



City of Somerville

# ZONING BOARD OF APPEALS

City Hall 3<sup>rd</sup> Floor, 93 Highland Avenue, Somerville MA 02143

## DECISION

**PROPERTY ADDRESS:** 56 Webster Avenue  
**CASE NUMBER:** ZP25-000025  
**OWNER:** 201 West Brookline Street, LLC; Masurd & Associates, LLC; and 517 MSF, LLC  
**OWNER ADDRESS:** 183 State St., 2nd Fl., Boston, MA 02109  
**APPLICANT:** Triad Alpha Partners, LLC  
**APPLICANT ADDRESS:** 181 Dudley Road, Newton, MA 02459  
**DECISION:** Approved (Modification & Extension of Special Permit)  
**DATE OF VOTE:** July 16, 2025  
**DECISION ISSUED:** July 23, 2025

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CLERK'S OFFICE  
SOMERVILLE, MA

This decision summarizes the findings made by the Zoning Board of Appeals (the "Board") regarding the Special Permit application submitted for 56 Webster Avenue.

### LEGAL NOTICE

Triad Alpha Partners, LLC seeks an extension of time on a previously granted Special Permit (ZBA #2008-65) and a modification to the conditions of its approval.

### RECORD OF PROCEEDINGS

On April 30, 2025, the Zoning Board of Appeals 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 Susan Fontano, Vice-Chair Anne Brockelman, Acting Clerk Brian Cook, Member Ann Fullerton, and Alternate Sisia Daglian. At the request of the applicant, the Board voted to continue the item to the May 14, 2025 meeting.

On May 14, 2025 the Zoning Board of Appeals resumed the hearing. Present and sitting at the public hearing were Board Members Chair Susan Fontano, Vice-Chair Anne Brockelman, Acting Clerk Brian Cook, Member Ann Fullerton, Member Zachary Zaremba, and Alternate Sisia Daglian. The Applicant provided a presentation to the Board about the history of the property, an industrial laundry, and explained their request to modify the original conditions and approval and to be granted an extension of time. The Applicant and the Assistant City Solicitor/Special Counsel Catherine Lester Salchert discussed the specific request and development covenant. The Chair opened the hearing for public comment. A representative from the union of laundry employees spoke in support of the request. The chair left public testimony open. Staff and the Applicant agreed to meet to craft recommended condition language. The Board voted to continue the item to the June 18, 2025 meeting.

On June 18, 2025, at the request of the Applicant, the Board voted to continue the item to the July 16, 2025 meeting.

On July 16, 2025, the Zoning Board of Appeals resumed the hearing. Present and sitting at the public meeting were Board Members Chair Susan Fontano, Vice Chair Ann Brockelman, Acting Clerk Anne Fullerton, Zachary Zaremba, Alternate Brian Cook, and Alternate Sisia Daglian. The Applicant confirmed that they had reviewed the supplementary memo provided by staff and both Applicant and Staff were amenable to the proposed modifications to conditions and for the requested extension to be granted. The Assistant City Solicitor/Special Counsel Catherine Lester Salchert provided a description of the proposed modifications. Acting Clerk Anne Fullerton made a motion to approve the extension of the Special Permit and the modifications to the conditions of approval as recommended in the supplementary staff memo dated July 9<sup>th</sup>, 2025.

## PLANS & DOCUMENTS

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

Document	Pages	Prepared By	Date	Revision Date
Revised Narrative	39	Jennifer R. Schulz Nixon Peabody LLP Exchange Place 53 State Street Boston, MA 02109	April 10, 2025	n/a
Approved Plans	7	Peter Quinn Architects LLC 1955 Massachusetts Ave, Suite 4 Cambridge, MA 02140	June 5, 2024	n/a
Original Decision	14	Zoning Board of Appeals	August 25, 2009 (filed with Clerk)	n/a
Development Covenant	35	City of Somerville & Applicant	July 16, 2009	
Letter of Support	2	Office of Mayor Katjana Ballantyne 93 Highland Avenue Somerville, MA 02143	May 8, 2025	n/a
Anticipated Relocation Timeline	1	Jennifer R. Schulz Nixon Peabody LLP Exchange Place 53 State Street Boston, MA 02109	July 16, 2025	n/a

## SPECIAL PERMIT FINDINGS

The original special permit findings remain the same.

The Board made the following additional findings:

1. The delay in opening the Somerville Green Line extension applies to extend the permit through July 22, 2027
2. Chapter 238, Section 80 of the Acts of 2024 (the "COVID Economic Relief Act") also applies and extends the permit another two (2) years through July 22, 2029.

3. Applicant's timeline demonstrates that five (5) years are needed to complete the laundry move and Applicant has requested that the permit be modified to allow the First Extension to be exercised now.

## DECISION

Following public testimony, review of the submitted materials, and discussion of the statutorily required considerations, Acting Clerk Fullerton moved to approve the **Modification and Extension of the Special Permit** to expand a laundry processing use and make additional findings. Vice-Chair Brockelman seconded. The Board voted **5-0** (Alternate Brian Cook voting) to approve the extension and the following modifications to the conditions of approval:

### Condition #2

This SPSR ~~shall expire ten (10) years after the date of issuance of a permanent certificate of occupancy for the expanded laundry processing center use ("Effective Date").~~ is modified to allow for a one (1) year extension (the "First Extension") to the original term to be exercised now to allow the continued operation of the laundry facility through July 22, 2030. Accordingly, this SPSR shall expire on July 22, 2030, subject to the Applicant providing the SPGA, no less than every six (6) months with the first report due no later than March 31, 2026, with a written report of progress towards moving the laundry facility to a new location (the "Progress Report"). Each Progress Report shall detail the Applicant's best efforts to accomplish the tasks contained in the timeline for moving the laundry facility (the "Laundry Move Timeline") included in the Application, as updated by the Applicant. The Laundry Move Timeline is attached to this decision and incorporated into this Special Permit. Receipt of each Progress Report shall be placed on the SPGA agenda to be part of the written record.

