

BOARD OF ZONING APPEAL
FOR THE
CITY OF CAMBRIDGE

GENERAL HEARING

THURSDAY, APRIL 11, 2013

7:00 p.m.

in

Senior Center

806 Massachusetts Avenue

Cambridge, Massachusetts 02139

Constantine Alexander, Chair

Timothy Hughes, Vice Chair

Janet Green, Member

Douglas Myers, Associate, Member

Kevin Casey McAvey, Associate Member

Maria Pacheco, Zoning Secretary

REPORTERS, INC.

CAPTURING THE OFFICIAL RECORD

617.786.7783/617.639.0396 (Fax)

www.reportersinc.com

INDEX

<u>CASE</u>		<u>PAGE</u>
10399	--	3
10404	--	16
10385	--	32
10412	--	37
10403	--	138
10413	--	123
10414	--	139
10415	--	149
10416	--	168
10417	--	176
10418	--	224
10419	--	276
10420	--	288

KeyWord Index

PROCEEDINGS

(7:00 p.m.)

(Sitting Members: Constantine Alexander, Timothy Hughes, Janet Green, Douglas Myers, Kevin Casey McAvey.)

CONSTANTINE ALEXANDER: The Chair will call the meeting of the Board of Zoning Appeals to order. And as is our custom, we're going to start with the continued cases. I'll call Case No. 10399, 40 Granite Street.

Is there anyone here wishing to be heard on that matter?

ELAINE THORNE: Good evening.

CONSTANTINE ALEXANDER: What's your tale of woe in regards to signage.

ELAINE THORNE: Oh, my God.

CONSTANTINE ALEXANDER: Why don't you explain it to the Board. I heard it from Sean. Just for the benefit of the Board.

ELAINE THORNE: Elaine Thorne, Community Development Department.

CONSTANTINE ALEXANDER: We

continued the case the last time because of a lack of posting, satisfying our posting requirements. And so the Petitioner went ahead and --

ELAINE THORNE: We posted them three times again with DPW and they were taken down each time.

CONSTANTINE ALEXANDER: Do you know who did it?

ELAINE THORNE: We don't. The school doesn't know. The janitor doesn't know. The custodial staff had no idea.

CONSTANTINE ALEXANDER: Maybe somebody from Whole Foods? They don't want any competition.

ELAINE THORNE: I can't figure it out, but we took pictures of them up. We went back each day, each day they were down. So it made no sense to re-post them.

CONSTANTINE ALEXANDER: It's my view, unless the Board disagrees, it was a good faith attempt to comply with our Ordinance in regard to the posting of signs and, therefore, we should proceed on the merits.

Does everyone agree with that?

JANET GREEN: Did you take pictures everyday?

ELAINE THORNE: Yes, we did. You can see the different tags that we used to attach them.

CONSTANTINE ALEXANDER: Okay. So --

DOUGLAS MYERS: Do you want to vote on that?

CONSTANTINE ALEXANDER: I don't think we need to. I'll rule as the Chair.

Okay, why don't you tell us very briefly what you need to do and what's going on?

ELAINE THORNE: So we need to continue the use of the farmer's market, which actually began in '97 as a result of the loss of the Stop-N-Shop. And at that time there wasn't any food produce area between there and Mass. Ave. Since then Trader Joe's, Whole Food, and the Stop-N-Shop in Central Square have come on-line, but they still have a very small farmer's market that they use during the summer months from June to October with no more than 10 vendors and an on-site market manager. The Zoning does not allow the use in the area, and we have in the past received a Special Permit or a Variance.

CONSTANTINE ALEXANDER:
Variance.

ELAINE THORNE: A variance, I'm sorry, to use the site. It is not a farmer's market run by the city, but it's

supported by the city in many ways. So we're coming tonight to ask for that to be continued.

And I believe that Maria has suggested that we -- we've been coming for a while every year, and then every two or three years, and this time we're asking for a longer period.

CONSTANTINE ALEXANDER: I'm going to -- I might have a different idea about that. Maybe we don't need to put time frames on it anymore given the fact -- that's up to the Board, that's my view, given the fact that it's been going on for --

ELAINE THORNE: Since probably '96.

CONSTANTINE ALEXANDER: '96? So more than 15 years.

Now, in that 15-year period have there been any complaints from the

neighborhood about trash, litter?

ELAINE THORNE: There hasn't been one complaint.

CONSTANTINE ALEXANDER: No complaints. Parking?

ELAINE THORNE: Nothing.

CONSTANTINE ALEXANDER: Nothing.

ELAINE THORNE: Many of the people walk to the site. It's really a small market that's utilized by many of the residents in Cambridgeport and many of them walk to the site.

CONSTANTINE ALEXANDER: In my view, and again I'm going to frame the motion when we get to that point, given the desirability of a market like this is that I think it's time to do away with having someone come down every five years now to just go through the basics. I think this should be done on a permanent

basis. You did give hours of -- times of operation.

ELAINE THORNE: I did. The market runs Saturday from the beginning of June to the last Saturday in October. The hours of operation for the actual market is 10:00 to 2:00. And there's an hour before and an hour after for setup and close.

CONSTANTINE ALEXANDER: Okay.

ELAINE THORNE: They do not use any of the facilities of the school. They're required to remove their own trash, to clean their own site.

CONSTANTINE ALEXANDER: Funny, I saw something somewhere in the file it was 9:00 to 4:00.

ELAINE THORNE: No.

TIMOTHY HUGHES: It's right here.

CONSTANTINE ALEXANDER: There it

is. It's in your advertisement.

ELAINE THORNE: Well, 9:00 is the setup. It opens at 10:00.

CONSTANTINE ALEXANDER: 10:00.

ELAINE THORNE: So that's the hour to open the market.

CONSTANTINE ALEXANDER: And two hours to cleanup?

ELAINE THORNE: To cleanup.

CONSTANTINE ALEXANDER:
Questions from members of the Board at this point?

KEVIN CASEY McAVEY: I would be hesitant on an indefinite period. I feel like if you have a limited period, even if it's five years, ten years, doesn't seem to be an undo burden. However, at this time you had to go through it a little bit, but just to make sure that things are still in compliance because the neighborhood is changing and you never

know what does arise.

CONSTANTINE ALEXANDER: Other members of the Board have a view on this?

TIMOTHY HUGHES: No.

CONSTANTINE ALEXANDER: You're happy with five years?

TIMOTHY HUGHES: Five years would be fine with me, but I could go longer.

CONSTANTINE ALEXANDER: I say we go longer or not have it at all. If we're going to have a time frame, be five.

TIMOTHY HUGHES: I don't have a strong feeling about it one way or another.

DOUGLAS MYERS: I don't have a strong feeling but five years seems right to me.

CONSTANTINE ALEXANDER: Janet?

JANET GREEN: I think five years sounds good.

CONSTANTINE ALEXANDER: I tried to get you something, but I didn't succeed. You'll have a chance for final comments.

Anyone wishing to be heard on this matter?

(No Response.)

CONSTANTINE ALEXANDER: The Chair notes that there's no one here wishing to be heard.

I don't believe we have letters in the file one way or the other.

ELAINE THORNE: I think the only letter is from the Planning Board.

CONSTANTINE ALEXANDER: Yes, thank you, from the Planning Board, right. I'll read that into the file.

There is a memo from the Planning Board. It says: (Reading) The Planning Board strongly supports the Use Variance request for continuing the farmer's

market at the Morse School parking lot. This type of use is consistent with the goals of neighborhood planning that bring together food and community.

And that is it. I'm going to close public testimony.

Anything else you want to add?

ELAINE THORNE: I can't think of anything else to add.

CONSTANTINE ALEXANDER: Okay.

Any discussion by members of the Board or are we ready for a vote?

TIMOTHY HUGHES: I'm good.

DOUGLAS MYERS: I think the interest of food and community are very strong in this case.

CONSTANTINE ALEXANDER: Okay.

The Chair moves that this Board make the following findings:

That a literal enforcement of the provisions of the Ordinance would involve

a substantial hardship to the Petitioner. Such hardship being that it would not be able to provide fresh food in the summer months to this part of the city.

That the hardship is owing to the fact with regard to the shape of the lot. The lot is such that it can only be used for a school, during school hours, and this creates another use for this -- for this lot. The use has been beneficial to the city.

And that relief may be granted without substantial detriment to the public good or nullifying or substantially derogating from the intent and purposes of this Ordinance.

In this regard the Chair notes that this market has been going on for 15 or so years. It has substantial and continued neighborhood support that has been endorsed by the Planning Board and

is consistent with the goals of the City for providing fresh food to areas of the City that otherwise are not served by that or need a car or public transportation to get it.

So on the basis of these findings, the Chair moves that we grant the Variance to the Petitioner to operate a farmer's market from June through -- what?

ELAINE THORNE: October. The last Saturday in October.

CONSTANTINE ALEXANDER: From the beginning of June to the end of October on Saturdays from the hours of 9:00 to 5:00.

This Variance would have a term of five years, in which time it would expire, and if you want to continue the market, you have to come back and see us again.

DOUGLAS MYERS: Is it 9:00 to 4:00 or 9:00 to 5:00?

ELAINE THORNE: It's 9:00 to
4:00. He did say 5:00.

CONSTANTINE ALEXANDER: I did
say 5:00, thank you. 9:00 to 4:00.

All those in favor of granting the
Variance say "Aye."

(Aye.)

CONSTANTINE ALEXANDER: Five in
favor. Variance granted.

(Alexander, Hughes, Myers, Green
McAvey.)

ELAINE THORNE: Thank you.

* * * * *

(7:10 p.m.)

(Sitting Members: Constantine Alexander, Timothy Hughes, Janet Green, Douglas Myers, Kevin Casey McAvey.)

CONSTANTINE ALEXANDER: The Chair will call case No. 10404, 1663 Massachusetts Avenue.

Is there anyone here wishing to be heard on this matter?

GEORGE SMITH: My name is George Smith. I'm director of operations for Lesley University. So we're requesting a Variance for the wall sign that's to be mounted on the side of the dorm at 1663 Mass. Avenue. It's Lesley University, metal letters, and they would be directly applied to the brick facade of the building. And the purpose of the sign is to -- is as a gateway marker, not as a wayfinding device for the dorm. And it's to demonstrate the university's presence on Mass. Avenue. The sign is not

intended as wayfinding, and so that is the reason why it's located on Mass. Avenue rather than where the entrance to the dorm is, which is on Wendell Street.

The sign is located above the lower sill of the second story window so it's necessitating the Variance. Its location on the facade distinguishes the building as the dorm rather than the retail which is on the first floor that faces Mass. Avenue. And we thought that if you -- if we put the sign itself in the band along with Bank of America and High Rise Bakery and the awning that's right above the first floor retail, that it would be really confusing and cluttered appearance and it just, you know, it would be confusing to anybody who was looking at it and trying to understand what it was all about.

So the sign's in keeping with

Lesley's sign initiative which we've been working on on all of our campuses for the last three or four years. It's materially and contextually the same as letters that we have applied to our dorm at White Hall which is on the corner of Everett Street and Oxford Streets. The letters are almost identical to that. And, it's always been Lesley's intention to have a gateway sign on the site of this dorm since the earliest stages of our branding initiative, and also because, it was always part of the original residential hall design.

So we think it's a reasonable sign, it's modest, it's conservative, and we think it's in the best public interest in terms of clear definition of that building as part of Lesley's Doble Campus and we request your approval.

CONSTANTINE ALEXANDER: You

suggested the sign is consistent with Lesley's, I guess, evolving sign policy, signage policy?

GEORGE SMITH: Yes.

CONSTANTINE ALEXANDER: Does that mean the banner signs are going to come off on Mass. Ave.?

GEORGE SMITH: You mean the signs on the --

CONSTANTINE ALEXANDER: The old Sears Roebuck Building.

GEORGE SMITH: The old Sears Roebuck Building? The intent there was to change those, you know, over time programatically as the university changed.

CONSTANTINE ALEXANDER: Into something like you're having on this building, a flat sign on the side of the building?

GEORGE SMITH: No. I think

those banners are -- were intended to
always be --

CONSTANTINE ALEXANDER: Just
always be there.

GEORGE SMITH: To --

CONSTANTINE ALEXANDER: I'm just
curious.

GEORGE SMITH: To
continue -- continue as they are. They
would just change over time depending
upon --

CONSTANTINE ALEXANDER: Oh, I
see.

GEORGE SMITH: -- activities on
the university and the changes in the
university programs.

CONSTANTINE ALEXANDER: I think
you implied this, but for the record, the
sign is not going to be illuminated, the
sign you're talking about?

GEORGE SMITH: It's not going to

be illuminated. It's natural.

CONSTANTINE ALEXANDER:

Questions by members of the Board?

(No Response.)

CONSTANTINE ALEXANDER: If we grant relief -- by the way, there's a photo simulation that you submitted to the Community Development.

GEORGE SMITH: I did.

CONSTANTINE ALEXANDER: We're going to tie that relief to that photo simulation.

GEORGE SMITH: Okay.

CONSTANTINE ALEXANDER: So it's that kind of sign, that kind of location.

GEORGE SMITH: That's correct.

CONSTANTINE ALEXANDER: You'll understand that. It's not a matter that you would be able to move the sign somewhere else, at least not without coming back to us.

GEORGE SMITH: No, it's going directly where the picture shows it on the building.

CONSTANTINE ALEXANDER: I see. No questions.

I'll open it to public testimony.

Anyone wishing to be heard on this matter?

(No Response.)

CONSTANTINE ALEXANDER: The Chair is in receipt of correspondence. Let's see, we have several letters. One from Ronald Axelrod. (Reading) I am writing in support of sign case 10404, Lesley University's Variance request to install a wall sign on a 1663 Massachusetts Avenue facade. The BZA or another department disallowed the banner, as I understand. Following that, Lesley submitted a smaller sign, not a banner, that is significantly below

what Neighborhood 9 and Aggassiz Neighborhood's approved. The signage they have proposed is appropriate to the building, the avenue, and the surroundings. Lesley University's plans originally included a large sign/banner on the facade of the building. The plans received unanimous vote of approval from the Aggassiz Neighborhood Council. And while Neighborhood 9 has no official neighborhood organization, those of us from Neighborhood 9 involved are in support of the signage. As part of a group of neighbors representative of the Aggassiz Neighborhood Council and residents of Neighborhood 9, I have worked with Lesley University on the approval to build a new home for AIB and with the city on the master plan for streetscape improvements between Harvard

Square and Porter Square. I strongly support Lesley University's plan for a smaller sign on the facade that would improve the facade character and liveliness of the avenue.

Another letter from Axelrod. Must be a duplicate.

GEORGE SMITH: There were originally three.

CONSTANTINE ALEXANDER: I thought there was, yes. I'll find them.

There is a letter from the Planning Board. I'll read that -- or a memo from the Planning Board. (Reading) The Planning Board reviewed the Sign Variance request to install a sign above the height limit at 1663 Massachusetts Avenue with George Smith, Lesley University's representative. During the discussion of concerns about the sign, the Planning Board reviewed the sign initiative that

has been approved by the BZA for the Lesley University as well as the banner request at this location which was denied. The Planning Board agreed that the proposed location for the Lesley University sign which otherwise conforms to Article 7.000 is a reasonable part of the overall plan to identify the campus. This sign is modest and conservative and the Planning Board supports this Variance unanimously.

And there is a letter from Carol Weinhaus, W-e-i-n-h-a-u-s. (Reading) I'm writing in support of Lesley University Variance to install a wall sign on 1663 Massachusetts Avenue facade, case No. 10404. I was part of the two neighborhood groups, representatives from the Agassiz Neighborhood Council and representatives from the Neighborhood 9 that worked with the

Lesley University on the two dorms at the corner of Massachusetts Avenue and Wendell Street. Lesley University's plans at that time included a large sign banner on the facade of the building. The plans received a unanimous vote for approval from the Aggassiz Neighborhood Council. I, therefore, strongly support the Lesley's plan for a smaller sign on the facade.

Another letter from Ruth Ryals,
R-y-a-l-s.

TIMOTHY HUGHES: Just look for the on the facade typo instead of saying it over and over again.

CONSTANTINE ALEXANDER: That's exactly what I'm doing. No, it's actually a different letter.

(Reading) I'm writing in regard to -- I'm going to just summarize this since we have unanimous support. This is

another letter in support from Ruth Ryals. I'm not going to read the whole letter into the file. I hope Ms. Ryals is not offended.

Okay, that closes public testimony.

Any questions?

KEVIN CASEY McAVEY: I do.

CONSTANTINE ALEXANDER: Let me give you a chance. Anything further you want to add, Mr. Smith?

GEORGE SMITH: No, I think that pretty much covers it.

KEVIN CASEY McAVEY: You mentioned it was a type of metal. What kind of metal?

GEORGE SMITH: I believe it's a stainless steel type of material. It's not plastic letters or anything like that.

KEVIN CASEY McAVEY: And you think that will wear well with time?

GEORGE SMITH: Yes, yeah. We've got a good sign company that does all of our work, and yeah, everything they've done for us has been, you know, high quality.

CONSTANTINE ALEXANDER: Have you seen the photo simulations?

KEVIN CASEY McAVEY: I did.

CONSTANTINE ALEXANDER: For the record, by the way, we did not deny the banner where you had those two poles. The plans that were submitted to this Board did not show those poles or the banner.

GEORGE SMITH: You're absolutely correct, yes.

CONSTANTINE ALEXANDER: And when we saw the poles appear on the building, we became concerned. And so you had the option to come before us to seek Variance for a banner sign, you chose, I think

wisely, chose not to do that. So it wasn't that we denied it before. It was the plans that were submitted to us did not show what you apparently intended to do. Okay?

Ready for a vote?

JANET GREEN: I have a question.

CONSTANTINE ALEXANDER: Sure.

JANET GREEN: What are you going to do with the two things that would have supported the banner?

GEORGE SMITH: They're, right at the moment there's no -- we're not going to be using them for anything. They're there. They're structurally tied into the steel of the building.

JANET GREEN: I saw it.

GEORGE SMITH: So taking them out is, you know, it would be, I think it would mar the facade of the building so we're going to leave them where they are.

CONSTANTINE ALEXANDER: Okay?

Okay, ready for a vote?

TIMOTHY HUGHES: Yes.

CONSTANTINE ALEXANDER: Okay.

The Chair moves that this Board make the following findings with regard to the Variance being sought to install a wall sign on the Massachusetts Avenue facade:

That a literal enforcement of the provisions of the Ordinance would involve a substantial hardship to the Petitioner. Such hardship would be the elimination of the ability to identify this building as part of the Lesley campus and part of the -- necessary for people trying to identify and visit the Lesley campus.

That the circumstances are owing to the way that the structure of the building, the shape of the structure of the building. The only issue here for Zoning is the height of the sign. In all

other respects it's compliant with our Zoning By-Law, and there is no way given the way the building is designed that you could have a sign, the height of a sign that complies with our Zoning -- or by-law.

And that relief will be granted without be substantial detriment to the public good or nullifying or substantially derogating from the intent and purpose of this Ordinance.

In this regard the Chair notes that the sign has unanimous support of the neighborhood, support from the Planning Board. It's in furtherance of the identification of an important member of our community; namely, Lesley University. And, therefore, there's no derogation.

And also lastly that the relief being sought is rather modest in nature.

Just the height and nothing else of the sign on a building that requires a sign be higher.

So on this basis the Chair moves that a Variance be granted the Petitioner to proceed in accordance with the relief requested on the condition that the work proceed and be consistent with the photo simulations submitted by the Petitioner which has been initialed by the Chair.

All those in favor of granting the Sign Variance say "Aye."

(Aye.)

CONSTANTINE ALEXANDER: Five in favor.

(Alexander, Hughes, Green, Myers, McAvey.)

GEORGE SMITH: Thank you very much.

* * * * *

(7:20 p.m.)

(Sitting Members: Constantine Alexander, Timothy Hughes, Janet Green, Douglas Myers, Kevin Casey McAvey.)

CONSTANTINE ALEXANDER: The Chair will call case No. 10385, 16 Francis Avenue.

Is there anyone wishing to be heard in this matter?

ATTORNEY SEAN HOPE: Good evening, Mr. Chair, members of the Board. For the record, attorney Sean Hope, Hope Legal Law Offices in Cambridge. I submitted a letter in the file before five

o'clock on Monday requesting an additional continuance. I know this is a second continuance on this case. Part of the challenge is the Petitioner lives in China and is planning to reside in this area. And I did stress that, you know, continuances aren't liberally given. I do have good news to report, that we do have a neighborhood meeting planned on April 24th and we're hoping that these neighborhood issues can be resolved. But regardless, we won't need any more time to meet to be able to move forward.

There's been a prominent neighborhood member who is graciously going to host the meeting, and we do feel like enough of the neighborhood will be there so we can air our issues. So I do feel, and I understand the Board, and I thank you if you do grant another continuance, but I have stressed to the

Petitioner that this is not something that can continue to go on.

CONSTANTINE ALEXANDER: What you have stressed is correct. Frankly, the Board is clamping down on constant continuances. For the reasons stated, I'm willing to give you a continuance, but this is going to be the last one. So you better pick a date and it's up or down that day. It's going to be after April 24th obviously.

ATTORNEY SEAN HOPE: Yes.

CONSTANTINE ALEXANDER: What date would you like?

ATTORNEY SEAN HOPE: So if there was a hearing in late May that would --

MARIA PACHECO: May 23rd or May 9th.

ATTORNEY SEAN HOPE: Actually, so May 23rd, there's a direct abutter who is actually going to be away during that

time. Would it be possible then to do it either on May 9th or if there's a hearing in June.

CONSTANTINE ALEXANDER: There will be hearings in June.

MARIA PACHECO: The 9th or June 13th.

ATTORNEY SEAN HOPE: I say June 13th to give us ample time to not have to work on any other --

CONSTANTINE ALEXANDER: Just make sure you're comfortable with the time. We're not going to listen to excuses next time. Okay?

ATTORNEY SEAN HOPE: June 13th.

CONSTANTINE ALEXANDER: June 13th or 14th?

MARIA PACHECO: 13th.

CONSTANTINE ALEXANDER: Okay.

The Chair moves that this case be continued until seven p.m. on June 13th.

This is a case not heard.

On the condition that the Petitioner once again modify the sign, maintain the sign, and post it in accordance with our Zoning Ordinance, except now that the date should be June 13th, the time seven p.m.

And on the further condition, and I don't think there will be any plans, but if you are going to make -- if you are going to submit plans, that they have to be in our office by five p.m. on the Monday before.

ATTORNEY SEAN HOPE: Understood.

CONSTANTINE ALEXANDER: All those in favor of granting the continuance say "Aye."

(Aye.)

CONSTANTINE ALEXANDER: Five in favor.

(Alexander, Hughes, Green,

Myers, McAvey.)

ATTORNEY SEAN HOPE: Thank you.

* * * * *

(7:25 p.m.)

(Sitting Members: Constantine
Alexander, Timothy Hughes, Janet Green,
Douglas Myers, Kevin Casey McAvey.)

CONSTANTINE ALEXANDER: Okay,

the Chair calls case No. 10412, 209-221
Monsignor O'Brien Highway.

Is there anyone here wishing to be
heard on this matter? For the record.

ATTORNEY JAMES RAFFERTY: Good
evening, Mr. Chairman, members of the
Board. For the record, my name is James
Rafferty. I'm an attorney with law
offices at 130 Bishop Allen Drive in
Cambridge. I'm appearing this evening
on behalf of the applicant Monsignor
Hotel, LLC. Seated to my immediate right
is Eben Tormey, E-b-e-n T-o-r-m-e-y.
Mr. Tormey is a principal with the entity
that is proposing to construct the hotel.
And to Mr. Tormey's right is Christine
Thomas, T-h-o-m-a-s. And Ms. Thomas is
also an officer of the company.

CONSTANTINE ALEXANDER:

Mr. Rafferty, before you start, just to
organize the case.

ATTORNEY JAMES RAFFERTY: Yes.

CONSTANTINE ALEXANDER: You want a Variance and a Special Permit.

Let's do the Variance case first. You know, make your case, we'll open it up to public testimony, because they're unrelated, and we'll take a vote on that and go to the Special Permit or do you want to mix the two together?

ATTORNEY JAMES RAFFERTY: Well, I'd be happy to defer. BUT when one thinks about it, I mean, if the Special Permit didn't succeed, the value of changing the door wouldn't be --

CONSTANTINE ALEXANDER: You want to do the Special Permit first?

ATTORNEY JAMES RAFFERTY: I'm happy to do it any way the Board wants to.

CONSTANTINE ALEXANDER: No, no. I think we just want to separate the Special Permit from the Variance, which

order, because the discussion will get a little bit muddled. Maybe not. Maybe I'm just overly sensitive. If you're happy to do it at one, I'll do it at one.

ATTORNEY JAMES RAFFERTY:

However the Board wishes to proceed.

CONSTANTINE ALEXANDER: Anybody have a feeling on it?

TIMOTHY HUGHES: I don't have a strong opinion except that there is a logic to doing the Special Permit first because it seems to be the most controversial.

CONSTANTINE ALEXANDER: Proceed as you want -- as you wish, and I'll withdraw my muddling remarks.

ATTORNEY JAMES RAFFERTY: Okay.

So, this is a property that some Board members may be familiar with. It's the Genoa meat packing plant on O'Brien Highway. And essentially what the

applicant would like to do is to replace that structure with this hotel. The property is located right where Third Street comes into O'Brien Highway on the far side. And it's in a district that's called Special District 1 which is, had that designation for quite sometime. Hotel uses are permitted in this location upon the issuance of a Special Permit. There are two hotels nearby. There's a hotel across the street which obtained a Special Permit. And there's also a hotel two lots up from our proposed location.

The Special Permit criteria around uses, as you know, are really related to the compatibility of this use to surrounding uses. We believe strongly that this use is in fact quite consistent with the mixed use nature of Special District 1 and the merging development that's going to be taking place behind the

site here in North Point.

The building as proposed is dimensionally conforming in all regards structurally. There are two other aspects of the application before the Board. A second Special Permit relief for later to reduction to the required amount of parking. Article 6 requires that it be one parking space for every two hotel rooms. Based on the number of hotel rooms here and the site plan we're actually seeking relief, we're going to be seven spaces below what is required. So we have filed a Special Permit request. We reviewed that request and worked on the layout of the hotel with the Traffic Department. I know they have forwarded a memo essentially analyzing the request and supporting it.

And then the third element of the application does involve a Variance

because there are guidelines in the district that say that any principal entry should be located on O'Brien Highway. And the design of this hotel, the principal entry of the hotel is on the side of the hotel. Now that's perfectly fine and that's permitted, but what the guidelines would say was that there would need to be an additional door in this location. So....

CONSTANTINE ALEXANDER: What are these guidelines you're referring to? Because if the requirement is part of the Ordinance, I'm not aware of any guidelines.

ATTORNEY JAMES RAFFERTY: Well, I believe in the section of the Ordinance they refer to design guidelines. I might be mischaracterizing. It's definitely a requirement in Special District 1.

CONSTANTINE ALEXANDER: Yes,

yes.

ATTORNEY JAMES RAFFERTY: I didn't know if it was in the heading of design guidelines, but I could stand to be -- -- I may be corrected.

CONSTANTINE ALEXANDER: My education because I wasn't aware there were any guidelines that applied. I know there's a requirement which you cited 17.15.1.

ATTORNEY JAMES RAFFERTY: It's a requirement. And --

CONSTANTINE ALEXANDER: Although I query whether that requirement applies to your proposed structure, but we'll get to that in a second.

ATTORNEY JAMES RAFFERTY: Well, we had the same analysis with the Building Commissioner as to whether it did or not. And frankly, it was concluded that the safer course of conduct was to seek the

relief.

Frankly, as we explained at the Planning Board, right, so I'm looking for that section. I guess it doesn't have the heading. I guess it appears under just a general, general requirement.

CONSTANTINE ALEXANDER: Okay.

ATTORNEY JAMES RAFFERTY: At any rate --

CONSTANTINE ALEXANDER: Okay, let me -- we're passed the guidelines then. Let me comment now on the notion that the safer course of action is to seek a Variance. I don't agree with that. Frankly, in my view, if you need a Variance, and I don't think you need one, which I'll get to in a second. If you need one, you're not entitled to one as a matter of law. This is exactly the case that we had on Massachusetts Avenue, your case, you represented the Petitioner,

involving the entrance for a restaurant lounge. You wanted to have it on Prospect Street and the Ordinance said it has to be on Massachusetts Avenue. This time the Ordinance that applies and again I'm going to say I don't think it does, which says you have to have it on Monsignor O'Brien Highway. There's no hardship here. The City Council made the decision.

ATTORNEY JAMES RAFFERTY: Well, I haven't had an opportunity to address the hardship. Because there is a grade change and there is something about the nature of this. And let's be clear. It says a principal entry. So the as-of-right alternative is to have two doors. The principal door here, which will serve the hotel. And a secondary door right here. The hotel, given the nature of the operation of the hotel and

the grade changes that occur here, that's the location to have a handicap accessible door there, would be -- the location would be right in that corner. And given the way the lobby is laid out and the desire in the hotel to have guests arrive at a single location, we think that locating that door there would represent a hardship in requiring that. Now the door could be constructed physically, but as we reviewed the matter both with the Building Department and with the Planning Board, the thinking was that the door would serve very little purpose. There would be no requirement that how the door would be monitored. And given where the -- if you look at the floor plan, the door would then be in an area where it's a seating area, a lobby area, as opposed to this very expansive area where you would typically anticipate guests

arriving. So, the language says, and it's under heading -- not design guidelines, building facade, so I do apologize for -- but they refer to standards should apply, and it says: That a principal building shall face Monsignor O'Brien Highway.

As we looked at the layout of the building, we do have -- and then we, a lot of attention was paid to the question where is entrance? We do have an entrance here.

CONSTANTINE ALEXANDER:

Exactly.

ATTORNEY JAMES RAFFERTY: But you don't enter the building. And then we spent time with Mr. Singanayagam, and it says building. We're going to have a prominent entry here. We could extend this area right here to have a door in this location. Frankly it started to feel a

lot like form over substance, didn't make a lot of sense for the operation of the hotel. So we thought the place to go would be to the Planning Board which frankly was more involved in creation of the district, and to see if they felt this was appropriate.

CONSTANTINE ALEXANDER: I agree with everything you're saying. I'm not disagreeing. My point is we would be distorting the Zoning requirements for a Variance to grant you the relief. I believe, and this is me speaking, is that you have an address on Monsignor O'Brien Highway, that's advertised, you will be able to get to the entrance from Monsignor O'Brien Highway. It's almost kitty-corner to the street. The purpose of this requirement, in my mind, in 17.15.1, was not to have the back of the building on Monsignor O'Brien Highway.

And so you would enter it from a side street on the other side. You want it, the "front," put that in quotes, "front" of the building on Monsignor O'Brien Highway. You have the front of the building on -- I think this is a great design for this purpose. My view is not to -- rather than distorting or torturing the requirements for a Variance, is to simply take a vote that a Variance is not required. And fellow members may disagree with me. Are not required, and that your plan, with respect to satisfying 17.15.1, is satisfactory.

ATTORNEY JAMES RAFFERTY: Well, I'd love the Building Commissioner to have that view. We studied it carefully. Frankly, there are other similar uses that don't appear to have had that. But we spent a fair bit of time with the Building Commissioner, who, as you know,

is charged with the interpretation of the Ordinance, with the language that says: A principal building entrance shall face Monsignor O'Brien Highway. So we spent a lot of time around the word "building entrance" and did they go together. We clearly have an entry. We have an entrance. The conclusion, as you know as an applicant, we take direction from the Building Department, when we say we were advised that in order to -- we either needed to have a door in that location or seek relief. I don't -- the Chair and other Board members are free to make their own assessment, of course, that this is in any way torturing the Ordinance. There are lots of instances where --

CONSTANTINE ALEXANDER:

Torturing the Variance requirement. I'm sorry.

ATTORNEY JAMES RAFFERTY: Well,

but I mean, okay, if one were to feel that way, and I think -- it's not a view I share, and frankly, I think the nature of the hardship has something -- because we started looking at the length of the facade. Where else could we put -- and remember we only needed a door here. So we could, we could just do something in name only and satisfy it. But then it became clear -- well, see we can put a door down this end, which wouldn't disrupt the lobby in the way this would be. But this is where the hardship comes in, because if you look at the building, the grade starts to change significantly. So now that entry has to be handicapped accessible. So the only place that the grade allows the door is right here. So the hardship has to do with the fact that given the length of this facade, several hundred feet along O'Brien Highway, in

order to get a handicap accessible entry, we're either going to have to cut into the building with a significant ramp or go in this location.

CONSTANTINE ALEXANDER: I hear you.

ATTORNEY JAMES RAFFERTY: So as set forth in the application, and Mr. Tormey can give you the elevation analysis, it has its certain benefit because as you approach these rooms, their window levels are actually quite up from the sidewalk which is an advantage. Because if they were -- if it was a more consistent grade, we'd find these windows were less desirable. They would be lower or closer to the sidewalk level than might be seen as ideal. But I think the change in grade there is....

EBEN TORMEY: About five feet over the course of the building.

ATTORNEY JAMES RAFFERTY: So we can't get much beyond this area before we have to then consider the implications of a handicap accessible entrance. So the request is based on grade. We can only go here. And going here does represent the hardship, because it is disruptive. And it really confuses the guests arriving here. And the question is it might promote everything else. So I'm left with the fact that the Building Commissioner has advised me that's where I'm going to go to get a building permit.

CONSTANTINE ALEXANDER: Okay.

ATTORNEY JAMES RAFFERTY: And it places the applicant in a difficult position if -- so if they can't get the Zoning relief, the current position of the Commissioner would be that we have to put a door here.

CONSTANTINE ALEXANDER: Not if

we took the vote that the Zoning relief is not required. Building Commissioner is always going to take, as he should, a conservative approach. And if it's close, bounce it to the Zoning Board of Appeals. If we say it's not close, we don't think it's close, a Variance is required, he's not going to turn you down. You don't really think that Mr. Singanayagam is going to say hell with the Board, I think you need -- I'm not giving you a Building Permit? Not gonna happen.

ATTORNEY JAMES RAFFERTY: I don't think he'd say it like that, I agree.

CONSTANTINE ALEXANDER: The other point, you're starting from the hardship that this has to be the design of the building. You could design a building that takes into account of the

grade that would have an entrance on Massachusetts Avenue -- on Monsignor O'Brien Highway. You're assuming it has to be this design. And because of this design you've got a hardship. It doesn't work that way. That's why I think you're torturing the Zoning By-Law. I'm going to stop because we have a long night ahead of us. I'm not going to say any more. At the end of the day I think it comes out the same way. You can have your entrance where you want to have it.

ATTORNEY JAMES RAFFERTY: That's why we're here. So we're very pleased to hear that.

I understand and I respect that. And, you know, I guess, I listened to a case ten minutes ago and we need fresh food in Cambridge, but one can argue that's tortured as anything else you do. It's in the eye of the beholder frankly.

I do think that there's more, there's a certain flexibility. I don't think it's as rigid.

CONSTANTINE ALEXANDER: You want us to vote on the Variance. Okay.

ATTORNEY JAMES RAFFERTY: Well, I would be happy if the first vote is that the Variance request is moot because it's not necessary and the plan as presented in the view of the Board complies with the requirements of 17.15 and, therefore, we won't act upon the Variance. I think the Commissioner would take that to mean that. And -- but I have to say that a principal building entrance shall face Monsignor O'Brien Highway. One can make the same claim in the other direction. If -- and we spent a lot of time around literal language. And if the Board's position is that this, that this principal entrance meets the requirement

of facing Monsignor O'Brien Highway, that that building entrance in that location does that, then sure, we'd be happy and we'd have less of an appeal period and less of a legal burden. So perhaps I should defer to the Commission.

CONSTANTINE ALEXANDER: Don't look a gift horse in the mouth.

ATTORNEY JAMES RAFFERTY: I was thinking that. I mean as I sat here, I don't get paid by the relief, so if we don't need it and the Board feels that's the case, then obviously. Frankly, it makes, it makes the whole process a little smoother. We don't have an appeal period. We don't have issues around hardship. We're very happy. And maybe then --

CONSTANTINE ALEXANDER: We'll decide that. Let's move on to the Special Permit.

ATTORNEY JAMES RAFFERTY: Okay, so the Special Permit, as I said, in two areas of the hotel. The hotel really has been quite well received. Thanks to the Board's allowance we did have an opportunity to go to East Cambridge Planning Team last night. They were very receptive and sent letters in support.

The use itself is, as I said, is permitted upon the issuance of a Special Permit. And it is a very changing district. O'Brien Highway, as we see it today, is slated for significant changes. The intersection here at Third Street and Water Street is designed to become incredibly more pedestrian friendly. The current Lechmere Green Line stop is slated to move across the street on to this side of O'Brien Highway. So it will make proximity to the T station even easier than it is currently, and it's

going to really, the whole traffic coming notion is to try to move away from the highway concept of O'Brien Highway and make it more of a boulevard. I'm familiar with it with from my work over the years with the North Point project and the DCR's work associated with the highway. So this is a, is a use that both of the existing hotels there have proved to be compatible with uses. And behind this project is a half -- five million square feet of development poised for commercial and residential. We think that the demand exists.

The plan, the request related to parking was something that we put a great deal of effort into. We obtained what's called a PTDM plan, which is a necessary requirement. Any time you're creating new parking spaces, the City requires you to get a PTDM plan. So we have a plan.

It's referred to in the memo from the Traffic Department. But the PTDM plan lists a series of mitigation measures and strategies to reduce vehicles.

Everything from bicycles for guests, bicycles for employees, walking maps for guests, a real promotion on the part of the operators of the hotel to really integrate the use of this hotel into the neighborhood, and also to limit single occupant vehicles coming in.

There was a little analysis done of the parking demands associated with nearby hotels, and --

CONSTANTINE ALEXANDER: You're right, and I will read that into the record, obviously you're right, when the time comes.

But I want to push back a little bit if I may on the parking issue. To me this is where I think there is an issue. This

is a hotel -- the PTDM requirements and a lot of the notions of the Ordinance to proximity to public transportation, that, I think people who drafted that statute are thinking in terms of residents; apartment houses, single, two-family houses. We're talking about a hotel here.

ATTORNEY JAMES RAFFERTY: Not to interrupt, but it's equally applicable for commercial uses.

CONSTANTINE ALEXANDER: No, no, no, sure --

ATTORNEY JAMES RAFFERTY: Well, let me finish.

CONSTANTINE ALEXANDER: I'm just curious.

ATTORNEY JAMES RAFFERTY: It was adopted in 1965.

CONSTANTINE ALEXANDER: Yes.

ATTORNEY JAMES RAFFERTY: And

you're attributing motives to the people who wrote it?

CONSTANTINE ALEXANDER: No, no. What I'm attributing is the fact that when we applied the Special Permit requirement to reduce the required parking for the relief you're seeking, you're not meeting the parking requirements. You have to meet, you know, Section 6 --

ATTORNEY JAMES RAFFERTY: 351.

CONSTANTINE ALEXANDER: Right. Various things we look at. And one of the things is proximity to the availability of surplus off-street parking in the vicinity of the use. There's not an awful lot of off-street parking in this area. There is proximity to an MBTA transit station, the Lechmere Station you referred to. But the people who are going to be going to this hotel as opposed to people who come to shop say at the

Galleria Mall or people who live in a home or apartment house nearby, they're going to drive. Particularly this type -- well, let me finish. This type of hotel, in my judgment, this is a tourist hotel, it's not a business hotel. People are not going to be flying in -- Fairfield Inn, you're not talking about the Charles Hotel. You know, you're going to -- I think your typical guest is going to be someone who is either families, tourists who are visiting New England or Boston or visiting students they have in the colleges. They're going to be driving. I don't see them taking the T, flying in, or taking the Acela.

ATTORNEY JAMES RAFFERTY: Mr. Chairman, with all due respect, we're really in the area of speculation. I would like to introduce some facts into the testimony here.

CONSTANTINE ALEXANDER: Go ahead.

ATTORNEY JAMES RAFFERTY:
Because that is totally contrary to the approach here. And the experience -- these are experienced hotel operators. The attraction of this location -- there are two hotels within a couple of hundred feet of here, neither of which are maxing out on their parking supply. One of which received Special Permit reduction. But this whole hotel is designed for this model. The Fairfield Suite is a business traveller hotel. That's the target audience for this hotel. So -- and we can -- they have a variety of flags in which they operate hotels, but this Fairfield Suite, with internet, the access, they operate several hotels in the area. They will be busier during the week than they will on

the weekend. We can let Ms. Thomas testify about the nature of the use. Because I have to say with all due respect, you are really speculating that's very inconsistent with the proposed use of the hotel.

CONSTANTINE ALEXANDER: Fine, then I may be corrected.

Go ahead.

CHRISTINE THOMAS: That we operate hotels throughout New England, award winning predominantly with Marriott and Hilton.

CONSTANTINE ALEXANDER: Can you speak up a little bit, please?

CHRISTINE THOMAS:
Predominantly with Marriott and Hilton, and that they support our reduced parking count in this location. That it's being built as an urban commercial hotel. The rooms are being built with an urban-sized

room, high-scaled rooms that we feel that we will be drawing from as the Kendall Square to the North Point area as a commercial hotel, and that we will be providing transportation, van transportation as part of limiting the number of daily cars so that, so that we provide group transportation and expect that the larger proportion of our guests will come in by public transportation.

CONSTANTINE ALEXANDER: Okay, then I was wrong.

Thank you.

ATTORNEY JAMES RAFFERTY:

Mr. Chairman, I also note that before one gets to -- factors that the Board might consider, the test is a finding that the reduction of these seven spaces would not -- and we know we're in Special Permit territory here. So the presumption is unless there's evidence to the contrary,

there's a presumption that the reduction of the seven spaces will not cause excessive congestion, endanger public safety, substantially reduce parking available for other uses, or otherwise adversely impact the neighborhood or that such lesser amount of parking will provide positive environmental or other benefits to users of the lot in the neighborhood.

The City of Cambridge has an active transportation policy that is designed to constrain the parking supply and promote non-automotive trips. The fact, with all due respect, to suggest that the PTDM plan isn't relevant here in analyzing this request. The fact that the hotel is going to have bicycles available for its guests, which is an unusual accommodation, is all part of a factor around constraining supply. So the

reduction seven spaces here really is, it's consistent with the demand that's understood out here for parking. The operation of the hotel. They do have van service to the airport. They have a high amount of business travel. And the seven space reduction that's being seen here, we did talk -- there are locations on the site where loading and other activity is occurring where cars could be stored in the event of an overflow need, and that was noted here. For instance, there's a loading requirement here. But the loading in this hotel occurs once a day. For the balance of the day there is an area all under the portico share here where cars will pull up and drop off. That could be included in the parking space if that approach.

DOUGLAS MYERS: Mr. Rafferty, a question, and this is not arched.

Following the logic then, the logic that you're advancing and of the Cambridge parking policy, why not 40 spaces then instead of 55? Obviously you or the applicants made a judgment that at some number of spaces, there was an appropriate reduction, seven in this case. But why not, if the policy is right, why not then even seek a greater reduction of spaces?

ATTORNEY JAMES RAFFERTY: Well, I'm not sure I fully understand the significance. The policy doesn't suggest spaces aren't needed. The policy suggests that you can employ strategies that will reduce the amount of parking necessary. So these strategies don't obviate the need for parking, but in this case given the site constraints and everything else associated with the location, the balance here, the reduction

of the seven spaces --

DOUGLAS MYERS: Why this strategy then? Why -- how did you determine the number of 55?

ATTORNEY JAMES RAFFERTY:

Because we had to meet the landscape setback and easement requirements associated with laying out the parking field. And then in doing so, we found that we, we could take advantage of 50 percent of the spaces could be compact. But there are a series of requirements, and the handicap spaces take additional room. There's a need for loading. It's just a constraint of the site. So it's not that seven is the magical number, but the thinking is that there is a tipping point. If we were here looking for 25 fewer spaces, I would agree, but I think that there's a sort -- I guess an order of magnitude. Any time parking requests

are routinely applied for, the City in adopting -- the City Council in adopting the most recent amendments to the Ordinance on Monday evening in Kendall Square, created a separate parking demand for residential uses. As you know, it's currently one per dwelling unit. They reduced it to 0.75 in the recently adopted PUD District at MIT. A reflection of a better understanding of parking demand today frankly than when this Ordinance was written in the sixties. So the City's experience has been that there are departments, the Planning Department, as well as the Traffic and Transportation Department work around strategies to make this work. If this hotel were 10 blocks from Lechmere Station, I would suggest that the nature of the relief might be less compelling, but its proximity to Lechmere, which is one of the attractions

for the operators to choosing the site, is highly relevant. That's why in Kendall Square where there's great rapid transit we've seen a reduction. So in this case the Board has been granted flexibility to look at this in the context of a Special Permit, and I believe this is quite consistent. And for the Traffic Department to weigh in favorably with that, I think is an opinion that should carry a great deal of weight with this Board knowing the amount of time they spend in studying demand -- parking demands and employing strategies to reduce motor vehicle or vehicle use in the city.

JANET GREEN: Mr. Rafferty, that's kind of what my question was. I think Ms. Thomas had some -- does she have information for us about, you know, how you arrived at this? You know, ou say

that the Hampshire Inn has plenty of parking, frequently has empty spaces. How do you know that? What kind of studies are there? I understand the PTDM part of it --

ATTORNEY JAMES RAFFERTY: Sure.

JANET GREEN: -- but tell us what the kind of numbers are. How you got to them?

ATTORNEY JAMES RAFFERTY: Sure. The Traffic Department asked us to go to -- we had, we surveyed the two hotels on a series of evenings, checking with hotel management to find out what their capacity was. And on every night they were surveyed they were at full capacity. And then we literally did counts. Talked to the operators of those hotels. I know Mr. Shulman contacted both of the hotels himself to get an understanding of their parking demand. The hotels in this area,

two and this hotel, would see a high degree of taxicab arrival. They see shuttle service arriving. This is a more economy-minded traveler perhaps than a Charles Hotel, so they don't tend to rent a car when they come here is the experience that Ms. Thomas has in this location. But the principal arrival I would -- we talked about the number of people that are arriving here for business, nearly all the airport arrivals do not rent cars. And a high number of the arrivals come by train and rely upon public transportation. So in the hotel itself is, doesn't, like most of the hotels, the employees need to park elsewhere. Or in the PTDM employees are given T passes. Of course, the interesting thing about the parking regulations is never quite sure who can park in them. So when you have retail

requirements around parking, the presumption is those are for the customers. Well, in some retail locations the employees are using it. So it's a very inexact science at the moment. And, frankly, seven spaces in this location with that kind of proximity felt to us that it was a worthy discussion and we -- as I said, we spent a fair bit of time.

JANET GREEN: I guess what I was thinking about, you know, we look at this building and these parking spaces but we can't be unaware of all the development that's going to go around there and all the parking pressure that's going to come in the future. I mean it may look like there are not too many cars there now, whereas we know with the buildings that are coming there will be a lot of parking. And presumably all these plans will go

into place and that's why I was interested in the numbers and the van transport. I mean, I think those are really important things to cut down on the auto traffic.

ATTORNEY JAMES RAFFERTY: Right.

JANET GREEN: But it is a big problem. As we know, in Cambridge it's probably the thing that brings people most to the floor.

ATTORNEY JAMES RAFFERTY: Well, I would say that the neighborhood association we met with last night is very vigilant and faces a great challenge for on-street parking because there's a limited opportunity for off-street parking, and they unanimously endorsed the concept including the request for the reduction in the required amount of parking. And that's happening on the front lines of East Cambridge when you go see the East Cambridge Planning Team.

DOUGLAS MYERS: How would you characterize the likely impact on on-street parking in this area of the reduction of parking spaces that you see?

ATTORNEY JAMES RAFFERTY:
Non-existent. No impact.

TIMOTHY HUGHES: There's no on-street parking?

ATTORNEY JAMES RAFFERTY: It's a neighborhood that requires resident parking stickers. Unless the guest was a Cambridge resident, he or she couldn't park on the streets. Or if they did so, they would be subject to enforcement. It's on the far side of O'Brien Highway so it's not a very tempting place to cross at night. And a guest, as we said, Ms. Thomas has educated me, they have to accommodate their guests and have a good guest experience. If a guest arrives and there isn't a space for them, they're

staffed 24/7, they can take the car and park it in front of another car. There are spaces within the site. There aren't going to be guests that are going to park three blocks into the neighborhood and walk here. They're going to go up to the front desk and say what gives I don't have a parking space. We have areas on the site plan, frankly, where there's an easement. Third Street used to run into the property. So we couldn't designate those areas as parking. But on any given evening, it's not clear we'd be overburdening an easement if there was a car parked there on a temporary basis. So there are certain safety valves within the site that would accommodate additional overflow parking. So to the extent that we're seven short, we've identified over nine locations where cars could park. They wouldn't qualify as

official spaces because they have to be dimensioned a certain way and have certain aisle width, but there does exist particularly in this industry in this hotel. If there were apartment building, one might say the seven space reduction is less warranted because the ability to manage the vehicles is quite different. But as Ms. Thomas has educated me, if there's a problem with parking, the first place the guest is going to go is pull up to the gate, pull up to the front door, walk in, and say --

TIMOTHY HUGHES: Here are the keys.

ATTORNEY JAMES RAFFERTY: -- and their is, we'll take the car and we'll find a spot for you.

CONSTANTINE ALEXANDER:
Different question or different

direction. We're talking about on-site parking, not underground parking. 55 spaces. That's a good size parking lot. And I see on your plans, and it's all in the back of the building if you will, and back there it's going to be North Point eventually. There's going to be all kinds of development.

ATTORNEY JAMES RAFFERTY: Right. And just to point out, between us and North Point is going to be an elevated rail line. That's where the extension of the Green Line goes. That's why before we came here we went through public hearings at the Executive Office of Transportation because we had to get the Secretary of Transportation to approve that the building and the development wouldn't impinge on the future expansion of the rail. So we're -- we have a buffer between us. We have a separation.

There's a -- currently it's a rail line. It's going to be converted to an elevated -- it's -- that's the Green Line extension going right behind us.

CONSTANTINE ALEXANDER: That's valuable. I thought you were going to have commercial and residential development in the lots behind. I forgot about the railway. So there will not be storefronts or homes or apartment houses.

You have on your plans, it says landscaping on this back wall which is what I'm going to call it. But you don't describe -- what kind of landscaping are you proposing?

EBEN TORMEY: A mix of perennial shrubs and grass.

CONSTANTINE ALEXANDER: How about in terms of height? Is it going to be something that shields or maybe it's not necessary from what you told me.

Would it shield the view of the parking lot from people and behind?

EBEN TORMEY: Well, at this time the grade beyond the property line is three to four feet higher than what we're proposing on the parking lot. So it's somewhat shielded just by the grade change. You'll see a retaining wall indicated at the rear of the parcel there. It does shield the parking. A wall does continue along the easterly property boundary concealing the cars from neighboring parcels as well as a short section of wall along Monsignor O'Brien Highway where there is one compact parking space adjacent to the sidewalk that does shield pedestrians from that parking space. We are unclear as to the exact rates of the future development of the Green Line extension so I can't speak decisively on what the grade will be in

that location, but I can tell you right now the grade is higher behind the building beyond our site. So this parking area will be somewhat below that grade and shielded from development beyond until such time that the Green Line extension occurs.

ATTORNEY JAMES RAFFERTY: I thought we might have a photo of that.

CONSTANTINE ALEXANDER: Okay, thank you.

Other questions from members of the Board at this point?

I'll open it to public testimony.

Is there anyone here wishing to be heard on this matter? Okay. First, please come forward and give your name and address to the stenographer.

LISA CLAWSON: Well, I'm actually submitting testimony for a person who couldn't be here. My name is

I'm Lisa Clawson (phonetic).

CONSTANTINE ALEXANDER: Okay.

LISA CLAWSON: This person lives in East Cambridge and couldn't be here tonight and is asking for a continuance. He and neighbors want to be able to review the file and just heard about the proposal and haven't had a chance to --

CONSTANTINE ALEXANDER: Okay.
And I know you're just the messenger.

LISA CLAWSON: Yep.

CONSTANTINE ALEXANDER: But there was -- this case was noticed, posted. There was a meeting with the East Cambridge Planning Team which speaks, not entirely, but speaks for the neighborhood. And they met last night. Why couldn't this person come last night?

LISA CLAWSON: He just heard about it in the newspaper article that came out today. He didn't hear that

there was a meeting earlier.

So thank you.

CONSTANTINE ALEXANDER: Okay,
thank you. These are multiple copies the
of the same letter; right?

LISA CLAWSON: Yes, they are.

CONSTANTINE ALEXANDER: We only
need one. I'll give these back.

ATTORNEY JAMES RAFFERTY: Can I
have one?

CONSTANTINE ALEXANDER: I have
one for you.

ATTORNEY JAMES RAFFERTY:
Seventh Street?

CONSTANTINE ALEXANDER: No
editorial comments.

ATTORNEY JAMES RAFFERTY: No, I
just wanted to be sure I understood.

CONSTANTINE ALEXANDER: Sir, you
wanted to speak?

MARK ROGERS: Good evening my

name is Mark Rogers. I reside at 390 Cambridge Street. I'm also a Board Member with the East Cambridge Business Association. Approximately two weeks ago Attorney Rafferty and Ms. Thomas were good enough to present their project to the members at our monthly board meeting -- our monthly membership meeting. And I can tell you tonight that that presentation was extremely well received. The general consensus after speaking with the members is that existing guests from hotels along Monsignor O'Brien Highway and the thought is additional guests will further strengthen and -- further strengthen our neighborhood through their support and diversity. Personally speaking as a neighbor to this property, I live approximately two blocks from this site, I feel that it's been vacant and

underutilized for far too long. And it, in fact, is a blight on the neighborhood. The general consensus of the association was that a hotel use was the highest and best use and we fear that without the relief sought through the Special Permit and potentially the Variance if it's needed, will make this use an impossibility. So we ask for your support and --

CONSTANTINE ALEXANDER: I take it then that includes support for reducing the amount of required parking, the seven spaces reduction? You don't, you or your organization are not concerned about that?

