



City of Somerville

PLANNING, PRESERVATION, & ZONING

City Hall 3rd Floor, 93 Highland Avenue, Somerville MA 02143

August 4, 2025

Christine Thomas
Somerbridge Hotel LLC
10 Cabot Road, Suite 209
Medford, MA 02155

Dear Ms. Thomas,

Your application for a Plan Revision to your approved plans at 1 McGrath Highway (P&Z 21-028), case number ZP25-000079, has been deemed a *Major Amendment* and as such requires additional Board Review.

The Planning Board approved the project with 199 hotel rooms, a certain building footprint, and vehicular access on the left side of the building. The project now proposes 145 rooms, changes the building footprint (from a U-shape to an L-shape), and has vehicular access on the right side of the building. These changes are significant enough to be a substantial change in built outcome noticeable to persons generally familiar with the original approval.

As required by SZO §15.2.4.e., I find that the proposed changes do not meet the following criteria:

- a. Does not contravene the previously published public notice, any finding, or attached condition made by the review board for the original development review application;
- b. Does not detrimentally impact matters of substance identified in the meeting minutes of the original public meetings or public hearings;
- c. Features changes that are insignificant to the degree that persons familiar with the original application would not notice a substantial change in operational or built outcome.

Please submit a new Board Review application for a Major Amendment, including the information previously submitted and any other supplemental information, via CitizenServe, so the request may be reviewed by the original permit granting authority.

Sincerely,

Dan Bartman
Director of Planning, Preservation, & Zoning

Cc: file, ISD

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