NEIGHBORHOOD MEETING REPORT

Property:	1 McGrath Highway
Applicant and Owner:	Somerbridge Hotel, LLC
Agent:	Adam Dash, Esq.
Zoning District:	High-Rise ("HR")

Neighborhood Meeting Date: August 18, 2025

This is the required Neighborhood Meeting Report regarding the above-referenced Application.

The August 18, 2025 neighborhood meeting was held via remote participation at 6:00pm and was recorded by Attorney Adam Dash.

The slides used at the meeting are filed herewith.

Flyers were mailed on August 1, 2025 to the neighborhood owners of the properties as stated on the Somerville and Cambridge abutter's lists filed herewith. Flyers were also hand delivered to said properties on August 4, 2025.

Attendees:

J.T. Scott, Ward 2 Councilor
Stephen Cary, Somerville PPZ
Christine Thomas from the Applicant
Adam Dash, Esq., Attorney for the Applicant
Jason Diorio, project architect for the Applicant
Deemor25@aol.com
Karen Molloy
Lynn Weissman
Matt H.
PFD
Rachel Burckardt
Ron Newman
iPhone(7)
Alan Moore
Ajda
Chris Casa
Kevin Coughlin
Zachary Yaro
Bill Deignan
jmspera
Cambridge Plane

Councilor Scott introduced the project and explained the process, then Attorney Dash went through the project details, history, and relief sought. Mr. Diorio showed photos, plans and renderings. Ms. Thomas introduced the hotel team and concept, and Attorney Dash then explained the process going forward

Councilor Scott then moderated the question and answer portion of the meeting. Attendees asked questions both live and by written comment.

Public Comment can be summarized as follows:

-many residents asked about the details of the ramp through the property and up to the new Community Path behind the site, as well as the bicycle track and crossings along the McGrath/O'Brien Highway, and the funding of same. Members of the project team explained that space for the ramp is still being provided in the same manner as in the prior zoning application from 2023, and explained that the path and track connections and crossings require the approval of the City of Somerville, City of Cambridge, the MBTA and two districts of the Massachusetts Department of Transportation. Ms. Thomas explained that the ramp was not yet designed and that it was premature to resolve the funding of the ramp, track and other infrastructure at this time. Ms. Thomas explained that the land where the ramp would be located would be needed for a lay down area during construction. Ms. Thomas said that Applicant would be re-engaging with MassDOT. Residents were predominantly supportive of the ramp.

-a representative of the Friends of the Community Path expressed support for the project, and the ramp proposal, and said that Applicant has been working in good faith. They said that the project was a win-win and appreciated the Applicant keeping the ramp.

-a member of the public asked about the conditions in the prior Planning Board decision. Mr. Cary explained that the prior site plan approval conditions would carry forward with the current proposed modification of the site plan approval unless requested and approved otherwise.

-several residents asked about the timeline for the project. Ms. Thomas said that environmental remediation of the site is gearing up and would take about six months to complete. Attorney Dash explained that the Somerville zoning process would take a period of time, then Applicant would have to go through the Cambridge zoning process. After that, if approved by both cities, construction drawings would have to be completed and filed, and a building permit issued before construction could begin. Councilor Scott said that it sounded as though construction of the ramp would be years out.

-a resident asked about amenities other than the ramp. Ms. Thomas explained that two of the existing three curb cuts would be closed, and that the hotel food and bar service would be open to the general public. Attorney Dash said that the sidewalk in the Somerville portion of the property would be widened and that the site contamination would be remediated.

-a resident asked whether any variances would be required, and Attorney Dash said that no variances would be required.

-a resident asked whether Applicant would add the abutting unfinished lab building parcel to this project, and Ms. Thomas said no.

-a resident said that the street lights on McGrath Highway do not work. Councilor Scott said that he would take it up with MassDOT.

-a resident asked whether the abutting lab building developer could be held to their joint transportation plan and whether anything could be done about the water-filled hole on that property.