MARK ROGERS: We're not concerned. And as a member of that neighborhood, I'm not concerned. We have patrons of our business as well as tenants, properties we own, that they do

need stickers to park in that neighborhood. And as Attorney Rafferty mentioned, it's very impractical both from the distance standpoint as well as it's not really a road people in my neighborhood cross. I thank you for your time.

CONSTANTINE ALEXANDER: Thank you.

ATTORNEY JAMES RAFFERTY: Mr. Chair, I would note that there was a late arrival when I was at ISD tonight of a letter from the association Mr. Rogers is referring to.

CONSTANTINE ALEXANDER: Okay. Is it in our file?

ATTORNEY JAMES RAFFERTY: I believe it was given to Ms. Pacheco.

CONSTANTINE ALEXANDER: I'll read it.

Anyone else wishing to be heard?

(No Response.)

CONSTANTINE ALEXANDER: The Chair notes that there's no one else who wishes to be heard.

We are in receipt of numerous correspondence which I do think needs to be read for the most part. First of all, I will read into the file the letter that was just handed to me. The person who wrote the letter is Evan, E-v-a-n Paster, P-a-s-t-e-r. And the letter says or e-mail says: (Reading) My name is Evan Paster and I live at 55 Seventh Street, apartment 3 in East Cambridge. I understand that you're reviewing a plan for a hotel at 209 Monsignor O'Brien Highway tonight. As area residents, my neighbors and I asked you to please continue this item in order for the area residents to review the proposal further. Please feel free to call me for any

questions.

The Chair would just note editorially, as I said to the person who delivered the letter, that this case has been noticed, that the neighborhood organization, both the business organization that Mr. Rogers represents or speaks on behalf of, and the East Cambridge Planning Team were aware of this and they have met with the Petitioner. And then so I guess I'm not sympathetic at this point myself to continue this case further. I don't think this is cause for justification of continuing of the case as requested.

Anyway, moving on. There's a letter from David Maher City Councillor. (Reading) I wish to express my support for the application of Monsignor Hotel, LLC, for a Special Permit to allow for a hotel use at the former Genoa Meat Packing plant

at 209 Monsignor O'Brien Highway. This hotel will be a welcome addition to the emerging North Point mixed use district that it abuts. The improvement scheduled for Monsignor O'Brien Highway will also enhance pedestrian and bicycle access to the site from the existing East Cambridge residential neighborhood. I also believe that the hotel's proximity to the Lechmere Green Line Station warrant -- should be warrants -- warrant the requested reduction of seven parking spaces. In addition I believe that the request to locate the entry of the hotel onto the parking lot is appropriate and will discourage vehicles from stopping on Monsignor O'Brien Highway to pick up and discharge passengers. Replacing a delapidated and abandoned industrial building with this new designed hotel is a great benefit to our city. I urge the

Board to act favorably upon this application.

We do have a letter from the East Cambridge Business Association. This is with regard to the -- this is the wrong letter. This is in regard to another case. The sign case on education school site. Maybe there's second one. This is the one.

This is from the East Cambridge Business Association addressed to our Board. Signed by Patrick Magee, M-a-g-e-e President. (Reading) I'm writing on behalf of the East Cambridge Business Association, ECBA, to lend our support for the application by Monsignor Hotel, LLC, which would allow the applicant to proceed with their plans to develop a hotel at 209-211 Monsignor O'Brien Highway. ECBA members had an opportunity to see the plans and meet the

developer at an ECBA monthly meeting. We are excited to see the site developed and feel a hotel is an excellent use for these parcels. The owner has an excellent reputation and operates a number of similar style hotels in the region. This type of hotel will encourage visitors to frequent local business in the area and the owner has already expressed a desire to help us make those connections.

We have a letter from the East Cambridge Planning Team. (Reading) Last night members of the ECPT met with attorney Jim Rafferty and Christine Thomas representing the Marriott Fairfield Suites concerning the construction of 124-room hotel on the site of the Genoa Meat Packing Plant which will be demolished. As we understand it, the hotel will be an upscale limited service hotel with continental breakfast

provided with no full restaurant. Thus encouraging guests to patronize Cambridge restaurants.

Let me just stop the letter here. Of course there's nothing in the relief that says you won't have a restaurant or you might decide a year from now. Is that your plan not to have a restaurant?

ATTORNEY JAMES RAFFERTY: Yes. There won't be a restaurant. The floor plan shows there's no kitchen.

CONSTANTINE ALEXANDER: You can reconfigure the format surely.

CHRISTINE THOMAS: No.

CONSTANTINE ALEXANDER: Okay.

Is there any reason not to put a condition in that there will be no full service restaurant in this building?

ATTORNEY JAMES RAFFERTY: No, I don't -- there isn't one proposed, but it would feel a little onerous to impose it.

I mean, the License Commission would have to deal with it. We would still need to get a hotel innkeepers license, but there won't be a restaurant or a kitchen.

CONSTANTINE ALEXANDER: Okay.

ATTORNEY JAMES RAFFERTY: We haven't contemplated that level of --

CONSTANTINE ALEXANDER: I'll ask the Board Members what their pleasure is on that. Because it comes from the planning team and they seem to think, they speak for the neighborhood, that they seem to think that a full-service restaurant, should you decide to put one in in the future, would be potentially detrimental to the neighborhood.

ATTORNEY JAMES RAFFERTY: Funny, we heard the opposite view.

CONSTANTINE ALEXANDER: Okay. I'm reading the letter.

ATTORNEY JAMES RAFFERTY: No,

but I'm saying we were at the meeting.

CONSTANTINE ALEXANDER: Right.

ATTORNEY JAMES RAFFERTY: I think the point, the point of the absence of the restaurant is it will be, it will promote use of neighborhood restaurants.

CONSTANTINE ALEXANDER: Right.

ATTORNEY JAMES RAFFERTY: We did get asked by more than one participant at the meeting, well, could you consider putting a restaurant? It would be nice to go to have a place to go for breakfast? It would be nice to have all this. And the food service as the hotel is currently designed is really just for guests.

CONSTANTINE ALEXANDER: Okay.

ATTORNEY JAMES RAFFERTY: But my point is we heard the contrary view expressed. Not that there was a concern that a restaurant would be there, but could we think about putting one there.

CONSTANTINE ALEXANDER: Thank you for that. Okay, going on:

(Reading) Parking will be provided for 55 cars, seven fewer spaces than are required but there is room on-site to accommodate the extras should be it necessary. Many of their guests would use the airport shuttle service and Zip Cars. Bicycle racks and rentals will be available onsite and Green Line nearby. Trash will be compacted in a self-contained system so there should be no additional rodent problems. Access to the site is via the traffic light at Third Street and it seems sensible for the hotel entrance to be very visible from the highway. No curb cuts are necessary. Although some express concern that there will now be more sprawl and that traffic on the highway may be impacted when the nut company gets their deliveries, the

build is very attractive and members were pleased with their plans. The East Cambridge Planning Team voted unanimously to accept these plans. We encourage you to approve both the Special Permit and the Variance necessary for them to proceed.

There is a letter from Councillor Timothy J. Toomey, Jr. (Reading) I am writing in support of case No. 10412, an application by Monsignor Hotel, LLC, for a Special Permit to construct a hotel at 209-211 Monsignor O'Brien Highway. The property in question is currently an eyesore and the redevelopment of these parcels will greatly improve the neighborhood. I'm generally in favor of hotel uses as they activate areas and bring visitors and tourists that frequent local businesses. This is an excellent use of this parcel and I look forward to

the redevelopment and beautification of this area. It is also important to note the Applicant has an outstanding reputation and cares about the quality of the service they provide to their customers. They own a number of other hotels in the region and I look forward to welcoming them to the East Cambridge neighborhood.

We have a letter from the Traffic Department, but I want to read the Planning Board next before I do that. And I think that's going to be it. Maybe not.

ATTORNEY JAMES RAFFERTY:

There's also a communication from the Historical Commission. They approved the demolition of the building.

CONSTANTINE ALEXANDER: Yes, the demolition. That's all they did.

ATTORNEY JAMES RAFFERTY: No,

no, to the extent that it's relevant, yes.

CONSTANTINE ALEXANDER: No, no, you're right. You're right.

(Reading) The Planning Board reviewed the Variance and Special Permit request for a new hotel on Monsignor O'Brien Highway. The Planning Board has no objection to the relocation of the principal entrance off of the driveway rather than directly on Monsignor O'Brien where the sidewalk is narrow. The Planning Board has no objection to the reduction of retired parking since the hotel will be located within the walking distance of the Lechmere T station. The Board does recommend that if the Board of Zoning Appeals grants the requested Variance and Special Permit, that the building be developed to maintain as much activity as currently shown on the plans dated 2/18/13, including the street trees

and ground floor uses if not more activation.

Can you translate that for me since you were at the Planning Board?

ATTORNEY JAMES RAFFERTY: Right. We were asked -- the fenestration at this level here --

CONSTANTINE ALEXANDER: That I understand, the trees.

ATTORNEY JAMES RAFFERTY: No, no. The fenestration.

CONSTANTINE ALEXANDER: Oh.

ATTORNEY JAMES RAFFERTY: The windows, they wanted to be able to see inside. So this was all about creating an active corner, putting this activity on the street side, not the parking lot side. And to have as many people walking by and people here to have a level of interest. So we had a discussion. We met first with the planning staff at

Community Development about the importance of making this an active corner. The original design didn't, I don't think had as much glazing in this corner. So that's what's referred to there rather than --

CONSTANTINE ALEXANDER: What about reference to the trees?

ATTORNEY JAMES RAFFERTY: Well, the trees, in fact, there's a requirement in the district of trees need to be planted along here. And we've applied at DCR. They actually could have jurisdiction over the sidewalk to plant street trees. So the street trees are depicted in the rendering and also in this plan. So in approving the plan, it would, the condition would be the trees would have to be in.

KEVIN CASEY McAVEY: Point of clarification. In the actual folder

itself, I saw plans with two different dates, I believe; one from January and from February. I just want to make sure we're talking about --

CONSTANTINE ALEXANDER: I only saw February. Maybe I'm wrong.

KEVIN CASEY McAVEY: I saw the first page has a date of January 9th, and then subsequent pages actually have February 18th.

CONSTANTINE ALEXANDER: Is this the first site plan? That's --

KEVIN CASEY McAVEY: I'm not sure. I want to make sure we're all talking --

EBEN TORMEY: I believe the January 9th plan is the survey. And the survey was signed and stamped, that's the existing conditions plan.

KEVIN CASEY McAVEY: Okay. I wanted to make sure we're talking about

the same thing. Thank you.

DOUGLAS MYERS: And in your application to the DCR regarding trees, did you seek to meet the minimum standards required by the DCR or was there any reduction sought in your application?

ATTORNEY JAMES RAFFERTY: No. We have reviewed the requirement to install the trees and we have been informed that we need to get approval from DCR to do that. So we hired an attorney, frankly, who works with DCR to process that application. So, we're depicting trees, and I think the Ordinance actually calls for a certain caliper in that location, and I think they're depicted on the plan. I don't know if that's responsive.

DOUGLAS MYERS: Well, I just wonder if your application was compliant with the minimum of required or whether

you had to sought any reduction in the number of trees?

ATTORNEY JAMES RAFFERTY: No. And I don't think DCR would have the ability to reduce -- the requirements set forth in the Ordinance. So we -- no, we haven't sought any relief. We did, we did get a clarification that the requirement of a tree every 25 feet that they would exempt the driveway from that. The Commissioner did agree that would, that would not be counted within the 25-foot calculation.

CONSTANTINE ALEXANDER: You should have a tree right in the middle of your driveway.

Okay, let me get on to probably the most important letter in my mind is the from the City of Cambridge Traffic, Parking, and Transportation Department. It's actually a letter addressed to

Ranjit. It says: (Reading) The Cambridge Traffic, Parking and Transportation Department has reviewed the BZA application -- blah, blah, blah -- regarding reduction of the parking from 62 required parking spaces to 55. I paraphrased there. Going on to the letter. (Reading) We believe a reduction of seven parking spaces will not have an adverse impact on the project or surrounding area, and 55 parking spaces will be sufficient to meet the hotel's parking needs based on the following information:

Bullet point, the hotel is located less than 500 feet or a few minutes from the future Lechmere Green Line Station, which will provide transit access for hotel employees and guests.

Bullet point: Many guests are expected to arrive/depart by taxi or

airport shuttle services. The hotel will provide space on-site for vehicle drop off/pick up.

Bullet point: The project is an approved parking and transportation demand management plan which includes the following measures -- and I'm not going to read them because they're just a restatement of what those plan requirements are.

Bullet point: Lastly, countless vehicles parked at comparable hotels were conducted and described below. The counts found that 55 parking spaces or 0.44 spaces per room for the proposed 124-room Fairfield Inn and Suites Hotel will be sufficient to meet its marking needs. And then they go on to the data about the observations they made in the studies and showing that the full parking that would be required by our Zoning

By-Law was unnecessary. That there was adequate surplus. The Ordinance would require a surplus parking based on what is actually needed for the operation of this hotel sites.

And that's all she wrote. I will close public testimony unless anyone else wishes to be heard?

(No Response.)

CONSTANTINE ALEXANDER: No one does. Mr. Rafferty, any closing remarks?

ATTORNEY JAMES RAFFERTY: Just briefly. I know there are three issues before the Board. Certainly if the Board feels that the relief sought for the front door is unneeded, that would be a welcome response. The use itself I think is quite compelling. I think the support of interest and stakeholders would only further enhance the application and the

rationale that we've laid out in the application. And, finally, the parking reduction, which we did not approach lightly, but spent a fair bit of effort working with the City's transportation and planning professionals I think is warranted based on the evidence here and the criteria set forth in 6.351.

CONSTANTINE ALEXANDER: Thank you.

Public testimony is now closed. Members of the Board any comments, observations?

KEVIN CASEY McAVEY: I do.

CONSTANTINE ALEXANDER: Go ahead.

KEVIN CASEY McAVEY: I just want to thank you for setting up shop in Cambridge. I mean it's always great. I mean, we've delipidated Genoa Meat Packing plant there now. How many jobs

are there now? None.

ATTORNEY JAMES RAFFERTY: None.

KEVIN CASEY McAVEY: How many are you guys going to be creating.

CHRISTINE THOMAS: Between 20 and 30.

KEVIN CASEY McAVEY: Well, I really do appreciate that. And not only that you're bringing valuable businessmen and women to the community as well as possible tourists and businesses. And I hope that when they come to visit your beautiful hotel, as outlined in the plans, you'll encourage them also, as I hope our councilmen would, to visit our nearby restaurants and amenities in Cambridge instead of sending them all off to Boston because I think there's a lot to see here as well. And I do hope, and this was brought up earlier, that it is in your self-interest to take care of your

visitors in terms of parking and I do have faith that you guys will do that. I also feel like this is very close per the stipulations, that this is near an MBTA's T stop, that it has very frequent service. And regarding the door, I mean do you -- would you see adverse impact for traffic if the door was located perhaps closer to the front on Monsignor O'Brien Highway?

ATTORNEY JAMES RAFFERTY: Yes.

KEVIN CASEY McAVEY: Okay.

Well, I personally think this is a great plan and a valuable addition to Cambridge, and I really do appreciate you guys coming in.

CONSTANTINE ALEXANDER: Anyone else wishing to be heard?

DOUGLAS MYERS: I have a question for Mr. Rafferty still with regard to the location of the principal entrance.

What is your understanding of the public policy basis in the Ordinance now for requiring a principal building entrance facing the Monsignor O'Brien Highway?

ATTORNEY JAMES RAFFERTY: I think just the urban design principal of having front doors on the street and creating an active street presence. I don't think it's that different from what the Chairman noted not to orient all the activity in the back of the building. So I think it is to create activity and a presence on the street. We strongly believe that we meet the spirit of that, and it sounds like in the view of some people we meet the letter of that. So....

DOUGLAS MYERS: Then I'd like to comment on that point. The reference was made by the Chair to the -- another application before this Board at 675

Mass. Avenue where there was a requirement for an entrance to an entertainment establishment on Massachusetts Avenue. It seemed to me in that case that there was a public policy principle that was quite applicable to that type of property in that location. And without going into the merits, because it's not the case before us, nonetheless, I felt there was a valid public policy and that the Variance request was inconsistent with that policy and would not be merited had the question been reached. Here I feel differently. I feel that there is a public policy. It's basically as stated by the Applicant and the Chair, and I don't feel that the location of the entrance as proposed without having the principal entrance on Monsignor O'Brien Highway is subversive of the public policy. I feel it's

compatible with the public policy, at least to such an extent that a separate principal entrance is not required.

However, I feel frankly that for the reasons the Applicant has stated that a Variance could be granted on those grounds. I think there is sufficient evidence in the record to support a Variance. And without wanting to muddy the water procedurally or talk too much like a lawyer, it seems to me that if the Applicant was advised by the Commissioner to seek a Variance, and there's anything out of the ordinary in the Board taking a position as a holding of this Board, a ruling of the Board that the Variance is not required, I'm completely comfortable going ahead with the Variance and voting for it because to me, you know, public policy is the public policy. And I think the public policy in this case is served

by granting of a Variance unlike the other case that I mentioned.

ATTORNEY JAMES RAFFERTY: I mean, I would say there's a slight distinction. Not to spend too much time there. That other case involved a restriction. You could not have something there. And it was certainly a driving a public policy that said something shouldn't be there. And I understood that's why -- and admittedly, it had a different outcome. But I agree, I think your analysis is spot on. I would say that this was something we spent time on with the Commissioner. I think it was a close call, and I understand when you're in Mr. Singanayagam's position, close calls are sometimes best heard here. So I wouldn't leave here with the sense that he felt that strongly, but if the Board reached a different conclusion, he would

feel that they were acting contrary to his thinking. But I think it was close enough and he advised us to come here. But either outcome is satisfactory to the Applicant and I appreciate it.

CONSTANTINE ALEXANDER: Anyone else wishing to be heard?

TIMOTHY HUGHES: I'm certainly in favor of the Special Permit with the reduced parking and I'll vote for either outcome as long as it's satisfactory to the Petitioner as far as the Variance is concerned.

CONSTANTINE ALEXANDER: Janet, do you have anything you want to say?

JANET GREEN: I'm in favor.

CONSTANTINE ALEXANDER: Okay.

All right let me -- I guess we're ready for a vote. Let me start with the Special Permit vote.

DOUGLAS MYERS: Well, this is for

you, Mr. Chair, in terms of way you frame the motion. As far as the condition about the restaurant, I just to address --

CONSTANTINE ALEXANDER: I'm not going to make any reference. I was just curious because I saw that in the letter and I wanted to hear your response. I'm perfectly satisfied with the response I got. Unless you want to put it in.

DOUGLAS MYERS: No, no.

CONSTANTINE ALEXANDER: Okay.

Okay, I'm going to first of all -- I move that the Board make the following findings with regard to allowing to granting a Special Permit to allow a hotel to be located on the site.

Findings being that the traffic that would be -- patterns of access that would be generated would not cause congestion, hazard, or substantial change in

established neighborhood character.

That the continued operation of adjacent uses will not be adversely affected by the nature of what is being proposed.

That no nuisance or hazard would be created to the detriment of the health, safety, and/or welfare of the occupant of the proposed use or the citizens of the city. And that the proposed use would not impair the integrity of the district or adjoining district or other derogate from the intent and purpose of this Ordinance.

With regard to these findings, the Board would note that there are, as the Petitioner has pointed out, there are two other hotels in the vicinity.

[That] this proposal has unanimous support with respect to it having a hotel here. Of everyone who has expressed an

opinion on the merits, including the East Cambridge Planning Team and the East Cambridge Business Association, and as well as the Planning Board.

So on the basis of this, the Chair moves that a Special Permit be granted the Petitioner to operate a hotel on the property on the condition that the work proceed in accordance with the plans submitted by the Petitioner. They consist of an architectural drawing. They're all dated, by the way, February 18, 2013. The first page of which, the architectural drawings, have been initialed by the Chair. And they're followed by 1, 2, 3, 5, 6 pages of plans.

All those in favor of granting the Special Permit to operate a hotel on this site, please say "Aye."

(Aye.)

CONSTANTINE ALEXANDER: All in

favor. Special Permit granted.

(Alexander, Hughes, Green,
Myers, McAvey.)

CONSTANTINE ALEXANDER: Turn to the Special Permit to reduce the parking by seven spaces from that required by our Ordinance. The Chair move that we make the following findings:

That reducing the parking will not cause excessive congestion. Will not endanger public safety. Will not substantially reduce parking availability for the uses or otherwise adversely impact the neighborhood, or that such lesser amount of parking will provide -- neighborhood. I stop right there.

In this regard the Chair notes that as cited by a number of persons that there is public transportation within approximately 500 feet walking distance,

and that the nature of how the hotel is going to be operated is such that the need for parking will be diminished.

And further that it -- well, I'll stop right there on this. Going on to the further requirements of the Special Permit, we make the following additional findings:

That the continued operation of adjacent uses will not be adversely affected by the reduction of parking being proposed. And that no nuisance or hazard will be created to the detriment of the health, safety, and welfare of the occupant or the citizens of the city. And that the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent and purpose of this Ordinance.

In this regard the Chair notes for

the same reasons that the Special Permit for the hotel was granted that the need to have literal compliance with the requirements of our Zoning Ordinance with regard to parking for hotels is not present here. That there is ample community -- official community evidence to the effect that we don't need all the parking that our Zoning requires; namely, a letter from the Traffic Department. And also the nature of the site, here it is right on the street, there is no need -- people who come to the hotel to the extent there's not sufficient parking will not soak up available parking spaces for residents or other people in the vicinity. And in fact, even though the parking will be above ground, that behind where the parking is will not be other, or newly constructed residential or commercial activities. There will be an

elevated rail transportation system.

So on the basis of these findings, the Chair moves that a Special Permit be granted to the Petitioner to allow a reduction of seven parking spaces that are required by our Ordinance on the condition that the work proceed in accordance with the same plans that I identified with respect to the Special Permit we previously granted.

All those in favor say "Aye."

(Aye.)

CONSTANTINE ALEXANDER: Five in favor.

(Alexander, Hughes, Green, Myers, McAvey.)

CONSTANTINE ALEXANDER: Okay. Now we get to the Variance. And my view -- welcome to other people's view, is that we should not, we should determine that a Variance is not necessary here.

And that's because that's my personal view. But if people would prefer that we grant, go the Variance route, I'm all ears. Anybody have any preference?

ATTORNEY JAMES RAFFERTY: The Applicant has a preference.

CONSTANTINE ALEXANDER: Oh, I'm sorry.

ATTORNEY JAMES RAFFERTY: The Applicant went so far to suggest having been convinced so often as I am by the wisdom of the Chair's logic, that in fact the Board could make a finding that the building entrance as depicted on the plans does in fact comply with 17.5.1 unless the request for a Variance is not needed.

CONSTANTINE ALEXANDER: That's the motion I would propose to make unless members of the Board -- Doug, you would prefer the Variance?

DOUGLAS MYERS: I would prefer the Variance.

CONSTANTINE ALEXANDER: Okay.

DOUGLAS MYERS: I shouldn't stand -- my view is that there should be a Variance, yes.

CONSTANTINE ALEXANDER: Okay, that's one.

Janet, do you have a view?

JANET GREEN: I don't have a view on it.

CONSTANTINE ALEXANDER: I take it you guys have no views.

TIMOTHY HUGHES: Well, I didn't but I'm thinking your way is a better way to go.

CONSTANTINE ALEXANDER: I'm going to, you can vote or abstain. I'm going to make the motion -- I'll make the motion.

The Chair move that with respect to

the Variance proposed, based on the plans that have been submitted by the Petitioner and which have been previously referenced in earlier votes and have been initialed by the Chair, that the building entrance has depicted on these plans satisfies the requirements of Section 17.15.1.1 of our Ordinance, and that a Variance from that requirement is not necessary. All.

Those in favor of adopting this vote say "Aye."

(Aye.)

CONSTANTINE ALEXANDER: Three.

(Alexander, Hughes, Green.)

CONSTANTINE ALEXANDER: If we don't have four, we have to go to the Variance vote.

KEVIN CASEY McAVEY: Yes, I want a Variance vote.

CONSTANTINE ALEXANDER: Okay.

Okay, so the vote, that vote fails.
We didn't get the necessary four votes.

But now we have a matter before us
of whether we should grant the Variance.

So the Chair moves that this Board
make the following findings:

That a literal enforcement of the
provisions of the Ordinance would involve
a substantial hardship to the Petitioner.
Such hardship being that locating a
principal entrance on Monsignor O'Brien
would adversely affect the design
capability and attractiveness of the
parcel.

That the hardship is owing to the
circumstances relating to the grade of
the site, and that relief may be granted
without substantial detriment to the
public good or nullifying or
substantially derogating the intent and
purpose of this Ordinance.

In this regard the Chair notes that the entrance though not perhaps facing Monsignor O'Brien Highway has all of the benefits of an entrance on Monsignor O'Brien Highway.

That the entrance as proposed by the Petitioner as shown by the plans previously referenced, has unanimous support from the Planning Board and the East Cambridge Planning Team, East Cambridge Business Association and other persons who chose to speak to the merits on this petition.

So on the basis of this, the Chair moves that a Variance be granted again on the condition that the work proceed in accordance with the plans previously referenced in the earlier votes.

All those in favor of granting the Variance say "Aye."

(Aye.)

CONSTANTINE ALEXANDER: Five in favor. Variance granted.

(Alexander, Hughes, Green, Myers, McAvey.)

CONSTANTINE ALEXANDER:
Anything else you want?

ATTORNEY JAMES RAFFERTY: Just to go home. Thank you, thank you very much for your time.

EBEN TORMEY: Thank you very much for your time.

(8:35 p.m.)

(Sitting Members: Constantine

Alexander, Timothy Hughes, Janet Green,
Douglas Myers, Kevin Casey McAvey.)

CONSTANTINE ALEXANDER: The
Chair will call case No. 10413,
5-Traymore Street. Is there anyone here
wishing to be heard on this matter?

MAGGIE BOOZ: Hello, I'm Maggie
Booz, B-o-o-z. I'm the architect for
Anita Wagner and Norbert Hofmann of 5-7
Traymore Street. And beside me is
Norbert Hofmann, H-o-f-m-a-n-n the owner
of 5-7 Traymore Street. We're here to
request -- are we doing the Special
Permit first?

CONSTANTINE ALEXANDER: We're
going to do the current case.

MAGGIE BOOZ: The current case
first.

CONSTANTINE ALEXANDER: And you
want two reliefs, the Variance and
Special Permit.

MAGGIE BOOZ: Correct.

CONSTANTINE ALEXANDER:

Assuming we grant that, or if we don't you would withdraw the other case, it's a placeholder.

MAGGIE BOOZ: I see. I'm talking about both essentially.

CONSTANTINE ALEXANDER:

Essentially, exactly.

MAGGIE BOOZ: Okay.

Currently the building is a two-family building. It's remaining a two-family building. Norbert and Anita rent the first floor out and live on the second and third floors. We're trying to improve a stair situation in the back. There are two non-conforming stairs, I should say non-conforming to the State Building Code that lead down to the first floor egress for the second floor unit, and also the first floor egress from the

first floor unit, and then to the basement separate stairs for each unit. We're wishing to make those stairs conforming to the state Building Code and thus less steep. And that causes a situation in which the egress doors that lead from the stairs now from the first floor apartment and the second floor apartment end up in different places than they currently are. So we're requesting permission to change the location of two egress doors from each apartment, from each unit in a minor way in our opinion, and thus that required the request for --

CONSTANTINE ALEXANDER: Because the building is non-conforming now.

MAGGIE BOOZ: The building is non-conforming.

CONSTANTINE ALEXANDER: The relocation, even though minor though it may be, requires a Variance from us.

MAGGIE BOOZ: That's correct.

We have landings outside of each door now and we have same size landing outside each door now, but one of the doors at the rear of the building ends up higher on the facade than the current door does, and the thus requires more steps to get down to grade. And so, in the description of the Variance, the description of the proposal, I've described it as a larger landing. It really isn't a larger landing. It's still the required three-six by three-foot landing outside the door, but there are more steps leading down which lengthens the total step and landing area.

The other request that we're making is some window changes at the second floor. We're trying to get more sun and light into the second floor living spaces

on the, on three of the sides of the building. The two sides and the rear of the building. And because two of those sides are non-conforming to the Zoning Ordinance because they're too close to the property line, we're requesting a Special Permit to put those additional windows in. I think that pretty much sums up our proposal.

CONSTANTINE ALEXANDER: Have you spoken to your neighbors about this?

NORBERT HOFMANN: Yep. We have letters of recommendations from our two neighbors that would be affected most, the houses that are closest to us. We spoke to other neighbors as well. There's no objection that I know of.

CONSTANTINE ALEXANDER: The one that's on the corner of Traymore and Eustis, he was a visitor to us for many sessions and I hope he's in favor of this.

MAGGIE BOOZ: Oh, he was the one requesting the big shed dormer.

CONSTANTINE ALEXANDER: The dormers, yes.

NORBERT HOFMANN: Yes, he is in favor of this, yes. So the one on the west side --

CONSTANTINE ALEXANDER: I hope so.

NORBERT HOFMANN: The one on the west side and south side houses, both of those we have the letters here.

CONSTANTINE ALEXANDER: Thank you.

Questions from members of the Board?

DOUGLAS MYERS: I have a question. Would you be able to point out, if it can be pointed out, where on the elevations there would be any changes with respect to the door and landing changes that you propose? Are they shown

on these elevations?

MAGGIE BOOZ: They are shown.

NORBERT HOFMANN: The -- all the windows out here and this would be about two feet high I suppose.

DOUGLAS MYERS: And then this elevation.

MAGGIE BOOZ: This is the previous door and this is the --

NORBERT HOFMANN: And this elevation does not change, just the -- that's just the position.

DOUGLAS MYERS: Right. Okay, thank you.

MAGGIE BOOZ: I also brought this board that might make it a little clearer.

CONSTANTINE ALEXANDER: Those are the same as these plans?

MAGGIE BOOZ: They're the same. This is just highlighting the additional windows just so that you can see the

change sort of graphically.

KEVIN CASEY McAVEY: I
appreciate that.

MAGGIE BOOZ: Well, thank you.
Proposed -- existing at the bottom,
proposed at the top.

CONSTANTINE ALEXANDER: Other
questions?

TIMOTHY HUGHES: I'm good.

CONSTANTINE ALEXANDER: Okay.
I'm going to open it up to public
testimony.

Is there anyone here wishing to be
heard on this matter?

(No Response.)

CONSTANTINE ALEXANDER: The
Chair notes no one wishes to be heard.

The Chair is in receipt of two
letters submitted to us by the
Petitioner. One is from Stephen
Beaucher, B-e-a-u-c-h-e-r architect.

And Julie Richmond, Esq. (Reading) We are writing in support of our neighbor Anita Wagner's application for a Variance and/or Special Permit to replace existing windows and doors as well as install new windows and doors at new locations at their residents on Traymore Street. Ms. Wagner's property is located directly adjacent to our 11-15 Eustis Street property. Ms. Wagner and her family have always been courteous and respectful neighbors during the seven years that we have lived in our home. Ms. Wagner met with us to review her proposed plans and we support her initiative to improve her home for her family. We respectfully urge you to approve Ms. Wagner's application for a Variance and/or Special Permit on April 11, 2013.

And then a letter from Theodore Peck, P-e-c-k and Jessica Boyatt,

B-o-y-a-t-t who reside at 3 Traymore Street. (Reading) We're writing in support of our next-door neighbor's application to change the location of some of their windows and doors and the steps and stoops pertaining to them. Anita and Norbert have been our neighbors and friends for many years now since before any of our children were born. We support their efforts to improve their house and we are sure the proposed changes will be no problem for us. We urge you to approve both the Special Permit and the Variance that they are seeking.

And that's it for public comments.

Anything further you want to add,
Ms. Booz?

MAGGIE BOOZ: I don't believe so.

CONSTANTINE ALEXANDER: Okay.

We're going to close public
testimony.

Commentary from members of the Board
or ready for a vote?

TIMOTHY HUGHES: I'm good.

CONSTANTINE ALEXANDER: Okay.
Everybody's good.

We need to take two votes.

The Chair moves that this Board make
the following findings with regard to the
Variance being sought to move the
exterior landing and steps to new door
locations.

That a literal enforcement of the
provisions would involve a substantial
hardship to the Petitioner. Such
hardship being that it would not be able
to proceed with redoing the stairs within
the structure and bringing it up to the
State Building Code requirements.

That the hardship is owing to
circumstances relating to the size of the
lot. This is a non-conforming lot, and

non-conforming structure, and therefore any modification requires Zoning relief. And the relief may be granted without substantial detriment to the public good or nullifying or substantially derogating from the intent or purpose of the Ordinance. With regard to this the Chair notes that the Petitioner is seeking to upgrade the quality of the structure, to bring the structure with regard to certain stairs, in compliance with State Building Code requirements, and that there appears to be no neighborhood opposition.

On the basis of these findings, the Chair moves that we grant a Variance to the Petitioner to move the exterior landing and steps to a new door location on the condition that the work proceed in accordance with plans prepared by Smart Architecture, dated March 5, 2013.

They're numbered A-3.1, .2, A--7.1.2.
Four page in all. The first page of which
has been initialed by the Chair.

All those in favor of granting the
Variance say "Aye."

(Aye.)

CONSTANTINE ALEXANDER: Five in
favor. Variance granted.

(Alexander, Hughes, Green,
Myers, McAvey.)

CONSTANTINE ALEXANDER: Moving
on to the Special Permit.

The Chair moves that this Board make
the following findings: That with
regard to the Special Permit being sought
to install new windows and doors.

First of all, that granting the
relief being sought will not be
substantially more detrimental to the
neighborhood than the existing
non-conforming use. That's a first

finding.

The next finding would be that no congestion, hazard, or substantial change in established neighborhood character will result from the relief being sought.

That the continued operation or development of adjacent uses would not be adversely affected the nature of the proposed use.

In this connection the Chair would note that the people who would be adversely affected have signed off, if you will, on this or are supporting the relief being sought.

That no nuisance or hazard will be created to the detriment to the health, safety, or welfare of the occupant or the citizens of the city. And that the proposed use will not impair the integrity of the district or otherwise

derogate from the intent and purpose of this Ordinance.

With regard to this latter point, I would reference back to the finding that we made with regard to the Variance, the same findings apply to the Special Permit being sought.

On the basis of these findings the Chair moves that a Special Permit be granted to the Petitioner to relocate new windows and doors in accordance with, and subject to the condition that they be in accordance with, plans submitted by the Petitioner and referenced with regard to the Variance that was granted.

All those in favor of granting the Special Permit say "Aye."

(Aye.)

CONSTANTINE ALEXANDER: Five in favor. All set. Good luck.

(Alexander, Hughes, Green,

Myers, McAvey.

CONSTANTINE ALEXANDER: Don't go
anywhere. We're not done. We've got to
withdraw the other one.

* * * * *

(8:45 p.m.)

(Sitting Members: Constantine Alexander, Timothy Hughes, Janet Green, Douglas Myers, Kevin Casey McAvey.)

CONSTANTINE ALEXANDER: The Chair moves that we accept the Petitioner's request to withdraw case No. 10403.

All those in favor of say "Aye."

(Aye.)

CONSTANTINE ALEXANDER: Case withdrawn.

(Alexander, Hughes, Green, Myers, McAvey.)

MAGGIE BOOZ: Thank you for your time.

CONSTANTINE ALEXANDER: Now you're all set.

* * * * *

(8:45 p.m.)

(Sitting Members: Constantine Alexander, Timothy Hughes, Janet Green, Douglas Myers, Kevin Casey McAvey.)

CONSTANTINE ALEXANDER: The Chair will call case No. 10414, 15-17 West Street.

Is there anyone wishing to be heard on this matter? For the record, you have to give your name and address to the stenographer, please.

JON CARLISLE: John Carlisle, 17 West Street.

JOHN CARLISLE: I'm Jon Carlisle J-o-n.

KATHLEEN CARLISLE: Kathleen Carlisle, 15 West Street.

CONSTANTINE ALEXANDER: Before we get into the merits of this case. We are to get into the merits of this case and I think as you're aware, the chair is

of the opinion that the submission in terms of the information provided to us is inadequate. We need, with regard to the addition, we need not just a computer-simulated drawing. We need plans. We need dimensions, exterior dimensions is more important so we can -- not only so that we can fully understand what you want to do so that the Inspectional Services department when it comes to issuing Building Permits and Certificates of Occupancy have something to measure as to what we said you can do as to what you did. That's problem No. 1.

Problem No. 2, the dimensional form doesn't make any sense. I don't mean to be so harsh, but it's inconsistent. Let me just point out, and I want you, you need to correct this as well. Your form says that you now have -- the size of the

structure is 1,824 square feet.

However, the city records show 1,718 feet. There's a 100 foot difference.

And then you say you want to increase the structure to 2,024 feet which is roughly using the 1824 number that you've given us, a 200 foot addition, which is roughly about 10 or 11 percent increase. But yet your dimensional form says you're not going to increase the FAR. It doesn't make sense.

JOHN CARLISLE: I'm not sure.

When this was presented there's 2,000 approximately 24 square feet on the lot. It's a two-family house at 15-17.

CONSTANTINE ALEXANDER: Right.

JOHN CARLISLE: And it's 17 West Street that this is proposed if we could get it through.

CONSTANTINE ALEXANDER: Right.

JOHN CARLISLE: So on the total

lot those two places are there.

Originally it was a house, one house at 13-15 and they divided it up at some time. So I'm not sure on that dimension you're giving us, we're talking that we're not doing 15 West Street, we're just doing 17 West Street on this lot and it's 2,045-24, in that range there. So I'm not sure I understand what the 1,000 what you proposed, what is that? I don't understand what that is.

CONSTANTINE ALEXANDER: Well, I looked at the file.

JOHN CARLISLE: Yeah.

CONSTANTINE ALEXANDER: As I said, it's right here. On your dimensional form.

JOHN CARLISLE: Oh, on that form there? All right.

CONSTANTINE ALEXANDER: Right here.

JOHN CARLISLE: Right.

CONSTANTINE ALEXANDER: Which is not completed by the way. You say you're going to go from 1,824 square feet, existing conditions. You're requesting to go 2,024 which is 200 feet.

JOHN CARLISLE: Right.

CONSTANTINE ALEXANDER: And then you say the FAR will go from 0.9 to 0.91. Those numbers are -- it can't be that because you're going to increase the size using your own numbers by 10 percent. You have to increase the FAR by more than a hundredth of a percent. Either that or your other number is wrong. And you didn't feel in the blank as to what the Ordinance requirement is for FAR. So you have to go back, because you have to redo plans anyway.

JOHN CARLISLE: All right.

CONSTANTINE ALEXANDER: Submit a

new dimensional form that's more precise, and you know, completed and answer some of the questions that I've just raised right now.

JOHN CARLISLE: Okay.

CONSTANTINE ALEXANDER: I'm sure there are answers, but I --

TIMOTHY HUGHES: There's one other omission, the left side setback. There wasn't anything in that space.

CONSTANTINE ALEXANDER: Maybe you're right.

TIMOTHY HUGHES: And I think it's the beginning number of your FAR that's wrong. I think your ending number is right, but I think your beginning number should be closer to 0.82 if the square footage is right. Gus raised that issue.

CONSTANTINE ALEXANDER: I saw it in the file, because the database from the Cambridge Property Assessment files and

it showed a different number.

JOHN CARLISLE: All right.

CONSTANTINE ALEXANDER: Anyway, the message is we have to continue this case. You'll have to submit better or new plans, and new dimensional form, and then we'll hear the case on the merits.

So, when would you -- now, let me, before you answer this. You're going to have to have these new plans and the new dimensional form in our files by five p.m. on the Monday before we'll hear the case. So keep that in mind.

JOHN CARLISLE: I wasn't aware of that. That's No. 1. I found out Wednesday that it should have been before.

CONSTANTINE ALEXANDER: I understand. It's in our rules. We're going to pick a date, and you can suggest what date you would like. But when you

have that date, just remember you've got to get the stuff in our files the Monday before by five p.m. Okay? What date would you like and what date is available? Give yourself enough time to prepare the plans and complete the dimensional form correctly.

JOHN CARLISLE: A lot of misunderstanding.

CONSTANTINE ALEXANDER: Understood. No criticism just want to get it right.

JOHN CARLISLE: My part and the architect's.

JON CARLISLE: Wednesday, May 8th.

CONSTANTINE ALEXANDER: We have to do Thursdays.

JON CARLISLE: Thursdays?

CONSTANTINE ALEXANDER: We have to do May 9th. It's open?

MARIA PACHECO: Yes.

CONSTANTINE ALEXANDER: Okay.

And this is a case not heard so we don't have to worry about who can be here or not.

The Chair moves that this case be continued until seven p.m. on May 9th on the following conditions:

One, with regard to -- one, you have to sign a waiver of time for a decision. And Maria has it, you can sign it right before you leave.

Two, that the sign that's been posted up there right now, you know, the sign?

JOHN CARLISLE: Right.

CONSTANTINE ALEXANDER: You have to maintain that sign, except that you have to take a magic marker, change the date and the time. If you don't change the time, we're not going to hear the case on that date until that time. So you want

to get in and out of here earlier I hope.
And that's the further condition.

And then the last condition is to remind you that to the extent that you have to give us new plans and a new dimensional form, both. They must be in our file by the five p.m. on the Monday before May 9th. Got it?

All those in favor of continuing this case and this basis say "Aye."

(Aye.)

CONSTANTINE ALEXANDER: Five in favor.

(Alexander, Hughes, Green, Myers, McAvey.)

JOHN CARLISLE: Thank you, appreciate your time.

CONSTANTINE ALEXANDER: Case continued.

* * * * *

(8:55 p.m.)

(Sitting Members: Constantine
Alexander, Timothy Hughes, Janet Green,
Douglas Myers, Kevin Casey McAvey.)

CONSTANTINE ALEXANDER: The
Chair will call case No. 10415, 1 Garden
Lane, No. 1.

Is there anyone here wishing to be heard on this matter?

ATTORNEY SEAN HOPE: Good evening, Mr. Chair, Members of the Board. For the record, attorney Sean Hope, Hope Legal Law Offices in Cambridge. I'm here tonight on behalf of the Petitioner. To my right we have Janelle Smart Fisher, her husband Mark Fisher. And we have the builder and project manager, Mr. David Noss (phonetic). Good evening.

This is an application to construct a mudroom of approximately 45 square feet and enclose a front porch that is sited away from 20 feet from the front yard setback. If I can just briefly talk about the site to the Board.

This is a 9500 square foot lot. It has three condominium units on it. The Petitioner's house is a freestanding structure that's in front of the lot and

there's two townhouses that are connected in the rear of the lot. This is important for the Board to recognize because unlike other condos, this is not a one structure and so the total square footage of all the different structures are counted on the lot. So right now this is a Residence C-1 District and it has a 0.75 FAR, but because you count the square footage of all the houses on lot, it's actually over. So any increase, any addition to the house would require Variance relief, although this is not your typical condo building. Just for a little bit of background.

The Petitioner's purchased the house in 2011. The house was dated. This was a house that was built in 1930 or '34, in that range. They spent extensive time doing renovations on the interior. The Petitioners can tell you a little bit more specific detail, but

they also rehabbed the roof. And they really upgraded the property to make it functional.

One of the exterior renovations that they undertook was -- how long ago was that?

MARK FISHER: That was --

ATTORNEY SEAN HOPE: Last summer? And we actually have some --

DAVID NOSS: I'm just here to display.

ATTORNEY SEAN HOPE: The exterior renovations that they undertook was to remove this deck. So this is the right side of the house.

CONSTANTINE ALEXANDER: That's the deck --

ATTORNEY SEAN HOPE: This deck is actually gone now.

CONSTANTINE ALEXANDER: You're going to put the cover over this one or

you're going to remove that?

ATTORNEY SEAN HOPE: So, this is removed. This is what's currently present here. And there's a bluestone patio. This is the square footage of the proposed mudroom. So this deck was removed. And one of the things when they removed the deck -- so this is the property line, this is the house. So there was a zero setback line because of that deck. When they removed the deck, they actually noticed that the foundation was in poor condition. There was drainage, leaks, and they also said that there was actually you could see air coming through. So part of that was to renovate that side. And when they actually built this bluestone patio, they built this in mind to actually have the footprint of the mudroom sit on top of that structure. So this was done with

that intention.

Very similarly, and before I get into the legal hardship for the Variance, I just want to talk to you about the rationale for this.

So if you actually look at the site, and you can see this is probably the best picture here. You can see the front of the house, now the three condos share a common driveway. Right now the way the house is oriented, the main entrance is right along this driveway, so -- and it's probably easier to see on the site plan. But in order to actually access the house, we actually have to be in the driveway itself. The car parked as it's seen in this picture, so the way the car's parked, it's parked in the back side of the house. So part of the nature of the Variance is a safety issue, functionality, and also energy efficiency.

So right now Petitioners when they drive home, they have to unload the car and they would have to walk around to use this front side entrance. They have a two-year-old child, and so part of it is car's accessing and egressing causing a safety issue. So in many ways they've abandoned that front entrance and they've used this back side entrance.

So part of this one is the mudroom would allow for a transition from the back side into the home. Inside the house, inside this back side entrance there's a kitchen. The door is currently glass for light and air into the kitchen. So part of the mudroom would also allow them to have a transition but also another layer of protection so it's not just this glass into the kitchen, but they'd have this airtight sealed transition into the kitchen.

Very similarly there's a rationale for the enclosed porch. Before we start talking about the enclosed porch I would just like to distinguish this from other enclosed porch enclosures that are before the Board. In my experience with the Board, the Board has discouraged porch enclosures when the property has been very close to the street, oftentimes within the front yard setback. As I said before, this is very different. This house is set back approximately 23 feet. This porch enclosure is not going to be just an all seasons porch. It's actually going to become part of the interior of the house. I think there's plans to make it part of the dining room.

I would also say, too, if you look at this house adjacent to it, these houses are built around the same sometime if not in the same year. And this house

actually has a porch that was enclosed. And so part of the design of this would be to make it symmetrical. And I'd also point out to the Board that the pedestrian experience from the street actually won't be -- I mean one, I think it's a vast improvement, but also you have a fence here. You have some shrubbery. And there's also a cypress tree that during the bloom would actually kind of mitigate any massing that would impact in the density moving away from the street.

You know, in summary I think that the safety concerns that practical renovations, most importantly the neighbor on this side that would be impacted from building and the setback has signed a letter of support. I would also say that opposed to having this porch here where if you're on this deck and you're barbecuing, there's an issue of

privacy. That's been eliminated by removing that deck. And I also think that the mudroom as well -- the footprint of the mudroom is really going to be the same size here. I think it's approximately in height.

DAVID NOSS: Yeah, it's about, off of the grade it's about nine feet.

ATTORNEY SEAN HOPE: About nine feet. It's no taller than really needs to be appropriate entryway. I think they're done in good taste and done in consistent with the scale of the adjacent houses.

CONSTANTINE ALEXANDER: That's it?

Questions from members of the Board at this point?

Is there anyone here wishing to be heard on this matter? We'll open the matter to public testimony.

(No Response.)

CONSTANTINE ALEXANDER: No one indicates they wish to be heard. There are a number of letters in the file.

There is a letter from F. Fatemeh, F-a-t-e-m-e-h Khosroshahi, K-h-o-s-r-o-s-h-a-h-i. (Reading) I own one of the three units at Garden Lane Condominium and I am writing to express my support for the proposed porch enclosure and mudroom addition at 1 Garden Lane. Because I'm travelling at this time, I'm writing by e-mail. I have been kept informed throughout the development of this project and I wish the Fishers good luck in implementing it.

A letter from James P. Neville, N-e-v-i-l-l-e, 2 Garden Lane. (Reading) I'm the owner of 2 Garden Lane and part of the condominium association which includes 1 Garden Lane. I support the

proposed porch enclosure and mudroom addition for 1 Garden Lane. The additions will enhance the property and not pose any concerns for me as a neighbor. The Fishers have kept me informed about their plans and I would like to see the project proceed.

There's a letter from Charles and Carolyn, C-a-r-o-l-y-n McCanon, M-c-C-a-n-o-n, 54 Garden Street.

(Reading) My wife and I own a home at 54 Garden Street and want to go on record in strong support of the porch enclosure and mudroom addition sought to be constructed at 1 Garden Lane. We are direct abutters to the Fisher home and feel that the proposed improvements are of high quality, consistent with other homes in our neighborhood, and will add significant value not only to their well-maintained home but also to our

neighborhood in general that in any way taking away from the intent the Cambridge Zoning By-Laws. The Fishers are great neighbors who made us aware of their plans at the outset and continue to keep us informed. We do hope you see fit to grant the relief they seek in order to do this work.

A letter from Forb and Jane Little, L-i-t-t-l-e who reside at 56 Garden Street. (Reading) As owners of 56 Garden Street, we wish to register our support for the proposed porch enclosure and mudroom addition. Since we share the property line next to the perspective mudroom addition, we are the party most affected by the setback encroachment. The Fishers have kept us informed about their plans as they developed, and we are perfectly happy to have them proceed.

And I think that's it. Okay, all

letters in support.

I'm going to close public testimony.

Any further comments, Mr. Hope?

ATTORNEY SEAN HOPE: Just for the record, I wanted to identify the hardship.

So the hardship is owing to the size and shape of the lot, and actually the structure there on that's oriented with this main front entrance along the driveway side which is the cause for the safety concern. And also the fact that the three condominium units that are pre-existing, non-conforming so that any additional change to the structure would require Zoning relief. So that even though we have a de minimus mudroom on that side, it would trigger relief because it's over the allowable gross floor area.

CONSTANTINE ALEXANDER: Thank

you.

Comments from members of the Board
or ready for a vote?

DOUGLAS MYERS: Question.

CONSTANTINE ALEXANDER: Go
ahead.

DOUGLAS MYERS: Given the
enclosure of the front porch, how were you
able to hold down the GFA and FAR
increases to the extent that you did?
They're extremely modest, but you are
enclosing the front porch. What was
your -- how did that result come about
under the Zoning Ordinance?

ATTORNEY SEAN HOPE: That's a
great question. So the existing porch is
a covered porch, and per rule of ISD it's
actually counted in the gross floor area.
So the only reason we're actually seeking
a Special Permit is there's three feet of
that front patio that's within the

setback. So essentially we could, we could enclose two of the three sides, but in terms of your question, enclosing the porch doesn't add any additional gross floor area to the structure.

CONSTANTINE ALEXANDER: And Mr. -- Doug's question actually prompted me. I should have put it in the record. Is that the relief being sought for the Variance is FAR relief, and it's modest. You currently are at 0.8587. If we give you the right to add this mudroom of about 44 feet, it will go to 0.8663 in a district of a max of 0.75. So I would call slightly non-conforming now and you'll even be slightly, slightly more non-conforming if we grant you the relief. And there's also a setback issue as well. Here it's a little different. You are now at 9.3 feet from the right yard set lot line, and you'll go to 5.2 feet.

And the district requires a minimum of 13.1. So you are non-conforming now. You'll be quite a bit more non-conforming if we grant you the relief you seek.

Ready for motions? Okay.

Let's start with regard to the Variance. With regard to the request for a Variance to add a mudroom that is located in the rear right corner of the house and then the right side setback, the Chair proposes that we make the following findings:

That a literal enforcement of the provisions of the Ordinance would involve a substantial hardship. Would involve a substantial hardship to the Petitioner. Such hardship is being that to make the structure more accommodating, there's a need for a mudroom, and that's the hardship. Without relief the mudroom cannot be constructed.

That the hardship is owing to the fact of the shape of the lot and the fact that this is a non-conforming structure requiring any modification needs Zoning relief in the form of a Variance.

And that relief may be granted without substantial detriment to the public good or nullifying or substantially derogating to the intent and purpose of this Ordinance.

In this regard the relief being sought is in regard to the Variance anyway, is very modest in nature. That it has the support of the neighborhood and that it will improve the quality of the housing stock in the City of Cambridge.

On the basis of these findings, the Chair moves that the Variance be granted to the Petitioner -- in accordance to the plans submitted by the Petitioner. And these are the plans. No modification.

There are drawings and renderings consisting of 1, 2, 3, 4, 5, pages in total which includes a site plan. The first page of which has been initialed by the Chair.

All those in favor of granting the Variance on this basis, say "Aye."

(Aye.)

CONSTANTINE ALEXANDER:

Variance granted.

(Alexander, Hughes, Green, Myers, McAvey.)

CONSTANTINE ALEXANDER: We next turn to the Special Permit to enclose a covered porch that is sited greater than 20 feet from the street. The Chair moves that this Board make the following findings with regard to the requested Special Permit:

That the relief being sought will not be substantially more -- let me get

the right words, excuse me.

That the proposed enclosure of the covered porch will not be substantially more detrimental to the neighborhood than the existing non-conforming nature of the structure.

And further, that granting the relief will not cause congestion, hazard, or substantial change in established neighborhood character.

That the continued operation of or development of adjacent uses will not be adversely affected.

That no nuisance or hazard will be created to the detriment to the health, safety, and welfare of the occupant or the citizens of the city. And that the proposed use will not impair the integrity of the district or adjoining district or otherwise derogate from the intent and purpose of this Ordinance.

I think the nature of the work being sought speaks for itself with regard to the requirements for a Special Permit.

Therefore, the Chair move that a Special Permit be granted to the Petitioner to enclose a covered porch that is sited greater than 20 feet from the street on the condition that the work proceed in accordance with the plans that I've previously identified.

All those in favor say "Aye."

(Aye.)

CONSTANTINE ALEXANDER:

Granted. Good luck.

(Alexander, Hughes, Green, Myers, McAvey.)

* * * * *

(9:10 p.m.)

(Sitting Members: Constantine Alexander, Timothy Hughes, Janet Green, Douglas Myers, Kevin Casey McAvey.)

CONSTANTINE ALEXANDER: The Chair will call case No. 10416, 56 Shepard Street.

Is there anyone here wishing to be heard on this matter? Mr. Myer, you want to be heard?

