



City of Somerville

# PLANNING BOARD

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

## DECISION

**PROPERTY ADDRESS:** 360 Foley Street  
**CASE NUMBER:** ZP25-000120  
**OWNER:** Assembly Row Hotel, LLC  
**OWNER ADDRESS:** 909 Rose Avenue, Suite 200, North Bethesda, MD 02852  
**APPLICANT:** Vanasse Hangen Brustlin, Inc – Dale Horsman  
**APPLICANT ADDRESS:** P.O. Box 9151, Watertown, MA 02471  
**DECISION:** Approved with Conditions (Major Amendment)  
**DATE OF VOTE:** March 5, 2026  
**DECISION ISSUED:** March 10, 2026

2026 MAR 10 P 1:54

CITY CLERK'S OFFICE  
SOMERVILLE, MA

This decision summarizes the findings made by the Planning Board (the "Board") regarding the development review application submitted for 360 Foley Street.

### LEGAL NOTICE

Assembly Row Hotel LLC proposes a Major Amendment to the Updated Block 5 Design Guidelines and existing PUD (PB 2006-59) in the Assembly Square Mixed-Use District (ASMD).

### RECORD OF PROCEEDINGS

On March 5, 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, Clerk Jahan Habib, Michael McNeley, Lynn Richards, Alternate Luc Schuster, and Alternate Coralie Cooper.

At the hearing, the applicant gave a brief presentation about the proposed plan revision. The Chair then opened public comment. No members of the public spoke regarding this application. The Chair closed the public comment.

The Board then discussed the application. The Board asked questions regarding the activation of the existing ground level space. The applicant provided imagery of the current layout and showed that this proposal does not affect the hotel lobby fronting Foley Street. The Board had further questions about the increase in employees and what impact the hours of operation of the proposed space would have on the hotel guests and neighborhood. The applicant gave further insight to the hours of the hotel and that the design would mitigate any noise impact to the hotel rooms.

### PLANS & DOCUMENTS

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

Document	Pages	Prepared By	Date	Revision Date
360 Foley Street Block 5A Amendment Design Guidelines	2	VHB 101 Walnut Street P.O. Box 9151 Watertown, MA 02571	October 2024	n/a
Narrative	3	Nutter McClennen & Fish LLP 155 Seaport Blvd Boston, MA 02210	December 18, 2025	n/a
360 Foley Street Civil Site Plan	2	VHB 101 Walnut Street P.O. Box 9151 Watertown, MA 02571	September 30, 2025	n/a
Prior Planning Board Decisions	30	City of Somerville 93 Highland Ave Somerville, MA 02143	December 15, 2006	n/a

**DECISION**

Following public testimony, review of the submitted plans, and discussion of the statutorily required considerations, Chair Michael Capuano moved to approve the Major Amendment to Updated Block 5 Design Guidelines and Existing PUD (PB2006-59) with the conditions included in the staff memo. Clerk Jahan Habib seconded. The Board voted **4-1-0** to approve the permit, Board Member Lynn Richards Abstained. The permit is subject to the following conditions:

**General**

1. This Decision must be recorded with the Middlesex South Registry of Deeds.
2. Digital copies of all development review submittal materials, as permitted by the Planning Board, must be submitted to the Planning, Preservation, & Zoning Division for the Public Record.
3. 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.

**Prior to Building Permit**

4. A 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.

Attest, by the Planning Board:

Michael Capuano, *Chair*  
 Jahan Habib, *Clerk*  
 Michael McNeley  
 Lynn Richards  
 Luc Schuster, *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 \_\_\_\_\_