-a resident asked whether there would be an outdoor entertainment venue on site and how noise from that would be mitigated. Ms. Thomas said there would be no outdoor entertainment venue, and that there would only be a small outdoor terrace for dining and drinks.

-a resident asked whether project diagrams were available, and Attorney Dash said they would be available later in the process, but not now.

-a resident asked whether there would be a rooftop amenity at the hotel. Attorney Dash and Ms. Thomas said no.

Seeing no further public comment, Councilor Scott adjourned the meeting at 6:55 pm.

1 McGraht Hghwy 300 ft Abutters Listing

REM_MBLU_UNIT	REM_PRCL_LOCN	REM_USE_CODE	OWN_NAME1	OWN_NAME2	MAD_MAIL_ADDR1	MAD_MAIL_CITY	MAD_MAIL_STATE	MAD_MAIL_ZIP
	22 MCGRATH HWY	3230	TWIN CITY PLAZA LLC		PO BOX 2539	SAN ANTONIO	TX	78299
	35 MCGRATH HWY	4320	LOHNES PAUL R & LAVERTY JR C R TRS	35 MCGRATH HWY REALTY TRUST	75 CAMBRIDGE PKWY SUITE 100	CAMBRIDGE	MA	02142
	13-21 MCGRATH HWY	322V	15 MCGRATH HWY PROPCO LLC		10 POST OFFICE SQ	BOSTON	MA	02109
	1 MCGRATH HWY	3900	SOMERBRIDGE HOTEL LLC		10 CABOT ROAD SUITE:209	MEDFORD	MA	02155
	MCGRATH HWY	9300	CITY OF SOMERVILLE	VACANT LAND	MCGRATH HWY	SOMERVILLE	MA	02143
	0 INNER BELT RD	972V	MBTA	C/O MARK DOYLE R E DIRECTOR	10 PARK PLAZA SUITE 5720	BOSTON	MA	02116
	DAWES ST	3900	DW NP PROPERTY LLC	C/O DIVCO WEST REAL EST SERV L	222 JACOBS ST. FLR 1	CAMBRIDGE	MA	02141
	0 INNER BELT RD	972V	MBTA	C/O MARK DOYLE R E DIRECTOR	10 PARK PLAZA SUITE 5720	BOSTON	MA	02116

CERTIFIED LIST
CITY OF SOMERVILLE
ASSESSORS OFFICE
OF ABUTTERS

SOMERBRIDGE HOTEL

1 McGrath Highway, Somerville, MA 02143
163 Monsignor O'Brien Highway, Cambridge, MA 02141

PREVIOUSLY APPROVED PROJECT

Submitted by Somerbridge Hotel, LLC



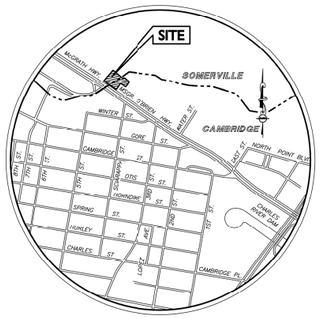
OWNER:
SOMERBRIDGE HOTEL, LLC

ATTORNEY:
ADAM DASH & ASSOCIATES

OWNERS REPRESENTATIVE:
XSS HOTELS

ARCHITECT / STRUCTRUAL ENGINEER:
jal Hospitality Design, LLC
10 CABOT ROAD, SUITE 209
MEDFORD, MA 02155

CIVIL / LANDSCAPE ENGINEERS:
ALLEN & MAJOR ASSOCIATES, INC.