CHARLES MYER: I do want to be heard. I'm Charles Myer, Charles Myer and Partners Architects, 875 Main Street, Cambridge, Mass. And with me is Stephanie Berk and Charles Welch of 56 Shepard Street in Cambridge. The property that we're -- 56 Shepard Street that they live in and have for 30 years, is an attached single 1873 house, old

house, tight lot. And the proposed -- and it's a -- so it's a pre-existing, non-conforming house in terms of FAR and lot size, so on and so on. It's a big old house on a small lot.

What they'd like to do is build a chimney on the side of the house. It's a 34 square feet, two feet-four by seven feet brick all the way up. So what we have here is an elevation of the existing. There's a bay here. This new chimney would be here. We'd run up here. It would be -- it's red brick. It's gonna be beautiful.

CONSTANTINE ALEXANDER: It's not going to be purple brick?

CHARLES MYER: No, no. Or glazed brick. There are all kinds of things. You never know. You've got to ask. We talked to the neighbors. I think we have a letter in the file of

support. The direct abutter right across. So it's a fairly modest request. We have a 0.84 FAR currently. And when we add the 34 square feet, it sort of sticks at 0.84. So it's a pretty -- it's a very fractional change. I think that's the extent of my presentation.

CONSTANTINE ALEXANDER:

Questions?

KEVIN CASEY McAVEY: Is it going to affect parking or the driveway?

CHARLES MYER: No, it doesn't.

The parking is right here. This is actually inside of the side of the bay. So it doesn't encroach on the setback any more at all. Or the parking.

KEVIN CASEY McAVEY: Okay.

Beautiful addition.

CONSTANTINE ALEXANDER: Just the fact that your FAR non-conforming now and adding a little bit more requires you to

get zoning relief.

CHARLES MYER: Yes, that's it.

DOUGLAS MYERS: What would be the nature of the foundation of the chimney itself?

CHARLES MYER: Well, we're going to have concrete foundation that will go -- will have to go below the basement, the elevation of the basement level. So we're going to dig out, put a concrete foundation and then build the brick up.

DOUGLAS MYERS: And how many feet will the chimney, will the nearest part of the chimney be from the street?

CHARLES MYER: The nearest part of the chimney from the street? So it's going to be at 31 feet. So if you get a -- well, I don't really have a -- there's a picture of the house. And there's the bay down there. So it's right back here. This is a photograph of the side of the

house. There's the bay. It's going right in here.

CONSTANTINE ALEXANDER: Any other questions from members of the Board?

TIMOTHY HUGHES: Is it replacing the air conditioning?

CHARLES WELCH: Yeah.

TIMOTHY HUGHES: Can you go to wood fireplace and no air conditioning. It's very dynamic.

CONSTANTINE ALEXANDER:
Mr. Myer does cutting edge work.

CHARLES MYER: Yeah, we do.

TIMOTHY HUGHES: I still don't understand how you describe the chimney as floor area. But what do I know.

CHARLES MYER: I don't either.

CONSTANTINE ALEXANDER: Talk to Ranjit.

TIMOTHY HUGHES: Exactly.

CONSTANTINE ALEXANDER: I'm
going to open to public testimony.

Is there anyone here wishing to be
heard?

(No Response.)

CONSTANTINE ALEXANDER: No one
indicates they wish to be heard.

The Chair is in receipt of a letter
from Salim, S-a-l-i-m Kabawat,
K-a-b-a-w-a-t and Ann O'Connell,
O--C-o-n-n-e-l-l who reside at 52
Shepard Street. (Reading) We wish it to
be known that we fully support the
proposed renovation and external chimney
at 56 Shepard Street.

And that's all she wrote.

Close public testimony.

Any further comments?

CHARLES MYER: No.

CONSTANTINE ALEXANDER:
Discussion? Vote?

TIMOTHY HUGHES: Ready for a vote.

CONSTANTINE ALEXANDER: Ready for a vote? Good.

Okay, the Chair moves that we grant a -- no, we make the following findings:

That the work proposed; namely, building the new chimney stack will -- a literal enforcement of the provisions of the Ordinance will involve a substantial hardship to the Petitioner.

Such hardship being is that the Petitioner will be unable to update his older structure and make to make it more accommodating to people who reside within the structure.

I assume it's a working fireplace you're putting in?

CHARLES MYER: Yes, it is.

CONSTANTINE ALEXANDER: That the hardship is owing to circumstances

relating to the shape of the lot and the location of the structure on the lot. This is a non-conforming structure that is currently non-conforming as to FAR. And that is the reason why relief is being sought.

And that relief may be granted without substantial detriment to the public good or nullifying or substantially derogating from the intent and purpose of the Ordinance.

In this regard the Chair would note that the work being sought is very modest in nature, and that it has support of the persons most directly affected by it.

On the basis of these findings the Chair moves that we grant the Variance being sought -- being requested on the condition that the work proceed in accordance with the voluminous plans prepared by Mr. Myer, the first page of

which has been initialed by the Chair.
I'm not even going to count the number of
pages.

All those in favor say "Aye."

(Aye.)

CONSTANTINE ALEXANDER:

Variance granted.

(Alexander, Hughes, Green,
Myers, McAvey.)

CHARLES MYER: Great, thank you
all very much.

* * * * *

(9:20 p.m.)

(Sitting Members: Constantine
Alexander, Timothy Hughes, Janet Green,
Douglas Myers, Kevin Casey McAvey.)

CONSTANTINE ALEXANDER: The
Chair will next call case No. 10417, 50
Hancock Street.

Is there anyone wishing to be heard on this matter? Name and address for the stenographer.

STEPHAN DUBOULOZ: Stephan Dubouloz, S-t-e-p-h-a-n D-u-b-o-u-l-o-z. And my address 105 Chestnut Street, Cambridge, 02139.

HANK RISEN: I'm Hank Risen, and I'm the architect. I live at 20 Farrar Street, Cambridge.

CONSTANTINE ALEXANDER: You're seeking both a Variance and a Special Permit. Special Permit being for the bike shed.

HANK RISEN: Correct.

CONSTANTINE ALEXANDER: Let's talk about the Variance for a second and probably can just jump right into it. Are you aware of our dormer guidelines?

HANK RISEN: Yes.

CONSTANTINE ALEXANDER: Okay.

Maybe I'm wrong, but I don't think what you're proposing with regard to the Variance --

HANK RISEN: We did follow the dormer guidelines.

CONSTANTINE ALEXANDER: You do? You do comply with the dormer guidelines?

TIMOTHY HUGHES: Not entirely.

HANK RISEN: We got the dormer guidelines from the city, and a shed dormer is allowed to touch the ridge if it has to.

TIMOTHY HUGHES: If it has to.

HANK RISEN: In this case it had to --

TIMOTHY HUGHES: Well, you'll have to explain to us why it has to. Because it's not really -- I mean, the guidelines say it should be down from the ridge line.

HANK RISEN: But it says unless

it makes it too flat in which case --

TIMOTHY HUGHES: We need that as a matter of the record that's why I want you to describe it to me.

HANK RISEN: Okay.

So we did review the dormer guidelines, and we had -- one of these as a bathroom. So there's certain guidelines in the Building Code that a bathroom has to have a seven-foot ceiling over various fixtures. So that set the height top of the wall. And you can see it's already not that steep a roof. So we made the architectural decision that the -- getting this steepness out of the shed dormer was more important than dropping the top of the dormer, and there was a clause in the Cambridge dormer guidelines that said -- that addressed this issue specifically. That dormer is -- a shed dormer is allowed to touch

the roof if it --

CONSTANTINE ALEXANDER: We're just -- not that we don't trust you. We're just checking the dormer guidelines.

What are the size of the dormers? Because I couldn't tell from the plans in the file.

HANK RISEN: This one is 15 feet.

CONSTANTINE ALEXANDER: Okay. 15 feet?

HANK RISEN: Which is the limit of --

CONSTANTINE ALEXANDER: Okay. Right. Right. And the other one is what? That's much less.

HANK RISEN: This one says 6, 7. Six-foot, seven.

CONSTANTINE ALEXANDER: It says, and we're reading the dormer guidelines, the preferred -- shed dormer. (Reading)

The preferred setback should be at least one foot from the roof ridge. If, however, the dormer meets the recommended setbacks for side and front walls, the dormer roof may start at the ridge beam. So that's your point. That you're meeting the other requirements.

HANK RISEN: Yes.

CONSTANTINE ALEXANDER: And you have enough independent need for starting at the ridge.

HANK RISEN: We have a need for the height of the wall so that affected the roof pitch.

DOUGLAS MYERS: Tell me, please, about the use of the property on the different floors and levels? How many -- this is a multi-family dwelling?

HANK RISEN: No.

DOUGLAS MYERS: A single-family dwelling.

HANK RISEN: This is zoned as a single-family and it will be used as a single-family. It was built as a two-family. So the layout is actually quite strange.

DOUGLAS MYERS: I've looked at the plans and my question is -- I mean I'm willing to listen to you --

HANK RISEN: Okay.

DOUGLAS MYERS: -- if you feel it's important to do the layout --

HANK RISEN: Okay.

DOUGLAS MYERS: -- I really am. But my question is: If it's a single-family home, considering the improvements that you're seeking in the basement and the attic of living space on the first and second floor, what is the hardship that would justify any deviation from the dormer guidelines?

HANK RISEN: Well, Stephan has a

fairly large family and his children are home schooled. So the renovations to the other floors were to create enough bedrooms, a home office that's needed for his work. And the only space that was potentially open enough and light enough to use as the home schooling space is the third floor attic.

CONSTANTINE ALEXANDER: The trouble, that argument or that point is that the desire to home school doesn't trump the dormer guidelines or our Zoning Ordinance in general. I mean, that's a personal decision your client wants to make, and it's certainly fine and understandable. But why should we change the or vary the Zoning Ordinance to allow this to happen?

HANK RISEN: Well, there are three children, two adults, visiting relatives from Europe. And so not all of

these rooms -- the basement really aren't -- although it's being renovated, the basement rooms are not especially nice rooms.

CONSTANTINE ALEXANDER: Even for home schooling?

HANK RISEN: For home schooling?

CONSTANTINE ALEXANDER: Yes.

DOUGLAS MYERS: Without my looking at the plan, tell me what functions are indicated for the basement rooms on the plans, please. I mean, I could look at the plans, too.

HANK RISEN: Storage, home office, playroom, storage. And there's mechanical.

DOUGLAS MYERS: Okay.

CONSTANTINE ALEXANDER: Any further questions at this point?

KEVIN CASEY McAVEY: So the home office is in the basement in the proposed

or the current?

HANK RISEN: Well, currently it's a dirt floor. The house was built in 1874 and it's been occupied for 90 years by a woman who was 94 and sold it. So nothing has been done in 90 years from what we can tell. So most of these changes are to make a very old building usable for a modern family. And one of the -- I mean, since we're talking about needs for change, the initial floor plan has a stair right down the middle. Two stairs. Two entries and two stairs. So you come in one. And so it was built so clearly as a two-family and is clearly zoned as a single and is going to be used as a single. So, the interior changes -- a lot of the reason for the interior changes is how do we make this building liveable for a one -- for one family?

CONSTANTINE ALEXANDER: Well, we interrupted your presentation. Keep going.

HANK RISEN: So most of the changes for the Special Permit address that are window and door changes on the exterior.

CONSTANTINE ALEXANDER: I thought the Special Permit was required for the bike shed?

HANK RISEN: The bike shed I believe is in the Variance, isn't it?

JANET GREEN: Bike shed's in the Variance.

CONSTANTINE ALEXANDER: Is it? Okay, I'm sorry.

HAND RISEN: Windows and doors are in the permit.

CONSTANTINE ALEXANDER: My mistake.

HANK RISEN: The dormers and the

bike shed are in the Variance.

What would you like me to address?

CONSTANTINE ALEXANDER: It's
your call.

HANK RISEN: The windows and door
changes --

CONSTANTINE ALEXANDER: I think
it's self-explanatory. I don't think
you need to go into that. It's shown on
the plans if we grant you relief, you have
to do it in accordance with the plans.

HANK RISEN: Okay.

CONSTANTINE ALEXANDER: I think
the issue on that is would you increase,
invade the privacy of our abutters by
this, increase the invasion of privacy?

HANK RISEN: Stephan went and
showed the plans to all of his abutters
and talked to them and got letters of
support from --

STEPHAN DUBOULOZ: Everybody.

CONSTANTINE ALEXANDER: Are they in our files?

STEPHAN DUBOULOZ: Yes.

HANK RISEN: And most neighbors were very happy this building that hadn't been touched in 90 years was going to be given new life and everybody was quite supportive.

CONSTANTINE ALEXANDER: Let's go back to the structural changes besides the windows and the non-compliance of the dormer guidelines in one respect, we talked about. Or potential non-compliance. And the question is whether you have sufficient hardship, because what I'm hearing is that the large reason for the need to do the -- or the relief you're seeking is to allow to you home school. Which is as I said, a lifestyle choice. It's not a Zoning matter. And that also that you

might -- will have a number of visitors. And the structure is changed is there forever. And the visitors will cease coming and you'll cease living in that structure and we'll still be left with this structure which may be good. But that's the thing we have to wrestle with at the Zoning Board.

HANK RISEN: Well, home schooling was one of the reasons -- basically there's a reason just to have more modern style living space. And to your point of the basement, the basement space is not great. So we --

STEPHAN DUBOULOZ: Right now it's not usable like this because I mean the --

HANK RISEN: There's a wall right down. I mean --

STEPHAN DUBOULOZ: Yeah. So

it's basically not usable as it is now.

TIMOTHY HUGHES: But isn't it listed as being bedrooms up there?

HANK RISEN: It's a what?

TIMOTHY HUGHES: Isn't the attic space?

JANET GREEN: It lists them as bedrooms existing.

HANK RISEN: But they're in a sloped space and there's a wall there.

TIMOTHY HUGHES: Is the basement counted in the FAR right now?

CONSTANTINE ALEXANDER: Is it higher than seven feet?

HANK RISEN: I can't remember. We did this -- we did the dimensional form two months ago.

DOUGLAS MYERS: The answer is....

CONSTANTINE ALEXANDER: The dimensional form shows that you're going

to take the FAR, which is currently at 1.27, to 1.37. And the district is 0.75.

HANK RISEN: Yeah, so must have had a seven foot.

CONSTANTINE ALEXANDER: You're adding about 250 feet to the structure.

TIMOTHY HUGHES: That's all in the attic?

HANK RISEN: Yes. It's the dormers.

CONSTANTINE ALEXANDER: The dormers account for all of the 250 feet?

HANK RISEN: The bike shed.

CONSTANTINE ALEXANDER: Oh, the bike shed, too. That's right.

HANK RISEN: It's covered.

CONSTANTINE ALEXANDER: How big is the bike shed roughly, the dimensions? Save me from looking in the files.

HANK RISEN: It looks like about three-by-six.

CONSTANTINE ALEXANDER: That's
18, 18 feet.

HANK RISEN: No, three-by-eight.

CONSTANTINE ALEXANDER: 24 feet.
And 225 feet is in the dormers?

HANK RISEN: Yes, I think so.

There was an issue that we talked to
Sean about. There's a -- this might be
some of it. There is an existing second
floor sun room that covers basically soil
right now and we're putting a deck. And
I can't remember -- Sean told us which way
to do this. I can't remember if we
didn't -- you don't count it if it's
covering the earth. And then as soon as
there's a structure, you count it.
Maybe, maybe that --

CONSTANTINE ALEXANDER: That's
what it is.

HANK RISEN: Is that the case?
Okay. That's where some of the extra is.

So this exists and there's the new deck.

TIMOTHY HUGHES: But is that advertised for?

HANK RISEN: Well, that's part --

CONSTANTINE ALEXANDER: The plans. The advertisement says -- that's a good question -- is to build two dormers and a bike shed, and that a Special Permit to alter windows and doors.

HANK RISEN: We went back -- we worked with Sean about three times on this. So, he helped us write that. So maybe this wasn't -- and we were, we did discuss this.

CONSTANTINE ALEXANDER: I think I can see where Sean was going. The substantive relief you're doing is two dormers and a bike shed. The FAR calculation is a technical calculation, and you're showing how to, how you can

look at the calculation.

I don't think there's an issue on improper advertising.

TIMOTHY HUGHES: All right.

CONSTANTINE ALEXANDER:
Anything further?

HANK RISEN: Well, do you have anything to say about the use --

CONSTANTINE ALEXANDER: You'll have a chance for further comments.

HANK RISEN: -- the use of the house?

You know, the part of it is a matter of light, not just space. This is -- there's a sort of a dark little house.

STEPHAN DUBOULOZ: Very low ceilings.

JANET GREEN: It's a very dark.

STEPHAN DUBOULOZ: Very low ceilings.

HANK RISEN: And very tight quarters on -- you can see on the site plan. It's sort of jammed in there.

TIMOTHY HUGHES: This is a yellow --

JANET GREEN: Is there an existing bathroom up in the attic now?

HANK RISEN: No, there is not.

JANET GREEN: There is not. There's a bathroom up there and have that open. Where it says habitable space that means the schooling space.

HANK RISEN: Yeah, schooling and also family space. Because all of the dimensions on the main living floor are a little tight, too. The part that has to do with the way the structure works, and that we were actually -- we were changing where the stairs are because they divide the half, the building into two halves, but they're still structural

issues.

KEVIN CASEY McAVEY: Out of curiosity, when was it transformed into a two-family into a one-family, do you know?

HANK RISEN: It was obviously built as a two.

STEPHAN DUBOULOZ: It was not transformed. It was used.

HANK RISEN: The family that lived there, this elderly woman and her brother, I believe?

STEPHAN DUBOULOZ: Yes.

HANK RISEN: Were the same family. So, in 1873 or so predates the Cambridge Zoning. So I think what happened it was built as a two-family but, you know.

CONSTANTINE ALEXANDER: Did they maintain two separate kitchens, two separate dwelling units? Could the

brother be one side and the sister on the other side?

STEPHAN DUBOULOZ: No.

HANK RISEN: Was there only one kitchen?

UNIDENTIFIED MALE: I'm an abutter --

CONSTANTINE ALEXANDER: I'll give you chance.

UNIDENTIFIED MALE: So I've been inside the house. It's very small, cramped. They lived together as brother and sister.

CONSTANTINE ALEXANDER: For 90 years?

UNIDENTIFIED MALE: Very dark. And it needs to be redone.

CONSTANTINE ALEXANDER: Okay. Questions from members of the Board at this point?

KEVIN CASEY McAVEY: No, not

right now.

CONSTANTINE ALEXANDER: I'm going to open it to public testimony and we'll come back and you'll have a chance for further comments if you like.

Is there anyone here wishing to be heard on this matter?

INGALL WINZER: My name is Ingall Windsor --

CONSTANTINE ALEXANDER: I'm going to read the letter into the record.

INGALL WINZER: Yeah, just you have my letter? My name is Ingall Winzer and Mary Canning?

CONSTANTINE ALEXANDER: I think I saw it.

INGALL WINZER: We're at 45-A Hancock. We're going to be looking at this for the next 20 years and we're all in favor it.

CONSTANTINE ALEXANDER: Your

letter which is in the file will speak for itself.

INGALL WINZER: Yes.

CONSTANTINE ALEXANDER: Is there anyone else wishing to be heard?

(No Response.)

CONSTANTINE ALEXANDER: The Chair notes no one wishes to be heard.

The Chair will note we're in receipt of various letters. One from Thompson Brothers Realty Trust, Gloria Thompson Trustee at 521 Green Street.

Can I just ask a question? Is this the relator who sold you the property?

STEPHAN DUBOULOZ: Say it again?

CONSTANTINE ALEXANDER: Is the realtor --

STEPHAN DUBOULOZ: No. No, no, this is this one, in the back of the building.

CONSTANTINE ALEXANDER: Okay.

I just wanted to be sure.

(Reading) We, the undersigned neighbors -- there's no undersigned except Gloria Thompson -- of Stephan Dubouloz. I'm going to butcher it. My apologies in advance -- at 50 Hancock Street, Cambridge, Mass. would like to express our support of the renovation of this house that would enhance the neighborhood, and we attest that we have no objection to the changes indicated on the proposed plans, including new dormers, window changes, deck, bike shed, etcetera.

There's a letter from Louise Olson, O-l-s-o-n and Scott Kistenberger, K-i-s-t-e-n-b-e-r-g-e-r at 49 Hancock Street, No. 300. It's addressed to the Petitioner. (Reading) Thank you for contacting me about your proposed renovations to 50 Hancock Street. As

your neighbor across the street at 49 Hancock Street, my husband and I are thrilled that you're going to renovate this property. We think your proposal for the addition of a window on the front of the house and the two dormers will improve the comfort of the house with no negative impact on us or the surrounding neighbors. The attics have been there since the building was built from what I surmise, and dormering them will make these rooms usable for your family without affecting the neighbors. I know your architect Hank Risen's work, and I see nothing but wonderful designs and changes that will help keep the integrity of the property. I bought 49 Hancock Street over 20 years ago, and although I like the former owners of 50 Hancock Street, I always hoped that they would one day sell and that someone would renovate

the house. As a relator for more than 30 years in Cambridge, I have been in many of the Riverside neighborhood houses and condos both before and after renovation, and I your proposal is in keeping with the styles of our area. Please let me know if I may be of further assistance to you and welcome to our neighborhood.

We have a letter from William K. Hackett, H-a-c-k-e-t-t and Annmarie, that's one word, C. Hackett who reside at 527 Green Street. (Reading) We the undersigned are immediate abutters to 50 Hancock Street, Cambridge, we support the proposed renovation of the Petitioner's house as outlined in his supporting statement for a Variance and a Special Permit dated March 7, 2013, and illustrations on the accompanying plans.

And then lastly the letter from Mary Canning -- or on the letterhead of Mary

Canning and Ingall Winzer, Winzer. Just signed by Mr. Winzer. (Reading) My wife Mary Canning and I live at 54-A Hancock Street, directly across from 50 Hancock Street and we support the Petition for a Variance and Special Permit as described in the notice of public hearing. We believe that the modifications he proposes will enhance the residential character of our end of Hancock Street and are in keeping with the charm of our neighborhood.

Those are the letters and that's it. I will close public testimony.

Do you have any further comments that you want to make at this point? Last.

HANK RISEN: Unless there are questions.

CONSTANTINE ALEXANDER: Speak or forever hold your peace.

Any commentary?

TIMOTHY HUGHES: My comment is that the FAR is really high even what you're going through, but it's not the fault of the house. It's not that the house is too big, because it's not a big house. It's 1700 square feet and change. It's the lot's too small. So I'm in favor of the improvements.

CONSTANTINE ALEXANDER: Anyone else have any commentary?

JANET GREEN: I'm in favor of these improvements.

CONSTANTINE ALEXANDER: I should also, excuse me, for the record point out that there are setback issues as well. Well, the setbacks really relate to the Special Permit. And rear yard setback issue, you're very close now at 9.2 feet from the rear lot line, and you want to go to 5.2 feet. And the Ordinance

apparently requires that you be 20 feet. So you are dramatically intruding into the rear yard setback. That's not to prejudge the case, just a statement of fact.

HANK RISEN: Yeah. Well, the deck is -- that's the setback off the deck, I believe. And most of that deck is uncovered so it's in Zoning aren't you allowed to --

CONSTANTINE ALEXANDER: That's for FAR, but the deck does count toward setbacks. So the fact that covered or uncovered, you've still got an issue. You're saying that's what causes the problem.

HANK RISEN: Yeah, the deck. Currently there's a basement unsightly basement bulkhead on that side that is in the area where the deck will be that we were going to remove. It's a

little -- there's stairs here and there's actually a structure that comes up about eight feet I would guess. So that's going to be removed, and that's where the deck is going to go.

DOUGLAS MYERS: Do you believe you have any alternatives in terms of the design of the dormers that you're proposing to reduce their size or to lower the highest point so that it is a minimum of one foot from the ridge hole, as an architect?

HANK RISEN: As an architect --

DOUGLAS MYERS: In your opinion.

HANK RISEN: -- I feel if we lowered the ridge that is a pitch of that, it would appear as if the dormer was a flat roof which I think -- I, as an architect I tried to interpret the intent of the dormer guidelines. And to me, the pitch, having a little bit of pitch in that

dormer was more important than the little bit of roof it would show above the rafters above the dormer.

DOUGLAS MYERS: Do you feel you need a dormer on both sides of the house to accomplish your objectives?

HANK RISEN: Yes, the larger dormer is to create some space that you can use. There's very low space in that attic. So the larger dormer is to create a room. And the smaller dormer's for the bathroom.

DOUGLAS MYERS: Did you consider whether or not the accumulative effect of adding that much space on top of this house on the very small lot on both sides might create some kind of embark like effect on the roof as being too much mass?

HANK RISEN: Well, the dormers are set back from the gable ends on both sides. The larger dormer, which

obviously will have a little more impact, is facing -- on this side there's a retaining wall a few feet away and then a parking lot and then an apartment building that's set quite a bit back. So we felt there was really minimal impact on the direct abutters on that side. And the small dormer on the other side that has the bathroom was located to be off -- there's another house next to it, but it was offset to the side so it wouldn't be facing that house, it would be --

TIMOTHY HUGHES: That's it here.

HANK RISEN: Okay. You can see this house. So the two places there could be affected, we felt, were this parking lot and this apartment building was not affected as much because there's a fence here. That's the side with the larger dormer. The smaller dormer was

offset to not be impacting this close-by neighbor.

DOUGLAS MYERS: Thank you.

HANK RISEN: You're welcome.

CONSTANTINE ALEXANDER: Any further comments or you want to go to a vote?

KEVIN CASEY McAVEY: When did you move in? When did you first move into the house?

TIMOTHY HUGHES: They haven't.

STEPHAN DUBOULOZ: Yeah.

KEVIN CASEY McAVEY: You haven't moved in yet. I'm personally having a little bit of a hard time explaining the hardship. I mean you haven't moved in yet and yet there's still a hardship; right? I mean, for us to grant this.

CONSTANTINE ALEXANDER: We have to find a hardship. I guess the hardship being is that the same hardship they would

have if they were living in the house and wanted to add a dormer to get more room. They own the house. The house is not sufficient. This is the argument, I'm not saying it's the correct argument, not sufficient for their use and, therefore, they would like relief to allow them to have a house that's sufficient for their use.

HANK RISEN: If you --

DOUGLAS MYERS: Is it your obligation to purchase the house on any way contingent on this Board approving the application?

STEPHAN DUBOULOZ: No.

CONSTANTINE ALEXANDER: You own the house now?

STEPHAN DUBOULOZ: Yes.

CONSTANTINE ALEXANDER: It's not under contract, you actually closed?

HANK RISEN: If you saw the

house, if you went in the house, you would -- I think you would see that -- you would understand that this house is difficult for any family to live in.

KEVIN CASEY McAVEY: What would I see? What would I see? What's the hardship? Like, are the ceilings really low? Do you need --

STEPHAN DUBOULOZ: Yes.

KEVIN CASEY McAVEY: Okay. How high are the ceilings?

HANK RISEN: Seven, one.

STEPHAN DUBOULOZ: I could touch all the ceilings raising my hand on each floor from the basement to the top floor.

CONSTANTINE ALEXANDER: Kevin touches on a very important point, something we have to wrestle with all the time on the Zoning cases. And you bring a little more exaggerated one than we usually see. You have a house, it's not

big enough for yourself. You come to us and say, please change this, give us a Variance in the Zoning By-Laws because it's a hardship and we need more space. Now the Zoning law says well, you know, that hardship, if we grant you the relief, that hardship's going to go away, you're going to move and the family is going to move out, and the building's going to be left that doesn't comply with our Zoning By-Law. And that's the dilemma that we have. And so some members of the Board, not a current member, would say move, you know, if this house is not big enough for you. The answer is don't change the Zoning By-Law, vary it for you, buy a new house that is sufficient. And that's a little bit of a glib answer or a glib question because there are a lot of issues. You don't have to reply. I'm just laying it out.

Here, you're not in the house yet. You bought a house knowing it's not big enough for your family and your visitors and your home schooling designs, and you're asking us to make it okay and make a building that's bigger than our Zoning allows. That's just the dilemma that Kevin is touching on and I think other members of the Board have alluded to.

HANK RISEN: Well, I think to address that point maybe a little bit from the current askewed angle is this house doesn't seem very appropriate for anybody's family. You know, it happened to work for this elderly couple that had been there for 90 years, but I think if Stephan didn't buy it because it doesn't work, I don't know if anybody else --

CONSTANTINE ALEXANDER: That can't be true. There could be a couple without children who could renovate that

house and it would be perfectly adequate for them. That goes too far.

TIMOTHY HUGHES: Until the kids came and then they'd ask us for dormers. And what they're doing is asking for the dormers at the same time they're doing the renovation rather than it being a two-stage process.

JANET GREEN: To me it's significant that he can raise his hand and touch the ceiling.

HANK RISEN: On any floor.

JANET GREEN: On any floor.

TIMOTHY HUGHES: And currently there's one bathroom in the house?

STEPHAN DUBOULOZ: Yes.

TIMOTHY HUGHES: Are you adding a bathroom in the basement so you'll have three bathrooms?

STEPHAN DUBOULOZ: Yes.

TIMOTHY HUGHES: You need to add

a bathroom?

STEPHAN DUBOULOZ: Right now the house can -- when you ask me if I can live there. No one can live there. It's like, I mean, totally delapidated. So because it's a same family of 90 years or when you're living --

KEVIN CASEY McAVEY: Well, see, that's more of the hardship that I really wanted to start hearing versus --

STEPHAN DUBOULOZ: Right now I believe not only it's not a standard of the current living, but everything has to be redone in this. There has not been any work over the 90 year.

TIMOTHY HUGHES: And as a contractor there's a logic to me of doing the renovations with the improvements all at the same time.

STEPHAN DUBOULOZ: Yes. It's

going to be a gathering of issues. So new siding. We already removed the asbestos siding just to improve the environment. So there would be new siding, new roof, new windows, and energy efficient. It will be a very energy efficient house. Also improve the neighborhood. As you said, it makes sense to do everything at one time rather than coming back later and asking for....

TIMOTHY HUGHES: As a retired contractor --

DOUGLAS MYERS: The Board, I mean the Board to me is, and you, are generating a lot of information that's really food for thought. I'm obviously coming around slowly on this and having to overcome my own questions about it. So let me just ask without, and this in no way implies that I've made any decision about the issue, but I really would like

to ask about it. If the attic were to remain in its present condition without the dormers, what would be the best use you could make of it in terms of your family life or is there any -- what's the best you could do with it?

HANK RISEN: Without the attic space?

STEPHAN DUBOULOZ: It would be storage.

HANK RISEN: It would be storage. It would be storage if they didn't have the dormers.

STEPHAN DUBOULOZ: Habitable space is inexistent.

HANK RISEN: I was reminded of one thing, and I don't if this has bearing on the Variance hearing. Stephan is a very ecologically-minded person. So he works downtown. He rides his bike there. He comes to our office on his bike. The

bike shed which is non-conforming is -- he tries to live lightly on the planet. The windows will all be -- this will probably be an Energy Star renovation. So I don't know if that has bearing, but he's trying to be a good citizen of the earth as well as Cambridge.

CONSTANTINE ALEXANDER:

Everyone who lives in Cambridge is a good citizen of the earth.

TIMOTHY HUGHES: You obviously don't live in my neighborhood.

I have to say I do appreciate the fact that the smaller dormer is the size of the bathroom. Too many times we'd have somebody come in and asking for a matching 15-foot dormer on the other side even though they didn't need all that space. And, you know, I think some thought went into it.

STEPHAN DUBOULOZ: It's only a

three-foot bath.

CONSTANTINE ALEXANDER: Further comments? Time for a vote.

Let me just say something before we take the vote. To get you the relief you want you need four out of five, not just the simple majority. That's the state law of our Zoning Ordinance. You heard some commentary from members of the Board suggesting that they're on the fence. If we go to a vote, and this is really for the benefit of my fellow Board members, and we don't get the four votes, this project is dead for two years unless you do a substantially different project.

If, however, there is sentiment that we're not -- we don't like this project or we may want to improve some other project, what we would suggest to you is you continue the case, assuming you want to do that, and come back with another

design. So I guess my question is to my fellow Board members, if people think they're going to vote against this, I guess I'd sort of like to get a sense of that before -- to allow these folks to make a decision as to whether to continue and try again. I'm going to -- I'm in favor.

TIMOTHY HUGHES: I'm voting in favor, too. And I think that's fair at this point.

JANET GREEN: I'm in favor.

TIMOTHY HUGHES: So we have three votes. The question is if you have the four.

DOUGLAS MYERS: I have to -- I'm on the fence, but the more I listen, the more, the more I'm persuaded that really the issue -- I think the you really have to comply with the dormer guidelines and met the spirit of those guidelines. So

that's not an issue. And when I weigh that, that's really a point in your favor. If you've got the dormer guidelines, you shouldn't object to the dormers. It is, you are, you know, it's a hardship case. A pure hardship case. It's where you -- the hardship is simply what you have, the small lot size, the old building, and nothing more. And if we're really strict about that, we're not going to be granting many Variances in Cambridge. So my feeling is that I think where you comply with the dormer guidelines, and you've explained it very patiently to me, I vote for it.

KEVIN CASEY McAVEY: Yes, it doesn't matter what I vote.

CONSTANTINE ALEXANDER: Right. We don't care what you want.

KEVIN CASEY McAVEY: But I do think as you went on with the presentation

and you started actually talking about the hardship of the house, I do think that this could make a substantial investment in the housing stock of Cambridge, in a house that might otherwise be deemed less than desirable to live in. My biggest concern so you know where I'm coming from, is that the FAR is substantially over, but I do feel like for to increase that further a case has been made. And I don't think this is without saying that there are issues to this, but I think that there is hardship.

DOUGLAS MYERS: Yes. If you want to view it in terms of precedent, in terms of trying to be fair, in terms of the other cases we decide here, you're way, way over the Ordinance's FAR. But your increase, what you're increasing from what you have, it's six or seven percent and that's kind of average, you

know, that often is okay. So considering everything else, I mean, I am impressed with the arguments that Tim has made on a number of points. Because as I said, I'm coming around more slowly but I think it's okay and I'll vote in favor.

STEPHAN DUBOULOZ: Thank you.

CONSTANTINE ALEXANDER:

Mr. Risen, before we take a vote, we tie it the to plans submitted. These are the final plans? Because if you modify them in any way, you're going to have to come back before us.

HANK RISEN: Yes.

CONSTANTINE ALEXANDER: You understand that?

HANK RISEN: Yes.

CONSTANTINE ALEXANDER: Okay, I think we're finally ready for a vote. I'll take the Variance first.

The Chair moves that with regard to

the request for a Variance to build two dormers and a bike shed, this Board make the following findings:

That a literal enforcement of the provisions of the Ordinance would involve a substantial hardship, financial or otherwise, to the Petitioner. Such hardship being that the structure is essentially not inhabitable by any -- well, very limited inhabitability and particularly uninhabitable for a family of any size.

That the hardship is owing to the fact that this is an oddly structured shape, oddly-shaped lot, and that the structure is currently non-conforming.

And that relief may be granted without substantial detriment to the public good or nullifying or substantially derogating from the intent or purpose of this Ordinance.

In this regard the Chair notes that granting relief will upgrade the housing stock of the City of Cambridge. The structure is a very old structure, not in good condition. And what will result will be a much better structure from the City of Cambridge. And that there appears to be unanimous neighborhood support for the project.

So on the basis of these findings the Chair moves that we grant a Variance to the Petitioner to build two dormers and a bike shed on the condition that the work proceed in accordance with four pages of plans submitted by the Petitioner, prepared by Risen Design Associates dated March 6, 2013, the first page of which has been initialed by the Chair.

All those in favor of granting the Variance say "Aye."

(Aye.)

CONSTANTINE ALEXANDER:

Variance granted.

(Alexander, Hughes, Green,
Myers, McAvey.)

HANK RISEN: Thank you very much.

CONSTANTINE ALEXANDER: Next is
the Special Permit. The Special Permit
to be sought is to alter windows and
doors.

The Chair moves that we make the
following findings:

That the proposed relief being
sought, the work that wants to be done,
that the Petitioner wants to do will not
be substantially more detrimental to the
neighborhood than what exists now. This
being a non-conforming structure.

That the traffic generated or
patterns of access or egress contemplated
will not cause congestion, hazard, or
substantial change in established

neighborhood character.

The continued operation or the development of adjacent uses will not be adversely affected by what is being sought with regard to the windows and doors.

That no nuisance or hazard will be created to the detriment of the health, safety, and welfare of the occupant or the citizens of the city. And for other reasons the proposed use will not impair the integrity of the district or otherwise derogate from the intent and purpose of the Ordinance.

With regard to this last matter we already touched on this with regard to granting the Variance. Otherwise we would note that the window changes are modest in nature, and that the persons most directly affected, the abutting neighbor, seems not to object.

So on the basis of all of these findings, the Chair moves that we grant a Special Permit to the Petitioner to proceed as requested on the condition that the work again proceed in accordance with the plans referred to in the Variance.

All those in favor say "Aye."

(Aye.)

CONSTANTINE ALEXANDER: Five in favor.

(Alexander, Hughes, Green, Myers, McAvey.) (10:00 p.m.)

(Sitting Members: Constantine Alexander, Timothy Hughes, Janet Green, Douglas Myers, Kevin Casey McAvey.)

CONSTANTINE ALEXANDER: The Chair will call case No. 10418, 8 Education Street. For the record, I'm going to have a quick question, but just state your name for the record.

MARTHA DOYLE: My name is Martha Doyle, D-o-y-l-e. And I'm with EF Education First, F1 Education Street in Cambridge.

RICHARD McKINNON: My name is Richard McKinnon, and I live at One Leighton Street at North Point in Cambridge right across from EF.

ATTORNEY RICHARD RUDMAN: Richard Rudman, counsel to EF with DLA Piper. Our offices are in Boston at 33 Arch Street.

CONSTANTINE ALEXANDER: First question before we get into this, you've handed out this tonight and you have these boards up here. Is there anything in here different than what's in our file now? Are these new information? New changes to the initial --

MARTHA DOYLE: No.

RICHARD McKINNON: No. There's

nothing different in the application.
That's just some legacy about how we got
here, Mr. Chairman. But the application
is as was amended.

CONSTANTINE ALEXANDER: And
there was an amendment which we'll get to.

RICHARD McKINNON: Right.

CONSTANTINE ALEXANDER: But
there's nothing new -- this is nothing
different --

RICHARD McKINNON: Than we're
asking you to consider, no, sir.

CONSTANTINE ALEXANDER: Because
if there were, we would not hear the case
tonight.

MARTHA DOYLE: No changes.

DOUGLAS MYERS: Does it vary from
or add to anything that was in the file
previously?

RICHARD McKINNON: Right.

CONSTANTINE ALEXANDER: You can

add to --

KEVIN CASEY McAVEY: So this picture is going to be up there? This is, what --

RICHARD McKINNON: No, no, no. That's where we were back in 2011. Okay?

MARTHA DOYLE: We're just trying to get some context.

KEVIN CASEY McAVEY: This is not what we're now looking at for tonight?

RICHARD McKINNON: Not at all.

CONSTANTINE ALEXANDER: Now, wait a minute, no I'm confused. This says August 2011. I want to proceed with what we're going to look at tonight.

TIMOTHY HUGHES: I've got September. If you want to be more confused.

CONSTANTINE ALEXANDER: This is what you submitted.

MARTHA DOYLE: Yes.

CONSTANTINE ALEXANDER: This is it. I think you confused us.

RICHARD McKINNON: That's fine, Mr. Chairman. We don't have to go backwards. That was just an attempt to show you how long we've been working with the neighborhood.

CONSTANTINE ALEXANDER: You don't get credit for how you work along the way. You get credit for what's happening tonight.

RICHARD McKINNON: That's perfectly fine.

CONSTANTINE ALEXANDER: I don't want this into the files.

DOUGLAS MYERS: Clear the decks.

MARTHA DOYLE: We will remove instantly the offending handout and apologize.

RICHARD McKINNON: Hold it against me, not against EF, Mr. Chairman.

CONSTANTINE ALEXANDER: Okay.

Let's start. So we're working from, so we're all clear, your amended application which you submitted here?

RICHARD McKINNON: Yes.

CONSTANTINE ALEXANDER: And you have attached to it, it looks like you took the old Community Development Department report and attached to it, which has what was wrong with your, or what -- not wrong, but why your original submission didn't comply with our requirements. And then you attached it with new -- new? New. And so it's a little bit confusing. The cover sheet has all the reasons why the original four signs didn't work. And now -- and one of them was, for example, the total signs equals 740 square feet and you're only supposed to have no more than 341 square feet. That was with four signs. Now you

have three signs, right? And those are the three signs on these sheets?

MARTHA DOYLE: That's right.

CONSTANTINE ALEXANDER: Okay, I want to make sure I understand. And can you just tell me how many square feet of signage you're going to have with your three signs? Still 740? I hope not.

RICHARD MCKINNON: No.

ATTORNEY RICHARD RUDMAN: Each of the signs is equal size, so the total amount of signage has been reduced by 25 percent.

CONSTANTINE ALEXANDER: Okay. So let me do my quick mathematical mind. 740 divided by 4. So they're all about what, 225? No, no.

TIMOTHY HUGHES: 235.

DOUGLAS MYERS: 256?

ATTORNEY RICHARD RUDMAN: 240.

CONSTANTINE ALEXANDER: 240

times 4 would be -- yes, that's good.
You're roughly down to 500 feet of
signage.

TIMOTHY HUGHES: 740 was the
original?

CONSTANTINE ALEXANDER: 740 is
the original.

TIMOTHY HUGHES: So half of 370
is 185. So they're each 185.

CONSTANTINE ALEXANDER: No, no.
He's saying before.

TIMOTHY HUGHES: Three times 185
is what they got.

CONSTANTINE ALEXANDER: Yes.
Roughly 500 --

ATTORNEY RICHARD RUDMAN: No. I
think that -- I'm sorry for the confusion.

CONSTANTINE ALEXANDER: Yes.

ATTORNEY RICHARD RUDMAN:
What -- the number that you are looking
at is after the fourth sign has been

removed.

TIMOTHY HUGHES: The 740 is?

ATTORNEY RICHARD RUDMAN: The
740 is.

CONSTANTINE ALEXANDER: Wait a
minute. That can't be right, sir.
Because when you submitted to the
Community Development for four signs, you
were -- one of the reasons you were turned
down is because -- I'm reading from the
report, the total signs equal 740 square
feet and you can only have up to 341 square
feet. That was with the four signs. Now
you're coming back with one less sign.
I'd like to know the total square footage
of these three signs.

ATTORNEY RICHARD RUDMAN: The
total square footage of each sign --

CONSTANTINE ALEXANDER: Of each
sign, okay.

ATTORNEY RICHARD RUDMAN: -- is

256 square feet.

CONSTANTINE ALEXANDER: Times three?

ATTORNEY RICHARD RUDMAN: Times three.

CONSTANTINE ALEXANDER: That brings you 768 feet. Which means that -- now I'm totally confused. Because you -- the form says 740, and with regard to the original four signs it says 740. So how did you get one sign less and more square footage?

Do you have any kind of dimensionals here, something that we can look at and just measure it?

ATTORNEY RICHARD RUDMAN: In the original submission, if you look at Exhibit B.

CONSTANTINE ALEXANDER: Do you have it here?

ATTORNEY RICHARD RUDMAN: I have

a copy here.

CONSTANTINE ALEXANDER: Okay.
Just save me the bother. Okay. That shows, as you point out, that shows total square feet of 256 for each sign. 256. So you say you're going to do three signs. So that you're looking at 768 square feet of signage in total. And our Zoning Ordinance, according to what I have in front of me, is you can't be more than 340. So you're going more than twice, the total signage is more than twice than what our Zoning By-Law permits. Am I right?

ATTORNEY RICHARD RUDMAN: That's correct. That is correct.

CONSTANTINE ALEXANDER: Okay.
Let's start off with that. Signage is supposed to be functional. And you put a case out in your application as you need to identify the building for people who come to the school. Understood. And

you need to have it higher up on the building, the 20-foot requirement.

Understood. I think our Board is very familiar with waiving that requirement or varying it. But tell me why you need this number of signs, three, one -- wouldn't one sign on the front of the building where the entrance is of whatever, of 256 square feet, wouldn't that be sufficient? Or maybe more blunt, isn't this a situation where our sign by-law says you're supposed to be functional with your signs. And what we have here is one more exhibit of corporate testosterone. You have to have enormous signs to show the world you're a big company.

ATTORNEY RICHARD RUDMAN: Not the case, Mr. Chair.

CONSTANTINE ALEXANDER: Sorry.

ATTORNEY RICHARD RUDMAN: I understand. And actually let me pass out

these pictures.

TIMOTHY HUGHES: You're not going to take them back again, are you?

ATTORNEY RICHARD RUDMAN: No.

MARTHA DOYLE: That depends.

RICHARD McKINNON: I'm afraid to touch them, Mr. Chairman.

CONSTANTINE ALEXANDER: I need one.

I'm familiar with the neighborhood and yes, I know what it's like. But you still haven't answered my question as to why that when you go down, when you go down off the -- whatever that is, in front of the Museum of Science, go down to Education Way, there's this very big building right in front of you. Very nice looking building. Entranceway, put a big sign over the front of the building and be done with it.

ATTORNEY RICHARD RUDMAN:

Because no one --

CONSTANTINE ALEXANDER: No one can get there except by car at least or by foot. Unless you want to walk from the park from Charlestown.

ATTORNEY RICHARD RUDMAN: Actually a lot of the people who work and visit EF travel by foot and by bicycle.

CONSTANTINE ALEXANDER: From where?

ATTORNEY RICHARD RUDMAN: From Cambridge.

CONSTANTINE ALEXANDER: Yes. And they would come in Museum Way. They come to Education Street. There's your building. There's your sign. Why do you need signs on the other side of the building?

ATTORNEY RICHARD RUDMAN: Because you can't see the sign, you can't see the building until you actually turn

into Museum Way and go under the MBTA trestle.

CONSTANTINE ALEXANDER: But if you had a big sign over the top of the building facing Museum Way from where your building I believe essentially faces, people would know where EF is.

ATTORNEY RICHARD RUDMAN: Even with that, sir, if you look at the pictures from McGrath Highway, you cannot -- unless you duck your head and look under the trestles, you can't see the building from McGrath Highway.

TIMOTHY HUGHES: All right, so there's no reason to have a sign on that side of the building.

MARTHA DOYLE: Well, I think --

TIMOTHY HUGHES: You can't see the building.

MARTHA DOYLE: I think the important thing to note here is we have

a ratio -- less than 25 percent of our employees drive. So 75 percent plus for our employees are actually mostly taking the T or riding their bikes.

CONSTANTINE ALEXANDER: Are you talking employees, the first time they get to the building they'll know how to get to the building.

MARTHA DOYLE: Right. What I'm trying to explain is our demographic is quite young, and the people we interview is that same demographic.

DOUGLAS MYERS: You employ smart people, don't you?

MARTHA DOYLE: We do. We do. But as, I'm the chief administrative officer and that means I'm also in charge of recruitment, among other things, and our restaurant, among other things. And even with a GPS, even though we have a beautiful park right there, we still have

people coming to interviews late because they're lost. We still have a restaurant that loses money every year because nobody knows it's there. And you all I know about North Point. We have been there since 1997. We were originally at One Memorial Drive, so it was not an issue. Everyone -- there's tons of traffic there. There's tons of pedestrian traffic. You go passed there to get to other places. North Point's really a destination. You never go passed it unless you're going to it. It's, it's kind of a peninsula and it's cut off from the rest of Cambridge, from either tall buildings, a subway trestle, or the highway ramps. And so, when we, when we moved there in 1997 after being at One Memorial Drive since 1987, you probably remember North Point, it was a trash transfer facility. It was a

distillery. It was home to many seagulls, and -- but had this great vision, and also the park. The promise of the park. And so, we were pioneers in that area. And we invested there, despite the mud heap that we looked at for ten years, and have made it our home. And we have grown in Cambridge from three employees back in 1987 to now 700 employees in 2013. So as we have decided to invest here, we do that for many reasons.

Cambridge is known to be the education capital of the world. EF is the worldwide leader of international education programs. We do lots of things. We do cultural exchange programs, international tours. In fact, as a side note there are 10 students from Cambridge Rindge and Latin now packing their bags for a scholarship tour with us

to Costa Rica where they'll meet Al Gore and participate in an environmental summit. But we, we basically wanted to stay in Cambridge because of the innovation, because of the commitment to education, and because of its vision. It has wonderful vision. And we have watched that vision come to reality at North Point. It's, it has a beautiful park. We have a skate park coming in. We have the pedestrian bridge over to Charlestown. So we agree with you, there's lots of exciting life happening there.

CONSTANTINE ALEXANDER: Yes.

MARTHA DOYLE: But we still are in a position where no one knows where North Point is even as recently as our ground breaking which was in September. We had people calling in countless numbers trying to find us.

I'll just say one more thing and I promise.

CONSTANTINE ALEXANDER: He wanted to interrupt you, I told him he can't.

MARTHA DOYLE: You want to interrupt me?

RICHARD McKinnon: I did.

MARTHA DOYLE: SO when people are coming to us from Cambridge College, the Orange Line or North Station or Lechmere, and I agree with you if they're coming from Science Park, once you cross the street to the other side of McGrath/O'Brien Highway you can see us under the trestle. I completely agree with you. But when you're coming from anywhere else, you actually only have few glimpses of vantage points, and that's why we tried to be helpful and submit photos so you could see what everyone sees

mostly what are pedestrians and bikers. Cars are even harder actually because you aren't stopping. You're not going slowly. But I think our real point is two-fold.

One, we are, we are still in a place and growing and investing, that still is a destination and doesn't have any natural movement passed it. And still is not known despite GPS's and despite all of our collective efforts to make it known.

And two, that we need support to provide all of our public amenities that we're offering. When we move into our new building in a year, we will have a 14,000 square foot restaurant. We will have a large public meeting area. We will have, you know, lots of other, lots of other amenities around landscaping in our building that frankly are very hard

to support if no one comes.

CONSTANTINE ALEXANDER: Let me, speaking for myself.

MARTHA DOYLE: Yes.

CONSTANTINE ALEXANDER: I would acknowledge that EF is a valued citizen of the Cambridge. You provide a valuable service, you're growing, all of which is positive. And I think you will find that this Board is amenable to granting Zoning relief, for example, I think it's probably a no brainer as to the height of signs and probably even the total signage. But what you're presenting to us goes far, far beyond that. There's no justification from the point of view of the Cambridge Zoning, for three signs, each 256 feet. We haven't gotten to the illumination yet. You're not complying with the illumination requirements of our Ordinance.

What I see here is a signage program that you folks have designed to suit your corporate needs rather than a signage program that will fit within our Cambridge Zoning, perhaps needing some relief. It's just as if you disregarded, in my perspective frankly, you disregarded to our Zoning By-Law. You didn't even pay attention to it. Here's the signs we want, and please give us relief, by the way, because we're good citizens for the is City of Cambridge. You are. But I have a problem with the extent, and just me, with the extent of relief you're seeking. I just don't see the justification for it.

Anyway, I've said too much already.

TIMOTHY HUGHES: I think, we all agree that it's hard to find your way in and your way around in North Point, but to my way of thinking, once you're in

there, those signs become useless anyway because they're up on the top of your building. I mean, the only use of a sign that big and that high is when it's from a distance because there aren't any, there aren't any good sight lines once you get inside of North Point to identify building. I think what the whole complex needs is low level signage, direction signage on the ground someplace, you know, to get people in there. I don't think it needs to branding on four sides of this building or even three sides as it exists now. I mean, two I could see, maybe, you know? If they, if they made sense. You know, from perspectives like from here. From the T station on the Orange Line. This one makes sense to me.

CONSTANTINE ALEXANDER:

Mr. McKinnon, you want to speak. I've been stopping you.

RICHARD McKINNON: No, no, no.
I'm happy to wait, Mr. Chairman.

You're asking the real question like about the number of signs and are they necessary that we're requesting? As you may know, I mean, we've had tremendous support from our neighbors and what not for the signage and after going through a process, but coming down to this week, we have been asked to go down to three signs, by the Community Development Department staff and we did, and we did it in time to amend the application which is before you. We went to the Planning Board on Tuesday night. As I think you may know, you probably got a letter from Liza.

CONSTANTINE ALEXANDER: We got a letter in support.

RICHARD McKINNON: Yeah, what Liza said and what the Planning Board said

was that they thought two signs was an appropriate number. One on the back. And the back is important because people coming down from Route 93 at high speeds, you know, the real question was do we need that third sign along the river? And particularly because the protection of the river is a quiet place, it's something the city wants to do. So between Tuesday night and tonight, honestly, members, we had the chance to really do some soul searching ourselves and we would be amenable to doing just as the Planning Board has suggested, and we hope you might agree, is get rid of the sign on the river and just have one sign on the front and one on the back facing the highway ramps.

CONSTANTINE ALEXANDER: Yes, I was just looking at the Planning Board communication to us.

RICHARD MCKINNON: Yeah, from

Liza, right.

CONSTANTINE ALEXANDER: It's not signed, but I know Liza prepares it.

RICHARD MCKINNON: Yeah, right.

CONSTANTINE ALEXANDER: Yes, you're right. It says the Planning Board -- I'm going to read the last sentence. We'll read it later on if we need to.

RICHARD MCKINNON: Right.

CONSTANTINE ALEXANDER:

(Reading) Therefore the Planning Board thinks that careful placement of only two new signs, "upstream" and "downstream" would achieve the desired presence.

So what is your pleasure? Are you here seeking three signs or two signs?

TIMOTHY HUGHES: Well, they're here getting whatever they can get.

CONSTANTINE ALEXANDER: That is true.

RICHARD McKINNON: That's, that's very true. It's -- you know, we would like the -- we've tried every step along the way to be agreeable, to be agreeable with our neighbors, our abutters, Community Development Department, and we come here to the most important forum, it's your decision.

CONSTANTINE ALEXANDER: Thank you. But the point is if we go head with -- just to put it in framework, and, sir, you'll know this. If we go ahead with the request, if you're requesting three signs, and you can't get the votes for three signs, we vote it down. Then you need four votes to get these three signs --

RICHARD McKINNON: Yes, sir.

CONSTANTINE ALEXANDER: -- if that's what you're seeking. Then you could have repetitive petition problems,

you could be precluded for coming back to us for two years.