### Condition #3

The Applicant may apply to the SPGA for up to two (2) additional one-year extensions of this SPSR: an first extension for one (1) year which shall expire ~~eleven (11) years from the Effective Date on July 22, 2031~~ (the "First-Second Extension"); and an additional second extension for one (1) year which shall expire on July 22, 2032 ~~twelve (12) years from Effective Date ("Second-Final Extension")~~ unless the application of the force majeure in clause in Paragraph 7 of the Development Covenant extends these dates. The Applicant shall notify the City in writing, no later than six (6) months in advance of the expiration date ~~(or extended expiration date)~~ of the SPSR, that the Applicant intends to apply for an extension. Each request for extension shall be filed no later than ninety (90) days prior to the expiration date ~~(or extended expiration date)~~ of the original SPSR and must include an updated Laundry Move Timeline.



In determining whether or not to support the ~~First Extension and~~ Second Extension, the SPGA will consider the following criteria: (1) whether the Applicant has made best efforts to move the laundry facility in accordance with the Laundry Move Timeline; (2) whether the updated Laundry Move Timeline is reasonable based on all the evidence submitted. In addition, the SPGA will take into account the following considerations set forth in the Applicant's Covenant with the City, including without limitation: (1) the Applicant's compliance with the conditions attached to this SPSR; (2) the then current real estate market conditions, including absorption rates and commercial financing availability and terms; ~~(3) progress on the extension of the Green Line into Union Square;~~ (34) proximity of the Property to the nearest Green Line Station and other redevelopment projects; ~~(45)~~ the Applicant's willingness to take reasonable actions to plan for and further the redevelopment of the Property as described below: During the ninth (9th) year following the Effective Date and pPrior to applying for the ~~First Second~~ Extension, the Applicant shall have developed a conceptual site plan for the Property that (i) is acceptable to the City as being consistent with publicly-adopted plans and guidelines for development in the Union Square/Boynton Yards area; (ii) conforms to the then-current zoning, or can be permitted with zoning relief acceptable to the City; and (iii) optimizes the mixed use, transit-oriented development potential of the site (a conceptual site plan meeting the foregoing criteria is referred to in the following paragraphs as the "Conceptual Site Plan"); and ~~(56)~~ filed an application for zoning relief for a project that conforms to the Conceptual Site Plan.

In determining whether or not to support the Final Extension, the SPGA will consider the following criteria: (1) the laundry facility move being on track to be completed no later than July 22, 2032; and (2) the Applicant having obtained zoning approval for a project on the Property.

Attest, by the Zoning Board of Appeals:

Orsola Susan Fontano, *Chair*  
 Anne Brockelman, *Vice Chair*  
 Ann Fullerton, *Acting Clerk*  
 Zachary Zaremba  
 Brian Cook, *Alternate*

Attachment:

- Anticipated Relocation Timeline (July 16, 2025)

**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 \_\_\_\_\_

**ZP25-000025 - 56 Webster Street - Special Permit Modification & Extension Application**  
**Applicant-Submitted Anticipated Relocation Timeline (July 16, 2025 ZBA Hearing)**

Royal Relo	2025	2026	2027	2028	2029	2030	
Q1		<ul style="list-style-type: none"> <li>Identify and secure new plant location</li> </ul>	<ul style="list-style-type: none"> <li>New plant construction, order new equipment</li> </ul>	<ul style="list-style-type: none"> <li>Mechanical, Electrical, and Pneumatic hook ups</li> </ul>	<ul style="list-style-type: none"> <li>Install 5 new Ironing lines in new plant.</li> </ul>	<ul style="list-style-type: none"> <li>Dual operations in both plants</li> </ul>	
Q2		<ul style="list-style-type: none"> <li>Identify and secure new plant location</li> </ul>	<ul style="list-style-type: none"> <li>New plant construction, order new equipment</li> </ul>	<ul style="list-style-type: none"> <li>Mechanical, Electrical, and Pneumatic hook ups</li> </ul>	<ul style="list-style-type: none"> <li>Install 12 new triple sort towel folders in new plant.</li> </ul>	<ul style="list-style-type: none"> <li>Exit Somerville plant</li> </ul>	
Q3	<ul style="list-style-type: none"> <li>Identify and secure new plant location</li> </ul>	<ul style="list-style-type: none"> <li>Design and permitting</li> </ul>	<ul style="list-style-type: none"> <li>New plant construction, order new equipment</li> </ul>	<ul style="list-style-type: none"> <li>Install new tunnels and dryers in new plant</li> </ul>	<ul style="list-style-type: none"> <li>Install soil belts, conveyor belts.</li> </ul>		
Q4	<ul style="list-style-type: none"> <li>Identify and secure new plant location</li> </ul>	<ul style="list-style-type: none"> <li>Design and permitting</li> </ul>	<ul style="list-style-type: none"> <li>Mechanical, Electrical, and Pneumatic hook ups</li> </ul>	<ul style="list-style-type: none"> <li>Install E Tech Rail System in new plant.</li> </ul>	<ul style="list-style-type: none"> <li>Dual operations in both plants</li> </ul>		