LOCUS MAP
NOT TO SCALE

SOMERBRIDGE HOTEL

1 McGrath Highway, Somerville, MA 02143
163 Monsignor O'Brien Highway, Cambridge, MA 02141

PROPOSED AMENDED PROJECT

Submitted by Somerbridge Hotel, LLC



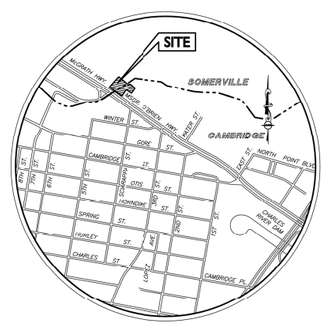
OWNER:
SOMERBRIDGE HOTEL, LLC

ATTORNEY:
ADAM DASH & ASSOCIATES

OWNERS REPRESENTATIVE:
XSS HOTELS

ARCHITECT / STRUCTRUAL ENGINEER:
jal Hospitality Design, LLC
10 CABOT ROAD, SUITE 209
MEDFORD, MA 02155

CIVIL / LANDSCAPE ENGINEERS:
ALLEN & MAJOR ASSOCIATES, INC.



LOCUS MAP
NOT TO SCALE


PREVIOUSLY PROPOSED LAB
PROPOSED SITE
EXISTING SHELL
Somerville Community Path Skybridge
Wicked Photo Booths
Somerville Community Path
McGrath Hwy
28
McDonald's
Fast Food
Rufo Rd
Massachusetts Route 28
Shell
Morgan Ave
Basketball Court
Holiday Inn Express & Suites Boston - Cambrid...
Nov 14 – 15
$263
4.1 (866)
3-star hotel
Superior Nut Company
Fairfield Inn & Suites Boston Cambridge
Recently viewed
Stevens Ct
Sciarappa St
Bacon Ct
Cambridge Sound and Security
Car stereo store
Google

EXISTING SITE PHOTOGRAPHS



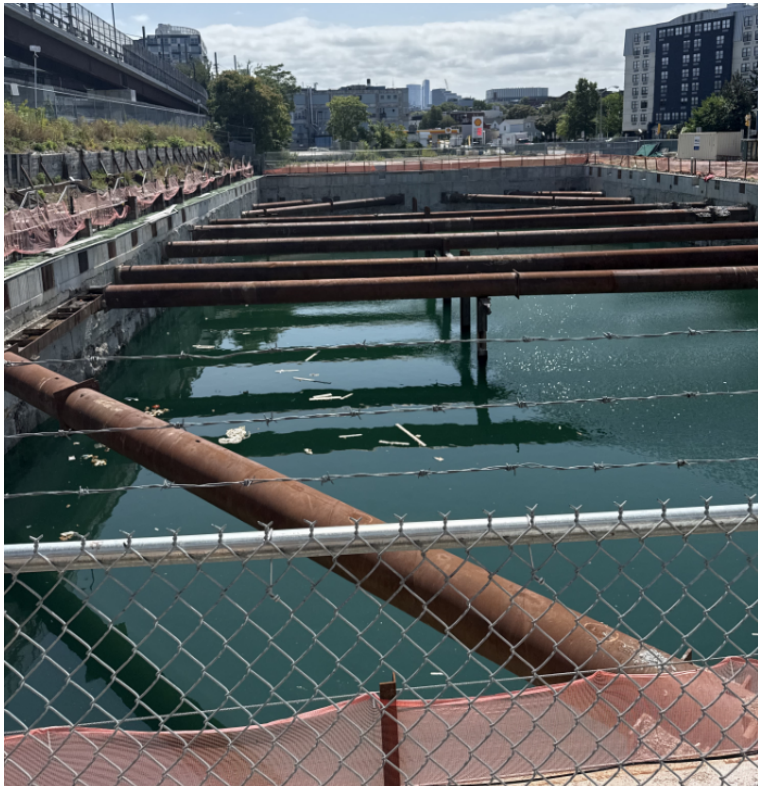




NEIGHBORING PROPERTIES









VEGETATION GREATER THAN 24 INCHES TALL AT MATURITY

ELEVATED COMMUNITY PATH (PUBLIC WAY)