RICHARD McKINNON: Right.

CONSTANTINE ALEXANDER: Maybe, maybe not. Even if you're not, you have to go through an open procedure. I don't know if you're familiar with our Ordinance. You have to come back before us and say here's our new plans and they're not repetitive. And we would have to say yes, you're right. You have to go to the Planning Board, and they say, yes, it's not repetitive. And then you come back the third time, the third hearing, and then we would consider your new plans. The only reason I ask is if you're seeking three plans, you may not -- three signs, I'm sorry -- you may not get the necessary votes and then you're going to be into this morass.

RICHARD McKINNON: I think what

we're saying, Mr. Chairman, and other members, is that if two signs is more acceptable, we would welcome that amendment and thank you for your support.

CONSTANTINE ALEXANDER: No, you have to make the decision. Do you want three? Because if you say -- you have to tell us what you're applying for. Three signs or two signs.

ATTORNEY RICHARD RUDMAN: Could you give us a moment.

CONSTANTINE ALEXANDER: I'm sorry?

DOUGLAS MYERS: I have to say -- second, you should have had this discussion before you came in here --

CONSTANTINE ALEXANDER: Right.

DOUGLAS MYERS: -- and sat down. You are working us over. You start off asking for three signs and now you, in the most gracious and amendable

way, say really two is okay. I mean --

CONSTANTINE ALEXANDER: That's the point, you started with four signs. It didn't work. You know -- plus my point, you came with a proposal what you wanted, not what the City of Cambridge requires. You tried four signs, it didn't work. Came back with three signs. And finally maybe that doesn't work. Well, maybe two signs. That's not how you deal with our Board. So I don't want to be dealt with that way. You come in with your best proposal, the one you think you want and the one you hope to get approved by us and we'll consider it. Now I don't know what we're voting on tonight if we go forward.

RICHARD McKINNON:

Mr. Chairman, I think that the Planning Board only acted on the request on Tuesday evening and it was too late to make the

amendment then.

CONSTANTINE ALEXANDER: Okay, fair enough. I'm going make a motion we continue this case to a future date and you guys get your act together and decide what you want to bring before us. And that's, that's what it's going to be.

Any members disagree with that?

TIMOTHY HUGHES: I don't disagree with that. Because I don't think they're in a position to go forward tonight and get a favorable result.

CONSTANTINE ALEXANDER: I understand you don't have the time to digest what the Planning Board said. Fine. We continue the case. But don't come before us when you don't know what you want. That's my problem.

Okay, this is going to be -- I'm going to make a motion to continue this as a case heard. You can or vote it down,

but you know, I don't see that we have any choice. It's a case heard. All five of us have to sit on the case when it reconvenes. So we've got to make sure we have a time that all five of us can do it. Now what date would you like us to continue it to? I would assume sooner rather than later? How much time do you need?

RICHARD McKINNON: That's right, I think we know after Tuesday night where reality is.

CONSTANTINE ALEXANDER: What's the first available?

KEVIN CASEY McAVEY: Mr. Chair, may I ask another question?

CONSTANTINE ALEXANDER: Sure.

KEVIN CASEY McAVEY: What did the East Cambridge Planning Team say, and did they have any caveats and thoughts?

RICHARD McKINNON: Yes, they

did.

KEVIN CASEY McAVEY: Okay.

RICHARD McKINNON: They had four caveats, actually.

One was they wanted the signs on this building to be the same as the signs on the existing EF building, which had been out there for a long time and have not offended people.

They wanted them to being backlit the same way rather than, you know, neon or strong illumination.

They asked, also, that the signs be turned off at eleven o'clock at night.

CONSTANTINE ALEXANDER: They didn't say whether they wanted them to be turned on again. I had a little problem with that but okay.

RICHARD McKINNON: To which we agreed. They then asked that meet with the Regatta, our immediate abutters.

And we did. And I think you have a letter from Regatta of support as well.

CONSTANTINE ALEXANDER: Yes, I think we do.

TIMOTHY HUGHES: Well, I think you've got enough information to put a plan together and come back before us that has a reasonable, you know, possibility of passing.

CONSTANTINE ALEXANDER: Yes. And I think it's more than just a number signs. I think the illumination is an issue.

DOUGLAS MYERS: Yes, let me just say something.

RICHARD MCKINNON: Yes, sir.

DOUGLAS MYERS: Taking you at face value, taking you at face value, it's hard for me to see what is the -- and believing that your grounds for this are to guide people to your premises, it's

hard for me to see the value of illumination between nine and eleven at night for that purpose.

CONSTANTINE ALEXANDER: You open for night courses?

MARTHA DOYLE: Yes, but we have people all the time because we're international.

DOUGLAS MYERS: If there's an answer, I do have that concern taking your argument at face value, about why, about any night illumination.

RICHARD McKINNON: So you'd like us to think about that?

CONSTANTINE ALEXANDER: Oh, absolutely.

DOUGLAS MYERS: I'd like for you address that.

CONSTANTINE ALEXANDER: That is going to be an issue before us, is the illumination issue.

DOUGLAS MYERS: And you have to justify it in terms of what you're saying.

RICHARD McKINNON: Yes.

DOUGLAS MYERS: You've taken the position you want this to guide people to your property.

CONSTANTINE ALEXANDER: Yes, Janet.

JANET GREEN: What I was thinking about is as you were talking is I don't, and is that the signage that you're proposing is inconsistent with what your problem is. You know, your problem is that people are looking for you and finding the sign, you know, because the sign obviously doesn't show from a lot of different parts or your building is hard to find. But you need other things. What I think what Tim said is the ground signage and something that just help people to know where to turn off the road

to come back to North Point. And those kinds of signs are really where you ought to focus your attention if you really want people to get to your building and this big sign, that's not the answer.

DOUGLAS MYERS: Take your argument seriously. Everyone uses a website. Every interviewee, every person seeking any sort of contact with your building with your company is going to address, is going to interface with your website. It's inconceivable to me why you wouldn't have a website under the section contact us or how to find us, that starts with the words: People often have a problem finding our building. If you come in this direction we are going to spell it out to you, 1, 2, 3, 4 and then the same. I don't have to say it any further. It seems to me that's how you address the problem, because as Janet is

indicating the signs at high elevation are hit and miss in any event. And if you want to be serious and systematic about it, that's how you address your problem in addition to the excellent points made by Mr. Hughes.

KEVIN CASEY McAVEY: And I just want to say one more thing. I think I am much more agreeable to signage as I think I've demonstrated in the past to the Board, and I don't think, I love corporate testosterone but I will, I will very respectfully disagree.

MARTHA DOYLE: No testosterone.

KEVIN CASEY McAVEY: How much did you invest in this building?

MARTHA DOYLE: Quite a bit.

KEVIN CASEY McAVEY: A lot of money. And like if I invested that amount of money, I mean I would be really proud of it and this might be a symptom

of how proud you are of what this is. But I think the argument put forth as you probably seen, is not the one that's going to get you the votes that you really want. But I do want to state that I do think that this is great, and part of me would love to see a sign on the river just to show Boston what they couldn't have. But so that's, that's my piece.

ATTORNEY RICHARD RUDMAN:

Mr. Chair, if I could just not to cut you off, Martha. There are members of the public and representatives of elected officials who are here this evening. Certainly it's up to you whether you wanted to hear from them. I don't know whether it would be convenient.

CONSTANTINE ALEXANDER: Well, we have heard from them in writing, and maybe the people would like to speak. I don't think -- the trouble is their testimony,

I don't know what they're testifying in favor of because we don't know what the plans you're going to propose to us are until you go back and reconsider. If they're testifying it's a great idea to have signs, it's a wonderful neighbor. I agree. Whatever signage they want, they should get, I don't agree. And that be would the nature of their testimony, it seems to me, if they testified tonight. We need to know and they need to know what exactly it is, now that you've heard our ranting and raving, about what you really want to get from us. And then they can comment on that. They can come to the next meeting. We're going to be here, and they can come as interested citizens or they can express their thoughts in writing, they don't have to show up. I don't think we need to prolong this into something that we're not going to

consider. Not to be disrespectful to those in the audience who are willing to speak. That's where we are right now.

MARTHA DOYLE: Mr. Chairman, may I clear up one -- I want to make sure I don't leave you with any misunderstanding. We are not a developer. I know developers do this a lot. We don't ever do this. I've never been before this Board. I've been before a lot of other boards in this process, but never this Board. And as the client, our process is always to go to any given Board and probably people here can speak to this, and I don't -- really listen. We're not trying actually to ram anything down anyone's throat. We're not trying to certainly not trying to trick anyone. And I know, you know, you don't know us or know me, but we have a very strong reputation for integrity and

relationships and partnerships and I certainly don't want to leave you any --

DOUGLAS MYERS: We believe it.

CONSTANTINE ALEXANDER: For the record --

DOUGLAS MYERS: And we're glad your here.

CONSTANTINE ALEXANDER: I said it before, I'll say it again, you're a good citizen. We're looking forward to work out something. You just departed so far from our Zoning Ordinance, and you can see we don't react well to that. At least most of us don't, and therefore we urge you, and since you don't seem to have a firm grasp now of what you really want to do in terms of particularly the number of signs, I think it's time for you to go back, reconvene, also deal with the illumination issue, which we haven't even touched on yet. At least you can see, at

least myself and Doug, have serious issues with that. And even the East Cambridge Planning Team has some issues with that as best I can tell. So I think you need to go back. I'm sure you have time pressures, and I'm sorry about it. But the fact of the matter is you better rethink this. You've heard from us. You've got a sense of what our problems are. We're looking to work with you to be very blunt.

MARTHA DOYLE: Yes.

CONSTANTINE ALEXANDER: And we're not saying you're going to get any relief, but you've got to come back with a proposal that gets closer to what our Ordinance requires and then making a case for why you can't get all the way there. A better case for what we've heard in writing so far. Because you're divorcing your function. You're saying

we need an identification, but then the facts don't support that. The nature of the signs don't support that. You want corporate branding and to brag that you've got this wonderful building to all the surrounding neighborhood and surrounding area. And that's the thing that doesn't work for us because the Zoning Ordinance says it doesn't work for us.

MARTHA DOYLE: So, if just to make sure I totally understand so I don't --

CONSTANTINE ALEXANDER: Sure.

MARTHA DOYLE: -- I think these guys will want to speak for us. What I understood the process was, was that we would come here. We had already submitted the three signs. On Tuesday the Planning Board said really we think two signs.

CONSTANTINE ALEXANDER: Right.

MARTHA DOYLE: My understanding was we couldn't amend it between Tuesday and now.

CONSTANTINE ALEXANDER: That's correct.

MARTHA DOYLE: And then we would have to come with the three signs and hear from you what your input was.

CONSTANTINE ALEXANDER: And you heard that.

MARTHA DOYLE: And I think what I heard from you, what your input is, first of all, three is just way too many for you. And you're concerned about illumination. And my only question is whether -- and I know your time is very valuable and I don't want to --

DOUGLAS MYERS: At this point go right ahead. We're here to hear you out and be constructive.

MARTHA DOYLE: Okay. So it is our goal to actually hear you and try to find a solution, which I understand we have to petition for something and you have to respond to it. But all we'll do if we go back is talk about what we've heard and try to respond to it.

CONSTANTINE ALEXANDER: Right.

MARTHA DOYLE: And what we would respond, if we went back to -- I can speak for myself. I don't know what these two jokers would say, but I think you've very clearly said three signs is too many. The Planning Board also said that. So even though we haven't discussed that, we the -- what are we --

DOUGLAS MYERS: Applicant.

MARTHA DOYLE: -- the Applicant would be, would be amendable to submitting for two signs, absolutely. And we're also amenable to discussing all

of the concerns about illumination. And for us in the scheme of priority, illumination is important because we are virtually a 24-hour company. But -- and we have -- we knew for -- our neighbors would care about that. So we did approach them and they've said the eleven o'clock, because that's what we do now on our existing building. But it's our goal to work in partnership with everyone. And if that's an issue -- I just, I don't want to make everyone reconvene if -- I'm -- if we're willing to -- I have great clarity. Basically my clarity is that we would like to work with you. And so if there's a way to adjust it and do it tonight and you think that it's amenable to you, we don't need to discuss it.

CONSTANTINE ALEXANDER: Well, no, but I think what you've got to do is

this --

MARTHA DOYLE: Okay.

CONSTANTINE ALEXANDER: Okay?

I think you need to give us new plans --

MARTHA DOYLE: Okay.

CONSTANTINE

ALEXANDER: -- assuming you want to go with two signs.

MARTHA DOYLE: Yes.

CONSTANTINE ALEXANDER: Where they would be located. And this kind of stuff here --

MARTHA DOYLE: Okay.

CONSTANTINE ALEXANDER: -- with the two plans, and whether you're going to adjust the size of the signs. If there's only going to be two signs.

DOUGLAS MYERS: Simulations.

CONSTANTINE ALEXANDER: Yes, simulations, so we see the visual impact of the signs, where they're going to be

located. That's one thing.

The second thing is you've asked for relief for the illumination requirements, and you nowhere in your application address why you should get that relief. So you should go back. You know there are illumination issues from the East Cambridge Planning Team, from members of this Board, rethink what it is you need for illumination. How can you get better -- do better in terms of complying with the Ordinance than you're doing right now. I want more details about this. Exact nature of the illumination.

RICHARD McKINNON: And see if we can comply more with that part of the Ordinance.

CONSTANTINE ALEXANDER: Yes.

DOUGLAS MYERS: Try to get closer.

CONSTANTINE ALEXANDER: Get closer.

RICHARD McKINNON: Yeah, get closer.

CONSTANTINE ALEXANDER: Or if you can't go all the way or can't get any closer, let us know why in writing.

RICHARD McKINNON: Okay.

CONSTANTINE ALEXANDER: All of this, by the way, has to be in our files --

MARTHA DOYLE: Okay.

CONSTANTINE ALEXANDER: -- by five p.m. on the Monday before the Thursday we're going to continue this case.

MARTHA DOYLE: Okay.

CONSTANTINE ALEXANDER: That's what we'll need.

MARTHA DOYLE: Okay.

CONSTANTINE ALEXANDER: Does that answer your question?

MARTHA DOYLE: That does answer my question very clearly.

RICHARD McKINNON: That's a big help.

CONSTANTINE ALEXANDER: When is the first --

MARTHA DOYLE: We would love to come back.

CONSTANTINE ALEXANDER: Do you have a time you would like to come back?

MARTHA DOYLE: Whenever you can --

MARIA PACHECO: May 9th.

CONSTANTINE ALEXANDER: The first time we can have you would be May 9th. If not --

MARTHA DOYLE: That would be fine.

RICHARD McKINNON: That would be wonderful.

TIMOTHY HUGHES: I'm good.

CONSTANTINE ALEXANDER: I'm good on May 9th.

The reason, we have to have these five people on May 9th and I want to make sure everybody is available otherwise we have more problems.

RICHARD McKINNON: The same five. Yes.

KEVIN CASEY McAVEY: Yes.

CONSTANTINE ALEXANDER: Okay.

MARTHA DOYLE: On behalf of EF we appreciate your patience and flexibility.

CONSTANTINE ALEXANDER: And I hope you understand at least my exasperation. It was not meant -- we know you're a good citizen. We know you meant well, but it came to us in a jumbled way and it's been a long night anyway for us, and we're grouchy or I'm grouchy.

MARTHA DOYLE: Can we be first on

May 9th?

CONSTANTINE ALEXANDER: The Chair moves that this case be continued as a case heard until seven p.m. on May 9th on the condition that -- I want to be sure he has this, one second. That's okay. But I'm going to stop my motion until you're ready to hear.

MARTHA DOYLE: I apologize. He just said he's out of the country on May 9th.

CONSTANTINE ALEXANDER: Say it again.

MARTHA DOYLE: He will be out of the country on May 9th, and I did not realize that.

DOUGLAS MYERS: What does that mean for you? Do you not want to go forward on that account?

CONSTANTINE ALEXANDER: By the way, I will not be here the next May one.

So if we don't do it May 9th, it will be the first one in June just so you know.

MARTHA DOYLE: We'll do May 9th.

CONSTANTINE ALEXANDER: May 9th? Okay.

MARTHA DOYLE: Yes, please.

CONSTANTINE ALEXANDER: On the subject of the following conditions:

I move to continue -- the motion to continue the case until seven p.m. on May 9th on the following conditions:

These are standard conditions. One is that you sign a waiver of time for a decision. Because by law we have to make a decision right away. And so it's a standard form. Everybody signs it. Otherwise we'll just turn you down tonight. I don't think you want that. So sign a waiver of time for a decision.

Two, that the signage that you have posted now, must continue to be

maintained in accordance with our Ordinance. What you need to do, though, is to go to the signs -- sign or signs, and with a magic marker or whatever, change the date from whatever -- from April 11th to May 9th. Change the time for whatever time is on their right now, to seven p.m. Which means we'll hear you earlier in the evening on May 9th.

And on the last condition that to the extent that you're going to have to submit new plans obviously. Those plans must be in our files no later than five p.m. on the Monday before May 9th. If they're not, we won't hear the case on May 9th. We'll continue it again. That's part of our rules. That's a requirement of our rules. The reason for that, it gives us and the citizens of the city time to go to the office and check those new plans and to think about them and to formulate

a decision. Okay?

MARTHA DOYLE: Yes.

CONSTANTINE ALEXANDER: All those in favor of continuing the case on this basis say "Aye."

(Aye.)

CONSTANTINE ALEXANDER: Five in favor. Case continued. We'll see you May 9th.

(Alexander, Hughes, Green, Myers, McAvey.)

MARTHA DOYLE: Thank you very much.

RICHARD McKINNON: Appreciate it. Thank you.

* * * * *

(10:40 p.m.)

(Sitting Members: Constantine Alexander, Timothy Hughes, Janet Green,

Douglas Myers, Kevin Casey McAvey.)

CONSTANTINE ALEXANDER: The
Chair will call case No. 10419, 50
Memorial Drive, E-52.

Is there anyone here to be heard?

For the record.

KELLEY BROWN: My name is Kelley
Brown. I'm a senior planner with the
Department of Facilities at
Massachusetts Institute of Technology,
770 Mass. Ave.

TIMOTHY HUGHES: Mr. Chairman.

CONSTANTINE ALEXANDER: Yes.
Before you start the case, Mr. Hughes has
a statement he needs to make.

TIMOTHY HUGHES: For the record,
my wife is an employee of the
Massachusetts Institute of Technology.
She's the administrative officer at the
Koch Institute. And although she has
nothing to do with your building and she

has no administrative oversight outside of her own building, but I need to make that as part of the record, and if you have any problems with me sitting and hearing this case or if anybody has any problems with me sitting on the case, they should say so now.

CONSTANTINE ALEXANDER: I see no problem, myself speaking.

KELLEY BROWN: If I'm being asked, I have no objection.

CONSTANTINE ALEXANDER: Okay, now we can proceed.

KELLEY BROWN: Here, why don't -- the risk of handing out a book.

CONSTANTINE ALEXANDER: These are in the files I think.

KELLEY BROWN: Yeah, this is what you have in the files.

CONSTANTINE ALEXANDER: The paperwork is inverse to the difficulty of

the case. This is not a very difficult case.

TIMOTHY HUGHES: Indeed, right.

KELLEY BROWN: I'll spare you the --

CONSTANTINE ALEXANDER: Please.

KELLEY BROWN: -- the application itself.

CONSTANTINE ALEXANDER: You need relief for a very technical reason. And let's be very -- you're proposing a conforming addition to a non-conforming structure. It's non-conforming only because of a really weird -- not weird, that's too strong. The way our Zoning Laws interpret it. It's a series of buildings that are connected by passageways. That in the eyes of the ISD or ISD says it's one building, and that one building because it has non-conforming street frontage, requires

you to get relief. But you're not increasing the non-conformity to any extent, as I understand it. Correct me at any point I get it wrong. You're just, because of the fact that you have a non-conforming structure now and you're modifying it, you have to get that relief.

KELLEY BROWN: That's all correct -- well, almost a hundred percent correct. I'd say the one thing that we are doing is if you look at the --

CONSTANTINE ALEXANDER: The handicap ramp?

KELLEY BROWN: Yeah, the ramp sits in the front yard setback.

CONSTANTINE ALEXANDER: Okay.

KELLEY BROWN: As I mention in my letter to the Board, that we're hoping not to build the ramp. We're going to go to the architectural access board shortly on the historic preservation grounds, but

they may say no, and so --

CONSTANTINE ALEXANDER: So the relief you want -- you're seeking relief which is smart just in case you get turned down.

KELLEY BROWN: That is correct.

CONSTANTINE ALEXANDER: Got it. And if you get turned down and you need to put it in, then what I said before is not entirely correct.

KELLEY BROWN: That is correct.

CONSTANTINE ALEXANDER: It will make a -- you'll increase the non-conformity because of the extent of the handicapped ramp.

KELLEY BROWN: That's correct.

CONSTANTINE ALEXANDER: Okay.

KELLEY BROWN: I mean, I don't have a lot. I'm happy to walk through.

TIMOTHY HUGHES: I'm ready for a vote.

CONSTANTINE ALEXANDER: We've got to go through the formalities.

KELLEY BROWN: You're doing a great job, Mr. Chairman.

CONSTANTINE ALEXANDER: Very briefly summarize what you're planning to do.

DOUGLAS MYERS: Why don't you run us through rather than walk us through.

KELLEY BROWN: The building is getting a roof, a rooftop addition. In fact, there is a seventh floor now in the application. There's a picture, aerial photograph. I don't know if you can see it. This little box. This is the Sloan Building, the old Lever Brothers Building. This little box is office space up there. So what we're gonna do is take that out, replace it with this seventh floor conference center, it's about 13,000 -- some 13,482 square feet.

It's not the principal addition to the building.

It is, you know, a very modest increase in the FAR, but we're substantially below the FAR limits where the block as a whole. The other -- we are enclosing a stair tower, a -- pardon me, a -- we're creating a stair tower that is enclosed that is replacing this nasty fire escape that's back there now. And we're creating a new vestibule for -- it's kind of at the rear of the property next -- if you walk up, there's a plaza, there's a library in front of you, and to the right is the entry to the Sloan Building, the primary one that's used now. And we're going to have a small vestibule that's about 200 square feet, and it gets smaller as it goes up. So that's what comprises the addition. And as the Chairman's pointed out, we need a

Variance because we already added quite a huge amount, 209,000 square feet, when we built the new Sloan Building we call E-62 that's adjacent to this. So, we're well over the 25 percent requirement that then kicks us into getting a Variance when we make a minor adjustment like this. And that's it.

CONSTANTINE ALEXANDER:

Questions?

TIMOTHY HUGHES: No.

CONSTANTINE ALEXANDER: I'll open it to public testimony.

Is there anyone wishing to be heard?

(No Response.)

CONSTANTINE ALEXANDER: They live on Cedar Street. I'm going to close public comments.

The Chair is in receipt of a letter or memo from the planning Board as follows: (Reading) The Planning Board

reviewed the requested Variance application and does not object to the proposed additions and changes to improve the accessibility and functions of the building. The gross floor area is within the allowed for this large institutional lot, and the required relief is due to the lot configuration and number of buildings on the lot.

And there's also something from the Cambridge Historical Commission which says (Reading) There is no permit review process or a hearing of the Historical Commission on this matter.

And that's all she wrote.

I'm going to close public testimony.
Do you want to add anything more?

KELLEY BROWN: No, thank you.

CONSTANTINE ALEXANDER: Okay.

We ready for a vote?

TIMOTHY HUGHES: Yes.

JANET GREEN: Yes.

CONSTANTINE ALEXANDER: The Chair moves that this Board make the following findings with respect to the Variance being requested by the Petitioner. And this Variance includes a request for a handicap ramp which may or may not be in fact filled, depending on further administrative review.

That we make the following findings:

That a literal enforcement of the provisions of the Ordinance would involve a substantial hardship to the Petitioner. Such hardship being the need to improve the quality and functionality of this important building at MIT. This is for the Sloan School; right?

KELLEY BROWN: It is. Economics department, don't forget that.

CONSTANTINE ALEXANDER:
Economics Department as well?

KELLEY BROWN: Yes.

CONSTANTINE ALEXANDER:

Impressive.

The hardship is owing to the circumstances relating to the unusually shaped lot with unusual building structures on it, a number of structures connected by passageways which in turn make it a single structure for purposes of our Zoning Ordinance.

And that relief may be granted without substantial detriment to the public good or nullifying or substantially derogating from the intent or purpose of this Ordinance.

In this regard the Chair would note that the ramp, putting the ramp aside where it is proposed, is a conforming addition to a non-conforming structure. The non-conformance is very minor in nature. It's front yard setback. And

to the extent that the handicap ramp is necessary in support of our Ordinance to increase the handicap accessibility of buildings and therefore justifies very, very minor change or Variance to the front yard setbacks.

On the basis of these findings, the Chair moves that we grant the Variance being sought, including the handicap ramp, on the condition that work proceed in accordance with plans prepared by, it looks like Beyer, B-e-y-e-r, Blinder, B-l-i-n-d-e-r, and Belle, B-e-l-l-e. There are numerous pages. The first page of which has been initialed by the Chair.

All those in favor of granting the Variance as proposed say "Aye."

(Aye.)

CONSTANTINE ALEXANDER:

Variance granted. Sorry you had to wait here all night for that.

(Alexander, Hughes, Green,
Myers, McAvey.)

KELLEY BROWN: Thank you very
much.

* * * * *

(10:50 p.m.)

(Sitting Members: Constantine
Alexander, Timothy Hughes, Janet Green,
Douglas Myers, Kevin Casey McAvey.)

CONSTANTINE ALEXANDER: The
Chair will call 53 Cedar Street, case No.
10420.

Is there anyone wishing to be heard on this matter.

MATTHEW LEHRER: You need us to state our names?

CONSTANTINE ALEXANDER: Yes.

MATTHEW LEHRER: Matthew Lehrer, 53 Cedar Street.

ALICE LEHRER: Alice Lehrer, 53 Cedar Street.

CONSTANTINE ALEXANDER: Okay. You want to construct a second floor addition?

MATTHEW LEHRER: Yes. Over an existing first floor. So no change to the ground footprint as it currently is.

CONSTANTINE ALEXANDER: Okay. And I have a very simple question looking at the file. The reason you put forth is the one we've heard before, and we've been sympathetic to, growing families. You want to have a second child, you need more

space. And then I turn to the plans and the addition is to create an office.

MATTHEW LEHRER: Correct.

CONSTANTINE ALEXANDER: Where's the disconnect? I would have thought you're going to say I need the addition to build another bedroom for the kids.

MATTHEW LEHRER: Correct.

So the current space that we have, if you can look at our house, there's a current space that's an office. It's not considered a bedroom. There is no closet.

CONSTANTINE ALEXANDER: No closet.

MATTHEW LEHRER: So what we would do is we would take that existing office space, essentially move it off of our main master bedroom so it would be accessible through the master bedroom and not off the hallway. And make the bedroom -- make

the office existing, a bedroom which is off of the hallway already. So there is an existing place that a bedroom could be which is currently functioning as an office and because it doesn't have a closet.

DOUGLAS MYERS: But it's even on your proposed plans it's still labelled as an office. I had the same question that the Chair did.

MATTHEW LEHRER: Correct. It's the existing office is what's labelled on the plan. So on this plan, which is the --

DOUGLAS MYERS: According to your plans all the other room used functions on the first and second floor remain unaltered.

MATTHEW LEHRER: Correct. The only thing that's --

DOUGLAS MYERS: The two bedrooms

rooms on the second floor. One bathroom on the second floor. The seeming present office, eight-by-ten and then a new rear office.

MATTHEW LEHRER: Correct. And the existing labelled office which is not currently zoned as a bedroom, would become that bedroom, that additional third bedroom for the child. And we would move -- the new structure, would become the office.

DOUGLAS MYERS: No second bathroom?

MATTHEW LEHRER: We have a half bath downstairs. So there would be one full bath upstairs and there's an existing half bath downstairs underneath the full bath.

CONSTANTINE ALEXANDER: Okay.

TIMOTHY HUGHES: So what are the violations?

CONSTANTINE ALEXANDER: The violations are the FAR. They're now at 0.65. It would go to 0.69. They're adding about 110 square feet with the second floor addition. And so they would be a slight increase in a somewhat slight non-conformance. 0.65 to 0.69.

DOUGLAS MYERS: In a 0.5 zone.

CONSTANTINE ALEXANDER: A 0.5 zone.

And they're also -- the footprint of the first floor is also setback violative. And so they're not going to increase it in terms of intruding further. They're going to increase the massing on the non-conforming setback. So those are the two issues that require Zoning relief.

MATTHEW LEHRER: And our FAR includes our basement which is over seven feet, and also a portion of the attic

which has a very steep roof, both of which don't make sense in terms of expansion. We don't have a garage. So any storage, snow blower shovel --

CONSTANTINE ALEXANDER: More importantly is you have FAR that's sort of counted but it's not usable.

MATTHEW LEHRER: Correct. Exactly. So that is what put us over the FAR in the first place.

KEVIN CASEY McAVEY: The basement's not used?

MATTHEW LEHRER: It is used, but it's only storage. So it's furnace, laundry, storage.

CONSTANTINE ALEXANDER: Yes, I said used. I meant for habitation purposes.

MATTHEW LEHRER: Correct.

CONSTANTINE ALEXANDER: Same with the attic.

MATTHEW LEHRER: And the attic -- and the second point, it's only a pull-down stair. And if you look at the configuration of the second floor, there wouldn't even be a way without eliminating both closets for the existing bedrooms to get up to that floor.

TIMOTHY HUGHES: You mean to build a serious interior staircase?

MATTHEW LEHRER: Yeah.

CONSTANTINE ALEXANDER: Any further questions from members of the Board?

MATTHEW LEHRER: All of our abutting neighbors have been notified. All are in support.

CONSTANTINE ALEXANDER: We have some letters which I'll have to read into the file.

MATTHEW LEHRER: Yeah. And the only one I didn't hear from directly is

from 51 who applied for a Variance and a Special Permit, and only because he's in San Francisco and not actually in Cambridge. But we also worked with them to offset the windows. Currently the window from our existing bedroom looks directly into the kitchen of 53R, which is a little awkward. So we have offset the window. And on the 51 side we've also gone only with high windows as opposed to a full window so there wouldn't be any match-up issue on that side with the proposed renovations on that side.

KEVIN CASEY McAVEY: Out of curiosity, how long have you lived at 53 Cedar Street?

MATTHEW LEHRER: We moved in on December 5th of 2011. So a little over a year.

CONSTANTINE ALEXANDER: I'll open it to public testimony.

Is there anyone here wishing to be heard?

(No Response.)

CONSTANTINE ALEXANDER: No one wishes to be heard.

We are in receipt of two letters. One is Caroline Stowell, S-t-o-w-e-l-l, resides at 49 Cedar Street, No. 1.

(Reading) I am writing to you in regards to the proposed construction at 53 Cedar Street to be reviewed at your upcoming meeting on April 11th at 9:15 p.m. My family resides at 49 Cedar Street, No. 1. I recently had the opportunity to review the proposed development for 53 Cedar Street and wanted to let you know that I am very excited about and fully support the proposed changes. The proposed addition will likely have no impact on abutters and will at the same time increase the value of this beautiful

single-family home. Additional space is certainly appealing for families who would like to stay in Cambridge but need a little room to grow. I hope you will be as excited about the plans as I am when you hear about them on Thursday's evening.

I'm sorry, but I'm not.

This is the same letter, just duplicate copies. So only one letter from Caroline Stowell.

That's it with regard to public testimony. I'm going to close public testimony. Anything further you want to add?

MATTHEW LEHRER: Nothing further unless there are questions from the Board.

CONSTANTINE ALEXANDER: Okay. Questions or comments from members of the Board?

KEVIN CASEY McAVEY: Very sympathetic to babies and business.

CONSTANTINE ALEXANDER: Okay. All right. I think we're ready for a motion.

The Chair moves that this Board make the following findings:

That a literal enforcement of the Ordinance would involve a substantial hardship to the Petitioner. Such hardship being that the Petitioner would not be able to expand the structure in which they're currently residing to accommodate a growing family given the fact that it is currently a non-conforming structure.

That the hardship is owing to the fact that this structure is non-conforming and, therefore, any addition does require Zoning relief.

And that relief may be granted

without substantial detriment to the public good or nullifying or substantially derogating from the intent and purpose of this Ordinance.

In this regard the Chair would note that what is being proposed would allow a young family to stay within Cambridge and raise children in Cambridge. Certainly a desired goal of the city.

That there is no neighborhood opposition.

And that the relief being sought is modest in nature in terms of its impact on our Zoning Ordinance.

On the basis of these findings, the Chair moves that we grant a Variance on the condition that the work proceed in accordance with plans, six pages of plans submitted by the Petitioner, the first page dated March 11, 2013, the first page of which has been initialed by the chair.

Before we take a vote. These are the plans. If you change them, you're going to have to come back before us. So I want to make sure you're signed off on them.

MATTHEW LEHRER: Understand.

CONSTANTINE ALEXANDER: Okay.

All those in favor of granting the Variance say "Aye."

(Aye.)

CONSTANTINE ALEXANDER: All good things come to those who wait.

(Alexander, Hughes, Green, Myers, McAvey.)

(Whereupon, at 11:00 p.m., the
Zoning Board of Appeals
Adjourned.)

ERRATA SHEET AND SIGNATURE INSTRUCTIONS

The original of the Errata Sheet has been delivered to Inspectional Services.

When the Errata Sheet has been completed and signed, a copy thereof should be delivered to each party of record and the **ORIGINAL** delivered to Inspectional Services, to whom the original transcript was delivered.

INSTRUCTIONS

After reading this volume of the Zoning Board of Appeals, indicate any corrections or changes to testimony and the reasons therefor on the Errata Sheet supplied to you and sign it. **DO NOT** make marks or notations on the transcript volume itself.

**REPLACE THIS PAGE OF THE TRANSCRIPT WITH
THE COMPLETED AND SIGNED ERRATA SHEET
WHEN RECEIVED.**

ATTACH TO ZONING BOARD OF APPEALS

DATE: 4/11/13

REP: CAZ

ERRATA SHEET

INSTRUCTIONS: After reading the transcript of the Zoning Board of Appeals, note any change or correction to testimony and the reason therefor on this sheet. **DO NOT** make any marks or notations on the transcript volume itself. Sign and date this errata sheet (before a Notary Public, if required). Refer to Page 300 of the transcript for Errata Sheet distribution instructions.

PAGE

LINE

CHANGE:

REASON:

CHANGE:

REASON:

CHANGE:

REASON:

CHANGE:

REASON:

CHANGE:

REASON:

CHANGE:

REASON:

CHANGE:

REASON:

CHANGE:

REASON:

I have read the foregoing transcript of the Zoning Board of Appeals, and except for any corrections or changes noted above, I hereby subscribe to the transcript as an accurate record of the statements made.

C E R T I F I C A T E

**COMMONWEALTH OF MASSACHUSETTS
BRISTOL, SS.**

I, Catherine Lawson Zelinski, a
Certified Shorthand Reporter, the
undersigned Notary Public, certify that:

I am not related to any of the
parties in this matter by blood or
marriage and that I am in no way
interested in the outcome of this matter.

I further certify that the testimony
hereinbefore set forth is a true and
accurate transcription of my
stenographic notes to the best of my
knowledge, skill and ability.

IN WITNESS WHEREOF, I have hereunto
set my hand this 29th day of April 2013.

Catherine L. Zelinski
Notary Public
Certified Shorthand Reporter
License No. 147703

My Commission Expires:
April 23, 2015

**THE FOREGOING CERTIFICATION OF THIS
TRANSCRIPT DOES NOT APPLY TO ANY
REPRODUCTION OF THE SAME BY ANY MEANS
UNLESS UNDER THE DIRECT CONTROL AND/OR
DIRECTION OF THE CERTIFYING REPORTER.**

•

'**34**^[1] - 151:3
'**96**^[2] - 7:10, 7:11
'**97**^[1] - 6:1

0

0.44^[1] - 102:9
0.5^[2] - 292:5, 292:6
0.65^[2] - 291:20,
292:4
0.69^[2] - 291:21,
292:4
0.75^[4] - 68:19,
150:15, 162:17,
189:4
0.82^[1] - 144:8
0.84^[2] - 169:18,
169:20
0.8587^[1] - 162:15
0.8663^[1] - 162:17
0.9^[1] - 143:2
0.91^[1] - 143:2
02139^[2] - 1:11,
176:14

1

1^[16] - 40:8, 40:21,
42:18, 113:11,
140:12, 145:6,
149:6, 149:7, 158:5,
158:13, 158:15,
159:6, 165:1,
258:11, 295:20,
296:4
1,000^[1] - 142:4
1,718^[1] - 140:20
1,824^[2] - 140:19,
142:18
1.27^[1] - 189:3
1.37^[1] - 189:4
10^[5] - 6:9, 69:7,
141:4, 143:5,
239:21
100^[1] - 140:20
10385^[2] - 2:5, 32:6
10399^[2] - 2:3, 3:10
10403^[2] - 2:7, 138:7
10404^[4] - 2:4, 16:6,
22:5, 24:21
10412^[3] - 2:6, 37:6,
94:2

10413 ^[2] - 2:8, 123:6
10414 ^[2] - 2:9, 139:6
10415 ^[2] - 2:10, 149:6
10416 ^[2] - 2:11, 168:6
10417 ^[2] - 2:12, 176:6
10418 ^[2] - 2:13, 224:6
10419 ^[2] - 2:14, 276:6
10420 ^[2] - 2:15, 288:6
105 ^[1] - 176:13
10:00 ^[4] - 8:18, 9:13,
 9:14, 224:1
10:40 ^[1] - 276:1
10:50 ^[1] - 288:1
11 ^[4] - 1:7, 131:8,
 141:4, 299:4
11-15 ^[1] - 130:20
110 ^[1] - 292:1
11:00 ^[1] - 299:19
11th ^[2] - 274:11,
 296:3
123 ^[1] - 2:8
124-room ^[2] - 89:13,
 102:10
13,000 ^[1] - 281:17
13,482 ^[1] - 281:17
13-15 ^[1] - 141:19
13.1 ^[1] - 163:4
130 ^[1] - 37:13
138 ^[1] - 2:7
139 ^[1] - 2:9
13th ^[7] - 34:15, 34:16,
 35:2, 35:3, 35:5,
 35:8, 35:14
14,000 ^[1] - 242:12
147703 ^[1] - 302:15
149 ^[1] - 2:10
14th ^[1] - 35:4
15 ^[6] - 7:12, 13:21,
 139:16, 142:1,
 179:9, 179:10
15-17 ^[2] - 139:6,
 141:11
15-foot ^[1] - 214:19
15-year ^[1] - 7:13
16 ^[2] - 2:4, 32:6
1663 ^[5] - 16:6, 16:14,
 22:7, 24:2, 24:20
168 ^[1] - 2:11
17 ^[3] - 139:11,
 141:13, 142:2
17.15 ^[1] - 55:4
17.15.1 ^[3] - 43:6,
 48:6, 48:19

17.15.1.1 ^[1] - 119:14
17.5.1 ^[1] - 118:4
1700 ^[1] - 201:8
176 ^[1] - 2:12
18 ^[3] - 113:8, 190:2,
 190:3
1824 ^[1] - 141:2
185 ^[3] - 230:7, 230:10
1873 ^[2] - 168:17,
 194:9
1874 ^[1] - 183:18
18th ^[1] - 98:14
1930 ^[1] - 151:3
1965 ^[1] - 60:4
1987 ^[2] - 239:4,
 239:13
1997 ^[2] - 238:13,
 239:3

2

2 ^[7] - 113:11, 134:5,
 140:13, 158:11,
 158:12, 165:1,
 258:11
2,000 ^[1] - 141:9
2,024 ^[2] - 141:1,
 142:19
2,045-24 ^[1] - 142:3
2/18/13 ^[1] - 96:8
20 ^[8] - 104:15, 150:1,
 165:14, 167:5,
 176:16, 196:10,
 199:2, 202:2
20-foot ^[1] - 233:16
200 ^[3] - 141:3,
 142:20, 282:12
2011 ^[4] - 151:2,
 226:11, 226:19,
 295:9
2013 ^[9] - 1:7, 113:8,
 131:8, 134:5, 200:1,
 221:8, 239:14,
 299:4, 302:11
2015 ^[1] - 302:16
209 ^[2] - 85:20, 87:3
209,000 ^[1] - 282:17
209-211 ^[2] - 88:17,
 94:5
209-221 ^[1] - 37:6
224 ^[1] - 2:13
225 ^[2] - 190:6, 229:16
23 ^[2] - 155:11, 302:16
235 ^[1] - 229:17

23rd ^[2] - 34:6, 34:8
24 ^[2] - 141:10, 190:5
24-hour ^[1] - 267:3
24/7 ^[1] - 75:1
240 ^[2] - 229:19,
 229:20
24th ^[2] - 32:21, 33:21
25 ^[5] - 68:9, 100:9,
 229:12, 237:9,
 282:19
25-foot ^[1] - 100:12
250 ^[2] - 189:8, 189:13
256 ^[6] - 229:18,
 231:17, 232:20,
 234:1, 243:12
276 ^[1] - 2:14
288 ^[1] - 2:15
29th ^[1] - 302:11
2:00 ^[1] - 8:19

3

3 ^[6] - 2:3, 85:18,
 113:11, 131:11,
 165:2, 258:11
30 ^[3] - 104:16,
 168:17, 199:7
300 ^[2] - 198:5, 301:7
31 ^[1] - 171:10
32 ^[1] - 2:5
33 ^[1] - 224:19
34 ^[2] - 169:3, 169:19
340 ^[1] - 233:4
341 ^[2] - 228:21, 231:9
351 ^[1] - 60:16
37 ^[1] - 2:6
370 ^[1] - 230:6
390 ^[1] - 82:14

4

4 ^[4] - 165:2, 229:15,
 229:20, 258:11
4/11/13 ^[1] - 301:1
40 ^[2] - 3:10, 66:18
44 ^[1] - 162:16
45 ^[1] - 149:20
45-A ^[1] - 196:8
49 ^[5] - 198:4, 198:9,
 199:2, 295:20,
 296:3
4:00 ^[4] - 9:7, 14:21,
 15:2, 15:5

5

5 ^[3] - 113:11, 134:5,
165:2
5-7 ^[2] - 123:11,
123:13
5-Traymore
^[1] - 123:6
5.2 ^[2] - 163:3, 201:21
50 ^[8] - 68:2, 176:6,
197:16, 198:7,
199:4, 199:18,
200:8, 276:6
500 ^[4] - 101:13,
114:15, 230:1,
230:13
51 ^[2] - 294:13, 294:21
52 ^[1] - 173:2
521 ^[1] - 197:1
527 ^[1] - 199:16
53 ^[6] - 288:6, 288:12,
288:14, 295:6,
296:1, 296:6
53R ^[1] - 294:20
54 ^[2] - 159:2, 159:3
54-A ^[1] - 200:7
55 ^[8] - 66:18, 67:17,
76:20, 85:18, 92:20,
101:4, 101:8, 102:9
56 ^[6] - 159:21, 160:1,
168:6, 168:14,
168:15, 173:5
5:00 ^[4] - 14:16, 15:1,
15:3, 15:5
5th ^[1] - 295:9

6
6 ^[5] - 41:8, 60:15,
113:11, 179:17,
221:8
6.351 ^[1] - 103:21
617.786.7783/617.63
9.0396 ^[1] - 1:20
62 ^[1] - 101:3
675 ^[1] - 107:5

7
7 ^[2] - 179:17, 200:1
7.000 ^[1] - 24:13
7.1.2 ^[1] - 134:6
700 ^[1] - 239:13
740 ^[10] - 228:19,
229:8, 229:14,
230:2, 230:4,
230:20, 230:21,

231:8, 232:4, 232:5
75^[1] - 237:10
768^[2] - 232:2, 233:1
770^[1] - 276:13
7:00^[2] - 1:8, 3:2
7:10^[1] - 16:1
7:20^[1] - 32:1
7:25^[1] - 37:1

8

8^[1] - 224:6
806^[1] - 1:11
875^[1] - 168:12
8:35^[1] - 123:1
8:45^[2] - 138:1, 139:1
8:55^[1] - 149:1
8th^[1] - 146:3

9

9^[5] - 22:11, 22:20,
22:21, 23:4, 25:4
9.2^[1] - 201:20
9.3^[1] - 163:2
90^[7] - 183:19,
183:21, 186:15,
195:5, 210:3,
211:13, 212:1
93^[1] - 246:15
94^[1] - 183:20
9500^[1] - 150:4
9:00^[7] - 9:6, 9:12,
14:16, 14:21, 15:1,
15:2, 15:5
9:10^[1] - 168:1
9:15^[1] - 296:3
9:20^[1] - 176:1
9th^[25] - 34:6, 34:11,
34:14, 98:13, 98:20,
146:8, 146:14,
147:14, 271:1,
271:3, 271:10,
271:12, 272:8,
272:11, 272:17,
272:21, 273:7,
273:9, 273:10,
273:16, 274:11,
274:14, 274:19,
274:20, 275:13

A

A-3.1^[1] - 134:5
abandoned
^[2] - 87:20, 154:9

ability ^[4] - 29:10,
76:6, 100:4, 302:10

able ^[10] - 13:7, 21:11,
33:3, 48:2, 80:19,
97:1, 128:10, 133:1,
161:14, 297:18

absence ^[1] - 91:20

absolutely ^[3] - 27:13,
256:12, 266:20

abstain ^[1] - 119:5

abuts ^[1] - 87:6

abutter ^[3] - 34:8,
169:16, 194:20

abutters ^[8] - 159:7,
186:4, 186:7,
199:18, 204:21,
248:14, 254:20,
296:10

abutting ^[2] - 223:9,
294:6

accept ^[2] - 93:17,
138:6

acceptable ^[1] - 250:8

access ^[8] - 62:20,
87:9, 93:7, 101:15,
111:17, 153:16,
222:10, 279:18

accessibility
^[2] - 283:16, 286:12

accessible ^[5] - 45:16,
50:19, 51:3, 52:4,
290:1

accessing ^[1] - 154:7

accommodate
^[4] - 74:19, 75:16,
92:21, 297:20

accommodating
^[2] - 163:20, 174:4

accommodation
^[1] - 65:16

accompanying
^[1] - 200:2

accomplish
^[1] - 204:1

accordance
^[17] - 30:21, 35:12,
113:5, 116:18,
121:18, 134:3,
136:12, 136:13,
164:19, 167:6,
175:6, 185:21,
221:6, 223:15,
274:7, 286:18,

299:1
according ^[2] - 233:3,
 290:16
account ^[3] - 53:16,
 189:13, 273:4
accumulative
^[1] - 204:8
accurate ^[2] - 301:20,
 302:9
Acela ^[1] - 61:20
achieve ^[1] - 248:2
acknowledge
^[1] - 243:1
act ^[3] - 55:5, 88:2,
 252:7
acted ^[1] - 252:1
acting ^[1] - 110:1
action ^[1] - 44:8
activate ^[1] - 94:10
activation ^[1] - 96:10
active ^[4] - 65:8, 97:3,
 97:9, 106:15
activities ^[2] - 20:7,
 116:11
activity ^[5] - 66:4,
 96:7, 97:3, 106:17,
 106:19
actual ^[2] - 8:18, 98:5
add ^[15] - 12:12,
 12:14, 26:12, 132:4,
 159:10, 162:8,
 162:16, 163:11,
 169:19, 206:13,
 211:7, 226:3, 226:6,
 284:8, 297:3
added ^[1] - 282:16
adding ^[5] - 170:14,
 189:8, 204:9, 211:3,
 291:21
addition ^[25] - 87:5,
 87:15, 106:1, 140:2,
 141:3, 150:17,
 158:5, 158:15,
 159:5, 160:3, 160:5,
 170:11, 198:12,
 258:18, 278:11,
 281:8, 281:18,
 282:14, 286:6,
 288:17, 289:6,
 289:11, 292:2,
 296:9, 298:4
additional
^[13] - 32:14, 42:8,

68:4, 75:17, 83:5,
 93:6, 115:1, 127:2,
 129:12, 161:3,
 162:9, 291:8,
 296:12

additions ^[2] - 158:16,
 283:15

address ^[15] - 45:5,
 48:1, 80:9, 111:2,
 139:9, 176:9,
 176:13, 184:17,
 185:12, 209:19,
 256:14, 258:4,
 258:13, 258:17,
 268:21

addressed ^[4] - 88:10,
 100:20, 178:21,
 198:5

adequate ^[2] - 102:17,
 210:9

adjacent ^[10] - 79:9,
 112:1, 115:3,
 130:20, 135:10,
 155:18, 157:9,
 166:10, 222:14,
 282:18

adjoining ^[3] - 112:8,
 115:10, 166:17

Adjourned
^[1] - 299:20

adjust ^[2] - 267:15,
 268:11

adjustment
^[1] - 282:21

administrative
^[4] - 238:3, 276:21,
 277:2, 284:20

admittedly
^[1] - 109:11

adopted ^[2] - 60:4,
 68:19

adopting ^[3] - 68:13,
 68:14, 119:17

adults ^[1] - 182:16

advance ^[1] - 197:16

advancing ^[1] - 66:17

advantage ^[2] - 51:13,
 68:1

adverse ^[2] - 101:7,
 105:15

adversely ^[9] - 65:3,
 112:1, 114:8, 115:3,
 120:17, 135:11,

135:14, 166:11,
222:15
advertised ^[2] - 48:2,
191:3
advertisement
^[2] - 9:11, 191:6
advertising ^[1] - 192:1
advised ^[4] - 49:16,
52:11, 108:13,
110:2
aerial ^[1] - 281:10
affect ^[2] - 120:18,
170:4
affected ^[13] - 112:1,
115:3, 127:9,
135:11, 135:15,
160:6, 166:11,
175:2, 180:12,
205:9, 205:10,
222:15, 223:9
affecting ^[1] - 198:19
afraid ^[1] - 234:19
Aggassiz ^[5] - 22:12,
22:19, 23:3, 25:2,
25:10
ago ^[5] - 54:12, 82:17,
151:10, 188:20,
199:3
agree ^[14] - 5:6, 44:9,
47:16, 53:11, 68:10,
100:11, 109:12,
240:13, 241:11,
241:15, 244:11,
247:4, 260:17,
260:19
agreeable
^[3] - 248:13, 259:1
agreed ^[2] - 24:10,
254:19
ahead ^[9] - 4:5, 54:3,
62:4, 63:9, 104:6,
108:19, 161:12,
248:20, 265:20
AIB ^[1] - 23:6
air ^[5] - 33:8, 152:18,
154:15, 171:19,
172:1
airport ^[4] - 65:21,
71:16, 93:2, 101:18
airtight ^[1] - 154:20
aisle ^[1] - 76:2
Al ^[1] - 240:3
alexander ^[1] - 119:21

ALEXANDER

[439] - 3:6, 3:15, 3:18,
4:2, 4:9, 4:14, 4:21,
5:12, 5:15, 6:14, 7:4,
7:11, 7:18, 7:21, 8:6,
8:21, 9:5, 9:10, 9:14,
9:17, 9:20, 10:10,
10:13, 10:17, 11:4,
11:7, 11:13, 11:20,
12:15, 13:1, 14:14,
15:4, 15:9, 16:5,
18:18, 19:2, 19:7,
19:13, 19:19, 20:1,
20:6, 20:10, 20:16,
20:19, 21:3, 21:6,
21:9, 21:16, 22:1,
23:17, 25:19, 26:10,
27:5, 27:8, 27:15,
28:5, 28:19, 29:1,
31:8, 32:5, 33:14,
34:2, 34:12, 34:19,
35:3, 35:6, 35:21,
36:3, 37:5, 38:2,
38:6, 38:19, 39:2,
39:11, 39:17, 42:10,
42:19, 43:3, 43:9,
44:2, 44:5, 47:2,
47:16, 50:2, 51:7,
52:13, 52:19, 53:12,
54:18, 55:20, 56:10,
59:2, 59:18, 60:1,
60:5, 60:9, 60:17,
62:4, 63:7, 63:13,
64:9, 76:17, 77:21,
78:13, 80:2, 80:15,
81:1, 81:4, 81:16,
81:20, 82:3, 82:7,
82:11, 83:21, 84:15,
84:20, 85:3, 85:7,
90:8, 90:11, 91:1,
91:4, 91:14, 91:18,
92:2, 92:11, 92:17,
95:8, 95:12, 96:16,
96:20, 97:13, 98:10,
98:15, 100:13,
103:4, 104:1, 104:6,
106:3, 110:6,
110:13, 110:16,
111:3, 111:10,
113:16, 113:20,
117:2, 117:6,
117:17, 118:6,
118:12, 118:16,

118:21, 119:4,
119:20, 120:1,
120:6, 122:3, 122:7,
123:5, 123:16,
123:20, 124:2,
124:7, 125:13,
125:17, 127:5,
127:13, 127:19,
128:3, 128:7, 129:9,
129:20, 130:2,
130:7, 132:7,
132:12, 134:11,
134:15, 136:20,
137:3, 138:5,
138:10, 138:16,
139:5, 139:17,
141:12, 141:16,
142:7, 142:10,
142:14, 142:16,
143:1, 143:13,
143:18, 144:2,
144:10, 144:15,
145:8, 145:20,
146:4, 146:7,
146:10, 147:2,
147:19, 148:4,
149:5, 151:20,
152:3, 157:10,
157:17, 161:8,
161:12, 162:10,
165:8, 165:12,
167:11, 168:5,
169:10, 170:2,
170:12, 171:16,
172:3, 172:10,
172:13, 172:18,
173:10, 173:13,
174:9, 175:13,
176:5, 176:18,
177:1, 177:6,
177:11, 179:3,
179:10, 179:14,
179:19, 180:8,
182:6, 182:21,
183:3, 183:12,
184:14, 184:19,
185:5, 185:9,
185:13, 185:17,
186:2, 186:10,
186:17, 188:16,
189:1, 189:7,
189:12, 189:15,
189:18, 190:2,

