



City of Somerville
PLANNING BOARD
City Hall, 93 Highland Avenue, Somerville MA 02143

September 28, 2026

Assembly Row Hotel, LLC
Matthew Snell
909 Rose Avenue, Suite 200
North Bethesda, MD 20852

Dear Matthew,

Your application for a Plan Revision ZP26-000082 to your approved plans at 360 Foley Street (case #PB2014-34, revised and approved per cases # ZP25-000120 and ZP25-000121) has been deemed *de minimis* and accepted by the Planning Director and Chair of the Somerville Planning Board. Please see notes below and attached exhibits.

PLANS & DOCUMENTS

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

Document	Pages	Prepared By	Date	Revision Date
Narrative	3	Matthew Snell 155 Seaport Blvd. Boston, MA 02210	August 28, 2026	n/a
Revised 360 Foley Street Architectural and Civil Plans	26	J.A.L. PROCON P.O. Box 4430 Manchester NH, 03108	August, 2026	n/a
Existing 360 Foley Street Architectural and Civil Plans	20	J.A.L. PROCON P.O. Box 4430 Manchester NH, 03108	September, 2025	n/a
Major Amendment Planning Board Decision to Major Amendment to the Updated Block 5 Design Guidelines and existing PUD (PB 2006-59)	4	City of Somerville 93 Highland Ave Somerville, MA 02143	March 10, 2026	n/a
Major Amendment Planning Board Decision to a previously issued SPSR-A (PB2014-34)	3	City of Somerville 93 Highland Ave Somerville, MA 02143	March 10, 2026	n/a

The proposed changes include the following, according to the development narratives dated August 28, 2026, and revised plans and renderings dated August 2026:

- Sheet: A1.01
 - Removal of the proposed elevator to the lounge and adjacent corridor (the lounge will be served by the existing back of house elevator already in use at the hotel)
- Sheet: A1.04
 - 1) Straightening the exterior wall separating the interior lounge and exterior terrace. As a result of these changes the lounge will be reduced approximately 500 GSF, from

5,570 GSF (3,860 GSF interior space and 1,710 GSF outdoor terrace) to 5,065 GSF (3,690 GSF interior space and 1,375 GSF outdoor terrace).

As required by SZO §15.2.4, I find that the proposed changes meet the following criteria:

- a). Does not contravene the previously published public notice, any finding, or attached condition made by the review board for the original development review application;
- b). Does not detrimentally impact matters of substance identified in the meeting minutes of the original public meetings or public hearings;
- c). Features changes that are insignificant to the degree that persons familiar with the original application would not notice a substantial change in operational or built outcome.

Please check additional outstanding conditions of the approval and bring the stamped plans to the Inspectional Services so that they may proceed with your project. If you have not done so already.

Sincerely,

Dan Bartman
Director, Planning Division

A handwritten signature in black ink, appearing to be 'Dan Bartman', with a stylized, cursive script.

Cc: file
ISD