LANDSCAPED AREA WITH A SOIL DEPTH NO LESS THAN 24 INCHES 2,114.3 SF±

8 LARGE TREES

ELEVATED COMMUNITY PATH (PUBLIC WAY)

LANDSCAPING & GROUNDCOVER AREA NOT INCLUDED IN GREEN SCORE AS IT IS LOCATED IN CAMBRIDGE

1 LARGE TREE (HIGH VALUE)

TURF GRASS, MULCH, AND INORGANIC SURFACING MATERIALS 24.1 SF±

3 SMALL TREE

2 LARGE TREES

VEGETATION LESS THAN 24 INCHES TALL AT MATURITY 935.3 SF±

1 LARGE TREE (HIGH VALUE)

HYDRODYNAMIC SEPARATOR TYPE STORMWATER TREATMENT DEVICE

GREEN ROOF A1 867.9 SF±

CITY LINE (TRACED FROM L.C.C. 1990 A)

EDGE OF PAVEMENT

VEGETATION LESS THAN 24 INCHES TALL AT MATURITY 91.0 SF±

HYDRODYNAMIC SEPARATOR TYPE STORMWATER TREATMENT DEVICE

STORMWATER INFILTRATION SYSTEM

VEGETATION GREATER THAN 24 INCHES TALL AT MATURITY

LIMITS OF BUILDING OVERHANG

ELEVATOR 138 SF

STAIR 204 SF

LOBBY 9257 SF

HYDRODYNAMIC SEPARATOR TYPE STORMWATER TREATMENT DEVICE

VEGETATION LESS THAN 24 INCHES TALL AT MATURITY 80.1 SF±

LANDSCAPING & GROUNDCOVER AREA NOT INCLUDED IN GREEN SCORE AS IT IS LOCATED IN CAMBRIDGE

LANDSCAPED AREA WITH A SOIL DEPTH NO LESS THAN 24 INCHES 381.8 SF±

CITY OF SOMERVILLE

CITY OF CAMBRIDGE

VEGETATION GREATER THAN 24 INCHES TALL AT MATURITY

1 SMALL TREE

BIT. CURB

EDGE OF PAVEMENT

MARQUEE SIGN

H.H.

GRAN. CURB

CONC. CURB

BOLLARD

PROPOSED "BONUS LARGE TREE" STREET TREES NOT INCLUDED IN GREEN SCORE AS THEY ARE LOCATED WITHIN CAMBRIDGE

WHITE PAINT LINE

DASHED WHITE PAINT LINE

MUNICIPAL BOUNDARY LINE

96"X100" BRICK COMBINED SEWER

MCGRATH HIGHWAY (PUBLIC WAY)

MONSIGNOR O'BRIEN HIGHWAY (PUBLIC WAY)

YELLOW PAINT LINE

MONSIGNOR O'BRIEN HIGHWAY

(FORMERLY BRIDGE STREET – NORTHERN TRAFFIC ARTERY)

PREVIOUSLY APPROVED PROJECT

PREVIOUSLY
APPROVED PROJECT



jal
Hospitality
Design, LLC
10 CABOT ROAD, SUITE 209
MEDFORD, MA 02155

AC HOTEL | ELEMENT

1 McGRATH HIGHWAY, SOMERVILLE, MA 02143
263 MONSIGNOR O'BRIEN HIGHWAY, CAMBRIDGE, MA 02141

3D - PROPOSED RENDERING

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PROPOSED AMENDED PROJECT



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XSS HOTELS

PROJECT:

MOXY HOTEL - SOMERBRIDGE

MCGRATH HIGHWAY / MONSIGNOR O'BRIEN HIGHWAY
CAMBRIDGE / SOMERVILLE, MA

Date	Issue Description

NOT FOR CONSTRUCTION

PROFESSIONAL SEAL

Architect:	JTD
Drawn By:	JTD
Project No.:	XXX
Copyright:	2025 XSS HOTELS

Drawing Sheet Title:

3D VIEWS

Drawing Sheet Number:

A3.10

ELEVATED COMMUNITY PATH (PUBLIC WAY)

VEGETATION GREATER THAN 24 INCHES TALL AT MATURITY

LANDSCAPED AREA WITH A SOIL DEPTH NO LESS THAN 24 INCHES 2,114.3 SF±

4 LARGE TREE

1 LARGE TREE (HIGH VALUE)

ELEVATED COMMUNITY PATH (PUBLIC WAY)

LANDSCAPING & GROUNDCOVER AREA NOT INCLUDED IN GREEN SCORE AS IT IS LOCATED IN CAMBRIDGE

1 LARGE TREE

TURF GRASS, MULCH, AND INORGANIC SURFACING MATERIALS 63.7 SF±

3 SMALL TREE

VEGETATION LESS THAN 24 INCHES TALL AT MATURITY 935.3 SF±

1 LARGE TREE (HIGH VALUE)

EDGE OF PAVEMENT

HYDRODYNAMIC SEPARATOR TYPE STORMWATER TREATMENT DEVICE

CITY LINE (TRACED FROM L.C.C. 13190 A)

VEGETATION LESS THAN 24 INCHES TALL AT MATURITY 66.4 SF±

STORMWATER INFILTRATION SYSTEM

LIMITS OF BUILDING OVERHANG

VEGETATION GREATER THAN 24 INCHES TALL AT MATURITY

VEGETATION LESS THAN 24 INCHES TALL AT MATURITY 214.9 SF±

LANDSCAPING & GROUNDCOVER AREA NOT INCLUDED IN GREEN SCORE AS IT IS LOCATED IN CAMBRIDGE

LANDSCAPED AREA WITH A SOIL DEPTH NO LESS THAN 24 INCHES 1,014.5 SF±

VEGETATION GREATER THAN 24 INCHES TALL AT MATURITY

1 SMALL TREE

EDGE OF PAVEMENT

BIT. CURB

CITY OF SOMERVILLE

CITY OF CAMBRIDGE

MARQUEE SIGN

CONC. CURB

GRAN. CURB

GRAN. CURB

GRAN. CURB

GRAN. CURB

GRAN. CURB

PROPOSED "BONUS LARGE TREE" STREET TREES NOT INCLUDED IN GREEN SCORE AS THEY ARE LOCATED WITHIN CAMBRIDGE

WHITE PAINT LINE

DASHED WHITE PAINT LINE

MUNICIPAL BOUNDARY LINE

DASHED WHITE PAINT LINE

96"X100" BRICK COMBINED SEWER

MCGRATH HIGHWAY (PUBLIC WAY)

MONSIGNOR O'BRIEN HIGHWAY (PUBLIC WAY)

WHITE PAINT LINE

YELLOW PAINT LINE

MONSIGNOR O'BRIEN HIGHWAY

(FORMERLY BRIDGE STREET – NORTHERN TRAFFIC ARTERY)