190:5, 190:18,
191:5, 191:14,
192:3, 192:7,
194:12, 194:21,
195:5, 195:9,
195:14, 196:1,
196:6, 196:12,
196:15, 196:18,
197:6, 197:10,
201:1, 201:11,
201:15, 202:9,
205:17, 206:9,
207:5, 207:8, 208:5,
210:6, 214:11,
215:4, 217:15,
219:3, 219:9,
219:12, 221:14,
221:19, 223:19,
224:5, 224:20,
225:12, 225:15,
225:19, 226:6,
226:17, 227:2,
227:5, 227:11,
227:16, 228:3,
228:8, 229:4,
229:13, 229:20,
230:4, 230:8,
230:12, 230:16,
231:2, 231:15,
231:19, 232:1,
232:13, 232:17,
233:10, 234:11,
234:21, 235:13,
235:20, 236:2,
236:11, 237:13,
240:15, 241:3,
242:18, 242:21,
245:10, 246:8,
247:7, 247:12,
247:15, 247:20,
248:8, 248:17,
249:5, 249:11,
250:10, 250:17,
250:21, 251:6,
252:4, 252:15,
253:13, 253:17,
254:14, 255:2,
255:8, 255:21,
256:11, 256:15,
257:3, 260:8,
262:12, 262:16,
263:19, 264:17,
265:3, 265:6,

265:11, 266:8,
 267:18, 267:21,
 268:3, 268:6,
 268:10, 268:15,
 269:12, 269:14,
 269:16, 269:20,
 270:2, 270:6, 270:9,
 270:15, 270:19,
 271:2, 271:9,
 271:18, 271:21,
 272:9, 272:18,
 273:5, 273:10,
 273:13, 275:7,
 275:11, 276:5,
 276:15, 277:9,
 277:13, 277:17,
 277:21, 278:5,
 278:8, 279:10,
 279:14, 279:21,
 280:5, 280:10,
 280:15, 280:20,
 281:3, 283:2, 283:4,
 283:8, 284:10,
 284:14, 285:10,
 285:13, 287:6,
 288:5, 288:11,
 288:16, 288:21,
 289:9, 289:18,
 291:16, 291:19,
 292:6, 292:21,
 293:11, 293:14,
 294:4, 294:9,
 295:11, 295:16,
 297:6, 297:11,
 299:11, 299:15

Alexander ^[32] - 1:13,
 3:3, 15:11, 16:2,
 31:10, 32:2, 36:5,
 37:2, 113:18, 117:4,
 122:5, 123:2,
 134:13, 137:1,
 138:2, 138:12,
 139:2, 147:21,
 149:2, 165:10,
 167:13, 168:2,
 175:15, 176:2,
 221:16, 223:21,
 224:2, 275:14,
 276:2, 287:9, 288:2,
 299:17

ALICE ^[1] - 288:14

alice ^[1] - 288:14

Allen ^[1] - 37:14

allow ^[12] - 6:11, 87:2,
88:15, 111:14,
116:15, 154:12,
154:17, 182:14,
187:4, 206:17,
216:6, 298:11

allowable ^[1] - 161:7

allowance ^[1] - 56:16

allowed ^[4] - 177:16,
179:1, 202:8,
283:18

allowing ^[1] - 111:13

allows ^[2] - 50:20,
209:14

alluded ^[1] - 209:16

almost ^[3] - 18:6,
48:4, 279:7

alter ^[2] - 191:8,
221:21

alternative ^[1] - 45:10

alternatives
^[1] - 203:3

amenable ^[4] - 243:5,
247:2, 266:21,
267:16

amend ^[2] - 246:3,
265:5

amendable
^[2] - 251:4, 266:19

amended ^[2] - 225:11,
228:5

amendment
^[3] - 225:13, 250:8,
252:3

amendments
^[1] - 68:14

amenities ^[3] - 105:4,
242:10, 242:15

America ^[1] - 17:12

amount ^[11] - 41:8,
65:4, 66:1, 67:8,
69:21, 73:19, 84:2,
114:9, 229:11,
259:11, 282:16

ample ^[2] - 34:17,
115:19

analysis ^[4] - 43:14,
51:10, 58:20,
109:12

analyzing ^[2] - 41:18,
65:13

AND ^[2] - 300:1,
300:19

AND/OR ^[1] - 302:19

angle ^[1] - 209:20

Anita ^[4] - 123:10,
124:12, 130:14,
131:15

Ann ^[1] - 173:1

Annmarie ^[1] - 199:15

answer ^[9] - 143:15,
144:21, 188:21,
209:3, 209:6, 256:6,
257:20, 270:10,
270:11

answered ^[1] - 235:3

answers ^[1] - 143:19

anticipate ^[1] - 46:12

ANY ^[2] - 302:18,
302:19

anyway ^[7] - 86:19,
143:11, 144:15,
164:12, 244:9,
244:14, 272:5

apartment
^[10] - 59:12, 61:7,
76:4, 78:5, 85:18,
125:5, 125:6,
125:10, 204:18,
205:10

apologies ^[1] - 197:15

apologize ^[3] - 46:15,
227:21, 272:16

appeal ^[2] - 55:17,
56:7

APPEAL ^[1] - 1:2

appealing ^[1] - 296:13

APPEALS ^[1] - 301:1

Appeals ^[7] - 3:8,
53:3, 96:5, 299:20,
300:13, 301:4,
301:19

appear ^[3] - 27:16,
49:4, 203:12

appearance
^[1] - 17:16

appearing ^[1] - 37:15

applicable ^[2] - 59:16,
107:10

Applicant ^[8] - 94:15,
107:20, 108:7,
108:13, 110:4,
117:16, 117:20,
266:18

applicant ^[6] - 37:16,
40:3, 49:14, 52:15,

88:15, 266:17
applicants ^[1] - 66:19
application
^[29] - 41:6, 41:21,
51:9, 87:1, 88:2,
88:14, 94:3, 99:6,
99:9, 99:15, 99:21,
101:2, 103:14,
103:15, 107:5,
130:14, 131:7,
131:13, 149:19,
207:3, 225:8,
225:10, 228:5,
233:13, 246:4,
268:21, 278:6,
281:10, 283:14
applied ^[7] - 16:16,
18:3, 43:5, 60:11,
68:12, 97:18,
294:14
applies ^[2] - 43:10,
44:19
apply ^[2] - 46:16,
136:7
APPLY ^[1] - 302:18
applying ^[1] - 250:13
appreciate
^[8] - 104:18, 106:2,
110:5, 129:15,
148:3, 214:16,
271:20, 275:17
approach ^[6] - 51:11,
53:2, 62:6, 66:13,
103:17, 267:6
appropriate
^[7] - 22:13, 47:15,
66:21, 87:17, 157:7,
209:21, 246:13
approval ^[5] - 18:17,
22:18, 23:5, 25:10,
99:13
approve ^[4] - 77:13,
93:18, 131:6,
131:21
approved ^[5] - 22:12,
24:7, 95:6, 102:1,
251:17
approving ^[2] - 98:1,
207:2
april ^[1] - 302:16
APRIL ^[1] - 1:7
April ^[6] - 32:21,
33:21, 131:8,

274:11, 296:2,
302:11

Arch ^[1] - 224:19

arched ^[1] - 66:15

architect ^[7] - 123:10,
130:12, 176:16,
198:20, 203:7,
203:8, 203:13

architect's ^[1] - 146:2

Architects
^[1] - 168:12

architectural
^[4] - 113:6, 113:9,
178:16, 279:18

Architecture
^[1] - 134:4

area ^[33] - 6:3, 6:11,
32:18, 46:9, 46:10,
46:11, 47:7, 52:2,
61:1, 62:2, 62:21,
64:1, 66:10, 71:7,
74:4, 79:17, 85:21,
86:2, 89:5, 94:14,
101:8, 126:13,
161:7, 162:2, 162:9,
172:8, 199:11,
202:17, 239:9,
242:14, 264:12,
283:17

areas ^[5] - 14:5, 56:13,
75:8, 75:11, 94:10

argue ^[1] - 54:13

argument ^[6] - 182:7,
206:15, 206:16,
256:7, 257:21,
259:14

arguments
^[1] - 218:19

arise ^[1] - 10:9

arrival ^[3] - 71:8,
71:14, 84:17

arrivals ^[2] - 71:17,
71:18

arrive ^[1] - 45:19

arrive/depart
^[1] - 101:18

arrived ^[1] - 70:8

arrives ^[1] - 74:21

arriving ^[4] - 46:12,
52:8, 71:9, 71:15

Article ^[1] - 24:12

article ^[2] - 41:8,
81:12

as-of-right ^[1] - 45:9
asbestos ^[1] - 212:8
aside ^[1] - 286:5
askewed ^[1] - 209:20
aspects ^[1] - 41:5
Assessment
^[1] - 144:12
assessment
^[1] - 49:20
assistance
^[1] - 199:12
Associate ^[2] - 1:14,
1:15
associated
^[4] - 57:17, 58:21,
67:12, 67:20
Associates ^[1] - 221:8
association
^[4] - 73:13, 83:14,
84:19, 158:13
Association
^[6] - 82:16, 88:4,
88:10, 88:13,
112:20, 121:14
assume ^[2] - 174:6,
253:7
assuming ^[4] - 53:18,
124:2, 216:1, 268:3
attach ^[1] - 5:11
ATTACH ^[1] - 301:1
attached ^[4] - 168:17,
228:9, 228:11,
228:14
attempt ^[2] - 5:2,
227:9
attention ^[3] - 46:21,
244:2, 257:18
attest ^[1] - 197:19
attic ^[11] - 181:14,
182:5, 188:8,
189:10, 193:3,
204:4, 213:6,
213:11, 292:16,
293:15, 293:16
attics ^[1] - 198:16
ATTORNEY
^[109] - 32:9, 34:1,
34:4, 34:7, 34:16,
35:2, 35:20, 36:7,
37:10, 38:5, 38:14,
38:21, 39:9, 39:20,
42:14, 42:20, 43:7,
43:13, 44:3, 45:4,

47:3, 48:21, 50:4,
 51:8, 52:1, 52:14,
 53:10, 54:7, 54:20,
 56:1, 56:12, 59:15,
 59:20, 60:3, 60:6,
 60:16, 61:21, 62:5,
 64:12, 67:4, 67:18,
 70:13, 70:17, 73:7,
 73:12, 74:6, 74:10,
 76:14, 77:5, 79:21,
 82:1, 82:5, 82:9,
 84:16, 85:1, 90:5,
 90:15, 91:2, 91:12,
 91:16, 91:19, 92:3,
 92:12, 95:4, 95:10,
 96:13, 96:18, 96:21,
 97:15, 99:10, 100:3,
 103:6, 104:12,
 105:19, 106:12,
 109:4, 117:15,
 117:19, 122:9,
 149:10, 151:12,
 151:16, 152:1,
 152:6, 157:5,
 160:15, 161:20,
 224:17, 229:10,
 229:19, 230:14,
 230:17, 230:21,
 231:13, 231:17,
 231:20, 232:10,
 232:15, 233:8,
 234:9, 234:12,
 234:17, 235:11,
 235:17, 235:21,
 236:7, 236:16,
 250:15, 260:1

Attorney ^[2] - 82:17,
 84:10

attorney ^[5] - 32:11,
 37:13, 89:10, 99:14,
 149:12

attraction ^[1] - 62:8

attractions ^[1] - 69:10

attractive ^[1] - 93:15

attractiveness

^[1] - 120:19

attributing ^[2] - 60:7,
 60:10

audience ^[2] - 62:16,
 261:11

August ^[1] - 226:18

auto ^[1] - 73:5

automotive ^[1] - 65:11

availability

[2] - 60:19, 114:7

available [7] - 65:2,
65:15, 93:4, 116:5,
145:15, 253:14,
271:13

Ave [3] - 6:4, 19:4,
276:13

avenue [2] - 22:14,
23:12

Avenue [17] - 1:11,
16:7, 16:14, 16:21,
17:2, 17:10, 22:7,
24:3, 24:21, 25:6,
29:5, 32:6, 44:14,
44:19, 53:17, 107:6,
107:8

average [1] - 218:17

award [1] - 63:11

aware [7] - 42:13,
43:4, 86:12, 139:20,
145:5, 159:15,
177:3

awful [1] - 60:21

awkward [1] - 294:20

awning [1] - 17:13

Axelrod [2] - 22:4,
23:13

Aye [38] - 15:7, 15:8,
31:6, 31:7, 36:1,
36:2, 113:14,
113:15, 116:21,
117:1, 119:18,
119:19, 122:1,
122:2, 134:9,
134:10, 136:18,
136:19, 138:8,
138:9, 147:17,
147:18, 165:6,
165:7, 167:9,
167:10, 175:11,
175:12, 221:12,
221:13, 223:17,
223:18, 275:9,
275:10, 287:4,
287:5, 299:13,
299:14

B

B-e-l-l-e [1] - 286:21

B-o-o-z [1] - 123:10

babies [1] - 297:10

background

[1] - 150:21
backlit [1] - 254:9
backwards [1] - 227:8
bags [1] - 240:2
Bakery [1] - 17:13
balance [2] - 66:9,
67:13
band [1] - 17:12
Bank [1] - 17:12
banner [9] - 19:3,
22:8, 22:10, 24:9,
25:8, 27:10, 27:12,
27:19, 28:8
banners [1] - 19:18
barbecuing
[1] - 156:18
based [6] - 41:10,
52:5, 101:10,
102:18, 103:20,
119:8
basement
[16] - 124:21, 171:1,
171:2, 181:14,
182:18, 182:19,
183:6, 183:15,
187:18, 187:19,
188:14, 202:15,
202:16, 208:4,
211:4, 292:15
basement's
[1] - 293:6
basics [1] - 8:12
basis [19] - 8:13, 14:8,
30:19, 75:15, 106:8,
113:1, 116:13,
121:16, 133:20,
136:9, 147:17,
164:17, 165:6,
175:3, 221:2,
223:11, 275:8,
286:15, 298:20
bath [5] - 215:3,
291:12, 291:13,
291:14, 291:15
bathroom
[12] - 178:10, 178:12,
193:3, 193:6, 204:6,
205:2, 211:1, 211:4,
211:8, 214:18,
291:1, 291:11
bathrooms [1] - 211:5
bay [4] - 169:7, 170:7,
171:12, 171:15

beam ^[1] - 180:5
bearing ^[2] - 213:21,
 214:9
Beaucher ^[1] - 130:11
BEAUCHER
^[1] - 130:11
beautification
^[1] - 94:14
beautiful ^[6] - 105:1,
 169:9, 170:11,
 238:7, 240:10,
 296:11
became ^[2] - 27:17,
 50:13
become ^[5] - 57:5,
 155:14, 244:14,
 291:7, 291:10
bedroom
^[11] - 289:12, 289:17,
 290:1, 290:2, 290:3,
 290:4, 290:6, 291:7,
 291:8, 294:19
bedrooms ^[5] - 182:1,
 188:6, 188:11,
 290:21, 293:21
began ^[1] - 6:1
beginning ^[4] - 8:16,
 14:15, 144:5, 144:7
behalf ^[5] - 37:15,
 86:11, 88:12,
 149:14, 271:19
behind ^[7] - 41:2,
 57:20, 77:19, 78:3,
 78:17, 79:15, 116:8
beholder ^[1] - 54:15
Belle ^[1] - 286:20
below ^[6] - 22:11,
 41:13, 79:17, 102:8,
 171:1, 281:21
beneficial ^[1] - 13:15
benefit ^[4] - 3:20,
 51:11, 88:1, 215:13
benefits ^[2] - 65:6,
 121:7
Berk ^[1] - 168:14
beside ^[1] - 123:12
best ^[9] - 18:14, 83:15,
 109:18, 153:9,
 213:7, 213:10,
 251:16, 263:11,
 302:10
better ^[9] - 33:19,
 68:21, 119:3,

144:17, 220:19,
 263:14, 264:3,
 269:6
between ^[8] - 6:4,
 23:8, 77:6, 77:16,
 104:15, 246:20,
 255:19, 265:5
Beyer ^[1] - 286:19
BEYER ^[1] - 286:20
beyond ^[5] - 52:2,
 78:19, 79:16, 79:18,
 243:9
bicycle ^[3] - 87:9,
 93:3, 235:19
bicycles ^[3] - 58:13,
 58:14, 65:14
big ^[16] - 73:8, 127:18,
 168:21, 189:18,
 201:7, 201:8,
 208:10, 209:2,
 209:10, 234:8,
 235:7, 235:9,
 236:12, 244:16,
 257:19, 270:13
bigger ^[1] - 209:14
biggest ^[1] - 218:3
bike ^[16] - 176:20,
 184:20, 185:1,
 185:3, 185:11,
 189:14, 189:15,
 189:19, 191:8,
 191:17, 198:1,
 214:3, 214:4,
 219:17, 221:4
bikers ^[1] - 241:20
bikes ^[1] - 237:12
Bishop ^[1] - 37:14
bit ^[19] - 10:6, 39:5,
 49:5, 59:5, 63:14,
 72:12, 103:17,
 150:20, 151:6,
 163:5, 170:14,
 203:16, 203:17,
 204:19, 206:5,
 209:5, 209:19,
 228:15, 259:9
blah ^[3] - 101:2
blank ^[1] - 143:8
blight ^[1] - 83:13
Blinder ^[1] - 286:20
BLINDER ^[1] - 286:20
block ^[1] - 282:1
blocks ^[3] - 69:7, 75:5,

83:10
blood ^[1] - 302:6
bloom ^[1] - 156:8
blower ^[1] - 292:19
bluestone ^[2] - 152:8,
 152:21
blunt ^[2] - 234:3,
 263:17
BOARD ^[2] - 1:2,
 301:1
Board ^[127] - 3:7, 3:19,
 3:20, 5:1, 7:8, 9:21,
 10:11, 11:19, 11:21,
 12:3, 12:4, 12:16,
 13:2, 14:3, 20:17,
 23:20, 23:21, 24:6,
 24:10, 24:16, 27:11,
 29:2, 30:11, 32:10,
 33:10, 33:15, 37:11,
 39:1, 39:10, 39:21,
 41:6, 43:19, 46:4,
 47:13, 49:18, 53:3,
 53:8, 55:3, 56:4,
 64:14, 69:14, 69:20,
 80:5, 82:15, 88:1,
 88:10, 91:5, 95:2,
 95:14, 95:17, 95:21,
 96:4, 96:12, 103:8,
 104:3, 107:5,
 108:15, 108:16,
 108:17, 109:20,
 111:12, 112:12,
 112:21, 118:1,
 118:8, 120:11,
 121:12, 128:8,
 132:9, 132:15,
 134:17, 149:11,
 150:3, 150:10,
 155:5, 155:6, 156:3,
 157:11, 161:9,
 165:15, 171:17,
 187:14, 195:10,
 207:2, 208:21,
 209:16, 212:18,
 212:19, 215:11,
 215:14, 216:3,
 219:17, 233:17,
 243:5, 246:5,
 246:11, 247:3,
 247:8, 247:16,
 247:21, 249:18,
 251:14, 252:1,
 252:17, 259:2,

261:19, 261:21,
 262:1, 265:1,
 266:14, 269:4,
 279:16, 283:12,
 283:13, 284:15,
 294:5, 297:5, 297:8,
 297:13, 299:20,
 300:13, 301:4,
 301:19
board ^[3] - 82:20,
 129:8, 279:18
Board's ^[2] - 55:12,
 56:15
boards ^[2] - 225:2,
 261:20
book ^[1] - 277:16
booz ^[1] - 132:5
BOOZ ^[15] - 123:9,
 123:18, 124:1,
 124:5, 124:9,
 125:15, 125:20,
 127:17, 128:15,
 128:21, 129:7,
 129:11, 129:17,
 132:6, 138:14
Booz ^[1] - 123:10
born ^[1] - 131:18
Boston ^[4] - 61:17,
 105:6, 224:19,
 259:20
bother ^[1] - 232:18
bottom ^[1] - 129:18
bought ^[2] - 199:2,
 209:10
boulevard ^[1] - 57:14
bounce ^[1] - 53:2
boundary ^[1] - 79:5
box ^[2] - 281:12,
 281:14
Boyatt ^[1] - 131:10
BOYATT ^[1] - 131:10
brag ^[1] - 264:9
brainer ^[1] - 243:7
branding ^[3] - 18:9,
 245:3, 264:9
breakfast ^[2] - 89:17,
 92:7
breaking ^[1] - 240:18
brick ^[6] - 16:16,
 169:5, 169:9,
 169:11, 169:13,
 171:4
bridge ^[1] - 240:12

briefly ^[4] - 5:18,
103:7, 150:2, 281:3

bring ^[5] - 12:8, 94:10,
133:16, 208:8,
252:8

bringing ^[2] - 104:19,
133:3

brings ^[2] - 73:10,
232:1

BRISTOL ^[1] - 302:3

brother ^[3] - 194:5,
194:14, 195:4

Brothers ^[2] - 196:21,
281:13

brought ^[2] - 105:8,
129:7

BROWN ^[19] - 276:10,
277:11, 277:15,
277:19, 278:4,
278:6, 279:6,
279:12, 279:15,
280:4, 280:9,
280:14, 280:16,
281:1, 281:7, 284:9,
285:8, 285:12,
287:11

Brown ^[1] - 276:11

buffer ^[1] - 77:15

build ^[10] - 23:6,
93:15, 169:2, 171:3,
191:7, 219:16,
221:4, 279:17,
289:11, 294:1

builder ^[1] - 149:16

Building ^[19] - 19:8,
19:10, 43:14, 46:3,
49:1, 49:5, 49:15,
52:10, 53:9, 124:17,
125:2, 133:3,
133:18, 140:8,
178:11, 281:12,
281:13, 282:10,
282:18

building ^[110] - 16:17,
17:8, 18:15, 19:15,
19:16, 21:15, 22:14,
22:17, 25:9, 27:16,
28:13, 28:17, 29:10,
29:15, 29:16, 29:20,
30:18, 41:3, 46:14,
46:17, 46:20, 47:4,
47:6, 48:7, 48:10,
48:12, 49:8, 49:11,

50:17, 51:5, 51:21,
 52:12, 52:21, 53:14,
 53:15, 55:8, 55:15,
 72:15, 76:4, 77:2,
 77:13, 79:16, 87:21,
 90:14, 95:7, 96:6,
 106:10, 106:18,
 118:2, 119:12,
 124:10, 124:11,
 124:12, 125:14,
 125:15, 126:3,
 126:18, 126:19,
 150:20, 156:14,
 173:18, 184:2,
 184:12, 186:14,
 193:16, 197:9,
 198:16, 204:19,
 205:10, 209:13,
 217:6, 233:14,
 233:16, 233:21,
 235:7, 235:8, 235:9,
 236:4, 236:6, 236:9,
 236:12, 236:13,
 236:20, 237:3,
 237:6, 237:15,
 237:16, 242:12,
 242:16, 244:15,
 244:20, 245:3,
 254:5, 254:6,
 257:11, 257:19,
 258:3, 258:9, 259:8,
 264:10, 267:8,
 277:2, 277:3,
 278:17, 278:18,
 281:7, 281:19,
 283:17, 285:6,
 285:16

building's ^[1] - 208:18

buildings ^[5] - 72:21,
 239:1, 278:15,
 283:20, 286:12

built ^[13] - 63:18,
 63:19, 151:3,
 152:20, 152:21,
 155:19, 181:2,
 183:18, 184:7,
 193:21, 194:11,
 198:17, 282:17

bulkhead ^[1] - 202:16

bullet ^[4] - 101:12,
 101:17, 101:21,
 102:6

burden ^[2] - 10:5,

55:18

busier ^[1] - 62:21

business ^[8] - 61:11,
62:15, 66:1, 71:16,
84:7, 86:10, 89:5,
297:10

Business ^[6] - 82:16,
88:4, 88:10, 88:13,
112:20, 121:13

businesses
^[2] - 94:11, 104:21

businessmen
^[1] - 104:19

BUT ^[1] - 38:15

butcher ^[1] - 197:15

buy ^[2] - 209:4, 210:3

BY ^[1] - 302:19

By-Law ^[7] - 29:19,
54:1, 102:16,
208:20, 209:3,
233:6, 244:1

by-law ^[2] - 30:2,
234:4

By-Laws ^[2] - 159:14,
208:13

BZA ^[3] - 22:7, 24:7,
101:2

C

C-1 ^[1] - 150:14

calculation
^[4] - 100:12, 191:17,
191:18, 191:20

caliper ^[1] - 99:17

CAMBRIDGE ^[1] - 1:4

Cambridge
^[75] - 1:11, 32:12,
37:14, 54:13, 56:17,
65:8, 66:17, 73:9,
73:21, 74:1, 74:12,
80:17, 81:6, 82:14,
82:16, 85:19, 86:12,
87:10, 88:4, 88:9,
88:13, 89:9, 89:19,
93:16, 94:20,
100:18, 100:21,
104:8, 105:5, 106:1,
112:19, 112:20,
121:12, 121:13,
144:12, 149:13,
159:14, 164:16,
168:13, 168:15,
176:13, 176:17,

178:20, 194:9,
 197:16, 199:7,
 199:19, 214:10,
 214:12, 217:9,
 218:1, 220:16,
 220:20, 224:12,
 224:15, 236:1,
 238:21, 239:12,
 239:16, 240:1,
 240:5, 241:9, 243:2,
 243:11, 243:19,
 244:5, 251:10,
 253:19, 263:10,
 269:3, 284:2,
 294:16, 296:14,
 298:12, 298:13

Cambridgeport

[1] - 8:4

campus [3] - 24:14,
 29:11, 29:13

Campus [1] - 18:16

campuses [1] - 18:1

Canning [4] - 196:5,
 200:4, 200:5, 200:7

cannot [2] - 164:1,
 236:18

capability [1] - 120:18

capacity [2] - 70:21,
 71:2

capital [1] - 239:17

CAPTURING

[1] - 1:19

car [9] - 14:6, 71:12,
 75:1, 75:2, 75:14,
 76:15, 153:17,
 154:3, 235:14

car's [2] - 153:19,
 154:7

care [3] - 105:9,
 217:16, 267:5

careful [1] - 248:1

carefully [1] - 49:2

cares [1] - 94:16

CARLISLE

[20] - 139:11, 139:13,
 139:15, 141:8,
 141:13, 141:17,
 142:9, 142:12,
 142:15, 142:21,
 143:12, 143:17,
 144:14, 145:5,
 145:18, 146:1,
 146:3, 146:6, 147:1,

148:2
Carlisle ^[3] - 139:11,
 139:13, 139:16
Carol ^[1] - 24:17
Caroline ^[2] - 295:19,
 296:20
Carolyn ^[1] - 159:1
CAROLYN ^[1] - 159:1
carry ^[1] - 69:20
Cars ^[1] - 93:3
cars ^[9] - 64:4, 66:5,
 66:11, 71:17, 72:20,
 75:19, 79:6, 92:20,
 241:20
CASE ^[1] - 2:2
Case ^[2] - 3:10, 148:4
case ^[85] - 4:3, 12:21,
 16:6, 22:5, 24:21,
 32:6, 32:15, 35:7,
 35:9, 37:6, 38:4,
 38:8, 38:9, 44:13,
 44:14, 54:11, 56:4,
 67:1, 67:11, 69:14,
 81:5, 86:8, 86:15,
 86:17, 88:6, 88:7,
 94:2, 107:9, 107:13,
 109:1, 109:2, 109:7,
 123:6, 123:17,
 123:18, 124:4,
 138:7, 138:10,
 139:6, 139:18,
 139:19, 144:16,
 144:19, 145:3,
 146:11, 146:13,
 147:6, 147:17,
 149:6, 168:6, 176:6,
 177:18, 178:4,
 190:20, 202:4,
 216:1, 217:4, 218:6,
 224:6, 225:20,
 233:12, 234:10,
 252:6, 252:18,
 252:21, 253:3,
 253:4, 264:2, 264:3,
 270:4, 272:10,
 273:16, 274:20,
 275:8, 275:12,
 276:6, 276:16,
 277:6, 277:7, 278:2,
 280:2, 288:6
cases ^[3] - 3:10,
 208:8, 218:13
CASEY ^[40] - 10:1,

26:9, 26:15, 26:20,
 27:7, 98:4, 98:12,
 98:17, 99:2, 104:5,
 104:7, 104:13,
 104:17, 105:20,
 120:4, 129:15,
 170:3, 170:10,
 183:14, 193:18,
 195:12, 205:19,
 206:3, 207:15,
 207:20, 211:15,
 217:13, 217:17,
 226:8, 226:14,
 253:15, 253:18,
 254:1, 258:20,
 259:7, 259:10,
 271:17, 293:6,
 295:5, 297:9
Casey ^[14] - 1:15, 3:5,
 16:4, 32:4, 37:4,
 123:4, 138:4, 139:4,
 149:4, 168:4, 176:4,
 224:4, 276:4, 288:4
Catherine ^[2] - 302:4,
 302:13
causes ^[2] - 125:3,
 202:13
causing ^[1] - 154:7
caveats ^[2] - 253:20,
 254:3
CAZ ^[1] - 301:2
cease ^[2] - 187:9,
 187:10
Cedar ^[9] - 283:9,
 288:6, 288:13,
 288:15, 295:7,
 295:20, 296:1,
 296:4, 296:6
ceiling ^[2] - 178:13,
 210:18
ceilings ^[5] - 192:15,
 192:18, 207:17,
 207:21, 208:3
center ^[1] - 281:16
Center ^[1] - 1:10
Central ^[1] - 6:6
certain ^[8] - 51:11,
 54:16, 75:15, 76:1,
 99:17, 133:17,
 178:11
certainly ^[9] - 103:8,
 109:8, 110:8,
 182:11, 260:5,

262:5, 262:9,
296:13, 298:13

Certificates

[1] - 140:9

CERTIFICATION

[1] - 302:18

Certified [2] - 302:4,
302:14

certify [2] - 302:5,
302:8

CERTIFYING

[1] - 302:20

chair [9] - 32:10,

84:16, 110:21,
139:20, 149:11,
234:10, 253:15,
260:1, 299:5

Chair [80] - 1:13, 1:13,

3:6, 5:16, 11:13,
13:2, 13:20, 14:9,
16:5, 22:1, 29:2,
30:8, 30:19, 31:4,
32:5, 35:7, 37:6,
49:18, 85:7, 86:6,
107:4, 107:20,
113:1, 113:10,
114:2, 114:12,
115:13, 116:14,
119:7, 119:12,
120:11, 121:5,
121:16, 123:5,
130:7, 130:9,
132:15, 133:14,
133:21, 134:7,
134:17, 135:13,
136:10, 138:5,
139:5, 146:13,
149:5, 163:13,
164:18, 165:4,
165:15, 167:2,
168:5, 172:20,
173:15, 174:20,
175:4, 175:9, 176:5,
196:18, 196:20,
219:15, 220:14,
221:3, 221:10,
222:1, 223:12,
224:5, 272:9, 276:5,
283:11, 284:14,
286:4, 286:16,
287:2, 288:5,
290:12, 297:13,
298:10, 298:21

Chair's ^[1] - 118:1
Chairman ^[14] - 37:11,
62:1, 64:13, 106:16,
225:10, 227:8,
228:2, 234:20,
245:14, 250:6,
251:21, 261:14,
276:14, 281:2
Chairman's
^[1] - 282:15
challenge ^[2] - 32:16,
73:15
chance ^[7] - 11:9,
26:11, 80:21, 192:8,
195:1, 195:16,
246:21
CHANGE ^[8] - 301:9,
301:10, 301:11,
301:12, 301:13,
301:14, 301:15,
301:16
change ^[29] - 19:10,
20:4, 45:6, 50:18,
51:18, 79:1, 111:19,
125:8, 129:3,
129:13, 131:13,
135:6, 147:4, 147:5,
161:3, 166:7,
169:21, 182:13,
184:4, 201:9,
208:12, 209:3,
222:12, 274:10,
274:11, 286:13,
288:19, 299:7,
301:5
changed ^[2] - 19:12,
187:8
changes ^[24] - 20:8,
45:14, 57:3, 126:15,
128:12, 128:13,
131:20, 184:1,
184:10, 184:11,
184:16, 184:18,
185:16, 186:18,
197:20, 198:1,
198:21, 223:7,
225:4, 226:1,
283:15, 296:8,
300:14, 301:19
changing ^[4] - 10:9,
38:17, 57:1, 193:14
character ^[6] - 23:11,
111:20, 135:7,

166:8, 200:13,
222:12

characterize ^[1] - 74:3

charge ^[1] - 238:4

charged ^[1] - 49:6

CHARLES
^[12] - 168:10, 169:12,
170:5, 170:16,
170:20, 171:8,
171:20, 172:5,
172:9, 173:9, 174:8,
175:17

Charles ^[6] - 61:13,
71:11, 158:21,
168:11, 168:14

Charlestown
^[2] - 235:16, 240:12

charm ^[1] - 200:14

check ^[1] - 275:4

checking ^[2] - 70:20,
179:5

Chestnut ^[1] - 176:13

chief ^[1] - 238:3

child ^[3] - 154:6,
289:5, 291:9

children ^[5] - 131:18,
181:20, 182:16,
210:8, 298:13

chimney ^[9] - 169:3,
169:7, 170:18,
171:6, 171:7, 171:9,
172:7, 173:4,
173:18

China ^[1] - 32:17

choice ^[2] - 187:6,
253:2

choosing ^[1] - 69:11

chose ^[3] - 27:19,
121:14

CHRISTINE
^[4] - 63:10, 63:15,
90:10, 104:15

Christine ^[2] - 37:21,
89:11

circumstances
^[5] - 29:14, 120:21,
133:6, 174:10,
285:15

cited ^[2] - 43:6, 114:13

citizen ^[5] - 214:9,
214:12, 243:1,
262:18, 272:3

citizens ^[8] - 112:6,

115:8, 135:21,
 166:15, 222:20,
 244:4, 261:6, 275:2
city ^[17] - 6:17, 6:18,
 13:9, 13:15, 23:6,
 70:3, 88:1, 112:6,
 115:8, 135:21,
 140:19, 166:15,
 177:15, 222:20,
 246:19, 275:3,
 298:14
City ^[14] - 14:4, 14:5,
 45:2, 58:8, 65:8,
 68:13, 86:20,
 100:18, 164:15,
 220:16, 220:19,
 244:5, 251:10
CITY ^[1] - 1:4
City's ^[2] - 69:2,
 103:18
claim ^[1] - 55:9
clamping ^[1] - 33:16
clarification ^[2] - 98:5,
 100:8
clarity ^[2] - 267:12,
 267:13
clause ^[1] - 178:19
CLAWSON
^[5] - 80:11, 80:16,
 81:3, 81:11, 81:19
Clawson ^[1] - 80:14
clean ^[1] - 9:3
cleanup ^[2] - 9:18,
 9:19
clear ^[7] - 18:15, 45:8,
 50:13, 75:13,
 227:18, 228:5,
 261:15
clearer ^[1] - 129:8
clearly ^[5] - 49:12,
 184:7, 184:8,
 266:13, 270:12
client ^[2] - 182:11,
 261:21
close ^[21] - 8:20,
 12:10, 53:2, 53:4,
 102:21, 105:12,
 109:15, 109:17,
 110:2, 127:1, 132:8,
 155:8, 160:13,
 173:7, 200:17,
 201:20, 205:14,
 283:9, 284:7, 297:2

close-by ^[1] - 205:14
closed ^[2] - 104:2,
 207:9
closer ^[8] - 51:17,
 105:17, 144:8,
 264:1, 269:13,
 269:14, 269:15,
 269:17
closes ^[1] - 26:7
closest ^[1] - 127:10
closet ^[3] - 289:17,
 289:18, 290:8
closets ^[1] - 293:20
closing ^[1] - 103:5
cluttered ^[1] - 17:15
Code ^[5] - 124:17,
 125:2, 133:3,
 133:18, 178:12
collective ^[1] - 242:8
College ^[1] - 241:9
colleges ^[1] - 61:18
comfort ^[1] - 198:14
comfortable
^[2] - 34:20, 108:18
coming ^[22] - 6:18,
 6:21, 21:12, 57:11,
 58:19, 72:21, 106:2,
 152:18, 187:10,
 212:14, 212:21,
 218:3, 218:21,
 231:10, 238:8,
 240:11, 241:9,
 241:11, 241:15,
 245:21, 246:14,
 249:8
comment ^[4] - 44:7,
 107:3, 201:4, 261:4
commentary
^[4] - 132:9, 201:3,
 201:12, 215:10
comments ^[14] - 11:9,
 82:8, 104:3, 132:3,
 160:14, 161:9,
 173:8, 192:8,
 195:17, 200:18,
 205:18, 215:5,
 283:10, 297:7
commercial ^[6] - 58:1,
 59:17, 63:19, 64:2,
 78:2, 116:10
Commission
^[6] - 55:19, 90:18,
 95:6, 284:2, 284:4,

302:16
Commissioner
^[10] - 43:15, 49:1,
 49:5, 52:11, 52:17,
 52:21, 55:6, 100:10,
 108:14, 109:15
commitment
^[1] - 240:7
common ^[1] - 153:11
COMMONWEALTH
^[1] - 302:2
communication
^[2] - 95:5, 247:9
community ^[6] - 12:9,
 12:20, 30:13,
 104:20, 115:19
Community ^[7] - 4:1,
 21:1, 97:8, 228:10,
 231:4, 246:2,
 248:14
compact ^[2] - 68:2,
 79:8
compacted ^[1] - 93:5
company ^[6] - 27:2,
 38:1, 93:14, 234:8,
 258:3, 267:3
comparable
^[1] - 102:7
compatibility
^[1] - 40:18
compatible
^[2] - 57:19, 108:3
compelling ^[2] - 69:9,
 103:12
competition ^[1] - 4:16
complaint ^[1] - 7:17
complaints ^[2] - 7:14,
 7:19
complete ^[1] - 145:16
COMPLETED
^[1] - 300:19
completed
^[3] - 142:17, 143:15,
 300:6
completely
^[2] - 108:18, 241:14
complex ^[1] - 244:21
compliance ^[5] - 10:8,
 115:16, 133:17,
 186:19, 186:21
compliant ^[2] - 29:19,
 99:21
complies ^[2] - 30:1,

55:3

comply ^[8] - 5:2,
118:4, 177:12,
208:19, 216:19,
217:10, 228:13,
269:11

complying
^[2] - 243:14, 269:6

comprises
^[1] - 282:14

computer ^[1] - 140:3
computer-simulated
^[1] - 140:3

concealing ^[1] - 79:5
concept ^[2] - 57:13,

73:18
concern ^[5] - 92:14,

93:11, 160:21,
218:3, 256:6
concerned ^[6] - 27:17,

84:4, 84:5, 84:7,
110:12, 265:16
concerning
^[1] - 89:13

concerns ^[4] - 24:5,
156:12, 158:17,

266:21
concluded ^[1] - 43:16
conclusion
^[2] - 49:13, 109:21

concrete ^[2] - 170:21,
171:3
condition ^[24] - 31:1,

35:10, 35:15, 90:13,
98:2, 111:1, 113:4,
116:17, 121:18,
134:2, 136:13,
147:9, 147:10,
152:16, 167:6,
175:5, 213:6,
220:18, 221:5,
223:14, 272:12,
274:15, 286:18,
299:1
conditioning
^[2] - 171:19, 172:1
conditions ^[6] - 99:1,
142:19, 146:15,
273:14, 273:17,
273:18
condo ^[1] - 150:19
Condominium
^[1] - 158:2

condominium

[3] - 150:5, 158:13,
161:1

condos [3] - 150:11,

153:11, 199:9

conduct [1] - 43:17**conducted** [1] - 102:8**conference**

[1] - 281:16

configuration

[2] - 283:20, 293:18

conformance

[2] - 286:8, 292:4

conforming

[34] - 41:4, 124:16,
124:17, 125:2,
125:14, 125:16,
126:20, 133:7,
133:8, 135:3, 161:2,
162:18, 162:20,
163:5, 163:6, 164:4,
166:3, 168:20,
170:13, 174:13,
174:14, 214:5,
220:9, 222:8,
278:11, 278:12,
278:19, 279:3,
286:6, 286:7,
292:11, 298:1,
298:3

conformity

[2] - 278:21, 280:11

conforms [1] - 24:12**confused** [4] - 226:18,

227:1, 227:6, 232:3

confuses [1] - 52:8**confusing** [3] - 17:15,

17:17, 228:16

confusion [1] - 230:15**congestion**

[6] - 64:21, 111:18,
114:5, 135:6, 166:6,
222:11

connected [3] - 150:8,

278:16, 285:17

connection

[1] - 135:13

connections [1] - 89:7**consensus** [2] - 83:2,

83:14

conservative

[3] - 18:13, 24:15,
53:1

consider ^[8] - 52:3,
64:15, 92:5, 204:7,
225:18, 249:21,
251:18, 261:10

considered
^[1] - 289:16

considering
^[2] - 181:13, 218:18

consist ^[1] - 113:6

consistent ^[10] - 12:7,
14:3, 18:19, 31:2,
40:20, 51:15, 65:18,
69:17, 157:8, 159:9

consisting ^[1] - 165:1

constant ^[1] - 33:16

CONSTANTINE

^[439] - 3:6, 3:15, 3:18,
4:2, 4:9, 4:14, 4:21,
5:12, 5:15, 6:14, 7:4,
7:11, 7:18, 7:21, 8:6,
8:21, 9:5, 9:10, 9:14,
9:17, 9:20, 10:10,
10:13, 10:17, 11:4,
11:7, 11:13, 11:20,
12:15, 13:1, 14:14,
15:4, 15:9, 16:5,
18:18, 19:2, 19:7,
19:13, 19:19, 20:1,
20:6, 20:10, 20:16,
20:19, 21:3, 21:6,
21:9, 21:16, 22:1,
23:17, 25:19, 26:10,
27:5, 27:8, 27:15,
28:5, 28:19, 29:1,
31:8, 32:5, 33:14,
34:2, 34:12, 34:19,
35:3, 35:6, 35:21,
36:3, 37:5, 38:2,
38:6, 38:19, 39:2,
39:11, 39:17, 42:10,
42:19, 43:3, 43:9,
44:2, 44:5, 47:2,
47:16, 50:2, 51:7,
52:13, 52:19, 53:12,
54:18, 55:20, 56:10,
59:2, 59:18, 60:1,
60:5, 60:9, 60:17,
62:4, 63:7, 63:13,
64:9, 76:17, 77:21,
78:13, 80:2, 80:15,
81:1, 81:4, 81:16,
81:20, 82:3, 82:7,
82:11, 83:21, 84:15,

84:20, 85:3, 85:7,
90:8, 90:11, 91:1,
91:4, 91:14, 91:18,
92:2, 92:11, 92:17,
95:8, 95:12, 96:16,
96:20, 97:13, 98:10,
98:15, 100:13,
103:4, 104:1, 104:6,
106:3, 110:6,
110:13, 110:16,
111:3, 111:10,
113:16, 113:20,
117:2, 117:6,
117:17, 118:6,
118:12, 118:16,
118:21, 119:4,
119:20, 120:1,
120:6, 122:3, 122:7,
123:5, 123:16,
123:20, 124:2,
124:7, 125:13,
125:17, 127:5,
127:13, 127:19,
128:3, 128:7, 129:9,
129:20, 130:2,
130:7, 132:7,
132:12, 134:11,
134:15, 136:20,
137:3, 138:5,
138:10, 138:16,
139:5, 139:17,
141:12, 141:16,
142:7, 142:10,
142:14, 142:16,
143:1, 143:13,
143:18, 144:2,
144:10, 144:15,
145:8, 145:20,
146:4, 146:7,
146:10, 147:2,
147:19, 148:4,
149:5, 151:20,
152:3, 157:10,
157:17, 161:8,
161:12, 162:10,
165:8, 165:12,
167:11, 168:5,
169:10, 170:2,
170:12, 171:16,
172:3, 172:10,
172:13, 172:18,
173:10, 173:13,
174:9, 175:13,

176:5, 176:18,
177:1, 177:6,
177:11, 179:3,
179:10, 179:14,
179:19, 180:8,
182:6, 182:21,
183:3, 183:12,
184:14, 184:19,
185:5, 185:9,
185:13, 185:17,
186:2, 186:10,
186:17, 188:16,
189:1, 189:7,
189:12, 189:15,
189:18, 190:2,
190:5, 190:18,
191:5, 191:14,
192:3, 192:7,
194:12, 194:21,
195:5, 195:9,
195:14, 196:1,
196:6, 196:12,
196:15, 196:18,
197:6, 197:10,
201:1, 201:11,
201:15, 202:9,
205:17, 206:9,
207:5, 207:8, 208:5,
210:6, 214:11,
215:4, 217:15,
219:3, 219:9,
219:12, 221:14,
221:19, 223:19,
224:5, 224:20,
225:12, 225:15,
225:19, 226:6,
226:17, 227:2,
227:5, 227:11,
227:16, 228:3,
228:8, 229:4,
229:13, 229:20,
230:4, 230:8,
230:12, 230:16,
231:2, 231:15,
231:19, 232:1,
232:13, 232:17,
233:10, 234:11,
234:21, 235:13,
235:20, 236:2,
236:11, 237:13,
240:15, 241:3,
242:18, 242:21,
245:10, 246:8,

247:7, 247:12,
 247:15, 247:20,
 248:8, 248:17,
 249:5, 249:11,
 250:10, 250:17,
 250:21, 251:6,
 252:4, 252:15,
 253:13, 253:17,
 254:14, 255:2,
 255:8, 255:21,
 256:11, 256:15,
 257:3, 260:8,
 262:12, 262:16,
 263:19, 264:17,
 265:3, 265:6,
 265:11, 266:8,
 267:18, 267:21,
 268:3, 268:6,
 268:10, 268:15,
 269:12, 269:14,
 269:16, 269:20,
 270:2, 270:6, 270:9,
 270:15, 270:19,
 271:2, 271:9,
 271:18, 271:21,
 272:9, 272:18,
 273:5, 273:10,
 273:13, 275:7,
 275:11, 276:5,
 276:15, 277:9,
 277:13, 277:17,
 277:21, 278:5,
 278:8, 279:10,
 279:14, 279:21,
 280:5, 280:10,
 280:15, 280:20,
 281:3, 283:2, 283:4,
 283:8, 284:10,
 284:14, 285:10,
 285:13, 287:6,
 288:5, 288:11,
 288:16, 288:21,
 289:9, 289:18,
 291:16, 291:19,
 292:6, 292:21,
 293:11, 293:14,
 294:4, 294:9,
 295:11, 295:16,
 297:6, 297:11,
 299:11, 299:15

Constantine

[13] - 1:13, 3:3, 16:2,
 37:2, 123:2, 138:2,

139:2, 149:2, 168:2,
 176:2, 224:2, 276:2,
 288:2

constantine ^[1] - 32:2

constrain ^[1] - 65:10

constraining
^[1] - 65:17

constraint ^[1] - 68:6

constraints
^[1] - 67:11

construct ^[4] - 37:19,
 94:4, 149:19,
 288:17

constructed
^[4] - 46:2, 116:10,
 159:6, 164:1

construction
^[2] - 89:13, 296:1

constructive
^[1] - 265:21

contact ^[2] - 258:3,
 258:7

contacted ^[1] - 71:4

contacting ^[1] - 198:6

contained ^[1] - 93:5

contemplated
^[2] - 91:3, 222:10

context ^[2] - 69:16,
 226:13

contextually ^[1] - 18:2

continental ^[1] - 89:17

contingent ^[1] - 207:2

continuance
^[6] - 32:14, 32:15,
 33:11, 33:18, 36:1,
 80:18

continuances
^[2] - 32:19, 33:16

continue ^[21] - 5:21,
 14:19, 20:3, 20:4,
 33:13, 79:4, 86:2,
 86:15, 144:16,
 159:16, 215:21,
 216:7, 252:5,
 252:17, 252:21,
 253:7, 270:4,
 273:15, 273:16,
 274:6, 274:21

continued ^[14] - 3:9,
 4:2, 6:19, 14:1, 35:8,
 111:21, 115:2,
 135:9, 146:14,
 148:5, 166:9,

222:13, 272:10,
275:12
continuing ^[4] - 12:5,
86:17, 147:16,
275:8
contract ^[1] - 207:9
contractor ^[2] - 212:2,
212:17
contrary ^[4] - 62:6,
64:19, 92:13, 110:1
CONTROL
^[1] - 302:19
controversial
^[1] - 39:16
convenient ^[1] - 260:7
converted ^[1] - 77:18
convinced
^[1] - 117:21
copies ^[2] - 81:17,
296:20
copy ^[2] - 232:16,
300:6
corner ^[9] - 18:4, 25:6,
45:17, 48:4, 97:3,
97:9, 97:11, 127:14,
163:12
corporate ^[4] - 234:6,
243:18, 259:3,
264:9
correct ^[25] - 21:8,
27:14, 33:15, 124:1,
125:20, 140:17,
176:21, 206:15,
233:9, 265:7, 279:1,
279:6, 279:7, 280:4,
280:8, 280:9,
280:14, 289:8,
289:13, 290:13,
290:19, 291:5,
293:3, 293:13
corrected ^[2] - 43:2,
63:8
correction ^[1] - 301:5
corrections
^[2] - 300:13, 301:19
correctly ^[1] - 145:17
correspondence
^[2] - 22:2, 85:11
Costa ^[1] - 240:3
Council ^[6] - 22:19,
23:3, 25:3, 25:11,
45:2, 68:13
Councillor ^[2] - 86:20,

93:21
councilmen
 [1] - 105:3
counsel [1] - 224:18
count [6] - 63:17,
 150:15, 175:9,
 190:15, 190:17,
 202:10
counted [5] - 100:11,
 150:13, 162:2,
 188:15, 293:2
countless [2] - 102:6,
 240:20
country [2] - 272:17,
 272:21
counts [2] - 71:3,
 102:8
couple [3] - 62:10,
 210:2, 210:7
course [6] - 43:17,
 44:8, 49:20, 51:21,
 72:2, 90:1
courses [1] - 256:1
courteous [1] - 131:1
cover [2] - 152:4,
 228:16
covered [6] - 161:21,
 165:13, 166:1,
 167:4, 189:17,
 202:11
covering [1] - 190:15
covers [2] - 26:14,
 190:11
cramped [1] - 195:3
create [6] - 106:18,
 182:1, 204:3, 204:5,
 204:11, 289:7
created [6] - 68:16,
 112:4, 115:6,
 135:19, 166:13,
 222:18
creates [1] - 13:13
creating [6] - 58:7,
 97:2, 104:14,
 106:14, 282:3,
 282:6
creation [1] - 47:14
credit [2] - 227:12,
 227:13
criteria [2] - 40:16,
 103:21
criticism [1] - 145:21
cross [3] - 74:17,

84:14, 241:12
cultural ^[1] - 239:19
curb ^[1] - 93:10
curiosity ^[2] - 193:19,
 295:6
curious ^[3] - 20:2,
 60:2, 111:5
current ^[11] - 52:17,
 57:6, 123:17,
 123:18, 126:4,
 183:16, 209:1,
 209:20, 211:20,
 289:14, 289:15
custodial ^[1] - 4:13
custom ^[1] - 3:8
customers ^[2] - 72:6,
 94:18
cut ^[4] - 51:4, 73:5,
 238:20, 260:2
cuts ^[1] - 93:10
cutting ^[1] - 172:4
cypress ^[1] - 156:7

D

D-o-y-l-e ^[1] - 224:11
D-u-b-o-u-l-o-z
^[1] - 176:12
daily ^[1] - 64:4
dark ^[3] - 192:13,
 192:16, 195:7
data ^[1] - 102:13
database ^[1] - 144:11
date ^[15] - 33:19, 34:2,
 35:13, 98:13,
 145:10, 145:11,
 145:14, 147:4,
 147:6, 252:6, 253:6,
 274:10, 301:6
DATE ^[1] - 301:1
dated ^[7] - 96:8,
 113:7, 134:4, 151:2,
 200:1, 221:8, 299:3
dates ^[1] - 98:6
David ^[2] - 86:20,
 149:17
DAVID ^[2] - 151:14,
 157:3
DCR ^[6] - 97:18, 99:6,
 99:8, 99:13, 99:15,
 100:4
DCR's ^[1] - 57:16
de ^[1] - 161:5
dead ^[1] - 215:15

deal ^[5] - 58:5, 69:20,
90:19, 251:14,
263:6

dealt ^[1] - 251:15

December ^[1] - 295:9

decide ^[5] - 56:10,
90:3, 91:9, 218:13,
252:7

decided ^[1] - 239:14

decision ^[12] - 45:3,
146:17, 178:16,
182:10, 213:4,
216:7, 248:16,
250:11, 273:20,
273:21, 274:4,
275:5

decisively ^[1] - 79:13

deck ^[19] - 151:18,
151:21, 152:1,
152:10, 152:11,
152:14, 152:15,
156:17, 156:20,
190:12, 191:1,
198:1, 202:5, 202:6,
202:7, 202:10,
202:14, 202:17,
203:1

decks ^[1] - 227:18

deemed ^[1] - 218:2

defer ^[2] - 38:15,
55:18

definitely ^[1] - 42:17

definition ^[1] - 18:15

degree ^[1] - 71:8

delipidated
^[3] - 87:20, 104:10,
211:12

delivered ^[5] - 86:7,
300:4, 300:7, 300:8,
300:10

deliveries ^[1] - 93:14

demand ^[7] - 58:2,
65:19, 68:16, 68:21,
70:1, 71:6, 102:1

demands ^[2] - 58:21,
70:1

demographic
^[2] - 237:18, 237:20

demolished
^[1] - 89:15

demolition ^[2] - 95:6,
95:9

demonstrate

[1] - 16:20

demonstrated

[1] - 259:2

denied [2] - 24:10,

27:20

density [1] - 156:9

deny [1] - 27:9

departed [1] - 262:19

Department [18] - 4:1,

41:17, 46:3, 49:15,

58:11, 69:4, 69:5,

69:18, 70:18, 95:1,

100:19, 101:1,

116:1, 228:10,

246:2, 248:15,

276:12, 285:11

department [3] - 22:8,

140:8, 285:9

departments

[1] - 69:3

depicted [4] - 97:21,

99:18, 118:3,

119:13

depicting [1] - 99:16

derogate [5] - 112:9,

115:11, 136:2,

166:18, 223:2

derogating

[9] - 13:18, 30:5,

121:3, 133:12,

164:9, 174:18,

220:12, 286:2,

298:8

derogation [1] - 30:14

describe [3] - 78:9,

172:7, 178:7

described [3] - 102:8,

126:8, 200:10

description

[2] - 126:6, 126:7

Design [1] - 221:8

design [16] - 18:11,

42:3, 42:16, 42:21,

46:14, 48:13, 53:14,

53:15, 53:19, 53:20,

97:10, 106:13,

120:18, 156:1,

203:3, 216:2

designate [1] - 75:11

designation [1] - 40:9

designed [7] - 29:21,

57:5, 62:14, 65:9,

87:21, 92:9, 243:17

designs ^[2] - 198:21,
 209:12
desirability ^[1] - 8:8
desirable ^[2] - 51:16,
 218:2
desire ^[3] - 45:19,
 89:6, 182:8
desired ^[2] - 248:3,
 298:14
desk ^[1] - 75:7
despite ^[3] - 239:10,
 242:7
destination
^[2] - 238:18, 242:5
detail ^[1] - 151:6
details ^[1] - 269:8
determine ^[2] - 67:16,
 117:9
detriment ^[14] - 13:17,
 30:4, 112:4, 115:6,
 121:2, 133:11,
 135:19, 164:8,
 166:13, 174:17,
 220:11, 222:18,
 286:1, 298:7
detrimental
^[4] - 91:11, 135:2,
 166:2, 222:6
develop ^[1] - 88:16
developed ^[3] - 88:21,
 96:7, 160:8
developer ^[2] - 88:19,
 261:17
developers
^[1] - 261:17
Development
^[7] - 4:1, 21:1, 97:8,
 228:10, 231:5,
 246:2, 248:15
development
^[13] - 41:1, 57:21,
 72:16, 77:4, 77:13,
 78:2, 79:12, 79:18,
 135:10, 158:8,
 166:10, 222:14,
 296:6
deviation ^[1] - 181:17
device ^[1] - 16:19
difference ^[1] - 140:21
different ^[21] - 5:10,
 7:5, 25:21, 76:7,
 76:17, 76:18, 98:6,
 106:16, 109:11,

