



City of Somerville

PLANNING BOARD

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

DECISION

PROPERTY ADDRESS: 360 Foley Street
CASE NUMBER: ZP25-000121
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

This decision summarizes the findings made by the Planning Board (the “Board”) regarding the Major Amendment submitted for 360 Foley Street.

LEGAL NOTICE

Assembly Row Hotel LLC proposes a Major Amendment to a previously issued SPSR-A (PB2014-34) 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 Architectural Plan	18	J.A.L. PROCON P.O. Box 4430 Manchester NH, 03108	September 2025	n/a
Narrative	13	VHB 260 Arsenal Place #2 Watertown, MA 02472	December 29, 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	151	City of Somerville 93 Highland Ave Somerville, MA 02143	February 5, 2015	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 a previously issued SPSR-A (PB2014-34) in the Assembly Square Mixed-Use District (ASMD) with the conditions included in the staff memo. Clerk Jahan Habib seconded. The Board voted **5-0** to approve the permit, 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 _____