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# CITY OF SOMERVILLE

Office of Strategic Planning & Community Development

**TO:** Zoning Board of Appeals  
**FROM:** Planning & Zoning Division  
**DATE:** March 19, 2020  
**RE:** ZBA 2018-138-E1, 1 McGrath Highway

This memo summarizes the extension submitted for 1 McGrath Highway, identifies any additional discretionary or administrative development review that is required by the Somerville Zoning Ordinance, and provides related analysis or feedback as necessary. The application was deemed complete on March 19, 2020 and is scheduled for a public hearing on March 25, 2020.

## SUMMARY OF PROPOSAL

Somerbridge Hotel, LLC is proposing an extension to their Variances previously granted on March 6, 2019. Variances have one year to be acted upon, a six-month extension can be requested.

The Applicant has stated the following as to why they were not able to start construction. "The site at 1 McGrath Hwy has serious environmental issues. These issues, far worse than originally contemplated, precluded the ability to secure financing. The applicant, Somerbridge Hotel, LLC, has experienced extreme hardship due to underlying environmental issues explained below.

Since acquiring the property, Somerbridge Hotel, LLC has decided to perform a more aggressive site cleanup program, to reduce the PCB concentrations to below 1ppm, and the remediation is no longer a risk-based solution. Supplemental testing is currently being completed, and a soil disposal plan is being developed for EPA's approval of the appropriate disposition of excavated soils. EPA approval is anticipated in late spring. Once remediation work is completed, the site will meet the MassDEP standards for unrestricted future site users without the use of an AUL.

Therefore, an extension of the variances is needed for the project to continue."

If approved, the extension would extend the approval until September 6, 2020.

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