GRAN. CURB

PROPOSED AMENDED PROJECT

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PROPOSED AMENDED PROJECT

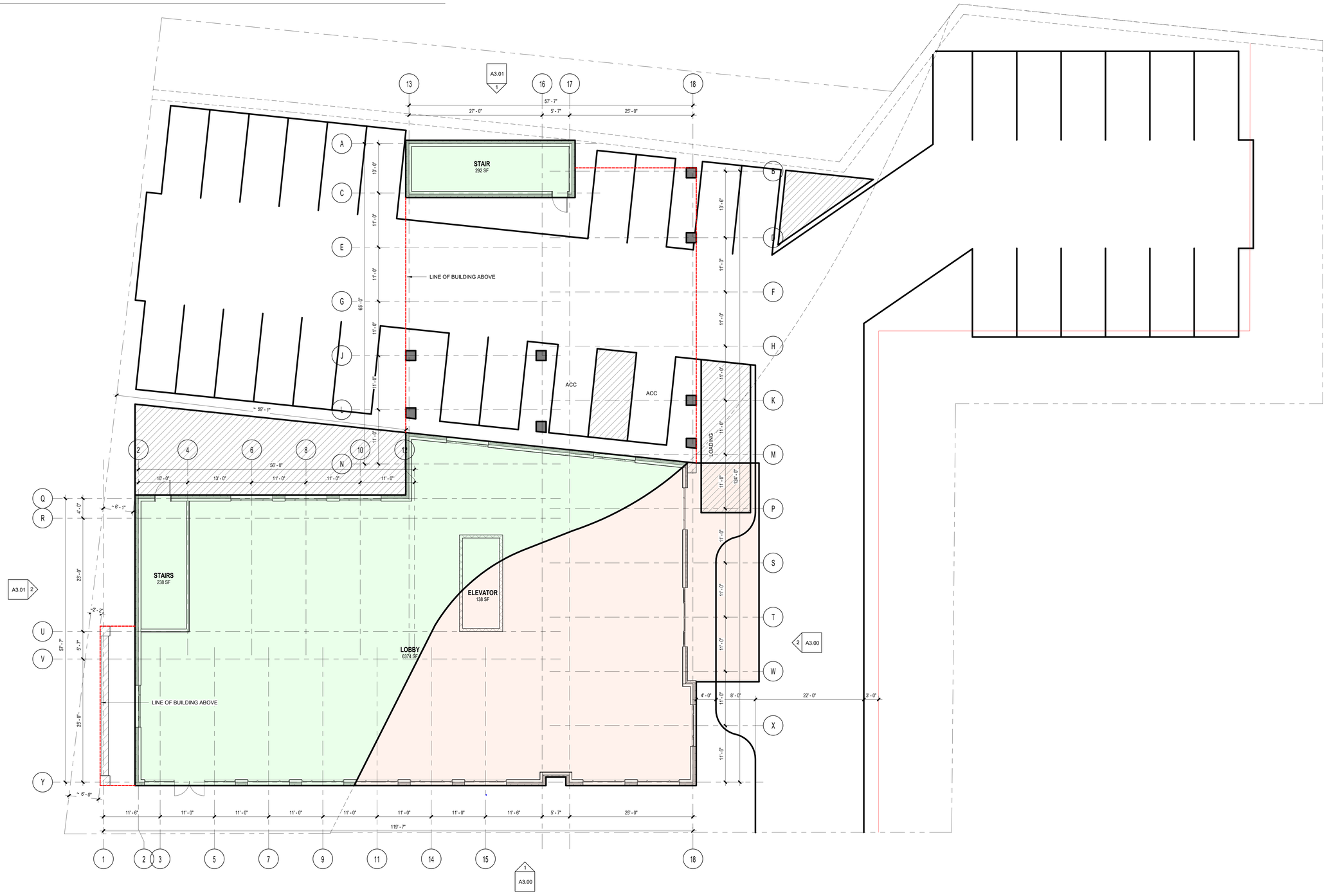
MOXY HOTEL 145 KEYS						
FLOOR	KING	DOUBLE QUEEN	AC ACC	FLOOR AREA CAMBRIDGE	FLOOR AREA SOMERVILLE	TOTAL
FIRST	0	0	0	3,528	4,737	0
SECOND	19	8	2	2,922	7,945	29
THIRD	19	8	2	2,922	7,945	29
FOURTH	19	8	2	2,922	7,945	29
FIFTH	19	9	1	2,922	7,945	29
SIXTH	19	9	1	2,922	7,945	29
TOTAL	95	42	8	18,138	44,462	145
	65.52%	28.96%	5.52%	62,600 TOTAL SQ.FT.		100%