109:21, 125:7,
 144:13, 150:12,
 155:10, 163:1,
 180:16, 215:16,
 225:3, 225:8,
 225:16, 257:11
differently
 [1] - 107:18
difficult [3] - 52:15,
 207:13, 278:2
difficulty [1] - 278:1
dig [1] - 171:2
digest [1] - 252:16
dilemma [2] - 208:20,
 209:15
dimension
 [1] - 141:21
dimensional
 [10] - 140:13, 141:5,
 142:11, 143:14,
 144:18, 145:2,
 145:17, 147:12,
 188:19, 189:2
dimensionally
 [1] - 41:4
dimensionals
 [1] - 232:7
dimensioned
 [1] - 76:1
dimensions
 [4] - 140:4, 140:5,
 189:19, 193:11
diminished
 [1] - 114:18
dining [1] - 155:16
DIRECT [1] - 302:19
direct [4] - 34:8,
 159:7, 169:16,
 204:21
direction [5] - 49:14,
 55:10, 76:18,
 244:21, 258:10
DIRECTION
 [1] - 302:19
directly [9] - 16:16,
 21:14, 95:19,
 130:19, 175:2,
 200:8, 223:8,
 294:13, 294:19
director [1] - 16:11
dirt [1] - 183:18
disagree [4] - 48:17,
 252:10, 252:11,

259:5
disagreeing
 [1] - 47:18
disagrees [1] - 5:1
disallowed [1] - 22:8
discharge [1] - 87:19
disconnect
 [1] - 289:10
discourage [1] - 87:17
discouraged
 [1] - 155:7
discuss [2] - 191:13,
 267:17
discussed
 [1] - 266:15
discussing
 [1] - 266:21
discussion
 [7] - 12:16, 24:5,
 39:5, 72:11, 97:7,
 173:10, 250:19
display [1] - 151:15
disregarded
 [2] - 243:21, 244:1
disrespectful
 [1] - 261:11
disrupt [1] - 50:14
disruptive [1] - 52:7
distance [4] - 84:12,
 96:3, 114:15,
 244:17
distillery [1] - 239:6
distinction [1] - 109:5
distinguish [1] - 155:4
distinguishes
 [1] - 17:8
distorting [2] - 47:19,
 48:14
distribution
 [1] - 301:8
district [17] - 40:7,
 42:1, 47:14, 57:1,
 87:6, 97:17, 112:8,
 112:9, 115:10,
 136:2, 162:17,
 163:3, 166:17,
 189:4, 223:1
District [5] - 40:8,
 40:21, 42:18, 68:20,
 150:14
diversity [1] - 83:8
divide [1] - 193:15
divided [2] - 141:20,

229:15
divorcing ^[1] - 264:5
DLA ^[1] - 224:18
DO ^[1] - 301:5
Doble ^[1] - 18:16
DOES ^[1] - 302:18
done ^[11] - 8:12, 27:3,
 33:16, 58:20, 137:4,
 153:3, 157:7, 157:8,
 183:21, 222:4,
 235:10
door ^[32] - 38:17,
 42:8, 45:11, 45:12,
 45:16, 45:21, 46:1,
 46:5, 46:7, 46:9,
 47:8, 49:17, 50:11,
 50:14, 50:20, 52:18,
 76:11, 103:10,
 105:14, 105:16,
 125:21, 126:2,
 126:4, 126:11,
 128:12, 129:1,
 131:12, 132:18,
 134:2, 154:15,
 184:18, 185:15
doors ^[14] - 45:10,
 106:14, 125:4,
 125:9, 126:2,
 130:16, 130:17,
 131:14, 134:20,
 136:12, 185:7,
 191:9, 221:21,
 222:16
dorm ^[6] - 16:14,
 16:19, 17:3, 17:9,
 18:4, 18:8
dormer ^[37] - 127:18,
 177:4, 177:10,
 177:12, 177:14,
 177:15, 178:9,
 178:17, 178:19,
 178:20, 179:1,
 179:5, 179:20,
 179:21, 180:2,
 180:4, 181:17,
 182:9, 186:19,
 203:12, 203:14,
 203:16, 203:19,
 203:21, 204:2,
 204:5, 204:15,
 205:1, 205:12,
 205:13, 206:13,
 214:17, 214:20,

216:19, 217:2,
217:11

dormer's ^[1] - 204:6

dormering

^[1] - 198:17

dormers ^[19] - 127:19,

179:6, 185:10,
189:11, 189:12,
190:6, 191:7,
191:17, 197:21,
198:13, 203:4,
204:13, 210:12,
210:13, 213:7,
213:17, 217:3,
219:16, 221:4

dorms ^[1] - 25:5

Doug ^[2] - 118:8,

263:8

Doug's ^[1] - 162:11

Douglas ^[14] - 1:14,

3:4, 16:3, 32:3, 37:3,
123:3, 138:3, 139:3,
149:3, 168:3, 176:3,
224:3, 276:3, 288:3

DOUGLAS ^[65] - 5:13,

11:1, 12:19, 14:21,
66:14, 67:15, 74:2,
99:5, 99:20, 106:5,
107:2, 110:20,
111:9, 118:10,
118:13, 128:9,
128:19, 129:5,
161:11, 161:13,
170:17, 171:5,
180:14, 180:19,
181:4, 181:8,
181:11, 183:4,
183:11, 188:21,
203:2, 203:9,
203:20, 204:7,
205:15, 206:21,
212:18, 216:15,
218:10, 226:2,
227:18, 229:18,
237:21, 250:18,
251:1, 255:11,
255:14, 256:5,
256:13, 256:18,
256:21, 257:21,
262:11, 262:14,
265:19, 266:17,
268:14, 269:13,
273:2, 281:5, 290:9,

290:16, 290:21,
 291:11, 292:5
down ^[31] - 4:7, 4:19,
 8:10, 33:20, 50:14,
 53:6, 73:5, 124:18,
 126:5, 126:12,
 161:15, 171:12,
 178:2, 184:5, 188:2,
 230:1, 231:6, 235:4,
 235:6, 245:21,
 246:1, 246:15,
 249:2, 251:1, 253:1,
 262:4, 274:2, 280:3,
 280:6, 293:17
downstairs
^[2] - 291:13, 291:15
downstream
^[1] - 248:2
downtown ^[1] - 214:3
DOYLE ^[48] - 224:10,
 225:6, 226:1,
 226:12, 227:4,
 227:19, 229:3,
 234:18, 237:4,
 237:7, 237:17,
 238:2, 240:16,
 241:5, 241:8,
 242:20, 256:2,
 259:6, 259:9,
 261:14, 263:18,
 264:15, 264:18,
 265:4, 265:8,
 265:13, 266:1,
 266:9, 266:18,
 267:20, 268:2,
 268:5, 268:9, 270:1,
 270:5, 270:8,
 270:11, 270:17,
 270:21, 271:5,
 271:19, 272:7,
 272:16, 272:20,
 273:9, 273:12,
 275:6, 275:16
Doyle ^[1] - 224:11
DPW ^[1] - 4:7
drafted ^[1] - 59:11
drainage ^[1] - 152:17
dramatically
^[1] - 202:2
drawing ^[3] - 63:21,
 113:7, 140:3
drawings ^[2] - 113:9,
 165:1

Drive ^[4] - 37:14,
 238:14, 239:3,
 276:6

drive ^[3] - 61:8, 154:3,
 237:9

driveway ^[8] - 95:19,
 100:10, 100:15,
 153:12, 153:14,
 153:17, 160:20,
 170:4

driving ^[2] - 61:19,
 109:9

drop ^[2] - 66:12,
 101:20

dropping ^[1] - 178:18

DUBOULOZ
^[26] - 176:11, 186:9,
 186:12, 187:20,
 188:3, 192:14,
 192:17, 194:2,
 194:7, 194:16,
 197:5, 197:8, 206:2,
 207:4, 207:7,
 207:19, 208:2,
 211:2, 211:6, 211:9,
 211:18, 212:6,
 213:13, 213:18,
 215:2, 219:2

Dubouloz
^[2] - 176:11, 197:14

duck ^[1] - 236:19

due ^[4] - 62:1, 63:4,
 65:11, 283:19

duplicate ^[2] - 23:14,
 296:19

during ^[7] - 6:8, 13:13,
 24:4, 34:9, 63:1,
 131:1, 156:7

dwelling ^[4] - 68:18,
 180:17, 180:20,
 194:14

dynamic ^[1] - 172:2

E

E-52 ^[1] - 276:7

E-62 ^[1] - 282:18

e-mail ^[2] - 85:16,
 158:7

earliest ^[1] - 18:9

ears ^[1] - 117:13

earth ^[3] - 190:15,
 214:10, 214:13

easement ^[3] - 67:20,

75:9, 75:13
easier ^[2] - 57:10,
 153:14
East ^[22] - 56:17,
 73:21, 74:1, 80:17,
 81:6, 82:16, 85:18,
 86:12, 87:10, 88:3,
 88:9, 88:12, 89:8,
 93:16, 94:20,
 112:18, 112:19,
 121:12, 121:13,
 253:19, 263:9,
 269:3
easterly ^[1] - 79:5
Eben ^[1] - 37:17
EBEN ^[6] - 37:17,
 51:20, 78:11, 78:18,
 98:19, 122:12
ECBA ^[3] - 88:13,
 88:18, 88:19
ecologically
^[1] - 214:2
ecologically-minded
^[1] - 214:2
economics
^[2] - 285:8, 285:10
economy ^[1] - 71:10
economy-minded
^[1] - 71:10
ECPT ^[1] - 89:10
edge ^[1] - 172:4
editorial ^[1] - 82:7
editorially ^[1] - 86:6
educated ^[2] - 74:18,
 76:8
Education ^[5] - 224:6,
 224:11, 224:12,
 235:6, 236:4
education ^[5] - 43:3,
 88:7, 239:16,
 239:18, 240:7
EENT ^[1] - 73:8
EF ^[10] - 224:11,
 224:16, 224:18,
 228:2, 235:18,
 236:15, 239:17,
 243:1, 254:6,
 271:19
effect ^[3] - 115:20,
 204:8, 204:11
efficiency ^[1] - 154:1
efficient ^[2] - 212:11,
 212:12

effort ^[2] - 58:5,
103:18

efforts ^[2] - 131:19,
242:8

egress ^[5] - 124:18,
124:20, 125:4,
125:9, 222:10

egressing ^[1] - 154:7

eight ^[3] - 190:4,
202:20, 291:3

eight-by-ten
^[1] - 291:3

either ^[9] - 34:10,
49:16, 51:4, 61:15,
110:3, 110:10,
143:7, 172:9,
238:21

ELAINE ^[24] - 3:14,
3:17, 3:21, 4:6, 4:11,
4:17, 5:9, 5:20, 6:15,
7:10, 7:16, 7:20, 8:1,
8:15, 9:1, 9:8, 9:12,
9:15, 9:19, 11:18,
12:13, 14:12, 15:2,
15:13

Elaine ^[1] - 3:21

elderly ^[2] - 194:5,
210:2

elected ^[1] - 260:4

element ^[1] - 41:20

elevated ^[3] - 77:7,
77:18, 116:11

elevation ^[6] - 51:10,
128:20, 129:2,
169:6, 171:1,
258:15

elevations
^[2] - 128:11, 128:14

eleven ^[3] - 254:13,
255:20, 267:6

eliminated
^[1] - 156:19

eliminating
^[1] - 293:20

elimination ^[1] - 29:9

elsewhere ^[1] - 71:21

embark ^[1] - 204:11

emerging ^[1] - 87:5

employ ^[2] - 67:8,
237:21

employee ^[1] - 276:19

employees
^[10] - 58:14, 71:21,

72:1, 72:7, 101:16,
 237:9, 237:10,
 237:14, 239:13,
 239:14
employing ^[1] - 70:2
empty ^[1] - 70:10
enclose ^[4] - 149:21,
 162:6, 165:13,
 167:4
enclosed ^[5] - 155:2,
 155:3, 155:4,
 155:21, 282:4
enclosing
^[3] - 161:17, 162:8,
 282:2
enclosure
^[7] - 155:12, 158:4,
 158:15, 159:5,
 160:3, 161:13,
 165:21
enclosures
^[2] - 155:5, 155:7
encourage ^[3] - 89:4,
 93:18, 105:2
encouraging
^[1] - 89:19
encroach ^[1] - 170:8
encroachment
^[1] - 160:7
end ^[5] - 14:15, 50:14,
 54:4, 125:6, 200:13
endanger ^[2] - 65:1,
 114:6
ending ^[1] - 144:6
endorsed ^[2] - 14:2,
 73:18
ends ^[2] - 126:3,
 204:14
Energy ^[1] - 214:7
energy ^[3] - 154:1,
 212:11
enforcement
^[10] - 13:4, 29:6,
 74:15, 120:13,
 132:19, 163:15,
 173:19, 219:19,
 285:1, 297:15
England ^[2] - 61:17,
 63:11
enhance ^[5] - 87:8,
 103:13, 158:16,
 197:19, 200:12
enormous ^[1] - 234:7

enter ^[2] - 47:4, 48:8
entertainment
^[1] - 107:7
entirely ^[3] - 81:7,
 177:13, 280:7
entitled ^[1] - 44:12
entity ^[1] - 37:19
entrance ^[35] - 17:3,
 44:16, 47:1, 48:3,
 49:9, 49:11, 49:13,
 52:4, 53:17, 54:5,
 55:8, 55:13, 55:15,
 93:9, 95:18, 106:7,
 106:10, 107:7,
 107:21, 108:1,
 108:5, 118:3,
 119:12, 120:17,
 121:6, 121:8, 121:9,
 153:13, 154:5,
 154:9, 154:10,
 154:14, 160:20,
 234:1
entranceway
^[1] - 235:8
entries ^[1] - 184:6
entry ^[9] - 42:2, 42:4,
 45:9, 47:7, 49:12,
 50:18, 51:3, 87:16,
 282:10
entryway ^[1] - 157:7
environment
^[1] - 212:9
environmental
^[2] - 65:5, 240:4
equal ^[2] - 229:11,
 231:8
equally ^[1] - 59:16
equals ^[1] - 228:19
errata ^[1] - 301:6
ERRATA ^[3] - 300:1,
 300:19, 301:3
Errata ^[4] - 300:3,
 300:5, 300:14,
 301:8
escape ^[1] - 282:5
especially ^[1] - 182:20
Esq ^[1] - 130:12
essentially ^[8] - 40:3,
 41:18, 124:6, 124:7,
 162:6, 220:2,
 236:14, 289:21
established
^[4] - 111:19, 135:7,

166:7, 222:12
establishment
 [1] - 107:7
etcetera [1] - 198:1
Europe [1] - 182:17
Eustis [2] - 127:14,
 130:20
Evan [2] - 85:15,
 85:17
EVAN [1] - 85:15
evening [13] - 3:14,
 32:9, 37:11, 37:15,
 68:15, 75:12, 82:13,
 149:10, 149:18,
 252:2, 260:5,
 274:14, 296:17
evenings [1] - 70:20
event [2] - 66:6,
 258:15
eventually [1] - 77:3
Everett [1] - 18:5
everyday [1] - 5:8
evidence [4] - 64:19,
 103:20, 108:9,
 115:20
evolving [1] - 18:20
exact [2] - 79:11,
 269:8
exactly [7] - 25:20,
 44:13, 47:2, 124:8,
 172:12, 261:1,
 293:3
exaggerated
 [1] - 208:9
example [2] - 228:19,
 243:6
exasperation
 [1] - 272:1
excellent [4] - 89:1,
 89:2, 94:12, 258:18
except [6] - 35:13,
 39:14, 147:3,
 197:13, 235:14,
 301:19
excessive [2] - 64:21,
 114:5
exchange [1] - 239:20
excited [3] - 88:20,
 296:7, 296:15
exciting [1] - 240:13
excuse [2] - 165:20,
 201:16
excuses [1] - 34:21

Executive ^[1] - 77:10
exempt ^[1] - 100:9
Exhibit ^[1] - 232:11
exhibit ^[1] - 234:6
exist ^[1] - 76:2
existent ^[1] - 74:7
existing ^[27] - 57:18,
83:3, 87:9, 98:21,
129:18, 130:16,
135:3, 142:18,
161:2, 161:21,
166:3, 168:19,
169:6, 188:11,
190:10, 193:2,
254:6, 267:8,
288:19, 289:20,
290:3, 290:5,
290:14, 291:6,
291:14, 293:21,
294:19
exists ^[4] - 58:2,
191:1, 222:7, 245:4
expand ^[1] - 297:19
expansion ^[2] - 77:14,
292:18
expansive ^[1] - 46:11
expect ^[1] - 64:6
expected ^[1] - 101:17
experience ^[6] - 62:7,
69:2, 71:12, 74:20,
155:6, 156:3
experienced ^[1] - 62:8
expire ^[1] - 14:18
Expires ^[1] - 302:16
explain ^[3] - 3:19,
177:21, 237:18
explained ^[2] - 43:18,
217:11
explaining ^[1] - 206:5
explanatory
^[1] - 185:18
express ^[5] - 86:21,
93:11, 158:3,
197:17, 261:7
expressed ^[3] - 89:6,
92:14, 112:17
extend ^[1] - 47:7
extension ^[4] - 77:8,
77:19, 79:13, 79:19
extensive ^[1] - 151:4
extent ^[13] - 75:18,
95:11, 108:5, 116:4,
147:11, 161:15,

170:1, 244:6, 244:7,
274:16, 278:21,
280:12, 286:9

exterior ^[6] - 132:17,
134:1, 140:4, 151:9,
151:16, 184:18

external ^[1] - 173:4

extra ^[1] - 190:21

extras ^[1] - 93:1

extremely ^[2] - 83:1,
161:16

eye ^[1] - 54:14

eyes ^[1] - 278:16

eyesore ^[1] - 94:6

F

F1 ^[1] - 224:12

facade ^[16] - 16:16,
17:8, 22:7, 22:17,
23:10, 23:11, 24:21,
25:9, 25:13, 25:17,
28:17, 29:5, 46:14,
50:9, 51:1, 126:4

face ^[6] - 46:17, 49:9,
55:8, 255:14,
255:15, 256:7

faces ^[3] - 17:10,
73:15, 236:14

Facilities ^[1] - 276:12

facilities ^[1] - 9:2

facility ^[1] - 239:5

facing ^[7] - 55:14,
106:10, 121:6,
204:16, 205:4,
236:13, 247:6

fact ^[29] - 7:7, 7:8,
13:10, 40:20, 51:1,
52:10, 60:10, 65:11,
65:14, 83:12, 97:16,
116:7, 118:1, 118:4,
161:1, 164:2, 164:3,
170:13, 202:4,
202:11, 214:16,
220:6, 239:21,
263:14, 279:2,
281:8, 284:19,
297:21, 298:2

factor ^[1] - 65:16

factors ^[1] - 64:14

facts ^[2] - 62:3, 264:7

fails ^[1] - 120:7

fair ^[6] - 49:4, 72:12,
103:17, 216:10,

218:12, 252:4
Fairfield ^[5] - 61:12,
62:15, 62:19, 89:12,
102:10
fairly ^[2] - 169:17,
181:20
faith ^[2] - 5:2, 105:10
familiar ^[5] - 40:1,
57:14, 233:18,
235:1, 249:14
families ^[3] - 61:16,
289:4, 296:13
family ^[34] - 59:13,
124:10, 124:11,
130:21, 131:5,
141:11, 180:17,
180:19, 181:1,
181:2, 181:12,
181:20, 184:2,
184:8, 184:13,
193:10, 193:20,
194:4, 194:8,
194:11, 198:18,
207:14, 208:17,
209:11, 210:1,
211:13, 213:9,
220:4, 296:3,
296:12, 297:21,
298:12
FAR ^[25] - 141:6,
143:2, 143:6,
143:10, 144:5,
150:15, 161:15,
162:14, 168:20,
169:18, 170:13,
174:14, 188:15,
189:3, 191:17,
201:5, 202:10,
218:4, 218:14,
281:21, 282:1,
291:20, 292:14,
293:1, 293:4
far ^[11] - 40:7, 74:15,
83:12, 110:12,
111:1, 117:20,
210:10, 243:9,
262:19, 264:4
farmer's ^[5] - 5:21,
6:7, 6:16, 12:5,
14:10
Farrar ^[1] - 176:16
Fatemeh ^[1] - 157:20
FATEMEH

[1] - 157:21
fault [1] - 201:6
favor [44] - 15:6,
 15:10, 31:5, 31:9,
 36:1, 36:4, 94:9,
 110:9, 110:15,
 113:12, 113:17,
 116:21, 117:3,
 119:17, 121:21,
 122:4, 127:16,
 128:1, 134:8,
 134:12, 136:17,
 136:21, 138:8,
 147:16, 147:20,
 165:5, 167:9,
 175:11, 196:10,
 201:10, 201:13,
 216:8, 216:10,
 216:12, 217:1,
 219:1, 221:11,
 223:17, 223:20,
 260:12, 275:8,
 275:12, 287:3,
 299:12
favorable [1] - 252:14
favorably [2] - 69:18,
 88:2
Fax [1] - 1:20
fear [1] - 83:15
February [4] - 98:7,
 98:11, 98:14, 113:8
feet [62] - 51:2, 51:20,
 57:21, 62:10, 100:9,
 101:13, 114:15,
 128:18, 140:19,
 140:20, 141:1,
 141:10, 142:18,
 142:20, 149:20,
 150:1, 155:11,
 157:4, 157:6, 162:4,
 162:16, 163:2,
 163:3, 165:14,
 167:5, 169:4,
 169:19, 171:5,
 171:10, 179:9,
 179:11, 188:17,
 189:8, 189:13,
 190:3, 190:5, 190:6,
 201:8, 201:20,
 201:21, 202:2,
 202:20, 204:17,
 228:20, 228:21,
 229:6, 230:1, 231:8,

231:9, 231:18,
 232:2, 232:19,
 233:1, 234:1,
 243:12, 281:17,
 282:12, 282:17,
 292:1, 292:16
feet-four ^[1] - 169:4
fellow ^[3] - 48:17,
 215:14, 216:3
felt ^[6] - 47:15, 72:10,
 107:13, 109:19,
 204:20, 205:9
fence ^[4] - 156:6,
 205:11, 215:12,
 216:16
fenestration
^[2] - 96:14, 96:19
few ^[3] - 101:13,
 204:17, 241:16
fewer ^[2] - 68:9, 92:20
field ^[1] - 67:21
fight ^[1] - 78:20
figure ^[1] - 4:17
file ^[19] - 9:6, 11:17,
 12:1, 26:5, 32:13,
 80:19, 84:21, 85:13,
 142:8, 144:11,
 147:13, 157:19,
 169:16, 179:8,
 196:13, 225:3,
 226:3, 289:2,
 294:11
filed ^[1] - 41:14
files ^[10] - 144:12,
 145:2, 145:13,
 186:11, 189:20,
 227:17, 269:21,
 274:18, 277:18,
 277:20
filled ^[1] - 284:19
final ^[2] - 11:9, 219:5
finally ^[3] - 103:15,
 219:13, 251:12
financial ^[1] - 219:21
findings ^[29] - 13:3,
 14:8, 29:3, 111:13,
 111:16, 112:11,
 114:3, 115:1,
 116:13, 120:12,
 132:16, 133:20,
 134:18, 136:7,
 136:9, 163:14,
 164:17, 165:16,

173:16, 175:3,
 219:18, 221:2,
 222:2, 223:12,
 284:16, 284:21,
 286:15, 297:14,
 298:20
fine ^[8] - 10:16, 42:6,
 63:7, 182:12, 227:7,
 227:15, 252:17,
 271:5
finish ^[2] - 59:21, 61:9
fire ^[1] - 282:5
fireplace ^[2] - 172:1,
 174:6
firm ^[1] - 263:2
first ^[45] - 17:10,
 17:14, 38:8, 38:20,
 39:15, 54:21, 76:9,
 80:8, 85:12, 97:7,
 98:12, 98:16,
 111:11, 113:8,
 123:15, 123:19,
 124:12, 124:18,
 124:19, 124:20,
 125:5, 134:6,
 134:21, 135:3,
 165:3, 175:8,
 181:15, 205:20,
 219:14, 221:9,
 224:20, 237:14,
 253:14, 265:14,
 270:16, 271:2,
 272:7, 273:7, 287:1,
 288:19, 290:18,
 292:8, 293:5, 299:3,
 299:4
First ^[1] - 224:12
Fisher ^[3] - 149:15,
 149:16, 159:7
FISHER ^[1] - 151:11
Fishers ^[4] - 158:9,
 158:18, 159:14,
 160:7
fit ^[2] - 159:17, 243:19
five ^[31] - 8:11, 10:4,
 10:14, 10:15, 10:19,
 11:2, 11:5, 14:17,
 15:9, 31:8, 32:13,
 35:19, 36:3, 51:20,
 57:20, 117:2, 122:3,
 136:20, 145:2,
 145:13, 147:14,
 147:19, 215:8,

223:19, 253:3,
 253:5, 270:2,
 271:11, 271:15,
 274:18, 275:11
Five ^[1] - 134:11
fixtures ^[1] - 178:13
flags ^[1] - 62:18
flat ^[3] - 19:15, 178:4,
 203:12
flexibility ^[3] - 54:16,
 69:15, 271:20
floor ^[41] - 17:10,
 17:14, 46:8, 73:11,
 90:6, 96:9, 124:13,
 124:18, 124:19,
 124:20, 125:5,
 125:6, 126:15,
 126:17, 161:7,
 162:2, 162:9, 172:8,
 181:16, 182:5,
 183:18, 184:4,
 190:10, 193:11,
 208:3, 208:4,
 210:19, 210:20,
 281:9, 281:16,
 283:17, 288:17,
 288:19, 290:18,
 291:1, 291:2, 292:1,
 292:8, 293:19,
 293:21
floors ^[3] - 124:14,
 180:16, 182:1
flying ^[2] - 61:12,
 61:20
focus ^[1] - 257:17
fold ^[1] - 242:2
folder ^[1] - 98:5
folks ^[2] - 216:6,
 243:17
follow ^[1] - 177:9
followed ^[1] - 113:10
following ^[23] - 13:3,
 22:9, 29:3, 66:15,
 101:10, 102:2,
 111:12, 114:2,
 115:1, 120:12,
 132:16, 134:18,
 146:15, 163:14,
 165:16, 173:16,
 219:18, 222:2,
 273:14, 273:17,
 284:15, 284:21,
 297:14

follows ^[1] - 283:12

food ^[8] - 6:3, 12:9,
12:20, 13:8, 14:5,
54:12, 92:8, 212:20

Food ^[1] - 6:5

Foods ^[1] - 4:15

foot ^[13] - 126:10,
140:20, 141:3,
150:4, 178:12,
179:18, 180:1,
189:6, 203:6, 215:3,
235:14, 235:19,
242:13

footage ^[7] - 144:8,
150:12, 150:16,
152:9, 231:12,
231:14, 232:6

footprint ^[4] - 153:1,
156:21, 288:20,
292:7

FOR ^[1] - 1:3

for... ^[1] - 212:15

Forb ^[1] - 159:20

foregoing ^[1] - 301:18

FOREGOING
^[1] - 302:18

forever ^[2] - 187:9,
201:2

forget ^[1] - 285:9

forgot ^[1] - 78:3

form ^[16] - 47:9,
140:13, 140:17,
141:5, 142:11,
142:12, 143:14,
144:18, 145:2,
145:17, 147:13,
164:6, 188:19,
189:2, 232:3, 274:1

formalities
^[1] - 280:21

format ^[1] - 90:9

former ^[2] - 87:3,
199:3

formulate ^[1] - 275:5

fort ^[1] - 287:8

forth ^[6] - 51:9, 100:5,
103:21, 259:15,
289:2, 302:9

forum ^[1] - 248:16

forward ^[8] - 33:4,
80:9, 94:13, 94:19,
251:20, 252:13,
262:18, 273:3

forwarded ^[1] - 41:17

foundation

^[4] - 152:16, 170:18,
170:21, 171:3

four ^[20] - 18:2, 78:20,
120:2, 120:8, 134:6,
169:4, 215:8,
215:15, 216:14,
221:6, 228:17,
228:21, 231:5,
231:10, 232:5,
245:3, 249:2, 251:7,
251:11, 254:2

fourth ^[1] - 230:19

fractional ^[1] - 169:21

frame ^[3] - 8:7, 10:19,
110:21

frames ^[1] - 7:6

framework

^[1] - 248:19

Francis ^[1] - 32:6

Francisco ^[1] - 294:16

frankly ^[17] - 33:15,
43:16, 43:18, 44:9,
47:9, 47:13, 49:2,
50:7, 54:15, 56:5,
69:1, 72:9, 75:9,
99:14, 108:6,
242:16, 243:21

free ^[2] - 49:19, 86:4

freestanding

^[1] - 150:6

frequent ^[3] - 89:5,
94:11, 105:14

frequently ^[1] - 70:10

fresh ^[3] - 13:8, 14:4,
54:12

friendly ^[1] - 57:6

friends ^[1] - 131:17

front ^[33] - 48:9,
48:10, 48:12, 73:20,
75:2, 75:6, 76:11,
103:9, 105:17,
106:14, 149:21,
150:1, 150:7,
153:10, 154:5,
154:9, 155:9,
160:20, 161:14,
161:17, 162:4,
180:4, 198:12,
233:3, 233:21,
235:5, 235:7, 235:9,
247:5, 279:13,

282:9, 286:9,
286:14
frontage ^[1] - 278:19
full ^[8] - 71:2, 89:18,
90:13, 91:9, 102:14,
291:13, 291:15,
295:2
full-service ^[1] - 91:9
fully ^[4] - 67:5, 140:6,
173:3, 296:8
function ^[1] - 264:5
functional ^[3] - 151:8,
233:12, 234:4
functionality
^[2] - 153:21, 285:5
functioning
^[1] - 290:7
functions ^[3] - 183:5,
283:16, 290:17
funny ^[2] - 9:5, 91:12
furnace ^[1] - 293:9
furtherance
^[1] - 30:11
future ^[6] - 72:19,
77:14, 79:12, 91:10,
101:14, 252:6

G

gable ^[1] - 204:14
Galleria ^[1] - 61:6
garage ^[1] - 292:19
Garden ^[12] - 149:6,
158:2, 158:5,
158:11, 158:12,
158:14, 158:15,
159:2, 159:3, 159:6,
159:21, 160:1
gate ^[1] - 76:10
gateway ^[2] - 16:18,
18:8
gathering ^[1] - 212:7
general ^[6] - 44:1,
83:2, 83:13, 159:12,
182:10
GENERAL ^[1] - 1:6
generally ^[1] - 94:9
generated
^[2] - 111:18, 222:9
generating
^[1] - 212:19
Genoa ^[4] - 40:1, 87:3,
89:14, 104:10
George ^[2] - 16:10,

24:3

GEORGE ^[21] - 16:10,
19:1, 19:5, 19:9,
19:17, 19:21, 20:3,
20:7, 20:14, 21:2,
21:5, 21:8, 21:13,
23:15, 26:13, 26:17,
27:1, 27:13, 28:9,
28:15, 31:12

GFA ^[1] - 161:15

gift ^[1] - 55:21

given ^[18] - 7:7, 7:8,
8:8, 29:20, 32:19,
45:13, 45:18, 46:7,
51:1, 67:11, 72:1,
75:12, 85:2, 141:3,
161:13, 186:15,
262:1, 297:21

glad ^[1] - 262:14

glass ^[2] - 154:15,
154:19

glazed ^[1] - 169:12

glazing ^[1] - 97:11

glib ^[2] - 209:6

glimpses ^[1] - 241:17

Gloria ^[2] - 197:1,
197:14

goal ^[3] - 266:2, 267:8,
298:14

goals ^[2] - 12:7, 14:4

God ^[1] - 3:17

gonna ^[3] - 53:9,
169:9, 281:15

Gore ^[1] - 240:3

GPS ^[1] - 238:6

GPS's ^[1] - 242:7

GR ^[1] - 73:8

gracious ^[1] - 251:4

graciously ^[1] - 33:6

grade ^[16] - 45:6,
45:14, 50:17, 50:20,
51:15, 51:19, 52:5,
53:16, 78:19, 79:1,
79:14, 79:15, 79:18,
120:21, 126:6,
157:4

Granite ^[1] - 3:10

grant ^[20] - 14:9,
20:19, 33:10, 47:20,
117:12, 120:10,
124:3, 133:21,
159:17, 162:20,
163:6, 173:15,

175:4, 185:20,
 206:8, 208:15,
 221:3, 223:12,
 286:16, 298:21
granted ^[30] - 13:16,
 15:10, 30:3, 30:20,
 69:15, 108:8, 113:2,
 113:17, 115:15,
 116:14, 116:20,
 121:1, 121:17,
 122:4, 133:10,
 134:12, 136:10,
 136:16, 164:7,
 164:18, 165:9,
 167:3, 167:11,
 174:16, 175:14,
 220:10, 221:15,
 285:21, 287:7,
 298:6
granting ^[19] - 15:6,
 31:5, 36:1, 109:1,
 111:13, 113:12,
 121:21, 134:8,
 134:21, 136:17,
 165:5, 166:5, 217:8,
 220:15, 221:11,
 223:6, 243:5, 287:3,
 299:12
grants ^[1] - 96:5
graphically
^[1] - 129:14
grasp ^[1] - 263:2
grass ^[1] - 78:12
great ^[17] - 48:13,
 58:4, 69:13, 69:20,
 73:15, 88:1, 104:9,
 105:21, 159:15,
 161:20, 175:17,
 187:19, 239:7,
 259:18, 260:16,
 267:12, 281:1
greater ^[3] - 67:2,
 165:14, 167:5
greatly ^[1] - 94:8
GREEN ^[21] - 5:7,
 11:5, 28:4, 28:6,
 28:14, 70:4, 70:14,
 72:13, 110:15,
 118:19, 185:3,
 188:10, 192:16,
 193:2, 193:5,
 201:13, 210:16,
 210:20, 216:12,

257:4, 284:13
Green ^[43] - 1:14, 3:4,
 15:11, 16:3, 31:10,
 32:3, 36:5, 37:3,
 57:7, 77:8, 77:19,
 79:12, 79:19, 87:12,
 93:4, 101:14,
 113:18, 117:4,
 119:21, 122:5,
 123:3, 134:13,
 137:1, 138:3,
 138:12, 139:3,
 147:21, 149:3,
 165:10, 167:13,
 168:3, 175:15,
 176:3, 197:2,
 199:16, 221:16,
 223:21, 224:3,
 275:14, 276:3,
 287:9, 288:3,
 299:17
gross ^[4] - 161:7,
 162:2, 162:9,
 283:17
grouchy ^[2] - 272:5,
 272:6
ground ^[6] - 96:9,
 116:8, 240:18,
 245:1, 257:13,
 288:20
grounds ^[3] - 108:8,
 255:17, 279:19
group ^[2] - 23:2, 64:5
groups ^[1] - 25:1
grow ^[1] - 296:15
growing ^[4] - 242:4,
 243:3, 289:4,
 297:20
grown ^[1] - 239:12
guess ^[12] - 18:20,
 43:20, 43:21, 54:11,
 68:11, 72:13, 86:14,
 110:17, 202:20,
 206:10, 216:2,
 216:5
guest ^[6] - 61:14,
 74:12, 74:18, 74:20,
 76:10
guests ^[16] - 45:19,
 46:12, 52:8, 58:14,
 58:15, 64:7, 65:15,
 74:19, 75:4, 83:4,
 83:5, 89:19, 92:10,

93:2, 101:16,
101:17
guide ^[2] - 255:17,
257:1

guidelines ^[27] - 42:1,
42:7, 42:11, 42:13,
42:16, 43:1, 43:5,
44:6, 46:14, 177:4,
177:10, 177:12,
177:15, 178:1,
178:9, 178:11,
178:20, 179:5,
179:20, 181:18,
182:9, 186:20,
203:15, 216:19,
216:20, 217:2,
217:11

Gus ^[1] - 144:9
guys ^[6] - 104:14,
105:11, 106:2,
119:1, 252:6,
264:18

H

habitable ^[2] - 193:7,
213:18

habitation ^[1] - 293:12

hackett ^[2] - 199:15,
199:16

HACKETT ^[1] - 199:15

half ^[5] - 57:20,
193:15, 230:6,
291:12, 291:14

Hall ^[1] - 18:4

hall ^[1] - 18:11

hallway ^[2] - 290:2,
290:4

halves ^[1] - 193:16

Hampshire ^[1] - 70:9

Hancock ^[12] - 176:6,
196:9, 197:16,
198:4, 198:7, 198:9,
199:2, 199:4,
199:18, 200:7,
200:8, 200:13

HAND ^[1] - 185:7

hand ^[3] - 208:3,
210:17, 302:11

handed ^[2] - 85:14,
225:1

handicap ^[9] - 45:15,
51:3, 52:4, 68:4,
279:10, 284:18,

286:10, 286:12,
286:17

handicapped

[2] - 50:19, 280:12

handing [1] - 277:16

handout [1] - 227:20

HANK [73] - 176:15,

176:21, 177:5,

177:9, 177:14,

177:18, 178:3,

178:8, 179:9,

179:12, 179:17,

180:7, 180:11,

180:18, 180:21,

181:7, 181:10,

181:19, 182:15,

183:2, 183:9,

183:17, 184:16,

185:1, 185:10,

185:15, 186:1,

186:6, 186:13,

187:15, 188:1,

188:7, 188:12,

188:18, 189:5,

189:11, 189:14,

189:17, 189:21,

190:4, 190:7,

190:20, 191:4,

191:10, 192:5,

192:9, 192:19,

193:4, 193:9,

193:21, 194:4,

194:8, 194:17,

200:20, 202:5,

202:14, 203:8,

203:10, 204:2,

204:13, 205:7,

205:16, 206:20,

207:10, 208:1,

209:18, 210:19,

213:11, 213:15,

213:20, 219:8,

219:11, 221:18

Hank [2] - 176:15,

198:20

happy [11] - 10:13,

38:15, 38:21, 39:7,

54:21, 55:16, 56:8,

160:9, 186:14,

245:14, 280:17

hard [6] - 206:5,

242:17, 244:11,

255:15, 255:18,

257:12

harder ^[1] - 241:20

hardship ^[57] - 13:6,

13:7, 13:10, 29:8,

29:9, 45:2, 45:6,

45:21, 50:7, 50:16,

50:21, 52:6, 53:13,

53:20, 56:8, 120:15,

120:16, 120:20,

132:21, 133:5,

153:5, 160:16,

160:17, 163:17,

163:18, 163:19,

163:21, 164:2,

173:20, 174:1,

174:10, 181:16,

187:2, 206:5, 206:7,

206:10, 206:11,

207:16, 208:13,

208:15, 211:16,

217:4, 217:5,

217:19, 218:9,

219:21, 220:1,

220:6, 285:3, 285:4,

285:14, 297:17,

298:2

hardship's

^[1] - 208:16

harsh ^[1] - 140:15

Harvard ^[1] - 23:8

hat ^[1] - 287:8

hazard ^[9] - 111:18,

112:3, 115:5, 135:6,

135:18, 166:6,

166:12, 222:11,

222:17

head ^[2] - 236:19,

248:18

heading ^[3] - 42:21,

43:21, 46:13

health ^[5] - 112:4,

115:6, 135:19,

166:13, 222:18

heap ^[1] - 239:10

hear ^[17] - 51:7, 54:8,

81:13, 111:6,

144:18, 145:3,

147:6, 225:20,

260:6, 265:9,

265:20, 266:2,

272:15, 274:13,

274:20, 294:13,

296:16

heard ^[54] - 3:13, 3:19,
 11:10, 11:15, 16:9,
 21:19, 32:7, 35:9,
 37:9, 80:8, 80:20,
 81:11, 85:5, 85:9,
 91:13, 92:13, 103:2,
 106:4, 109:18,
 110:7, 123:7, 130:5,
 130:8, 139:7,
 146:11, 149:9,
 157:14, 157:18,
 168:8, 168:9,
 168:11, 172:16,
 172:19, 176:8,
 195:19, 196:16,
 196:19, 215:10,
 253:1, 253:3, 260:9,
 261:2, 263:15,
 264:4, 265:12,
 265:14, 266:6,
 272:11, 276:8,
 283:6, 288:7, 289:3,
 295:14, 295:17

hearing ^[9] - 34:5,
 34:11, 187:2,
 200:11, 211:17,
 214:1, 249:20,
 277:6, 284:4

HEARING ^[1] - 1:6

hearings ^[2] - 34:13,
 77:10

height ^[9] - 24:2,
 29:17, 30:1, 30:17,
 78:14, 157:2,
 178:14, 180:12,
 243:7

hell ^[1] - 53:7

hello ^[1] - 123:9

help ^[4] - 89:6, 199:1,
 257:14, 270:14

helped ^[1] - 191:12

helpful ^[1] - 241:18

hereby ^[1] - 301:20

hereinbefore
^[1] - 302:9

hereunto ^[1] - 302:11

hesitant ^[1] - 10:2

high ^[13] - 27:4, 63:20,
 66:1, 71:7, 71:17,
 128:18, 159:9,
 201:5, 207:20,
 244:16, 246:15,
 258:15, 295:1

High ^[1] - 17:13
high-scaled
^[1] - 63:20
higher ^[6] - 30:18,
78:20, 79:15, 126:3,
188:16, 233:15
highest ^[2] - 83:15,
203:5
highlighting
^[1] - 129:12
highly ^[1] - 69:11
Highway ^[36] - 37:7,
40:2, 40:6, 42:3,
45:1, 46:18, 48:1,
48:3, 48:7, 48:11,
49:10, 51:2, 53:18,
55:9, 55:14, 57:2,
57:8, 57:13, 74:16,
79:8, 83:5, 85:21,
87:4, 87:8, 87:18,
88:17, 94:5, 95:16,
105:18, 106:11,
108:2, 121:7, 121:8,
236:18, 236:21,
241:13
highway ^[6] - 57:13,
57:17, 93:10, 93:13,
239:1, 247:6
Hilton ^[2] - 63:12,
63:16
himself ^[1] - 71:5
hired ^[1] - 99:14
historic ^[1] - 279:19
Historical ^[3] - 95:5,
284:2, 284:4
hit ^[1] - 258:15
Hofmann ^[2] - 123:11,
123:12
HOFMANN
^[6] - 123:13, 127:7,
127:21, 128:4,
128:16, 129:2
hold ^[3] - 161:14,
201:2, 228:1
holding ^[1] - 108:16
hole ^[1] - 203:7
home ^[25] - 23:6, 61:7,
122:10, 131:2,
131:5, 154:3,
154:13, 159:3,
159:7, 159:11,
181:13, 181:20,
182:1, 182:4, 182:8,

183:1, 183:2, 183:9,
 183:14, 187:5,
 187:15, 209:12,
 239:6, 239:12,
 296:12
homes [2] - 78:4,
 159:9
honestly [1] - 246:21
HOPE [16] - 32:9,
 34:1, 34:4, 34:7,
 34:16, 35:2, 35:20,
 36:7, 149:10,
 151:12, 151:16,
 152:1, 152:6, 157:5,
 160:15, 161:20
hope [14] - 26:6,
 104:21, 105:3,
 105:7, 127:16,
 128:3, 147:8,
 159:17, 160:14,
 229:8, 247:3,
 251:17, 271:21,
 296:15
Hope [4] - 32:11,
 149:12
hoped [1] - 199:4
hoping [2] - 33:1,
 279:16
horse [1] - 55:21
host [1] - 33:6
Hotel [7] - 37:16,
 61:13, 71:11, 87:1,
 88:15, 94:3, 102:11
hotel [72] - 37:20,
 40:5, 40:9, 40:12,
 40:14, 41:10, 41:11,
 41:16, 42:4, 42:5,
 45:12, 45:13, 45:14,
 45:19, 47:11, 56:14,
 58:16, 58:17, 59:8,
 59:14, 61:5, 61:9,
 61:10, 61:11, 62:8,
 62:14, 62:16, 62:17,
 63:6, 63:19, 64:2,
 65:14, 65:20, 66:9,
 69:6, 70:20, 71:7,
 71:19, 76:3, 83:14,
 85:20, 87:2, 87:4,
 87:16, 87:21, 88:17,
 88:21, 89:4, 89:13,
 89:16, 89:17, 90:20,
 92:9, 93:9, 94:4,
 94:9, 95:16, 96:2,

101:12, 101:15,
 101:19, 102:20,
 105:1, 111:14,
 112:16, 113:3,
 113:13, 114:16,
 115:15, 116:4
hotel's ^[2] - 87:11,
 101:9
hotels ^[18] - 40:12,
 57:18, 59:1, 62:9,
 62:19, 62:21, 63:11,
 70:19, 71:4, 71:5,
 71:6, 71:20, 83:4,
 89:3, 94:18, 102:7,
 112:14, 115:18
hour ^[3] - 8:19, 9:15
hours ^[5] - 8:13, 8:17,
 9:18, 13:13, 14:16
house ^[69] - 61:7,
 131:19, 141:11,
 141:19, 150:6,
 150:18, 151:1,
 151:2, 151:19,
 152:13, 153:11,
 153:12, 153:16,
 153:20, 154:13,
 155:11, 155:14,
 155:18, 155:20,
 163:12, 168:17,
 168:18, 168:20,
 168:21, 169:3,
 171:12, 171:14,
 183:18, 192:10,
 192:13, 195:3,
 197:18, 198:13,
 198:14, 199:6,
 199:20, 201:6,
 201:7, 201:8,
 203:21, 204:9,
 205:3, 205:5, 205:8,
 205:21, 206:12,
 206:14, 206:18,
 207:1, 207:6,
 207:10, 207:11,
 207:13, 208:10,
 209:2, 209:4, 209:9,
 209:10, 209:20,
 210:8, 211:1,
 211:10, 212:12,
 217:20, 218:1,
 289:15
houses ^[9] - 59:12,
 59:13, 78:5, 127:10,

128:5, 150:16,
155:18, 157:9,
199:8

housing ^[3] - 164:15,
217:21, 220:15

huge ^[1] - 282:16

HUGHES ^[66] - 9:9,
10:12, 10:15, 10:20,
12:18, 25:16, 28:21,
39:13, 74:8, 76:13,
110:8, 119:2, 130:1,
132:11, 143:20,
144:4, 171:18,
171:21, 172:6,
172:12, 173:12,
177:13, 177:17,
177:20, 178:5,
188:5, 188:8,
188:14, 189:9,
191:2, 192:2, 193:1,
201:4, 205:6, 206:1,
210:11, 210:21,
211:3, 211:7, 212:2,
212:16, 214:14,
216:9, 216:13,
226:21, 229:17,
230:2, 230:6,
230:10, 230:20,
234:15, 237:1,
237:5, 244:10,
248:6, 252:11,
255:4, 271:8,
276:14, 276:18,
278:3, 280:18,
283:3, 284:12,
291:17, 294:1

Hughes ^[35] - 1:13,
3:4, 15:11, 16:3,
31:10, 32:3, 36:5,
37:3, 113:18, 117:4,
119:21, 122:5,
123:3, 134:13,
137:1, 138:3,
138:12, 139:3,
147:21, 149:3,
165:10, 167:13,
168:3, 175:15,
176:3, 221:16,
223:21, 224:3,
258:19, 275:14,
276:3, 276:16,
287:9, 288:3,
299:17

hundred ^[3] - 51:2,
62:10, 279:7
hundredth ^[1] - 143:6
husband ^[2] - 149:15,
198:9

I

idea ^[3] - 4:13, 7:5,
260:16
ideal ^[1] - 51:18
identical ^[1] - 18:6
identification
^[2] - 30:12, 264:6
identified ^[3] - 75:19,
116:19, 167:8
identify ^[6] - 24:14,
29:10, 29:12,
160:16, 233:13,
244:20
illuminated
^[2] - 20:12, 20:15
illumination
^[15] - 243:13, 243:14,
254:11, 255:10,
255:19, 256:8,
256:17, 263:6,
265:16, 267:1,
267:2, 268:20,
269:2, 269:5, 269:9
illustrations
^[1] - 200:2
immediate ^[3] - 37:17,
199:18, 254:20
impact ^[13] - 65:3,
74:3, 74:7, 101:7,
105:15, 114:8,
156:9, 198:14,
204:16, 204:20,
268:16, 296:9,
298:18
impacted ^[2] - 93:13,
156:14
impacting ^[1] - 205:13
impair ^[5] - 112:7,
115:9, 136:1,
166:16, 222:21
impinge ^[1] - 77:14
implementing
^[1] - 158:9
implications ^[1] - 52:3
implied ^[1] - 20:11
implies ^[1] - 213:3
importance ^[1] - 97:9

important ^[15] - 30:12,
73:5, 94:15, 100:17,
140:5, 150:9,
178:18, 181:9,
203:17, 208:6,
237:7, 246:14,
248:16, 267:2,
285:5

importantly
^[2] - 156:13, 293:1

impose ^[1] - 90:17

impossibility
^[1] - 83:19

impractical ^[1] - 84:11

impressed
^[1] - 218:19

impressive
^[1] - 285:13

improper ^[1] - 192:1

improve ^[12] - 23:11,
94:8, 124:14, 131:5,
131:19, 164:14,
198:13, 212:9,
212:12, 215:20,
283:16, 285:4

improvement
^[2] - 87:7, 156:5

improvements
^[6] - 23:7, 159:8,
181:13, 201:10,
201:14, 212:4

IN ^[1] - 302:11

inadequate ^[1] - 140:1

INC ^[1] - 1:19

included ^[3] - 22:16,
25:8, 66:12

includes ^[6] - 84:1,
102:2, 158:13,
165:2, 284:18,
292:15

including ^[5] - 73:18,
96:9, 112:18,
197:21, 286:17

inconceivable
^[1] - 258:5

inconsistent
^[4] - 63:5, 107:15,
140:15, 257:7

increase ^[17] - 141:1,
141:4, 141:6, 143:4,
143:6, 150:17,
186:3, 186:4, 218:5,
218:14, 280:11,

281:20, 286:11,
 292:3, 292:9,
 292:11, 296:11
increases ^[1] - 161:15
increasing
^[2] - 218:15, 278:20
incredibly ^[1] - 57:5
indeed ^[1] - 278:3
indefinite ^[1] - 10:2
independent
^[1] - 180:9
Index ^[1] - 2:17
indicate ^[1] - 300:13
indicated ^[3] - 79:2,
 183:6, 197:20
indicates ^[2] - 157:18,
 172:19
indicating ^[1] - 258:14
industrial ^[1] - 87:20
industry ^[1] - 76:3
inexact ^[1] - 72:8
inexistent ^[1] - 213:19
information ^[6] - 70:7,
 101:11, 140:1,
 212:20, 225:4,
 255:5
informed ^[5] - 99:12,
 158:7, 158:19,
 159:17, 160:8
INGALL ^[4] - 195:20,
 196:3, 196:8,
 196:14
Ingall ^[3] - 195:20,
 196:4, 200:5
inhabitability
^[1] - 220:3
inhabitable ^[1] - 220:2
initial ^[2] - 184:4,
 225:5
initialed ^[9] - 31:4,
 113:10, 119:11,
 134:7, 165:4, 175:8,
 221:9, 287:1, 299:5
initiative ^[4] - 17:21,
 18:10, 24:7, 131:4
Inn ^[3] - 61:12, 70:9,
 102:11
innkeepers ^[1] - 90:20
innovation ^[1] - 240:6
input ^[2] - 265:10,
 265:14
inside ^[6] - 97:2,
 154:13, 170:7,

