



CITY OF SOMERVILLE, MASSACHUSETTS  
KATJANA BALLANTYNE  
MAYOR

May 8, 2025

VIA EMAIL to [jschultz@nixonpeabody.com](mailto:jschultz@nixonpeabody.com) and REGULAR MAIL

Peter Zagorianakos, Manager

Triad Alpha Partners, LLC

c/o Nixon Peabody

Exchange Place

53 State Street

Boston, MA 02109-2835

RE: Special Permit ZBA #2008-65, Request to Modify and Extend  
56 Webster Ave & 520 Columbia (D4 Union Square)

Dear Mr. Zagorianakos,

I am writing to support Triad Alpha's ZBA application referenced above to allow continued operation of Royal Hospitality's laundry business at its present location in Somerville. The application references two extensions applicable to the initial term of the Special Permit. The application also includes a request to extend the Special Permit for an additional year through July, 2030.

My support is very strongly tied to ensuring a smooth transition to a new laundry facility that will make it possible for Royal Hospitality's employees to remain employed by Royal Hospitality and to reside in Somerville for as long as they choose to live here. The application demonstrates how the ZBA may extend the Special Permit through July of 2029, first by applying the Green Line Extension tolling period through July 2027, due to the delay in opening the Green Line Extension) and through July 2029, by applying the Permit Extension Act of 2024 that seeks to promote economic recovery.

Triad Alpha is seeking additional relief that would allow the laundry to continue operations for an additional year through July 2030. The applicant and Royal Hospitality have separately agreed to move the laundry facility and the application incorporates a timeline of tasks to be completed in order to move. My staff has informed me they will recommend that the ZBA consider modifying the Special Permit conditions to require regular progress reports to the City about the efforts made toward moving the laundry as a condition to exercising an extension.

My goal is to ensure that the City and the public can monitor the progress Royal Hospitality makes toward moving so that we can anticipate delays and be ready to respond with whatever



assistance that the City is able to offer. Therefore, my support of the request to extend the Special Permit through July 2030 is contingent upon Triad Alpha providing regular progress reports on the move to the City and the public as a prerequisite to extending another year, subject to the approval of the ZBA.

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I trust this information is helpful to you as the transformation of Union Square continues.

Kindest regards,



Katjana Ballantyne

Cc Brian Herrington, CEO Pure Star Group (Royal Hospitality)  
Orsola Susan Fontano, Chair, and Members, Somerville Zoning Board of Appeals