CAMBRIDGE: 50 HOTEL GUEST ROOMS
SOMERVILLE: 95 HOTEL GUEST ROOMS

CAMBRIDGE ALLOWABLE: 23,230.35 SQ.FT.
SOMERVILLE ALLOWABLE: UNLIMITED

CAMBRIDGE PARKING: 13 SPACES
SOMERVILLE PARKING: 20 SPACES
33 TOTAL

MATRIX
1" = 1'-0"



01 - OVERALL FIRST FLOOR PLAN
1/8" = 1'-0"

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XSS HOTELS

PROJECT:

MOXY HOTEL - SOMERBRIDGE
MCGRATH HIGHWAY / MONSIGNOR O'BRIEN HIGHWAY
CAMBRIDGE / SOMERVILLE, MA

Date	Issue Description

NOT FOR CONSTRUCTION

PROFESSIONAL SEAL

Architect:	JTD
Drawn By:	JTD
Project No.:	XXX
Copyright:	2025 XSS HOTELS

Drawing Sheet Title:
OVERALL FIRST FLOOR PLAN

Drawing Sheet Number:
A1.01

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PROPOSED AMENDED PROJECT

MOXY HOTEL 145 KEYS						
FLOOR	KING	DOUBLE QUEEN	AC ACC	FLOOR AREA CAMBRIDGE	FLOOR AREA SOMERVILLE	TOTAL
FIRST	0	0	0	3,528	4,737	0
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CAMBRIDGE: 50 HOTEL GUEST ROOMS
SOMERVILLE: 95 HOTEL GUEST ROOMS

CAMBRIDGE ALLOWABLE: 23,230.35 SQ.FT.
SOMERVILLE ALLOWABLE: UNLIMITED

CAMBRIDGE PARKING: 13 SPACES
SOMERVILLE PARKING: 20 SPACES
33 TOTAL

1 MATRIX
1" = 1'-0"



1 02 - OVERALL SECOND FLOOR PLAN
1/8" = 1'-0"

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MOXY HOTEL - SOMERBRIDGE
MCGRATH HIGHWAY / MONSIGNOR O'BRIEN HIGHWAY
CAMBRIDGE / SOMERVILLE, MA

PROJECT:

Date	Issue Description

NOT FOR CONSTRUCTION

PROFESSIONAL SEAL

Architect:	JTD
Drawn By:	JTD
Project No.:	XXX
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Drawing Sheet Title:
TYPICAL UPPER FLOOR PLAN

Drawing Sheet Number:
A1.02

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PROPOSED AMENDED PROJECT



2 EAST ELEVATION
1/8" = 1'-0"



1 SOUTH ELEVATION
1/8" = 1'-0"

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XSS HOTELS

PROJECT:
MOXY HOTEL - SOMERBRIDGE
MCGRATH HIGHWAY / MONSIGNOR O'BRIEN HIGHWAY
CAMBRIDGE / SOMERVILLE, MA

Date	Issue Description

NOT FOR CONSTRUCTION

PROFESSIONAL SEAL

Architect:	JTD
Drawn By:	JTD
Project No.:	XXX
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Drawing Sheet Title:
EXTERIOR ELEVATIONS

Drawing Sheet Number:
A3.00

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PROPOSED AMENDED PROJECT



2 WEST ELEVATION
1/8" = 1'-0"



1 NORTH ELEVATION
1/8" = 1'-0"

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XSS HOTELS

PROJECT:

MOXY HOTEL - SOMERBRIDGE
MCGRATH HIGHWAY / MONSIGNOR O'BRIEN HIGHWAY
CAMBRIDGE / SOMERVILLE, MA

Date	Issue Description

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PROFESSIONAL SEAL

Architect:	JTD
Drawn By:	JTD
Project No.:	XXX
Copyright:	2025 XSS HOTELS

Drawing Sheet Title:
EXTERIOR ELEVATIONS

Drawing Sheet Number:
A3.01


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