195:3, 244:19

Inspectional
^[3] - 140:7, 300:4, 300:8

install ^[7] - 22:6, 24:1, 24:20, 29:4, 99:11, 130:16, 134:19

instance ^[1] - 66:7

instances ^[1] - 50:1

instantly ^[1] - 227:20

instead ^[3] - 25:17, 66:18, 105:5

Institute ^[3] - 276:13, 276:20, 276:21

institutional
^[1] - 283:18

INSTRUCTIONS
^[3] - 300:1, 300:12, 301:4

instructions
^[1] - 301:8

integrate ^[1] - 58:17

integrity ^[7] - 112:8, 115:9, 136:1, 166:16, 199:1, 223:1, 262:8

intended ^[3] - 16:21, 19:18, 28:2

intent ^[17] - 13:19, 19:10, 30:6, 112:9, 115:11, 121:4, 133:12, 136:3, 159:13, 164:10, 166:18, 174:19, 203:14, 220:13, 223:2, 286:3, 298:9

intention ^[2] - 18:7, 153:3

interest ^[5] - 12:19, 18:14, 97:6, 103:12, 105:9

interested ^[3] - 73:3, 261:6, 302:7

interesting ^[1] - 72:2

interface ^[1] - 258:4

interior ^[5] - 151:5, 155:14, 184:10, 184:11, 294:2

international
^[3] - 239:18, 239:20, 256:4

internet ^[1] - 62:20

interpret ^[2] - 203:14,

278:14

interpretation
 [1] - 49:7

interrupt [3] - 59:16,
 241:4, 241:5

interrupted
 [1] - 184:15

intersection [1] - 57:4

interview [1] - 237:19

interviewee
 [1] - 258:2

interviews [1] - 238:8

introduce [1] - 62:3

intruding [2] - 202:2,
 292:10

invade [1] - 186:3

invasion [1] - 186:5

inverse [1] - 278:1

invest [2] - 239:15,
 259:8

invested [2] - 239:10,
 259:11

investing [1] - 242:4

investment
 [1] - 217:21

involve [11] - 13:5,
 29:7, 41:21, 120:14,
 132:20, 163:16,
 163:17, 173:20,
 219:20, 285:2,
 297:16

involved [3] - 23:1,
 47:14, 109:7

involving [1] - 44:15

is... [2] - 51:19, 188:21

ISD [4] - 84:18, 162:1,
 278:17

issuance [2] - 40:11,
 56:21

issue [24] - 29:17,
 59:6, 59:7, 144:9,
 153:21, 154:8,
 156:18, 162:21,
 178:21, 186:3,
 190:8, 191:21,
 201:19, 202:12,
 213:4, 216:18,
 216:21, 238:14,
 255:10, 256:16,
 256:17, 263:6,
 267:10, 295:3

issues [13] - 33:2,
 33:9, 56:7, 103:7,

193:17, 201:17,
209:7, 212:7, 218:8,
263:9, 263:10,
269:2, 292:12

issuing ^[1] - 140:8

item ^[1] - 86:2

itself ^[12] - 17:12,
56:20, 71:20, 98:5,
103:11, 153:17,
166:21, 170:19,
196:13, 278:7,
300:15, 301:6

J

J-o-n ^[1] - 139:14

JAMES ^[71] - 37:10,
38:5, 38:14, 38:21,
39:9, 39:20, 42:14,
42:20, 43:7, 43:13,
44:3, 45:4, 47:3,
48:21, 50:4, 51:8,
52:1, 52:14, 53:10,
54:7, 54:20, 56:1,
56:12, 59:15, 59:20,
60:3, 60:6, 60:16,
61:21, 62:5, 64:12,
67:4, 67:18, 70:13,
70:17, 73:7, 73:12,
74:6, 74:10, 76:14,
77:5, 79:21, 82:1,
82:5, 82:9, 84:16,
85:1, 90:5, 90:15,
91:2, 91:12, 91:16,
91:19, 92:3, 92:12,
95:4, 95:10, 96:13,
96:18, 96:21, 97:15,
99:10, 100:3, 103:6,
104:12, 105:19,
106:12, 109:4,
117:15, 117:19,
122:9

James ^[2] - 37:12,
158:10

jammed ^[1] - 192:21

Jane ^[1] - 159:20

Janelle ^[1] - 149:15

JANET ^[22] - 5:7, 11:5,
28:4, 28:6, 28:14,
70:4, 70:14, 72:13,
73:8, 110:15,
118:19, 185:3,
188:10, 192:16,
193:2, 193:5,

201:13, 210:16,
 210:20, 216:12,
 257:4, 284:13
Janet ^[19] - 1:14, 3:4,
 11:4, 16:3, 32:3,
 37:3, 110:13,
 118:18, 123:3,
 138:3, 139:3, 149:3,
 168:3, 176:3, 224:3,
 257:3, 258:14,
 276:3, 288:3
janitor ^[1] - 4:12
January ^[3] - 98:7,
 98:13, 98:19
Jessica ^[1] - 131:10
Jim ^[1] - 89:11
job ^[1] - 281:2
jobs ^[1] - 104:11
Joe's ^[1] - 6:5
John ^[1] - 139:11
JOHN ^[16] - 139:13,
 141:8, 141:13,
 141:17, 142:9,
 142:12, 142:15,
 142:21, 143:12,
 143:17, 144:14,
 145:5, 145:18,
 146:1, 147:1, 148:2
jokers ^[1] - 266:12
JON ^[3] - 139:11,
 146:3, 146:6
Jon ^[1] - 139:13
Jr ^[1] - 94:1
judgment ^[2] - 61:10,
 66:20
Julie ^[1] - 130:12
jumbled ^[1] - 272:4
jump ^[1] - 177:3
June ^[13] - 6:8, 8:16,
 14:11, 14:15, 34:11,
 34:13, 34:14, 34:16,
 35:2, 35:3, 35:8,
 35:14, 273:8
jurisdiction
^[1] - 97:19
justification
^[3] - 86:17, 243:10,
 244:8
justifies ^[1] - 286:13
justify ^[2] - 181:17,
 256:19

K

K-h-o-s-r-o-s-h-a-h-i^[1] - 158:1**Kabawat** ^[1] - 172:21**KABAWAT**^[1] - 172:21**KATHLEEN**^[1] - 139:15**Kathleen** ^[1] - 139:15**keep** ^[4] - 145:4,

159:16, 184:15,

199:1

keeping ^[3] - 17:20,

199:10, 200:14

KELLEY ^[19] - 276:10,

277:11, 277:15,

277:19, 278:4,

278:6, 279:6,

279:12, 279:15,

280:4, 280:9,

280:14, 280:16,

281:1, 281:7, 284:9,

285:8, 285:12,

287:11

Kelley ^[1] - 276:10**Kendall** ^[3] - 64:1,

68:15, 69:12

kept ^[3] - 158:7,

158:18, 160:7

KEVIN ^[40] - 10:1,

26:9, 26:15, 26:20,

27:7, 98:4, 98:12,

98:17, 99:2, 104:5,

104:7, 104:13,

104:17, 105:20,

120:4, 129:15,

170:3, 170:10,

183:14, 193:18,

195:12, 205:19,

206:3, 207:15,

207:20, 211:15,

217:13, 217:17,

226:8, 226:14,

253:15, 253:18,

254:1, 258:20,

259:7, 259:10,

271:17, 293:6,

295:5, 297:9

Kevin ^[16] - 1:15, 3:5,

16:4, 32:4, 37:4,

123:4, 138:4, 139:4,

149:4, 168:4, 176:4,

208:5, 209:15,

224:4, 276:4, 288:4

keys ^[1] - 76:13
Keyword ^[1] - 2:17
Khosroshahi
^[1] - 157:21
kicks ^[1] - 282:20
kids ^[2] - 210:11,
 289:12
kind ^[15] - 21:7, 26:16,
 70:5, 70:11, 70:15,
 72:10, 78:9, 156:8,
 204:11, 218:16,
 232:7, 238:20,
 268:7, 282:6
kinds ^[3] - 77:4,
 169:13, 257:16
Kistenberger
^[1] - 198:3
KISTENBERGER
^[1] - 198:4
kitchen ^[8] - 90:7,
 90:21, 154:14,
 154:16, 154:19,
 154:21, 194:18,
 294:20
kitchens ^[1] - 194:13
kitty ^[1] - 48:4
kitty-corner ^[1] - 48:4
knowing ^[2] - 69:21,
 209:10
knowledge
^[1] - 302:10
known ^[4] - 173:3,
 239:16, 242:6,
 242:8
knows ^[2] - 238:11,
 240:17
Koch ^[1] - 276:21

L

labelled ^[3] - 290:10,
 290:14, 291:6
lack ^[1] - 4:3
laid ^[2] - 45:18, 103:15
landing ^[8] - 126:1,
 126:8, 126:9,
 126:10, 126:13,
 128:13, 132:18,
 134:1
landings ^[1] - 125:21
landscape ^[1] - 67:19
landscaping
^[3] - 78:7, 78:9,
 242:16

Lane ^[8] - 149:6,
 158:2, 158:5,
 158:11, 158:12,
 158:14, 158:16,
 159:6
language ^[3] - 46:13,
 49:8, 55:11
large ^[6] - 22:16, 25:8,
 181:20, 187:3,
 242:13, 283:18
larger ^[7] - 64:6,
 126:8, 126:9, 204:2,
 204:5, 204:15,
 205:12
last ^[15] - 4:3, 8:17,
 14:12, 18:1, 33:19,
 56:17, 73:14, 81:9,
 81:10, 147:10,
 151:12, 200:19,
 223:4, 247:17,
 274:15
Last ^[1] - 89:9
lastly ^[3] - 30:15,
 102:6, 200:3
late ^[4] - 34:5, 84:17,
 238:9, 252:3
Latin ^[1] - 240:1
latter ^[1] - 136:4
laundry ^[1] - 293:9
Law ^[9] - 29:19, 32:11,
 54:1, 102:16,
 149:12, 208:20,
 209:3, 233:6, 244:1
law ^[7] - 30:2, 37:13,
 44:13, 208:14,
 215:9, 234:4,
 273:20
Laws ^[3] - 159:14,
 208:13, 278:14
Lawson ^[1] - 302:4
lawyer ^[1] - 108:12
layer ^[1] - 154:18
laying ^[2] - 67:20,
 209:8
layout ^[4] - 41:16,
 46:19, 181:3, 181:9
lead ^[2] - 124:18,
 125:4
leader ^[1] - 239:18
leading ^[1] - 126:12
leaks ^[1] - 152:17
least ^[8] - 21:12,
 108:4, 180:1,

235:14, 262:21,
 263:7, 263:8, 272:1
leave ^[5] - 28:18,
 109:19, 146:19,
 261:16, 262:10
Lechmere ^[8] - 57:6,
 61:3, 69:7, 69:10,
 87:12, 96:3, 101:14,
 241:10
left ^[4] - 52:10, 143:21,
 187:11, 208:19
legacy ^[1] - 225:9
Legal ^[2] - 32:11,
 149:12
legal ^[2] - 55:17, 153:5
LEHRER ^[22] - 288:9,
 288:12, 288:14,
 288:18, 289:8,
 289:13, 289:19,
 290:13, 290:19,
 291:5, 291:12,
 292:14, 293:3,
 293:8, 293:13,
 293:16, 294:3,
 294:6, 294:12,
 295:8, 297:4,
 299:10
Lehrer ^[2] - 288:12,
 288:14
Leighton ^[1] - 224:14
lend ^[1] - 88:13
length ^[2] - 50:9, 51:1
lengthens ^[1] - 126:12
Lesley ^[16] - 16:11,
 16:15, 22:5, 22:9,
 22:15, 23:5, 23:9,
 24:4, 24:8, 24:11,
 24:19, 25:5, 25:7,
 29:11, 29:13, 30:13
Lesley's ^[5] - 17:20,
 18:7, 18:16, 18:20,
 25:12
less ^[12] - 51:16,
 55:16, 55:17, 69:9,
 76:5, 101:12, 125:3,
 179:16, 218:2,
 231:11, 232:6,
 237:8
lesser ^[1] - 114:9
lessor ^[1] - 65:4
letter ^[50] - 11:19,
 23:13, 23:19, 24:17,
 25:14, 25:21, 26:4,

26:5, 32:12, 81:18,
 84:18, 85:13, 85:15,
 85:16, 86:8, 86:19,
 88:3, 88:5, 89:8,
 89:21, 91:15, 93:21,
 94:21, 100:17,
 100:20, 101:5,
 107:1, 111:5, 116:1,
 131:9, 156:15,
 157:20, 158:10,
 158:21, 159:20,
 169:15, 172:20,
 196:2, 196:4,
 196:12, 198:2,
 199:14, 200:3,
 246:6, 246:9,
 254:21, 279:16,
 283:11, 296:19,
 296:20
letterhead ^[1] - 200:4
letters ^[17] - 11:16,
 16:15, 18:3, 18:6,
 22:3, 26:19, 56:18,
 127:8, 128:6, 130:9,
 157:19, 160:12,
 186:8, 196:21,
 200:16, 294:10,
 295:18
level ^[6] - 51:17, 91:3,
 96:14, 97:6, 171:2,
 244:21
levels ^[2] - 51:12,
 180:16
Lever ^[1] - 281:13
liberally ^[1] - 32:19
library ^[1] - 282:8
License ^[2] - 90:18,
 302:15
license ^[1] - 90:20
life ^[3] - 186:16, 213:9,
 240:13
lifestyle ^[1] - 187:5
light ^[5] - 93:8,
 126:16, 154:15,
 182:4, 192:12
lightly ^[2] - 103:17,
 214:6
likely ^[2] - 74:3, 296:9
limit ^[3] - 24:2, 58:18,
 179:12
limited ^[4] - 10:3,
 73:16, 89:16, 220:3
limiting ^[1] - 64:4

limits ^[1] - 282:1

Line ^[10] - 57:7, 77:8,
77:19, 79:12, 79:19,
87:12, 93:4, 101:14,
241:10, 245:8

LINE ^[1] - 301:9

line ^[11] - 6:6, 77:7,
77:17, 78:19, 127:1,
152:12, 152:13,
160:4, 163:2, 178:2,
201:21

lines ^[2] - 73:21,
244:18

LISA ^[5] - 80:11,
80:16, 81:3, 81:11,
81:19

Lisa ^[1] - 80:13

listed ^[1] - 188:5

listen ^[4] - 34:21,
181:6, 216:16,
262:3

listened ^[1] - 54:11

lists ^[2] - 58:11,
188:10

literal ^[11] - 13:4, 29:6,
55:11, 115:16,
120:13, 132:19,
163:15, 173:19,
219:19, 285:1,
297:15

literally ^[1] - 71:2

litter ^[1] - 7:15

LITTLE ^[1] - 159:21

live ^[15] - 61:6, 83:9,
85:17, 124:13,
168:16, 176:16,
200:7, 207:14,
211:10, 211:11,
214:6, 214:15,
218:2, 224:14,
283:8

liveable ^[1] - 184:12

lived ^[4] - 131:2,
194:4, 195:4, 295:6

liveliness ^[1] - 23:11

lives ^[3] - 32:16,
80:16, 214:12

living ^[8] - 126:17,
181:15, 187:10,
187:17, 193:11,
206:12, 211:14,
211:20

Liza ^[4] - 246:7,

246:10, 247:10,
 247:13
LLC ^[4] - 37:16, 87:1,
 88:15, 94:3
loading ^[4] - 66:4,
 66:7, 66:8, 68:5
lobby ^[3] - 45:18,
 46:10, 50:15
local ^[2] - 89:5, 94:11
locate ^[1] - 87:15
located ^[13] - 17:2,
 17:5, 40:5, 42:2,
 96:2, 101:12,
 105:16, 111:15,
 130:19, 163:11,
 205:2, 268:7,
 268:17
locating ^[2] - 45:20,
 120:16
location ^[28] - 17:7,
 21:7, 24:9, 24:11,
 40:10, 40:15, 42:9,
 45:15, 45:17, 45:20,
 47:8, 49:17, 51:6,
 55:15, 62:9, 63:18,
 67:12, 71:13, 72:10,
 79:14, 99:18, 106:7,
 107:11, 107:21,
 125:9, 131:13,
 134:2, 174:11
locations ^[5] - 66:3,
 72:7, 75:19, 130:17,
 132:18
logic ^[5] - 39:14,
 66:16, 118:1, 212:3
look ^[22] - 25:16, 46:8,
 50:17, 55:20, 60:18,
 69:15, 72:14, 72:19,
 94:13, 94:19, 153:8,
 155:17, 183:7,
 191:19, 226:20,
 232:8, 232:11,
 236:17, 236:19,
 279:9, 289:15,
 293:18
looked ^[4] - 46:19,
 142:8, 181:4,
 239:11
looking ^[16] - 17:17,
 43:19, 50:8, 68:9,
 183:4, 189:20,
 196:9, 226:15,
 230:18, 233:1,

235:8, 247:8, 257:8,
262:18, 263:17,
289:1

looks ^[4] - 189:21,
228:9, 286:19,
294:19

loses ^[1] - 238:10

loss ^[1] - 6:2

lost ^[1] - 238:9

lot's ^[1] - 201:9

Louise ^[1] - 198:2

lounge ^[1] - 44:16

love ^[4] - 49:1, 259:3,
259:19, 270:17

low ^[5] - 192:14,
192:17, 204:4,
207:17, 244:21

lower ^[3] - 17:5, 51:16,
203:5

lowered ^[1] - 203:10

luck ^[3] - 136:21,
158:9, 167:12

M

Magee ^[1] - 88:11

MAGEE ^[1] - 88:11

MAGGIE ^[15] - 123:9,
123:18, 124:1,
124:5, 124:9,
125:15, 125:20,
127:17, 128:15,
128:21, 129:7,
129:11, 129:17,
132:6, 138:14

Maggie ^[1] - 123:9

magic ^[2] - 147:4,
274:9

magical ^[1] - 68:7

magnitude ^[1] - 68:11

Maher ^[1] - 86:20

mail ^[2] - 85:16, 158:7

main ^[4] - 153:13,
160:20, 193:11,
289:21

Main ^[1] - 168:12

maintain ^[4] - 35:11,
96:7, 147:3, 194:13

maintained
^[2] - 159:11, 274:6

majority ^[1] - 215:9

MALE ^[3] - 194:19,
195:2, 195:7

Mall ^[1] - 61:6

manage ^[1] - 76:6
management
^[2] - 70:20, 102:2
manager ^[2] - 6:10,
 149:17
maps ^[1] - 58:15
mar ^[1] - 28:17
March ^[4] - 134:5,
 200:1, 221:8, 299:3
Maria ^[3] - 1:16, 6:20,
 146:18
MARIA ^[5] - 34:6,
 34:14, 35:5, 146:9,
 271:1
MARK ^[3] - 82:13,
 84:5, 151:11
Mark ^[2] - 82:14,
 149:15
marker ^[3] - 16:18,
 147:4, 274:9
market ^[13] - 5:21, 6:7,
 6:10, 6:17, 8:2, 8:9,
 8:15, 8:18, 9:16,
 12:5, 13:21, 14:10,
 14:19
marking ^[1] - 102:12
marks ^[2] - 300:15,
 301:6
marriage ^[1] - 302:6
Marriott ^[3] - 63:12,
 63:16, 89:12
MARTHA
^[48] - 224:10, 225:6,
 226:1, 226:12,
 227:4, 227:19,
 229:3, 234:18,
 237:4, 237:7,
 237:17, 238:2,
 240:16, 241:5,
 241:8, 242:20,
 256:2, 259:6, 259:9,
 261:14, 263:18,
 264:15, 264:18,
 265:4, 265:8,
 265:13, 266:1,
 266:9, 266:18,
 267:20, 268:2,
 268:5, 268:9, 270:1,
 270:5, 270:8,
 270:11, 270:17,
 270:21, 271:5,
 271:19, 272:7,
 272:16, 272:20,

273:9, 273:12,
275:6, 275:16

Martha ^[2] - 224:10,
260:2

Mary ^[4] - 196:4,
200:3, 200:4, 200:6

mass ^[1] - 204:12

Mass ^[10] - 6:4, 16:14,
16:21, 17:2, 17:10,
19:4, 107:5, 168:13,
197:17, 276:13

Massachusetts

^[14] - 1:11, 1:11,
16:6, 22:7, 24:3,
24:21, 25:6, 29:5,
44:14, 44:18, 53:17,
107:8, 276:12,
276:19

MASSACHUSETTS

^[1] - 302:2

massing ^[2] - 156:9,
292:11

master ^[3] - 23:7,
289:21, 290:2

match ^[1] - 295:3

match-up ^[1] - 295:3

matching ^[1] - 214:19

material ^[1] - 26:18

materially ^[1] - 18:2

mathematical

^[1] - 229:14

matter ^[30] - 3:13,
11:11, 16:9, 21:10,
21:20, 32:8, 37:9,
44:13, 46:3, 80:8,
120:9, 123:8, 130:5,
139:8, 149:9,
157:14, 168:8,
176:9, 178:6, 187:6,
192:11, 195:19,
217:14, 223:4,
263:14, 284:5,
288:8, 302:6, 302:7

MATTHEW

^[21] - 288:9, 288:12,
288:18, 289:8,
289:13, 289:19,
290:13, 290:19,
291:5, 291:12,
292:14, 293:3,
293:8, 293:13,
293:16, 294:3,
294:6, 294:12,

295:8, 297:4,
299:10

Matthew ^[1] - 288:12

max ^[1] - 162:17

maxing ^[1] - 62:11

MBTA ^[2] - 61:2,
236:10

MBTA's ^[1] - 105:13

McAvey ^[72] - 1:15,
3:5, 10:1, 15:12,
16:4, 26:9, 26:15,
26:20, 27:7, 31:11,
32:4, 36:6, 37:4,
98:4, 98:12, 98:17,
99:2, 104:5, 104:7,
104:13, 104:17,
105:20, 113:19,
117:5, 120:4, 122:6,
123:4, 129:15,
134:14, 137:2,
138:4, 138:13,
139:4, 148:1, 149:4,
165:11, 167:14,
168:4, 170:3,
170:10, 175:16,
176:4, 183:14,
193:18, 195:12,
205:19, 206:3,
207:15, 207:20,
211:15, 217:13,
217:17, 221:17,
223:21, 224:4,
226:8, 226:14,
253:15, 253:18,
254:1, 258:20,
259:7, 259:10,
271:17, 275:15,
276:4, 287:10,
288:4, 293:6, 295:5,
297:9, 299:18

McCanon ^[1] - 159:1

MCCANON ^[1] - 159:2

McGrath ^[2] - 236:18,
236:20

McGrath/O'Brien
^[1] - 241:13

McKinnon
^[40] - 224:13, 224:14,
225:7, 225:14,
225:17, 226:5,
226:10, 226:16,
227:7, 227:14,
228:1, 228:7, 229:9,

234:19, 241:7,
 245:11, 245:13,
 246:10, 247:10,
 247:14, 247:19,
 248:10, 249:4,
 249:10, 250:5,
 251:21, 253:10,
 253:21, 254:2,
 254:18, 255:13,
 256:9, 256:20,
 269:10, 269:15,
 269:19, 270:13,
 271:6, 271:15,
 275:17
mean ^[35] - 19:3, 19:5,
 38:16, 50:5, 55:6,
 56:2, 72:19, 73:4,
 90:18, 104:9,
 105:15, 109:4,
 140:14, 156:4,
 178:1, 181:5,
 182:10, 183:7,
 184:3, 187:21,
 188:2, 206:6, 206:7,
 211:12, 212:18,
 218:18, 244:15,
 245:4, 245:18,
 251:5, 259:12,
 273:2, 280:16,
 294:1
MEANS ^[1] - 302:19
means ^[4] - 193:7,
 232:2, 238:4,
 274:13
meant ^[3] - 272:2,
 272:3, 293:12
measure ^[2] - 140:10,
 232:9
measures ^[2] - 58:12,
 102:3
Meat ^[3] - 87:3, 89:14,
 104:10
meat ^[1] - 40:2
mechanical
^[1] - 183:10
meet ^[11] - 33:3,
 60:14, 67:19, 88:19,
 99:7, 101:9, 102:12,
 106:20, 107:1,
 240:3, 254:19
meeting ^[15] - 3:7,
 32:21, 33:7, 60:13,
 81:6, 81:14, 82:20,

82:21, 88:20, 91:17,
92:5, 180:6, 242:14,
261:5, 296:2

meets ^[2] - 55:13,
180:3

member ^[4] - 30:12,
33:6, 84:6, 209:1

Member ^[4] - 1:14,
1:14, 1:15, 82:15

Members ^[15] - 3:3,
16:2, 32:2, 37:2,
91:5, 123:2, 138:2,
139:2, 149:2,
149:11, 168:2,
176:2, 224:2, 276:2,
288:2

members ^[35] - 9:21,
10:11, 12:16, 20:17,
32:10, 37:11, 40:1,
48:17, 49:19, 80:4,
82:19, 83:3, 88:18,
89:10, 93:15, 104:3,
118:7, 128:8, 132:9,
157:11, 161:9,
171:17, 195:10,
208:21, 209:16,
215:11, 215:14,
216:3, 246:21,
250:7, 252:10,
260:3, 269:4, 294:5,
297:7

membership
^[1] - 82:20

memo ^[5] - 12:2,
23:20, 41:18, 58:10,
283:12

Memorial ^[3] - 238:14,
239:3, 276:6

mention ^[1] - 279:15

mentioned ^[3] - 26:15,
84:11, 109:3

merging ^[1] - 40:21

merited ^[1] - 107:16

merits ^[7] - 5:5,
107:12, 112:18,
121:15, 139:18,
139:19, 144:19

message ^[1] - 144:16

messenger ^[1] - 81:2

met ^[7] - 73:14, 81:8,
86:13, 89:10, 97:7,
131:3, 216:19

metal ^[3] - 16:15,

26:16
middle ^[2] - 100:14,
 184:5
might ^[16] - 7:5, 42:16,
 51:17, 52:9, 64:14,
 69:8, 76:4, 80:1,
 90:2, 129:8, 187:7,
 190:9, 204:10,
 218:1, 247:4,
 259:13
million ^[1] - 57:21
mind ^[5] - 48:5,
 100:17, 145:4,
 152:21, 229:14
minded ^[2] - 71:10,
 214:2
minimal ^[1] - 204:20
minimum ^[4] - 99:7,
 100:1, 163:4, 203:6
minimus ^[1] - 161:5
minor ^[5] - 125:10,
 125:18, 282:21,
 286:8, 286:13
minute ^[2] - 226:18,
 231:3
minutes ^[2] - 54:12,
 101:13
mischaracterizing
^[1] - 42:17
miss ^[1] - 258:15
mistake ^[1] - 185:9
misunderstanding
^[2] - 145:19, 261:16
MIT ^[2] - 68:20, 285:6
mitigate ^[1] - 156:8
mitigation ^[1] - 58:12
mix ^[2] - 38:12, 78:11
mixed ^[2] - 40:20, 87:6
model ^[1] - 62:14
modern ^[2] - 184:2,
 187:17
modest ^[11] - 18:13,
 24:15, 30:16,
 161:16, 162:14,
 164:13, 169:17,
 174:21, 223:7,
 281:20, 298:18
modification
^[3] - 133:9, 164:5,
 164:21
modifications
^[1] - 200:12
modify ^[2] - 35:11,

219:6
modifying ^[1] - 279:4
moment ^[3] - 28:10,
 72:9, 250:16
Monday ^[8] - 32:13,
 35:19, 68:15, 145:3,
 145:13, 147:14,
 270:3, 274:19
money ^[3] - 238:10,
 259:10, 259:11
monitored ^[1] - 46:7
Monsignor ^[31] - 37:6,
 37:16, 45:1, 46:17,
 48:1, 48:3, 48:7,
 48:11, 49:9, 53:18,
 55:8, 55:14, 79:7,
 83:4, 85:20, 87:1,
 87:4, 87:7, 87:18,
 88:14, 88:17, 94:3,
 94:5, 95:16, 95:20,
 105:17, 106:11,
 108:2, 120:17,
 121:6, 121:8
monthly ^[3] - 82:19,
 82:20, 88:20
months ^[3] - 6:8, 13:8,
 188:20
moot ^[1] - 55:1
morass ^[1] - 250:4
Morse ^[1] - 12:6
most ^[18] - 39:16,
 68:14, 71:20, 73:10,
 85:12, 100:17,
 127:9, 156:13,
 160:6, 175:2, 184:1,
 184:16, 186:13,
 202:7, 223:8,
 248:16, 251:4,
 262:21
mostly ^[2] - 237:11,
 241:19
motion ^[10] - 8:7,
 111:1, 118:7, 119:6,
 252:5, 252:21,
 272:14, 273:15,
 297:12
motions ^[1] - 163:8
motives ^[1] - 60:7
motor ^[1] - 70:2
mounted ^[1] - 16:13
mouth ^[1] - 55:21
move ^[20] - 21:11,
 33:4, 56:11, 57:7,

57:12, 111:12,
 114:2, 119:7,
 132:17, 134:1,
 167:2, 205:20,
 208:17, 208:18,
 209:1, 242:11,
 273:15, 289:21,
 291:9
moved ^[4] - 206:4,
 206:6, 239:2, 295:8
movement ^[1] - 242:6
moves ^[28] - 13:2,
 14:9, 29:2, 30:19,
 35:7, 113:2, 116:14,
 120:11, 121:17,
 132:15, 133:21,
 134:17, 136:10,
 138:6, 146:13,
 164:18, 165:15,
 173:15, 175:4,
 219:15, 221:3,
 222:1, 223:12,
 272:10, 284:15,
 286:16, 297:13,
 298:21
moving ^[3] - 86:19,
 134:15, 156:10
mud ^[1] - 239:10
muddled ^[1] - 39:6
muddling ^[1] - 39:19
muddy ^[1] - 108:11
mudroom
^[17] - 149:20, 152:10,
 153:1, 154:11,
 154:16, 156:20,
 156:21, 158:4,
 158:15, 159:5,
 160:3, 160:5, 161:5,
 162:16, 163:11,
 163:21, 164:1
multi ^[1] - 180:17
multi-family
^[1] - 180:17
multiple ^[1] - 81:17
Museum ^[4] - 235:5,
 236:3, 236:9,
 236:13
must ^[5] - 23:13,
 147:13, 189:5,
 274:6, 274:17
Myer ^[5] - 168:8,
 168:11, 172:3,
 175:7

MYER ^[11] - 168:10,
 169:12, 170:5,
 170:16, 170:20,
 171:8, 172:5, 172:9,
 173:9, 174:8,
 175:17

Myers ^[32] - 1:14, 3:4,
 15:11, 16:3, 31:10,
 32:3, 36:5, 37:3,
 113:18, 117:4,
 122:5, 123:3,
 134:13, 137:1,
 138:3, 138:12,
 139:3, 147:21,
 149:3, 165:10,
 167:13, 168:3,
 175:15, 176:3,
 221:16, 223:21,
 224:3, 275:14,
 276:3, 287:9, 288:3,
 299:17

MYERS ^[65] - 5:13,
 11:1, 12:19, 14:21,
 66:14, 67:15, 74:2,
 99:5, 99:20, 106:5,
 107:2, 110:20,
 111:9, 118:10,
 118:13, 128:9,
 128:19, 129:5,
 161:11, 161:13,
 170:17, 171:5,
 180:14, 180:19,
 181:4, 181:8,
 181:11, 183:4,
 183:11, 188:21,
 203:2, 203:9,
 203:20, 204:7,
 205:15, 206:21,
 212:18, 216:15,
 218:10, 226:2,
 227:18, 229:18,
 237:21, 250:18,
 251:1, 255:11,
 255:14, 256:5,
 256:13, 256:18,
 256:21, 257:21,
 262:11, 262:14,
 265:19, 266:17,
 268:14, 269:13,
 273:2, 281:5, 290:9,
 290:16, 290:21,
 291:11, 292:5

N

name ^[15] - 16:10,
 37:12, 50:12, 80:9,
 80:13, 82:13, 85:17,
 139:9, 176:9,
 195:20, 196:4,
 224:8, 224:10,
 224:13, 276:10

namely ^[3] - 30:13,
 115:21, 173:17

names ^[1] - 288:10

narrow ^[1] - 95:21

nasty ^[1] - 282:4

natural ^[2] - 20:15,
 242:5

nature ^[23] - 30:16,
 40:21, 45:7, 45:13,
 50:7, 63:3, 69:8,
 112:2, 114:16,
 116:2, 135:11,
 153:20, 164:13,
 166:3, 166:20,
 170:18, 175:1,
 223:8, 260:19,
 264:8, 269:9, 286:8,
 298:18

near ^[1] - 105:13

nearby ^[5] - 40:12,
 58:21, 61:7, 93:4,
 105:4

nearest ^[2] - 171:6,
 171:8

nearly ^[1] - 71:16

necessary
^[14] - 29:12, 55:2,
 58:6, 67:9, 78:15,
 93:1, 93:11, 93:20,
 117:10, 119:16,
 120:8, 245:17,
 250:3, 286:10

necessitating
^[1] - 17:7

need ^[74] - 5:16, 5:18,
 5:20, 7:6, 14:6, 33:3,
 42:8, 44:10, 44:11,
 44:12, 53:8, 54:12,
 56:3, 66:6, 67:10,
 68:5, 71:21, 81:20,
 84:9, 90:19, 97:17,
 99:12, 114:17,
 115:15, 115:20,
 116:3, 132:14,
 140:2, 140:4,

140:16, 163:20,
 178:5, 180:9,
 180:11, 185:18,
 187:3, 203:20,
 207:18, 208:13,
 211:7, 214:21,
 215:8, 233:13,
 233:15, 233:19,
 234:21, 236:5,
 242:9, 246:16,
 247:18, 249:2,
 253:9, 257:12,
 260:21, 261:1,
 261:9, 263:11,
 264:6, 267:16,
 268:1, 269:5, 270:7,
 274:7, 277:4, 278:8,
 280:6, 282:15,
 285:4, 288:9, 289:5,
 289:11, 296:14
needed ^[7] - 49:16,
 50:10, 67:7, 83:18,
 102:19, 118:5,
 182:2
needing ^[1] - 243:20
needs ^[11] - 85:11,
 101:10, 102:12,
 157:6, 164:5, 184:4,
 195:8, 243:18,
 244:21, 245:2,
 276:17
negative ^[1] - 198:14
neighbor ^[8] - 83:9,
 130:14, 156:13,
 158:18, 198:8,
 205:14, 223:9,
 260:17
neighbor's
^[1] - 131:13
Neighborhood
^[9] - 22:11, 22:19,
 22:20, 22:21, 23:3,
 23:4, 25:3, 25:4,
 25:11
neighborhood
^[54] - 7:14, 10:8,
 12:8, 14:2, 22:20,
 25:1, 30:10, 32:21,
 33:1, 33:5, 33:8,
 58:18, 65:3, 65:7,
 73:13, 74:11, 75:5,
 81:8, 83:7, 83:13,
 84:6, 84:10, 84:13,

86:9, 87:10, 91:8,
 91:11, 92:1, 94:8,
 94:20, 111:20,
 114:9, 114:10,
 133:19, 135:2,
 135:7, 159:10,
 159:12, 164:14,
 166:2, 166:8,
 197:19, 199:8,
 199:13, 200:15,
 212:13, 214:15,
 220:21, 222:7,
 222:12, 227:10,
 235:1, 264:11,
 298:15

Neighborhood's

[1] - 22:12

neighboring [1] - 79:6

neighbors [18] - 23:2,

80:19, 86:1, 127:6,
 127:9, 127:11,
 131:1, 131:16,
 159:15, 169:15,
 186:13, 197:13,
 198:15, 198:19,
 245:19, 248:14,
 267:5, 294:7

neon [1] - 254:10

never [6] - 10:9, 72:3,

169:14, 238:18,
 261:18, 261:20

Neville [1] - 158:10

NEVILLE [1] - 158:11

New [2] - 61:16, 63:11

new [44] - 23:6, 58:7,

87:21, 95:16,
 130:17, 132:18,
 134:2, 134:20,
 136:11, 143:13,
 144:17, 144:18,
 145:1, 147:12,
 169:7, 173:18,
 186:15, 191:1,
 197:21, 209:4,
 212:7, 212:10,
 225:4, 225:16,
 228:15, 242:11,
 248:1, 249:15,
 249:21, 268:1,
 274:17, 275:4,
 282:6, 282:17,
 291:3, 291:9

newly [1] - 116:10

news ^[1] - 32:20

newspaper ^[1] - 81:12

next ^[13] - 34:21, 95:2,
 131:12, 135:5,
 160:4, 165:12,
 176:6, 196:10,
 205:3, 221:19,
 261:5, 273:6, 282:7

next-door ^[1] - 131:12

nice ^[4] - 92:6, 92:7,
 182:20, 235:8

night ^[17] - 54:2,
 56:17, 71:1, 73:14,
 74:17, 81:9, 81:10,
 89:10, 246:5,
 246:20, 253:11,
 254:13, 255:20,
 256:1, 256:8, 272:5,
 287:8

nine ^[4] - 75:19, 157:4,
 157:5, 255:19

nobody ^[1] - 238:11

non ^[38] - 65:11, 74:7,
 124:16, 124:17,
 125:14, 125:16,
 126:20, 133:7,
 133:8, 135:3, 161:2,
 162:18, 162:20,
 163:5, 163:6, 164:4,
 166:3, 168:20,
 170:13, 174:13,
 174:14, 186:19,
 186:21, 214:5,
 220:9, 222:8,
 278:11, 278:12,
 278:19, 278:21,
 279:3, 280:11,
 286:7, 286:8, 292:4,
 292:11, 298:1,
 298:3

non-automotive
^[1] - 65:11

non-compliance
^[2] - 186:19, 186:21

non-conformance
^[2] - 286:8, 292:4

non-conforming
^[30] - 124:16, 124:17,
 125:14, 125:16,
 126:20, 133:7,
 133:8, 135:3, 161:2,
 162:18, 162:20,
 163:5, 163:6, 164:4,

166:3, 168:20,
 170:13, 174:13,
 174:14, 214:5,
 220:9, 222:8,
 278:11, 278:12,
 278:19, 279:3,
 286:7, 292:11,
 298:1, 298:3
non-conformity
 [2] - 278:21, 280:11
non-existent
 [1] - 74:7
none [2] - 104:11,
 104:12
nonetheless
 [1] - 107:13
Norbert [3] - 123:11,
 123:12, 131:16
NORBERT [5] - 127:7,
 127:21, 128:4,
 128:16, 129:2
norbert [1] - 124:12
North [16] - 41:2,
 57:16, 64:1, 77:3,
 77:6, 87:5, 224:15,
 238:12, 238:17,
 239:4, 240:10,
 240:17, 241:10,
 244:12, 244:19,
 257:16
Noss [1] - 149:17
NOSS [2] - 151:14,
 157:3
NOT [3] - 300:15,
 301:5, 302:18
Notary [3] - 301:7,
 302:5, 302:14
notations [2] - 300:15,
 301:6
note [14] - 64:13,
 84:17, 86:6, 94:15,
 112:12, 135:13,
 174:20, 196:20,
 223:7, 237:8,
 239:21, 286:4,
 298:10, 301:4
noted [3] - 66:6,
 106:16, 301:19
notes [12] - 11:14,
 13:20, 30:8, 85:8,
 114:12, 115:13,
 121:5, 130:8,
 133:14, 196:19,

220:14, 302:9
nothing ^[12] - 7:20,
 7:21, 30:17, 90:1,
 183:20, 198:21,
 217:7, 225:8,
 225:16, 277:1,
 297:4
notice ^[1] - 200:10
noticed ^[3] - 81:5,
 86:8, 152:15
notified ^[1] - 294:7
notion ^[2] - 44:7,
 57:12
notions ^[1] - 59:9
nowhere ^[1] - 268:21
nuisance ^[5] - 112:3,
 115:5, 135:18,
 166:12, 222:17
nullifying ^[9] - 13:18,
 30:5, 121:3, 133:11,
 164:9, 174:18,
 220:12, 286:2,
 298:8
number ^[29] - 41:10,
 64:4, 66:20, 67:17,
 68:7, 71:15, 71:17,
 89:3, 94:18, 100:2,
 114:13, 141:2,
 143:7, 144:5, 144:6,
 144:7, 144:13,
 157:19, 175:10,
 187:7, 218:20,
 230:18, 233:20,
 245:16, 246:13,
 255:9, 263:4,
 283:20, 285:17
numbered ^[1] - 134:5
numbers ^[5] - 70:15,
 73:3, 143:3, 143:5,
 240:20
numerous ^[2] - 85:10,
 286:21
nut ^[1] - 93:14

O

O'Brien ^[35] - 37:7,
 40:2, 40:6, 42:3,
 45:1, 46:18, 48:1,
 48:3, 48:7, 48:11,
 49:9, 51:2, 53:18,
 55:9, 55:14, 57:2,
 57:8, 57:13, 74:16,
 79:7, 83:4, 85:21,

87:4, 87:7, 87:18,
 88:17, 94:5, 95:16,
 95:20, 105:17,
 106:11, 108:2,
 120:17, 121:7,
 121:8
o'clock ^[3] - 32:13,
 254:13, 267:7
O'Connell ^[1] - 173:1
O-'-C-o-n-n-e-l-l
^[1] - 173:1
object ^[3] - 217:2,
 223:10, 283:15
objection ^[5] - 95:17,
 95:21, 127:12,
 197:20, 277:12
objectives ^[1] - 204:1
obligation ^[1] - 207:1
observations
^[2] - 102:13, 104:4
obtained ^[2] - 40:13,
 58:5
obviate ^[1] - 67:10
obviously
^[10] - 33:21, 56:5,
 59:4, 66:19, 193:21,
 204:15, 212:21,
 214:14, 257:10,
 274:17
Occupancy
^[1] - 140:9
occupant ^[6] - 58:19,
 112:5, 115:7,
 135:20, 166:14,
 222:19
occupied ^[1] - 183:19
occur ^[1] - 45:14
occurring ^[1] - 66:5
occurs ^[2] - 66:9,
 79:20
October ^[5] - 6:9,
 8:17, 14:12, 14:13,
 14:15
oddly ^[2] - 220:7,
 220:8
oddly-shaped
^[1] - 220:8
OF ^[8] - 1:2, 1:4,
 300:18, 301:1,
 302:2, 302:18,
 302:19, 302:19
off-street ^[3] - 60:20,
 61:1, 73:17

off/pick ^[1] - 101:20

offended ^[2] - 26:6,
254:7

offending ^[1] - 227:20

offering ^[1] - 242:11

Office ^[1] - 77:11

office ^[18] - 35:19,
182:2, 183:9,
183:15, 214:4,
275:3, 281:14,
289:7, 289:16,
289:20, 290:3,
290:7, 290:11,
290:14, 291:3,
291:4, 291:6,
291:10

officer ^[3] - 38:1,
238:3, 276:21

Offices ^[2] - 32:12,
149:13

offices ^[2] - 37:13,
224:19

OFFICIAL ^[1] - 1:19

official ^[3] - 22:20,
75:21, 115:19

officials ^[1] - 260:4

offset ^[4] - 205:3,
205:13, 294:17,
294:21

often ^[3] - 117:21,
218:17, 258:8

oftentimes ^[1] - 155:9

old ^[10] - 19:7, 19:9,
154:6, 168:18,
168:21, 184:1,
217:6, 220:17,
228:10, 281:13

older ^[1] - 174:2

Olson ^[1] - 198:2

OLSON ^[1] - 198:3

omission ^[1] - 143:21

on-line ^[1] - 6:6

on-site ^[4] - 6:10,
76:19, 92:21,
101:20

on-street ^[3] - 73:15,
74:3, 74:9

once ^[5] - 35:11, 66:9,
241:12, 244:13,
244:19

One ^[3] - 224:14,
238:13, 239:3

one ^[123] - 7:17, 10:21,

11:14, 11:17, 22:3,
 33:19, 38:15, 39:7,
 39:8, 41:9, 44:11,
 44:12, 50:5, 54:13,
 55:9, 60:18, 62:12,
 64:13, 68:18, 69:10,
 76:4, 79:8, 81:21,
 82:2, 82:3, 85:8,
 88:8, 90:16, 91:10,
 92:4, 92:16, 98:7,
 103:4, 118:17,
 126:2, 127:13,
 127:17, 128:1,
 128:4, 130:8,
 130:10, 137:5,
 141:19, 143:20,
 146:16, 150:11,
 151:9, 152:4,
 152:10, 154:11,
 156:4, 157:17,
 158:1, 172:18,
 178:10, 179:9,
 179:15, 179:17,
 180:1, 184:2, 184:7,
 184:12, 186:20,
 187:16, 193:20,
 194:14, 194:17,
 196:19, 196:21,
 197:9, 199:5,
 199:16, 203:6,
 208:1, 208:9, 211:1,
 211:11, 212:14,
 213:20, 228:18,
 231:5, 231:11,
 232:6, 233:20,
 234:6, 234:21,
 235:12, 235:13,
 240:17, 241:1,
 242:3, 242:17,
 245:8, 246:13,
 247:5, 247:6,
 251:16, 251:17,
 254:4, 258:21,
 259:15, 261:15,
 268:18, 272:13,
 273:6, 273:8,
 273:18, 278:17,
 278:18, 279:8,
 282:10, 289:2,
 291:1, 291:13,
 294:13, 295:16,
 295:18, 296:20

one-family

[1] - 193:20
onerous [1] - 90:17
onsite [1] - 93:4
open [15] - 9:16,
 21:18, 38:9, 80:6,
 130:3, 146:8,
 157:14, 172:14,
 182:3, 193:6,
 195:15, 249:13,
 255:21, 283:4,
 295:11
opens [1] - 9:13
operate [6] - 14:10,
 62:18, 62:20, 63:10,
 113:3, 113:13
operated [1] - 114:17
operates [1] - 89:2
operation [11] - 8:14,
 8:18, 45:13, 47:11,
 65:20, 102:19,
 111:21, 115:2,
 135:9, 166:9,
 222:13
operations [1] - 16:11
operators [4] - 58:16,
 62:8, 69:11, 71:3
opinion [6] - 39:14,
 69:19, 112:18,
 125:11, 139:20,
 203:9
opportunity [5] - 45:5,
 56:16, 73:16, 88:18,
 296:5
opposed [4] - 46:10,
 61:5, 156:16, 295:2
opposite [1] - 91:13
opposition
 [2] - 133:19, 298:16
option [1] - 27:17
Orange [2] - 241:10,
 245:8
order [8] - 3:8, 39:4,
 49:16, 51:3, 68:11,
 86:2, 153:15,
 159:18
Ordinance [60] - 5:3,
 13:5, 13:19, 29:7,
 30:7, 35:13, 42:13,
 42:15, 44:18, 44:19,
 49:7, 49:21, 59:9,
 68:15, 69:1, 99:16,
 100:6, 102:17,
 106:9, 112:10,

114:1, 115:12,
 115:17, 116:17,
 119:15, 120:14,
 121:4, 126:21,
 133:13, 136:3,
 143:9, 161:19,
 163:16, 164:10,
 166:19, 173:20,
 174:19, 182:9,
 182:13, 202:1,
 215:10, 219:20,
 220:13, 223:3,
 233:2, 243:15,
 249:14, 262:20,
 264:1, 264:13,
 269:7, 269:11,
 274:7, 285:2,
 285:20, 286:3,
 286:11, 297:16,
 298:9, 298:19
Ordinance's
 [1] - 218:14
ordinary [1] - 108:15
organization
 [4] - 22:21, 84:4,
 86:9, 86:10
organize [1] - 38:4
orient [1] - 106:17
oriented [2] - 153:13,
 160:19
ORIGINAL [1] - 300:8
original [10] - 18:11,
 97:10, 228:13,
 228:17, 230:3,
 230:5, 232:4,
 232:11, 300:3,
 300:9
originally [4] - 22:16,
 23:15, 141:18,
 238:13
otherwise [13] - 14:5,
 24:12, 65:3, 114:8,
 115:10, 136:2,
 166:17, 218:1,
 219:21, 223:1,
 223:6, 271:13,
 274:1
ou [1] - 70:8
ought [1] - 257:17
ourselves [1] - 247:1
outcome [4] - 109:12,
 110:3, 110:10,
 302:7

outlined ^[2] - 105:2,
199:20

outset ^[1] - 159:16

outside ^[4] - 125:21,
126:1, 126:11,
277:3

outstanding

^[1] - 94:16

overall ^[1] - 24:13

overburdening

^[1] - 75:13

overcome ^[1] - 213:1

overflow ^[2] - 66:6,
75:17

overly ^[1] - 39:6

oversight ^[1] - 277:3

owing ^[10] - 13:10,
29:14, 120:20,
133:5, 160:17,
164:2, 174:10,
220:6, 285:14,
298:2

own ^[12] - 9:3, 9:4,
49:19, 84:8, 94:18,
143:5, 158:1, 159:3,
206:13, 207:5,
213:1, 277:3

owner ^[4] - 89:1, 89:6,
123:13, 158:12

owners ^[2] - 160:1,
199:4

Oxford ^[1] - 18:5

P

P-a-s-t-e-r ^[1] - 85:15

p.m ^[28] - 1:8, 3:2,
16:1, 32:1, 35:8,
35:14, 35:19, 37:1,
123:1, 138:1, 139:1,
145:2, 145:13,
146:14, 147:14,
149:1, 168:1, 176:1,
224:1, 270:3,
272:11, 273:16,
274:13, 274:18,
276:1, 288:1, 296:3,
299:19

PACHECO ^[5] - 34:6,
34:14, 35:5, 146:9,
271:1

Pacheco ^[2] - 1:16,
85:2

packing ^[2] - 40:2,

240:1
Packing ^[3] - 87:3,
89:14, 104:10
page ^[10] - 98:13,
113:8, 134:6, 165:3,
175:8, 221:9, 287:1,
299:3, 299:4
PAGE ^[3] - 2:2,
300:18, 301:9
Page ^[1] - 301:7
pages ^[7] - 98:14,
113:11, 165:2,
175:10, 221:6,
286:21, 299:2
paid ^[2] - 46:21, 56:3
paperwork ^[1] - 278:1
paraphrased
^[1] - 101:4
parcel ^[3] - 79:3,
94:12, 120:19
parcels ^[3] - 79:6,
89:1, 94:7
pardon ^[1] - 282:3
Park ^[1] - 241:12
park ^[13] - 71:21, 72:4,
74:13, 75:2, 75:4,
75:20, 84:9, 235:15,
238:7, 239:8,
240:10, 240:11
parked ^[5] - 75:14,
102:7, 153:17,
153:19
Parking ^[3] - 92:19,
100:18, 100:21
parking ^[89] - 7:19,
12:6, 41:8, 41:9,
58:4, 58:8, 58:21,
59:6, 60:12, 60:14,
60:20, 61:1, 62:12,
63:17, 65:2, 65:4,
65:10, 65:20, 66:13,
66:17, 67:9, 67:10,
67:21, 68:12, 68:16,
68:21, 70:1, 70:9,
71:6, 72:3, 72:5,
72:15, 72:18, 73:1,
73:15, 73:17, 73:20,
74:4, 74:5, 74:9,
74:11, 75:8, 75:12,
75:17, 76:9, 76:19,
76:20, 76:21, 78:17,
78:21, 79:4, 79:8,
79:10, 79:17, 84:2,

87:14, 87:16, 96:1,
 97:4, 101:3, 101:4,
 101:6, 101:8,
 101:10, 102:1,
 102:9, 102:15,
 102:18, 103:16,
 105:10, 110:10,
 113:21, 114:4,
 114:7, 114:10,
 114:17, 115:4,
 115:17, 115:21,
 116:5, 116:6, 116:8,
 116:9, 116:16,
 170:4, 170:6, 170:9,
 204:18, 205:9
part ^[34] - 13:9, 18:11,
 18:15, 23:2, 24:13,
 25:1, 29:10, 29:11,
 32:16, 42:12, 58:15,
 64:4, 65:16, 70:12,
 85:12, 146:1,
 152:19, 153:20,
 154:6, 154:11,
 154:16, 155:14,
 155:15, 155:21,
 158:12, 171:6,
 171:8, 191:4,
 192:11, 193:12,
 259:18, 269:11,
 274:21, 277:4
participant ^[1] - 92:4
participate ^[1] - 240:4
particularly ^[5] - 61:8,
 76:3, 220:4, 246:17,
 263:4
parties ^[1] - 302:6
Partners ^[1] - 168:12
partnership
^[1] - 267:9
partnerships
^[1] - 262:9
parts ^[1] - 257:11
party ^[2] - 160:6,
 300:7
pass ^[1] - 234:13
passageways
^[2] - 278:16, 285:18
passed ^[4] - 44:6,
 238:17, 238:19,
 242:6
passengers
^[1] - 87:19
passes ^[1] - 72:1

passing ^[1] - 255:7
past ^[2] - 6:12, 259:2
Paster ^[2] - 85:15,
 85:17
patience ^[1] - 271:20
patiently ^[1] - 217:12
patio ^[3] - 152:8,
 152:21, 162:5
Patrick ^[1] - 88:11
patronize ^[1] - 89:19
patrons ^[1] - 84:7
patterns ^[2] - 111:17,
 222:9
pay ^[1] - 244:2
peace ^[1] - 201:2
Peck ^[1] - 131:9
PECK ^[1] - 131:10
pedestrian ^[5] - 57:6,
 87:8, 156:3, 238:16,
 240:12
pedestrians
^[2] - 79:10, 241:20
peninsula ^[1] - 238:20
people ^[42] - 8:1,
 29:12, 59:10, 60:7,
 61:4, 61:5, 61:6,
 61:11, 71:15, 73:10,
 78:17, 84:13, 97:5,
 107:1, 116:3, 116:6,
 117:12, 135:14,
 174:4, 216:4,
 233:14, 235:18,
 236:14, 237:19,
 238:1, 238:8,
 240:19, 241:8,
 245:2, 246:14,
 254:8, 255:18,
 256:3, 257:1, 257:8,
 257:14, 257:18,
 258:8, 260:10,
 262:2, 271:12
people's ^[1] - 117:8
per ^[4] - 68:18,
 102:10, 105:12,
 162:1
percent ^[10] - 68:2,
 141:4, 143:5, 143:7,
 218:16, 229:12,
 237:9, 237:10,
 279:7, 282:19
perennial ^[1] - 78:11
perfectly ^[5] - 42:5,
 111:7, 160:9, 210:9,

227:14

perhaps ^[5] - 55:18,
71:10, 105:16,
121:6, 243:20

period ^[6] - 7:3, 7:13,
10:2, 10:3, 55:17,
56:7

permanent ^[1] - 8:13

permission ^[1] - 125:8

permit ^[3] - 52:12,
185:8, 284:3

Permit ^[65] - 6:12,
38:7, 38:12, 38:16,
38:20, 39:4, 39:15,
40:11, 40:13, 40:16,
41:7, 41:14, 53:9,
56:11, 56:13, 57:1,
60:11, 62:13, 64:17,
69:16, 83:17, 87:2,
93:19, 94:4, 95:15,
96:6, 110:9, 110:19,
111:14, 113:2,
113:13, 113:17,
113:21, 114:21,
115:14, 116:14,
116:20, 123:15,
123:21, 127:2,
130:15, 131:8,
132:1, 134:16,
134:19, 136:7,
136:10, 136:18,
162:4, 165:13,
165:17, 167:1,
167:3, 176:19,
176:20, 184:17,
184:20, 191:8,
200:1, 200:10,
201:19, 221:20,
223:13, 294:15

