriented for use in placing and viewing the project

within the City's digital model of existing buildings in the city must be submitted to the Planning, Preservation, & Zoning Division prior to the issuance of a Building Permit. The model should be the main mass only and should not include any detailed architectural features of the proposed building, including building components or materiality

13. Alterations to the design or location of the transformer is a major amendment to the approved plans and requires board review.
14. Material specifications from suppliers must be submitted to confirm fenestration glazing is compliant with the VLT and VLR ratings required by the Somerville Zoning Ordinance.
15. An outdoor lighting plan and supplier cut sheet specifications of chosen lighting fixtures must be submitted to confirm compliance with Section 10.6 Outdoor Lighting of the Somerville Zoning Ordinance. The site photometric plan must include a keyed site plan identifying the location of all luminaires; total site lumen limit table (calculations from the SZO); lighting fixture schedule indicating the fixture type, description, lamp type, lumens, color temperature, color rendering index, BUG rating, mounting height, and wattage of all luminaires; and notation of any timing devices used to control the hours set for illumination.
16. The Applicant shall submit a Construction Management Plan (CMP) for Engineering and Mobility Division review and comment twenty-one (21) days prior to submission of the Foundation Permit. Zero lot line construction on an Urban Principal Arterial street will require engineered site logistic plans to minimize construction impacts to the high-volume public right of way.
17. Inflow & Infiltration sewer mitigation is required for all projects that increase sewer flows to the City wastewater system. By City ordinance & policy, the City only accepts I&I mitigation via fee. This program is managed by the Engineering Division. See Somerville's Sewer, Drain, and Infiltration/Inflow Policy for more information.
18. The Applicant should be advised that a large diameter, brick MWRA sewer main is present in Warren Street. Any work within the MWRA easement will require a MWRA 8(m) permit for state facility encroachment. 8(m) Permit may be required prior to cutting and capping existing water, sewer, and drain services. Applicant's utility subcontractors must apply for any applicable MWRA Permit.
19. Current site plan will require a Medium Site Construction Permit (ESC) review.
20. To mitigate transportation impacts, the applicant or their successor will construct a curb extension on the east side of Warren St at the crosswalk across Warren St. Curb extension shall extend south down Warren St to physically prevent parking within 20 feet of the crosswalk per Somerville Traffic Regulations. Design shall be approved prior to the issuance of a building permit. Construction shall be complete prior to the issuance of a certificate of occupancy.
21. Prior to issuance of Building Permit, the applicant or their successor shall coordinate with the relevant departments on the final streetscape design. Per SZO 4.2.8.d., the maximum distance between ground story entrances for this building is 30' measured from the centerline of the entrances. This provision will be met and updated plans will be sent to Inspectional Services Department and Planning Staff for review prior to the issuance of a building permit.

Prior to Certificate of Occupancy

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

23. Final sidewalk design must provide sufficient width to guarantee at least 5' clear width of cement concrete surface for ADA/MAAB access. The 5' width may be combined by land in public right of way and private land dedicated via a public access easement. Establish easement line parallel to Medford Street and Warren Street side lines. Submit easement plans for City review providing the City and general public 24/7/365 access to sidewalk are on private property adjacent to Medford Street and Warren Street, as necessary. Executed easement is required prior to Certificate of Occupancy.
24. Prior to applying for a certificate of occupancy, the applicant or their successor will coordinate with the Mobility Division to apply to the Somerville Traffic Commission for implementation of the loading zone specified in the Transportation Access Plan. Applicant or their successor will provide a signage plan to the Mobility Division and will be responsible for the cost of signage installation per city specifications.
25. The Certificate of Occupancy will be contingent upon the Applicant following detailed plans with the façade materials continuing to the ground.

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 _____