

## 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.