



City of Somerville

PLANNING, PRESERVATION & ZONING

City Hall, 93 Highland Avenue, Somerville MA 02143

TO: Courtney Henderson, City Clerk
FROM: Planning, Preservation & Zoning Division Staff
DATE: June 29, 2026
SUBJECT: Correction of Scrivener's Errors

2026 JUN 29 P 3:40

CITY CLERK'S OFFICE
SOMERVILLE, MA

Address: 1 McGrath Highway

Date of Decision: June 26, 2026

Date Filed with City Clerk: June 26, 2026

The decision for 1 McGrath case number: ZP26-000034 filed in the City Clerk's Office on the date referenced above contained the following scrivener's errors:

- On page 1, under PLANS & DOCUMENTS the Site Plan is dated as July 15, 2022, that date should be listed as October 15, 2025.

This memo serves as the correction of these scrivener's errors.



City of Somerville

ZONING BOARD OF APPEALS

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

DECISION

~~2026 JUN 25 4 10 38~~

PROPERTY ADDRESS: 1 McGrath Highway
CASE NUMBER: ZP26-000034
OWNER: Somerbridge Hotel LLC
OWNER ADDRESS: 10 Cabot Road, Suite 209, Medford, MA 02155
APPLICANT: Somerbridge Hotel LLC
APPLICANT ADDRESS: 10 Cabot Road, Suite 209, Medford, MA 02155
DECISION: Approved with Conditions (Hardship Variance)
DATE OF VOTE: June 17, 2026
DECISION ISSUED: June 26, 2026

CITY CLERK'S OFFICE
SOMERVILLE, MA

This decision summarizes the findings made by the Zoning Board of Appeals (the "Board") regarding the hardship variance application submitted for 1 McGrath Highway.

LEGAL NOTICE

1 McGrath Highway - ZP26-000034

Somerbridge Hotel LLC seek relief from SZO 5.1.16.b.i parking types, to build a surface level parking in the High-Rise (HR) zoning district, which requires a Hardship Variance.

RECORD OF PROCEEDINGS

On June 17, 2026, the Zoning Board of Appeals 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 Susan Fontana, Vice-Chair Anne Brockelman, Ann Fullerton, Olivia Mobayed, and Alternate Brian Cook. Adam Dash (agent) and other members of the project team gave a brief presentation on the proposal. The Chair opened public comment, and a couple of residents gave public testimony. The Chair closed public comment. The Board asked clarifying questions regarding the green score. After this discussion between the Board and the applicant team, the Board moved to vote.

PLANS & DOCUMENTS

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

Document	Pages	Prepared By	Date	Revision Date
Surface Parking Variance Narrative	6	Adam Dash, Esq. 48 Grove St #304, Somerville, MA 02144	March 24, 2026	May 13, 2026
Site Plan	7	Allen & Major Associates, Inc. 400 Harvey Road Manchester, NH 03103	July 15, 2022	N/A

Illustrative Site Plan	1	Allen & Major Associates, Inc. 400 Harvey Road Manchester, NH 03103	November 24, 2025	N/A
Landscape Plan	33	Allen & Major Associates, Inc. 400 Harvey Road Manchester, NH 03103	October 15, 2025	May 1, 2026
Context analysis	18	Jason T. Diorio Auburn, NH	October 15, 2025	N/A
Neighborhood Meeting Report	3	Adam Dash, Esq. 48 Grove St #304, Somerville, MA 02144	March 24, 2026	N/A
Previous Recorded Decision	20	City of Somerville, 93 Highland Ave. Somerville MA 02143	May 23, 2026	N/A

HARDSHIP VARIANCE FINDINGS

In accordance with M.G.L. 40A and the Somerville Zoning Ordinance, the Board may grant a hardship variance only upon finding all of the following for each hardship variance:

- a) Special circumstances exist relating to the soil conditions, shape, or topography of a parcel of land or the unusual character of an existing structure but not affecting generally the zoning district in which the land or structure is located;

The Board finds that the division of the Somerville/Cambridge municipal boundary line, with their separate municipal zoning standards, the shape of the lot, the existing retaining wall, and the existing pit in the abutting parcel, do limit the ability for the development to comply with SZO 5.1.16.b.i.

- b) Literal enforcement of the provision of this Ordinance for the district where the subject land or structure is located would involve substantial hardship, financial or otherwise, to the petitioner or appellant due to said special circumstances;

The Board finds that literal enforcement of the surface level parking ordinance would create financial hardship for the applicant, as the only form for the applicant to create car parking would be through building underground parking, which due to circumstances as the soil remediation requirements would impact directly the project development.

- c) Desirable relief could be granted without causing substantial detriment to the public good and without nullifying or substantially derogating from the intent and purpose of the Neighborhood Residence district in this Ordinance or the Ordinance in general.

The Board finds that desirable relief can be granted without causing substantial detriment to the public good and without nullifying or substantially derogating from the intent and purpose of the High-Rise zoning district and the Ordinance in general. The parking lot will be screened by the hotel building on one side and the various landscape and existing features of the site on the other side.

DECISION

Following public testimony, review of the submitted plans, and discussion of the statutorily required considerations, Brian Cook acting Clerk moved to approve the Hardship Variance to build a surface level parking in the High-Rise (HR) zoning district with the conditions included in the staff memo dated June 11th, 2026. Olivia Mabayed 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.

Prior to Building Permit

2. A digital 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 Zoning Board of Appeals:



Orsola Susan Fontano, *Chair*

Anne Brockelman, *Vice-Chair*
Ann Fullerton
Olivia Mabayed
Brian Cook, *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 _____