Permits ^[1] - 140:9

permits ^[1] - 233:7

permitted ^[3] - 40:10,
42:6, 56:21

person ^[7] - 80:12,
80:16, 81:9, 85:14,
86:7, 214:2, 258:2

personal ^[2] - 117:11,
182:10

personally ^[3] - 83:8,
105:21, 206:4

persons ^[4] - 114:13,
121:14, 175:2,
223:8

perspective

[2] - 160:5, 243:21

perspectives

[1] - 245:7

persuaded

[1] - 216:17

pertaining

[1] - 131:15

Petition [1] - 200:9**petition** [3] - 121:15,
249:7, 266:4**Petitioner** [43] - 4:5,
13:6, 14:10, 29:8,
30:20, 31:3, 32:16,
33:12, 35:10, 44:15,
86:13, 110:11,
112:13, 113:3,
113:6, 116:15,
119:9, 120:15,
121:10, 130:10,
132:21, 133:14,
134:1, 136:11,
136:14, 149:14,
163:18, 164:19,
164:20, 167:3,
173:21, 174:2,
198:5, 220:1, 221:4,
221:7, 222:5,
223:13, 284:17,
285:3, 297:17,
297:18, 299:3**Petitioner's**

[4] - 138:6, 150:6,
151:1, 199:20

Petitioners

[2] - 151:5, 154:2

phonetic) [2] - 80:14,
149:17**photo** [5] - 20:20,
21:4, 27:6, 31:2,
80:1**photograph**

[2] - 171:14, 281:11

photos [1] - 241:18**physically** [1] - 46:2**pick** [3] - 33:19, 87:19,
145:10**picture** [6] - 21:14,
153:10, 153:18,
171:11, 226:8,
281:10**pictures** [4] - 4:18,
5:7, 234:14, 236:17

piece ^[1] - 259:21
pioneers ^[1] - 239:9
Piper ^[1] - 224:18
pitch ^[4] - 180:13,
 203:11, 203:15,
 203:16
place ^[11] - 41:1,
 47:12, 50:20, 73:2,
 74:17, 76:9, 92:7,
 242:3, 246:19,
 290:5, 293:5
placeholder
^[1] - 124:4
placement ^[1] - 248:1
places ^[5] - 52:15,
 125:7, 141:18,
 205:8, 238:17
plan ^[35] - 23:7, 23:9,
 24:14, 25:12, 41:11,
 46:8, 48:18, 55:2,
 58:3, 58:6, 58:9,
 58:11, 65:12, 75:9,
 85:20, 90:3, 90:6,
 98:1, 98:2, 98:16,
 98:20, 99:1, 99:19,
 102:2, 102:5,
 105:21, 153:15,
 165:3, 183:5, 184:4,
 192:20, 255:5,
 290:15
planet ^[1] - 214:6
planned ^[1] - 32:21
planner ^[1] - 276:11
Planning ^[46] - 11:19,
 11:21, 12:2, 12:3,
 14:3, 23:19, 23:21,
 24:6, 24:10, 24:15,
 30:10, 43:19, 46:4,
 47:13, 56:17, 69:3,
 74:1, 81:7, 86:12,
 89:9, 93:17, 95:1,
 95:14, 95:17, 95:21,
 96:12, 112:19,
 112:21, 121:12,
 121:13, 246:5,
 246:11, 247:3,
 247:8, 247:16,
 247:21, 249:18,
 252:1, 252:17,
 253:19, 263:10,
 265:1, 266:14,
 269:3, 283:13
planning ^[7] - 12:8,

32:17, 91:6, 97:7,
 103:19, 281:4,
 283:12
plans ^[75] - 22:15,
 22:17, 25:7, 25:9,
 27:11, 27:21, 35:16,
 35:18, 73:2, 77:1,
 78:6, 88:16, 88:19,
 93:16, 93:18, 96:8,
 98:6, 105:2, 113:5,
 113:11, 116:18,
 118:3, 119:8,
 119:13, 121:10,
 121:19, 129:10,
 131:4, 134:4,
 136:14, 140:4,
 143:11, 144:17,
 145:1, 145:16,
 147:12, 155:15,
 158:19, 159:16,
 160:8, 164:19,
 164:21, 167:7,
 175:7, 179:7, 181:5,
 183:7, 183:8,
 185:19, 185:21,
 186:7, 191:5,
 197:21, 200:2,
 219:4, 219:5, 221:6,
 223:15, 249:16,
 249:21, 250:2,
 260:13, 268:1,
 268:11, 274:17,
 275:4, 286:19,
 289:6, 290:10,
 290:17, 296:16,
 299:2, 299:7
plant ^[4] - 40:2, 87:3,
 97:20, 104:10
Plant ^[1] - 89:14
planted ^[1] - 97:17
plastic ^[1] - 26:19
playroom ^[1] - 183:10
plaza ^[1] - 282:8
pleased ^[2] - 54:8,
 93:16
pleasure ^[2] - 91:5,
 248:4
plenty ^[1] - 70:9
plus ^[2] - 237:10,
 251:8
point ^[43] - 8:8, 9:21,
 47:18, 53:13, 68:8,
 77:6, 80:5, 86:15,

91:20, 92:13, 98:4,
 101:12, 101:17,
 101:21, 102:6,
 107:3, 128:10,
 136:4, 140:16,
 156:2, 157:12,
 180:5, 182:7,
 183:13, 187:18,
 195:11, 200:19,
 201:16, 203:6,
 208:6, 209:19,
 216:11, 217:1,
 232:19, 242:1,
 243:11, 248:18,
 251:7, 251:8,
 265:19, 279:1,
 293:17

Point ^[14] - 41:2,
 57:16, 64:1, 77:3,
 77:7, 87:6, 224:15,
 238:12, 239:5,
 240:10, 240:17,
 244:12, 244:19,
 257:16

Point's ^[1] - 238:18

pointed ^[3] - 112:13,
 128:11, 282:15

points ^[3] - 218:20,
 241:17, 258:18

poised ^[1] - 57:21

poles ^[3] - 27:10,
 27:12, 27:16

policy ^[18] - 18:20,
 18:21, 65:9, 66:18,
 67:1, 67:6, 67:7,
 106:8, 107:9,
 107:14, 107:16,
 107:19, 108:3,
 108:4, 108:20,
 108:21, 109:1,
 109:9

poor ^[1] - 152:16

porch ^[21] - 149:21,
 155:2, 155:3, 155:4,
 155:7, 155:12,
 155:13, 155:21,
 156:17, 158:4,
 158:14, 159:5,
 160:3, 161:14,
 161:17, 161:21,
 162:1, 162:8,
 165:14, 166:1,
 167:4

Porter ^[1] - 23:8
portico ^[1] - 66:11
portion ^[1] - 292:16
pose ^[1] - 158:17
position ^[9] - 52:15,
 52:17, 55:12,
 108:16, 109:17,
 129:4, 240:17,
 252:13, 257:1
positive ^[2] - 65:5,
 243:4
possibility ^[1] - 255:7
possible ^[2] - 34:10,
 104:20
post ^[2] - 4:20, 35:12
posted ^[4] - 4:6, 81:5,
 146:20, 274:6
posting ^[3] - 4:4, 5:3
potential ^[1] - 186:21
potentially ^[3] - 83:17,
 91:11, 182:3
practical ^[1] - 156:12
pre ^[2] - 161:2, 168:19
pre-existing
^[2] - 161:2, 168:19
precedent ^[1] - 218:11
precise ^[1] - 143:14
precluded ^[1] - 249:8
predates ^[1] - 194:9
predominantly
^[2] - 63:12, 63:15
prefer ^[3] - 117:12,
 118:8, 118:10
preference
^[2] - 117:14, 117:16
preferred ^[2] - 179:21,
 180:1
prejudge ^[1] - 202:4
premises ^[1] - 255:18
prepare ^[1] - 145:16
prepared ^[4] - 134:4,
 175:7, 221:7,
 286:19
prepares ^[1] - 247:13
presence ^[4] - 16:20,
 106:15, 106:19,
 248:3
present ^[5] - 82:18,
 115:18, 152:7,
 213:6, 291:2
presentation
^[4] - 83:1, 170:1,
 184:15, 217:18

presented ^[2] - 55:2,
141:9

presenting ^[1] - 243:9

preservation
^[1] - 279:19

President ^[1] - 88:11

pressure ^[1] - 72:18

pressures ^[1] - 263:13

presumably ^[1] - 73:1

presumption
^[3] - 64:18, 64:20,
72:5

pretty ^[3] - 26:14,
127:3, 169:20

previous ^[1] - 128:21

previously
^[6] - 116:20, 119:10,
121:10, 121:19,
167:7, 226:4

primary ^[1] - 282:10

principal ^[18] - 37:18,
42:2, 42:4, 45:9,
45:11, 46:17, 49:8,
55:7, 55:13, 71:14,
95:18, 106:7,
106:10, 106:13,
108:1, 108:5,
120:16, 281:18

principle ^[1] - 107:10

priority ^[1] - 267:2

privacy ^[3] - 156:19,
186:4, 186:5

problem ^[15] - 73:9,
76:9, 131:20,
140:11, 140:13,
202:13, 244:6,
252:19, 254:16,
257:7, 257:8, 258:9,
258:13, 258:17,
277:10

problems ^[6] - 93:7,
249:7, 263:16,
271:14, 277:5,
277:7

procedurally
^[1] - 108:11

procedure
^[1] - 249:13

proceed ^[23] - 5:4,
30:20, 31:1, 39:10,
39:17, 88:16, 93:20,
113:4, 116:18,
121:18, 133:1,

134:3, 158:20,
 160:10, 167:6,
 175:6, 221:5,
 223:13, 223:15,
 226:19, 277:14,
 286:18, 299:1
process ^[8] - 56:6,
 99:15, 210:15,
 245:20, 261:20,
 261:21, 264:20,
 284:3
produce ^[1] - 6:3
professionals
^[1] - 103:19
program ^[2] - 243:16,
 243:18
programatically
^[1] - 19:11
programs ^[3] - 20:9,
 239:18, 239:20
project ^[13] - 57:16,
 57:20, 82:19, 101:8,
 101:21, 149:16,
 158:8, 158:20,
 215:15, 215:17,
 215:19, 215:20,
 221:1
prolong ^[1] - 261:9
prominent ^[2] - 33:5,
 47:6
promise ^[2] - 239:8,
 241:2
promote ^[3] - 52:9,
 65:10, 91:21
promotion ^[1] - 58:15
prompted ^[1] - 162:11
properties ^[1] - 84:8
property ^[24] - 39:21,
 40:5, 75:10, 78:19,
 79:5, 83:9, 94:6,
 107:11, 113:3,
 127:1, 130:19,
 130:20, 151:8,
 152:12, 155:8,
 158:17, 160:4,
 168:15, 180:15,
 197:4, 198:11,
 199:2, 257:2, 282:7
Property ^[1] - 144:12
proportion ^[1] - 64:7
proposal ^[10] - 80:20,
 86:3, 112:15, 126:7,
 127:4, 198:11,

199:10, 251:9,
 251:16, 263:21
propose ^[3] - 118:7,
 128:13, 260:14
proposed ^[50] - 22:13,
 24:11, 40:15, 41:3,
 43:11, 63:6, 90:16,
 102:10, 107:21,
 112:2, 112:6, 112:7,
 115:4, 115:8, 119:8,
 121:9, 129:18,
 131:3, 131:20,
 135:11, 135:21,
 141:14, 142:5,
 152:9, 158:4,
 158:14, 159:8,
 160:2, 165:21,
 166:15, 168:18,
 173:4, 173:17,
 183:15, 197:21,
 198:7, 199:19,
 222:3, 222:21,
 283:15, 286:6,
 287:4, 290:10,
 295:4, 295:21,
 296:5, 296:8, 296:9,
 298:11
proposes ^[2] - 163:13,
 200:12
proposing ^[7] - 37:19,
 78:10, 78:20, 177:8,
 203:4, 257:6,
 278:10
Prospect ^[1] - 44:17
protection
^[2] - 154:18, 246:18
proud ^[2] - 259:12,
 259:13
proved ^[1] - 57:19
provide ^[9] - 13:8,
 64:5, 65:5, 94:17,
 101:15, 101:19,
 114:10, 242:10,
 243:2
provided ^[3] - 89:18,
 92:19, 140:1
providing ^[2] - 14:4,
 64:3
provisions ^[8] - 13:5,
 29:7, 120:14,
 132:20, 163:16,
 173:19, 219:20,
 285:2

proximity ^[7] - 57:9,
 59:9, 60:19, 61:2,
 69:9, 72:10, 87:11

PTDM ^[7] - 58:6, 58:9,
 58:11, 59:8, 65:12,
 70:12, 72:1

Public ^[3] - 301:7,
 302:5, 302:14

public ^[54] - 12:11,
 13:17, 14:6, 18:14,
 21:18, 26:7, 30:4,
 38:10, 59:10, 64:8,
 65:1, 71:19, 77:10,
 80:6, 103:1, 104:2,
 106:8, 107:9,
 107:14, 107:18,
 108:3, 108:4,
 108:20, 108:21,
 109:9, 114:6,
 114:14, 121:2,
 130:3, 132:3, 132:8,
 133:11, 157:15,
 160:13, 164:8,
 172:14, 173:7,
 174:17, 195:15,
 200:11, 200:17,
 220:11, 242:10,
 242:14, 260:3,
 283:5, 283:9, 284:7,
 286:1, 295:12,
 297:1, 297:2, 298:7

PUD ^[1] - 68:20

pull ^[4] - 66:11, 76:10,
 76:11, 293:17

pull-down ^[1] - 293:17

purchase ^[1] - 207:1

purchased ^[1] - 151:1

pure ^[1] - 217:4

purple ^[1] - 169:11

purpose ^[18] - 16:17,
 30:6, 46:6, 48:5,
 48:13, 112:10,
 115:11, 121:4,
 133:13, 136:3,
 164:10, 166:18,
 174:19, 220:13,
 223:2, 255:20,
 286:3, 298:9

purposes ^[3] - 13:19,
 285:19, 293:12

push ^[1] - 59:5

put ^[22] - 7:6, 17:11,
 48:10, 50:10, 50:13,

52:18, 58:4, 90:12,
 91:10, 111:8, 127:2,
 152:4, 162:12,
 171:3, 233:12,
 235:8, 248:19,
 255:5, 259:14,
 280:6, 289:2, 293:4
putting ^[6] - 92:5,
 92:16, 97:3, 174:7,
 190:12, 286:5

Q

qualify ^[1] - 75:20
quality ^[6] - 27:4,
 94:17, 133:15,
 159:9, 164:15,
 285:5
quarters ^[1] - 192:19
query ^[1] - 43:10
questions ^[20] - 9:20,
 20:16, 21:17, 26:8,
 80:4, 86:5, 128:8,
 129:21, 143:16,
 157:11, 170:2,
 171:17, 183:13,
 195:10, 200:21,
 213:2, 283:2, 294:5,
 297:5, 297:7
quick ^[2] - 224:7,
 229:14
quiet ^[1] - 246:19
quite ^[16] - 40:9,
 40:20, 51:12, 56:15,
 69:17, 72:3, 76:7,
 103:11, 107:10,
 163:5, 181:3,
 186:16, 204:19,
 237:18, 259:9,
 282:16
quotes ^[1] - 48:10

R

R-y-a-l-s ^[1] - 25:15
racks ^[1] - 93:3
RAFFERTY
^[71] - 37:10, 38:5,
 38:14, 38:21, 39:9,
 39:20, 42:14, 42:20,
 43:7, 43:13, 44:3,
 45:4, 47:3, 48:21,
 50:4, 51:8, 52:1,
 52:14, 53:10, 54:7,
 54:20, 56:1, 56:12,

59:15, 59:20, 60:3,
 60:6, 60:16, 61:21,
 62:5, 64:12, 67:4,
 67:18, 70:13, 70:17,
 73:7, 73:12, 74:6,
 74:10, 76:14, 77:5,
 79:21, 82:1, 82:5,
 82:9, 84:16, 85:1,
 90:5, 90:15, 91:2,
 91:12, 91:16, 91:19,
 92:3, 92:12, 95:4,
 95:10, 96:13, 96:18,
 96:21, 97:15, 99:10,
 100:3, 103:6,
 104:12, 105:19,
 106:12, 109:4,
 117:15, 117:19,
 122:9
Rafferty ^[9] - 37:12,
 38:3, 66:14, 70:4,
 82:17, 84:10, 89:11,
 103:5, 106:6
rafters ^[1] - 203:18
rail ^[4] - 77:7, 77:15,
 77:17, 116:11
railway ^[1] - 78:3
raise ^[2] - 210:17,
 298:13
raised ^[2] - 143:16,
 144:9
raising ^[1] - 208:3
ram ^[1] - 262:4
ramp ^[10] - 51:5,
 279:11, 279:12,
 279:17, 280:13,
 284:19, 286:5,
 286:10, 286:17
ramps ^[2] - 239:2,
 247:6
range ^[2] - 142:3,
 151:3
Ranjit ^[2] - 100:20,
 172:11
ranting ^[1] - 261:2
rapid ^[1] - 69:13
rate ^[1] - 44:4
rates ^[1] - 79:11
rather ^[12] - 17:2,
 17:9, 30:16, 48:14,
 95:19, 97:12,
 210:15, 212:14,
 243:18, 253:8,
 254:10, 281:6

ratio ^[1] - 237:8
rational ^[3] - 103:14,
 153:6, 155:1
raving ^[1] - 261:2
re ^[1] - 4:20
re-post ^[1] - 4:20
reached ^[2] - 107:17,
 109:20
react ^[1] - 262:21
read ^[14] - 12:1, 23:20,
 26:5, 59:3, 85:3,
 85:12, 85:13, 95:1,
 102:3, 196:2,
 247:17, 247:18,
 294:10, 301:18
reading ^[6] - 91:15,
 179:20, 231:7,
 247:20, 300:13,
 301:4
Reading ^[29] - 12:3,
 22:4, 23:21, 24:18,
 26:1, 85:17, 86:20,
 88:12, 89:9, 92:19,
 94:1, 95:14, 100:21,
 101:5, 130:13,
 131:11, 158:1,
 158:11, 159:2,
 160:1, 173:2,
 179:21, 197:12,
 198:6, 199:17,
 200:6, 283:13,
 284:3, 295:20
ready ^[14] - 12:17,
 28:3, 28:20, 110:17,
 132:10, 161:10,
 163:8, 173:12,
 173:13, 219:13,
 272:14, 280:18,
 284:11, 297:12
real ^[4] - 58:15, 242:1,
 245:15, 246:16
reality ^[2] - 240:9,
 253:12
realize ^[1] - 272:21
really ^[48] - 8:2, 17:15,
 40:17, 52:7, 53:6,
 56:14, 57:11, 58:16,
 62:1, 63:4, 65:18,
 73:4, 84:13, 92:9,
 104:17, 106:1,
 126:9, 151:7, 157:1,
 157:6, 171:11,
 178:1, 181:11,

182:18, 201:5,
 201:18, 204:20,
 207:17, 211:16,
 212:20, 213:5,
 215:13, 216:17,
 216:18, 216:21,
 217:7, 238:18,
 247:1, 251:4,
 257:17, 257:18,
 259:12, 259:17,
 261:3, 262:3, 263:3,
 265:1, 278:13
realtor ^[1] - 197:7
Realty ^[1] - 197:1
rear ^[10] - 79:2, 126:3,
 126:19, 150:9,
 163:12, 201:19,
 201:20, 202:3,
 282:7, 291:3
REASON ^[8] - 301:10,
 301:11, 301:12,
 301:13, 301:14,
 301:15, 301:16,
 301:17
reason ^[14] - 17:1,
 90:12, 162:3,
 174:15, 184:10,
 187:3, 187:17,
 237:2, 250:1,
 271:11, 275:2,
 278:9, 289:2, 301:5
reasonable
^[3] - 18:12, 24:13,
 255:7
reasons ^[9] - 33:17,
 108:7, 115:14,
 187:16, 222:20,
 228:17, 231:6,
 239:15, 300:14
receipt ^[7] - 22:2,
 85:10, 130:9,
 172:20, 196:20,
 283:11, 295:18
received ^[6] - 6:12,
 22:18, 25:9, 56:15,
 62:12, 83:2
RECEIVED
^[1] - 300:20
recent ^[1] - 68:14
recently ^[3] - 68:19,
 240:18, 296:4
receptive ^[1] - 56:18
recognize ^[1] - 150:10

recommend ^[1] - 96:4

recommendations

^[1] - 127:8

recommended

^[1] - 180:3

reconfigure ^[1] - 90:9

reconsider

^[1] - 260:15

reconvene ^[2] - 263:5,

267:11

reconvenes

^[1] - 253:4

record ^[23] - 20:11,

27:9, 32:11, 37:9,

37:12, 59:3, 108:10,

139:8, 149:12,

159:4, 160:16,

162:12, 178:6,

196:2, 201:16,

224:7, 224:9,

262:13, 276:9,

276:18, 277:4,

300:7, 301:20

RECORD ^[1] - 1:19

records ^[1] - 140:19

recruitment

^[1] - 238:4

red ^[1] - 169:8

redevelopment

^[2] - 94:7, 94:13

redo ^[1] - 143:11

redoing ^[1] - 133:2

redone ^[2] - 195:8,

211:21

reduce ^[9] - 58:13,

60:12, 65:1, 67:8,

70:2, 100:5, 113:21,

114:7, 203:5

reduced ^[4] - 63:17,

68:19, 110:9,

229:12

reducing ^[2] - 84:1,

114:4

reduction ^[23] - 41:7,

62:13, 64:16, 64:20,

65:17, 66:2, 66:21,

67:2, 67:13, 69:14,

73:19, 74:4, 76:5,

84:3, 87:14, 96:1,

99:9, 100:2, 101:3,

101:6, 103:16,

115:4, 116:15

refer ^[2] - 42:16, 46:15

Refer ^[1] - 301:7
reference ^[4] - 97:14,
 107:3, 111:4, 136:5
referenced
^[4] - 119:10, 121:11,
 121:19, 136:15
referred ^[4] - 58:10,
 61:3, 97:12, 223:16
referring ^[2] - 42:11,
 84:19
reflection ^[1] - 68:20
regard ^[41] - 5:3,
 13:11, 13:20, 26:1,
 29:3, 30:8, 88:5,
 88:6, 106:6, 111:13,
 112:11, 114:12,
 115:13, 115:17,
 121:5, 132:16,
 133:13, 133:16,
 134:18, 136:4,
 136:6, 136:15,
 140:2, 146:16,
 163:9, 163:10,
 164:11, 164:12,
 165:16, 166:21,
 174:20, 177:8,
 219:15, 220:14,
 222:16, 223:4,
 223:5, 232:4, 286:4,
 297:1, 298:10
regarding ^[3] - 99:6,
 101:3, 105:14
regardless ^[1] - 33:2
regards ^[3] - 3:16,
 41:4, 295:21
Regatta ^[2] - 254:20,
 254:21
region ^[2] - 89:3,
 94:19
register ^[1] - 160:2
regulations ^[1] - 72:3
rehabbed ^[1] - 151:7
relate ^[1] - 201:18
related ^[3] - 40:17,
 58:3, 302:6
relating ^[4] - 120:21,
 133:6, 174:10,
 285:15
relationships
^[1] - 262:8
relatives ^[1] - 182:16
relator ^[2] - 197:4,
 199:6

relevant ^[3] - 65:13,
69:12, 95:11

relief ^[70] - 13:16,
20:20, 21:4, 30:3,
30:15, 30:21, 41:7,
41:12, 43:17, 47:20,
49:18, 52:16, 52:20,
56:3, 60:12, 69:8,
83:16, 90:1, 100:7,
103:9, 121:1, 133:9,
133:10, 134:21,
135:8, 135:16,
150:18, 159:18,
161:4, 161:6,
162:13, 162:14,
162:20, 163:7,
164:1, 164:5, 164:7,
164:11, 165:18,
166:5, 170:15,
174:15, 174:16,
185:20, 187:4,
191:16, 206:17,
208:16, 215:7,
220:10, 220:15,
222:3, 243:6,
243:20, 244:3,
244:7, 263:20,
268:20, 269:1,
278:9, 278:20,
279:5, 280:1,
283:19, 285:21,
292:13, 298:5,
298:6, 298:17

reliefs ^[1] - 123:21

relocate ^[1] - 136:11

relocation ^[2] - 95:18,
125:18

rely ^[1] - 71:18

remain ^[2] - 213:6,
290:18

remaining ^[1] - 124:11

remarks ^[2] - 39:19,
103:5

remember ^[6] - 50:10,
145:12, 188:18,
190:12, 190:14,
239:4

remind ^[1] - 147:11

reminded ^[1] - 213:20

remove ^[5] - 9:3,
151:17, 152:5,
202:18, 227:19

removed ^[7] - 152:7,

152:10, 152:11,
 152:14, 202:21,
 212:8, 230:19

removing ^[1] - 156:19

rendering ^[1] - 97:21

renderings ^[1] - 165:1

renovate ^[4] - 152:19,
 198:10, 199:6,
 210:8

renovated ^[1] - 182:19

renovation
^[6] - 173:4, 197:18,
 199:9, 199:19,
 210:14, 214:8

renovations
^[8] - 151:4, 151:9,
 151:17, 156:12,
 181:21, 198:7,
 212:4, 295:4

rent ^[3] - 71:11, 71:17,
 124:12

rentals ^[1] - 93:3

REP ^[1] - 301:2

repetitive ^[3] - 249:7,
 249:16, 249:19

REPLACE ^[1] - 300:18

replace ^[3] - 40:4,
 130:15, 281:15

replacing ^[3] - 87:19,
 171:18, 282:4

reply ^[1] - 209:8

report ^[3] - 32:20,
 228:10, 231:7

REPORTER
^[1] - 302:20

Reporter ^[2] - 302:4,
 302:14

REPORTERS
^[1] - 1:19

represent ^[2] - 45:21,
 52:6

representative
^[2] - 23:2, 24:4

representatives
^[3] - 25:2, 25:3, 260:4

represented
^[1] - 44:15

representing
^[1] - 89:12

represents ^[1] - 86:11

REPRODUCTION
^[1] - 302:18

reputation ^[3] - 89:2,

94:16, 262:8
request ^[27] - 12:5,
 18:16, 22:6, 24:1,
 24:9, 41:14, 41:15,
 41:18, 52:4, 55:1,
 58:3, 65:13, 73:18,
 87:15, 95:15,
 107:15, 118:4,
 123:14, 125:12,
 126:14, 138:6,
 163:10, 169:18,
 219:16, 248:20,
 252:2, 284:18
requested ^[9] - 30:21,
 86:18, 87:13, 96:5,
 165:17, 175:5,
 223:14, 283:14,
 284:17
requesting
^[8] - 16:12, 32:14,
 125:8, 127:1,
 127:18, 142:19,
 245:17, 248:21
requests ^[1] - 68:12
require ^[5] - 102:18,
 150:18, 161:4,
 292:13, 298:4
required ^[23] - 9:3,
 41:8, 41:13, 48:16,
 48:18, 52:21, 53:5,
 60:12, 73:19, 84:2,
 92:20, 99:8, 100:1,
 101:4, 102:15,
 108:6, 108:18,
 114:1, 116:16,
 125:11, 126:10,
 184:20, 283:19
required) ^[1] - 301:7
requirement
^[23] - 42:12, 42:18,
 43:6, 43:8, 43:10,
 44:1, 46:6, 48:5,
 50:3, 55:13, 58:7,
 60:11, 66:8, 97:16,
 99:11, 100:8, 107:6,
 119:16, 143:9,
 233:16, 233:18,
 275:1, 282:20
requirements
^[21] - 4:4, 47:19,
 48:15, 55:4, 59:8,
 60:14, 67:20, 68:3,
 72:5, 100:5, 102:5,

114:21, 115:16,
 119:14, 133:4,
 133:18, 167:1,
 180:6, 228:14,
 243:14, 268:20
requires ^[14] - 30:18,
 41:9, 58:8, 74:11,
 115:21, 125:19,
 126:5, 133:9, 163:4,
 170:14, 202:1,
 251:10, 264:2,
 278:19
requiring ^[3] - 46:1,
 106:9, 164:4
reside ^[7] - 32:17,
 82:14, 131:11,
 159:21, 173:2,
 174:4, 199:16
Residence
^[1] - 150:14
resident ^[2] - 74:11,
 74:13
residential ^[7] - 18:11,
 58:1, 68:17, 78:2,
 87:10, 116:10,
 200:13
residents ^[7] - 8:3,
 23:4, 59:12, 85:21,
 86:3, 116:6, 130:18
resides ^[2] - 295:19,
 296:3
residing ^[1] - 297:20
resolved ^[1] - 33:2
respect ^[11] - 48:19,
 54:10, 62:1, 63:4,
 65:12, 112:16,
 116:19, 119:7,
 128:12, 186:20,
 284:16
respectful ^[1] - 131:1
respectfully
^[2] - 131:6, 259:4
respects ^[1] - 29:18
respond ^[3] - 266:5,
 266:7, 266:10
response ^[3] - 103:11,
 111:6, 111:7
Response
^[11] - 11:12, 20:18,
 21:21, 85:6, 103:3,
 130:6, 157:16,
 172:17, 196:17,
 283:7, 295:15

responsive ^[1] - 99:19

rest ^[1] - 238:21

restatement

^[1] - 102:4

restaurant

^[15] - 44:16, 89:18,
90:2, 90:4, 90:6,
90:14, 90:21, 91:9,
91:21, 92:6, 92:15,
111:2, 238:5,
238:10, 242:13

restaurants

^[3] - 89:20, 92:1,
105:4

restriction ^[1] - 109:7

result ^[5] - 6:1, 135:8,
161:18, 220:18,
252:14

retail ^[4] - 17:9, 17:14,
72:4, 72:7

retaining ^[2] - 79:2,
204:17

rethink ^[2] - 263:14,
269:4

retired ^[2] - 96:1,
212:16

review ^[7] - 80:19,
86:3, 131:3, 178:9,
284:3, 284:20,
296:5

reviewed ^[9] - 24:1,
24:6, 41:15, 46:2,
95:14, 99:11, 101:1,
283:13, 296:2

reviewing ^[1] - 85:20

Rica ^[1] - 240:3

RICHARD

^[60] - 224:13, 224:17,
225:7, 225:14,
225:17, 226:5,
226:10, 226:16,
227:7, 227:14,
228:1, 228:7, 229:9,
229:10, 229:19,
230:14, 230:17,
230:21, 231:13,
231:17, 231:20,
232:10, 232:15,
233:8, 234:9,
234:12, 234:17,
234:19, 235:11,
235:17, 235:21,
236:7, 236:16,

241:7, 245:13,
 246:10, 247:10,
 247:14, 247:19,
 248:10, 249:4,
 249:10, 250:5,
 250:15, 251:21,
 253:10, 253:21,
 254:2, 254:18,
 255:13, 256:9,
 256:20, 260:1,
 269:10, 269:15,
 269:19, 270:13,
 271:6, 271:15,
 275:17
Richard ^[2] - 224:14,
 224:17
Richmond
^[1] - 130:12
rid ^[1] - 247:4
rides ^[1] - 214:3
ridge ^[7] - 177:16,
 178:2, 180:2, 180:5,
 180:10, 203:7,
 203:11
riding ^[1] - 237:11
rigid ^[1] - 54:17
Rindge ^[1] - 240:1
Rise ^[1] - 17:13
RISEN ^[74] - 176:15,
 176:21, 177:5,
 177:9, 177:14,
 177:18, 178:3,
 178:8, 179:9,
 179:12, 179:17,
 180:7, 180:11,
 180:18, 180:21,
 181:7, 181:10,
 181:19, 182:15,
 183:2, 183:9,
 183:17, 184:16,
 185:1, 185:7,
 185:10, 185:15,
 186:1, 186:6,
 186:13, 187:15,
 188:1, 188:7,
 188:12, 188:18,
 189:5, 189:11,
 189:14, 189:17,
 189:21, 190:4,
 190:7, 190:20,
 191:4, 191:10,
 192:5, 192:9,
 192:19, 193:4,

193:9, 193:21,
 194:4, 194:8,
 194:17, 200:20,
 202:5, 202:14,
 203:8, 203:10,
 204:2, 204:13,
 205:7, 205:16,
 206:20, 207:10,
 208:1, 209:18,
 210:19, 213:11,
 213:15, 213:20,
 219:8, 219:11,
 221:18
risen ^[1] - 219:3
Risen ^[2] - 176:15,
 221:8
Risen's ^[1] - 198:20
risk ^[1] - 277:16
river ^[4] - 246:17,
 246:18, 247:5,
 259:19
Riverside ^[1] - 199:8
road ^[2] - 84:13,
 257:15
rodent ^[1] - 93:7
Roebuck ^[2] - 19:8,
 19:9
ROGERS ^[2] - 82:13,
 84:5
Rogers ^[3] - 82:14,
 84:19, 86:10
Ronald ^[1] - 22:3
roof ^[12] - 151:7,
 178:15, 179:2,
 180:2, 180:4,
 180:12, 203:12,
 203:17, 204:12,
 212:10, 281:8,
 292:17
rooftop ^[1] - 281:8
room ^[10] - 63:20,
 68:4, 92:21, 102:10,
 155:16, 190:11,
 204:5, 206:13,
 290:17, 296:15
rooms ^[11] - 41:10,
 41:11, 51:12, 63:19,
 63:20, 182:17,
 182:19, 182:20,
 183:6, 198:18,
 291:1
roughly ^[5] - 141:2,
 141:4, 189:19,

229:21, 230:13
route ^[1] - 117:13
Route ^[1] - 246:15
routinely ^[1] - 68:12
RUDMAN
^[22] - 224:17, 229:10,
 229:19, 230:14,
 230:17, 230:21,
 231:13, 231:17,
 231:20, 232:10,
 232:15, 233:8,
 234:9, 234:12,
 234:17, 235:11,
 235:17, 235:21,
 236:7, 236:16,
 250:15, 260:1
Rudman ^[1] - 224:18
rule ^[2] - 5:16, 162:1
rules ^[3] - 145:9,
 274:21, 275:1
ruling ^[1] - 108:17
run ^[4] - 6:17, 75:10,
 169:8, 281:5
runs ^[1] - 8:16
Ruth ^[2] - 25:14, 26:4
Ryals ^[3] - 25:14,
 26:4, 26:6

S

safer ^[2] - 43:16, 44:7
safety ^[12] - 65:1,
 75:15, 112:5, 114:6,
 115:7, 135:20,
 153:21, 154:8,
 156:12, 160:21,
 166:14, 222:19
Salim ^[1] - 172:21
SALIM ^[1] - 172:21
SAME ^[1] - 302:19
San ^[1] - 294:15
sat ^[2] - 56:2, 251:1
satisfactory
^[3] - 48:20, 110:4,
 110:11
satisfied ^[1] - 111:7
satisfies ^[1] - 119:13
satisfy ^[1] - 50:12
satisfying ^[2] - 4:4,
 48:19
Saturday ^[3] - 8:16,
 8:17, 14:13
Saturdays ^[1] - 14:16
save ^[2] - 189:19,

232:18
saw ^[10] - 9:5, 27:16,
 28:14, 98:6, 98:10,
 98:12, 111:5,
 144:10, 196:7,
 207:10
scale ^[1] - 157:9
scaled ^[1] - 63:20
scheduled ^[1] - 87:7
scheme ^[1] - 267:1
scholarship
^[1] - 240:2
School ^[2] - 12:6,
 285:7
school ^[8] - 4:12, 9:2,
 13:13, 88:7, 182:8,
 187:5, 233:14
schooled ^[1] - 181:21
schooling ^[7] - 182:4,
 183:1, 183:2,
 187:15, 193:8,
 193:9, 209:12
Science ^[2] - 235:6,
 241:12
science ^[1] - 72:8
Scott ^[1] - 198:3
seagulls ^[1] - 239:7
sealed ^[1] - 154:20
SEAN ^[16] - 32:9,
 34:1, 34:4, 34:7,
 34:16, 35:2, 35:20,
 36:7, 149:10,
 151:12, 151:16,
 152:1, 152:6, 157:5,
 160:15, 161:20
Sean ^[7] - 3:20, 32:11,
 149:12, 190:9,
 190:13, 191:11,
 191:15
searching ^[1] - 247:1
Sears ^[2] - 19:8, 19:9
seasons ^[1] - 155:13
seated ^[1] - 37:16
seating ^[1] - 46:10
second ^[26] - 17:6,
 32:15, 41:6, 43:12,
 44:11, 88:8, 124:13,
 124:19, 125:6,
 126:15, 126:17,
 177:2, 181:15,
 190:10, 250:19,
 268:19, 272:13,
 288:17, 289:5,

290:18, 291:1,
 291:2, 291:11,
 292:1, 293:17,
 293:19
secondary ^[1] - 45:12
Secretary ^[2] - 1:16,
 77:12
section ^[4] - 42:15,
 43:20, 79:7, 258:7
Section ^[2] - 60:15,
 119:14
see ^[58] - 5:10, 14:20,
 20:6, 21:16, 22:2,
 47:15, 50:13, 57:2,
 61:19, 71:7, 71:8,
 73:21, 74:5, 76:21,
 79:2, 88:18, 88:20,
 97:1, 105:6, 105:15,
 124:5, 129:13,
 152:18, 153:9,
 153:10, 153:15,
 158:20, 159:17,
 178:14, 191:15,
 192:20, 198:20,
 205:7, 207:12,
 207:16, 208:9,
 211:15, 236:8,
 236:20, 237:5,
 241:14, 241:19,
 243:16, 244:8,
 245:5, 253:2,
 255:16, 255:19,
 259:19, 262:20,
 263:8, 268:16,
 269:10, 275:12,
 277:9, 281:11
seek ^[9] - 27:18,
 43:17, 44:8, 49:17,
 67:2, 99:7, 108:14,
 159:18, 163:7
seeking ^[14] - 41:12,
 60:13, 132:2,
 133:15, 162:3,
 176:19, 181:14,
 187:4, 244:7, 248:5,
 249:6, 250:1, 258:2,
 280:1
seem ^[5] - 10:4, 91:7,
 91:8, 209:21, 263:2
seeming ^[1] - 291:2
sees ^[1] - 241:19
self ^[3] - 93:5, 105:9,
 185:18

self-contained

[1] - 93:5

self-explanatory

[1] - 185:18

self-interest

[1] - 105:9

sell [1] - 199:5**sending** [1] - 105:5**senior** [1] - 276:11**Senior** [1] - 1:10**sense** [11] - 4:20,

47:10, 109:19,

140:14, 141:7,

212:13, 216:5,

245:6, 245:9,

263:16, 292:18

sensible [1] - 93:9**sensitive** [1] - 39:7**sent** [1] - 56:18**sentence** [1] - 247:17**sentiment** [1] - 215:18**separate** [6] - 39:3,

68:16, 108:5,

124:21, 194:13

separation [1] - 77:16**September**

[2] - 226:21, 240:19

series [4] - 58:11,

68:3, 70:19, 278:15

serious [3] - 258:16,

263:9, 294:2

seriously [1] - 258:1**serve** [2] - 45:11, 46:5**served** [2] - 14:6,

109:1

service [10] - 65:21,

71:9, 89:17, 90:14,

91:9, 92:8, 93:2,

94:17, 105:14,

243:3

services [1] - 101:19**Services** [3] - 140:7,

300:4, 300:8

sessions [1] - 127:15**set** [12] - 51:8, 100:5,

103:21, 136:21,

138:17, 155:11,

163:2, 178:13,

204:14, 204:19,

302:9, 302:11

setback [20] - 67:19,

143:21, 150:1,

152:13, 155:9,

156:15, 160:6,
 162:5, 162:21,
 163:13, 170:8,
 180:1, 201:17,
 201:19, 202:3,
 202:6, 279:13,
 286:9, 292:8,
 292:12
setbacks ^[4] - 180:3,
 201:18, 202:10,
 286:14
setting ^[1] - 104:8
setup ^[2] - 8:20, 9:13
seven ^[32] - 35:8,
 35:14, 41:13, 64:16,
 64:20, 65:17, 66:2,
 66:21, 67:13, 68:7,
 72:9, 75:18, 76:5,
 84:2, 87:14, 92:20,
 101:6, 113:21,
 116:16, 131:2,
 146:14, 169:4,
 178:12, 179:18,
 188:17, 189:6,
 208:1, 218:16,
 272:11, 273:16,
 274:13, 292:15
seven-foot
^[1] - 178:12
seventh ^[3] - 82:5,
 281:9, 281:16
Seventh ^[1] - 85:18
several ^[3] - 22:3,
 51:2, 62:20
shall ^[3] - 46:17, 49:9,
 55:8
shape ^[6] - 13:11,
 29:16, 160:18,
 164:3, 174:11,
 220:7
shaped ^[2] - 220:8,
 285:16
share ^[4] - 50:6,
 66:11, 153:11,
 160:4
shed ^[18] - 127:18,
 176:20, 177:15,
 178:17, 179:1,
 179:21, 184:21,
 185:1, 185:11,
 189:14, 189:16,
 189:19, 191:8,
 191:17, 198:1,

214:4, 219:17,
 221:5
shed's ^[1] - 185:3
sheet ^[3] - 228:16,
 301:5, 301:7
SHEET ^[3] - 300:1,
 300:19, 301:3
Sheet ^[4] - 300:3,
 300:5, 300:14,
 301:8
sheets ^[1] - 229:2
Shepard ^[5] - 168:6,
 168:14, 168:16,
 173:2, 173:5
shield ^[3] - 78:16,
 79:3, 79:10
shielded ^[2] - 79:1,
 79:18
shields ^[1] - 78:15
Shop ^[2] - 6:2, 6:5
shop ^[2] - 61:5, 104:8
short ^[2] - 75:18, 79:7
Shorthand ^[2] - 302:4,
 302:14
shortly ^[1] - 279:18
shovel ^[1] - 292:20
show ^[9] - 27:12, 28:1,
 140:20, 203:18,
 227:9, 234:7,
 257:10, 259:20,
 261:8
showed ^[2] - 144:13,
 186:6
showing ^[2] - 102:14,
 191:19
shown ^[5] - 96:8,
 121:10, 128:14,
 128:15, 185:19
shows ^[5] - 21:14,
 90:7, 189:2, 232:18,
 232:19
shrubbery ^[1] - 156:6
shrubs ^[1] - 78:12
Shulman ^[1] - 71:4
shuttle ^[3] - 71:8,
 93:2, 101:18
side ^[45] - 16:14,
 19:15, 40:7, 42:5,
 48:8, 48:9, 57:8,
 74:15, 97:4, 128:2,
 128:5, 143:21,
 151:18, 152:20,
 153:19, 154:5,

154:10, 154:13,
 154:14, 156:13,
 160:20, 161:6,
 163:13, 169:3,
 170:7, 171:14,
 180:3, 194:15,
 202:16, 204:17,
 204:21, 205:1,
 205:4, 205:12,
 214:20, 236:6,
 237:2, 239:21,
 241:13, 295:1,
 295:3, 295:4
sides ^[9] - 126:18,
 126:19, 126:20,
 162:7, 203:21,
 204:10, 204:14,
 245:3, 245:4
sidewalk ^[5] - 51:13,
 51:17, 79:9, 95:20,
 97:20
siding ^[3] - 212:7,
 212:8, 212:10
sight ^[1] - 244:18
Sign ^[3] - 24:1, 31:5,
 301:6
sign ^[69] - 16:13,
 16:17, 16:21, 17:5,
 17:11, 17:21, 18:8,
 18:12, 18:19, 18:20,
 19:15, 20:11, 20:12,
 21:7, 21:11, 22:5,
 22:6, 22:10, 23:10,
 24:2, 24:5, 24:6,
 24:12, 24:14, 24:20,
 25:8, 25:12, 27:2,
 27:19, 29:4, 29:18,
 29:21, 30:1, 30:9,
 30:17, 30:18, 35:11,
 35:12, 88:6, 146:17,
 146:18, 146:20,
 146:21, 147:3,
 230:19, 231:11,
 231:14, 231:16,
 232:6, 232:20,
 233:21, 234:3,
 235:9, 236:5, 236:8,
 236:12, 237:2,
 244:16, 246:17,
 247:4, 247:5, 257:9,
 257:10, 257:19,
 259:19, 273:19,
 274:3, 274:8,

300:14

sign's ^[1] - 17:20

sign/banner

^[1] - 22:16

signage ^[21] - 3:16,

18:21, 22:13, 23:1,

229:6, 229:12,

230:1, 233:1, 233:5,

233:11, 243:8,

243:16, 243:18,

244:21, 245:1,

245:20, 257:6,

257:14, 259:1,

260:18, 274:5

SIGNATURE

^[1] - 300:1

signed ^[8] - 88:11,

98:21, 135:15,

156:15, 200:6,

247:13, 299:9,

300:6

SIGNED ^[1] - 300:19

significance ^[1] - 67:5

significant ^[4] - 51:5,

57:3, 159:10,

210:16

significantly

^[2] - 22:11, 50:18

signs ^[63] - 5:3, 19:3,

19:5, 228:17,

228:19, 229:1,

229:2, 229:7,

229:11, 231:5,

231:8, 231:10,

231:12, 232:5,

232:21, 233:20,

234:5, 234:7, 236:5,

243:7, 243:12,

244:3, 244:14,

245:16, 246:1,

246:12, 248:1,

248:5, 248:21,

249:1, 249:3, 250:2,

250:7, 250:13,

250:14, 251:3,

251:7, 251:11,

251:12, 251:13,

254:4, 254:5,

254:12, 255:9,

257:17, 258:14,

260:16, 263:4,

264:8, 264:21,

265:2, 265:9,

266:13, 266:20,
 268:4, 268:12,
 268:13, 268:17,
 274:1, 274:8, 274:9
sill ^[1] - 17:6
similar ^[2] - 49:3, 89:3
similarly ^[2] - 153:4,
 155:1
simple ^[2] - 215:9,
 289:1
simply ^[2] - 48:15,
 217:5
simulated ^[1] - 140:3
simulation ^[2] - 20:21,
 21:4
simulations ^[4] - 27:6,
 31:2, 268:14,
 268:16
Singanayagam
^[2] - 47:5, 53:7
Singanayagam's
^[1] - 109:17
single ^[12] - 45:20,
 58:18, 59:12,
 168:17, 180:19,
 181:1, 181:2,
 181:12, 184:8,
 184:9, 285:18,
 296:12
single-family
^[5] - 180:19, 181:1,
 181:2, 181:12,
 296:12
sister ^[2] - 194:15,
 195:4
sit ^[2] - 153:2, 253:4
site ^[35] - 6:10, 6:16,
 8:2, 8:5, 9:4, 18:8,
 41:2, 41:11, 66:4,
 67:11, 68:6, 69:11,
 75:3, 75:8, 75:16,
 76:19, 79:16, 83:10,
 87:9, 88:7, 88:21,
 89:14, 92:21, 93:7,
 98:16, 101:20,
 111:15, 113:14,
 116:2, 121:1, 150:2,
 153:8, 153:15,
 165:2, 192:20
sited ^[3] - 149:21,
 165:14, 167:4
sites ^[1] - 102:20
sits ^[1] - 279:12

Sitting ^[13] - 3:3, 16:2,
 32:2, 37:2, 123:2,
 138:2, 139:2, 149:2,
 168:2, 176:2, 224:2,
 276:2, 288:2

sitting ^[2] - 277:5,
 277:7

situation ^[3] - 124:15,
 125:3, 234:3

six ^[5] - 126:10,
 179:18, 190:1,
 218:16, 299:2

six-foot ^[1] - 179:18

sixties ^[1] - 69:2

size ^[15] - 76:21,
 126:1, 133:6,
 140:18, 143:4,
 157:1, 160:17,
 168:21, 179:6,
 203:5, 214:17,
 217:6, 220:5,
 229:11, 268:12

sized ^[1] - 63:20

skate ^[1] - 240:11

skill ^[1] - 302:10

slated ^[2] - 57:3, 57:7

slight ^[3] - 109:5,
 292:2, 292:3

slightly ^[3] - 162:18,
 162:19

Sloan ^[4] - 281:12,
 282:10, 282:18,
 285:6

sloped ^[1] - 188:12

slowly ^[3] - 212:21,
 218:21, 242:1

small ^[9] - 6:7, 8:2,
 169:1, 195:3, 201:9,
 204:10, 204:21,
 217:6, 282:12

smaller ^[7] - 22:10,
 23:10, 25:12, 204:6,
 205:12, 214:17,
 282:13

Smart ^[2] - 134:4,
 149:15

smart ^[2] - 237:21,
 280:2

SMITH ^[21] - 16:10,
 19:1, 19:5, 19:9,
 19:17, 19:21, 20:3,
 20:7, 20:14, 21:2,
 21:5, 21:8, 21:13,

23:15, 26:13, 26:17,
 27:1, 27:13, 28:9,
 28:15, 31:12
Smith ^[3] - 16:11,
 24:3, 26:12
smoother ^[1] - 56:6
snow ^[1] - 292:19
SO ^[1] - 241:8
so... ^[2] - 42:9, 107:1
soak ^[1] - 116:5
soil ^[1] - 190:11
sold ^[2] - 183:20,
 197:4
solution ^[1] - 266:3
someone ^[3] - 8:10,
 61:15, 199:5
someplace ^[1] - 245:1
sometime ^[2] - 40:9,
 155:19
sometimes
^[1] - 109:18
somewhat ^[3] - 78:21,
 79:17, 292:3
somewhere ^[2] - 9:6,
 21:11
soon ^[1] - 190:16
sooner ^[1] - 253:8
sorry ^[11] - 6:16, 50:3,
 117:18, 185:6,
 230:15, 234:11,
 250:3, 250:17,
 263:13, 287:7,
 296:18
sort ^[8] - 68:10,
 129:14, 169:19,
 192:13, 192:21,
 216:5, 258:2, 293:1
sought ^[26] - 29:4,
 30:16, 83:16, 99:9,
 100:2, 100:6, 103:9,
 132:17, 134:19,
 135:1, 135:8,
 135:17, 136:8,
 159:6, 162:13,
 164:11, 165:18,
 166:21, 174:15,
 174:21, 175:5,
 221:21, 222:3,
 222:15, 286:17,
 298:17
soul ^[1] - 247:1
sounds ^[2] - 11:6,
 106:21

south ^[1] - 128:5
space ^[34] - 41:9,
 66:2, 66:13, 74:21,
 75:8, 76:5, 79:9,
 79:10, 101:19,
 144:1, 181:15,
 182:3, 182:5,
 187:18, 187:19,
 188:9, 188:13,
 192:12, 193:7,
 193:8, 193:10,
 204:3, 204:4, 204:9,
 208:14, 213:12,
 213:18, 214:21,
 281:14, 289:5,
 289:14, 289:16,
 289:20, 296:12
spaces ^[32] - 41:13,
 58:8, 64:16, 64:21,
 65:18, 66:18, 66:20,
 67:3, 67:6, 67:14,
 68:2, 68:4, 68:9,
 70:10, 72:9, 72:15,
 74:5, 75:3, 75:21,
 76:20, 84:2, 87:14,
 92:20, 101:4, 101:6,
 101:9, 102:9, 114:1,
 116:6, 116:16,
 126:17
spare ^[1] - 278:4
speaking ^[5] - 47:21,
 83:3, 83:8, 242:19,
 277:10
speaks ^[4] - 81:7,
 81:8, 86:11, 166:21
Special ^[67] - 6:12,
 38:7, 38:12, 38:16,
 38:20, 39:3, 39:15,
 40:8, 40:11, 40:13,
 40:16, 40:21, 41:7,
 41:14, 42:18, 56:11,
 56:13, 56:21, 60:11,
 62:13, 64:17, 69:16,
 83:17, 87:2, 93:19,
 94:4, 95:15, 96:6,
 110:9, 110:18,
 111:14, 113:2,
 113:13, 113:17,
 113:21, 114:21,
 115:14, 116:14,
 116:19, 123:15,
 123:21, 127:2,
 130:15, 131:7,

132:1, 134:16,
 134:19, 136:7,
 136:10, 136:18,
 162:3, 165:13,
 165:17, 167:1,
 167:3, 176:19,
 176:20, 184:17,
 184:20, 191:8,
 200:1, 200:10,
 201:18, 221:20,
 223:13, 294:14
specific ^[1] - 151:6
specifically
^[1] - 178:21
speculating ^[1] - 63:5
speculation ^[1] - 62:2
speeds ^[1] - 246:15
spell ^[1] - 258:10
spend ^[2] - 69:21,
 109:6
spent ^[8] - 47:4, 49:4,
 49:10, 55:10, 72:12,
 103:17, 109:14,
 151:4
spirit ^[2] - 106:20,
 216:20
spoken ^[1] - 127:6
spot ^[2] - 76:16,
 109:13
sprawl ^[1] - 93:12
Square ^[6] - 6:6, 23:8,
 64:1, 68:16, 69:12
square ^[30] - 57:21,
 140:19, 141:10,
 142:18, 144:8,
 149:20, 150:4,
 150:12, 150:16,
 152:9, 169:4,
 169:19, 201:8,
 228:19, 228:21,
 229:6, 231:8, 231:9,
 231:12, 231:14,
 231:18, 232:6,
 232:19, 233:1,
 234:1, 242:13,
 281:17, 282:12,
 282:17, 292:1
SS ^[1] - 302:3
stack ^[1] - 173:18
staff ^[3] - 4:13, 97:8,
 246:2
staffed ^[1] - 75:1
stage ^[1] - 210:15

stages ^[1] - 18:9
stainless ^[1] - 26:18
stair ^[5] - 124:14,
 184:5, 282:2, 282:3,
 293:18
staircase ^[1] - 294:2
stairs ^[10] - 124:16,
 124:21, 125:1,
 125:5, 133:2,
 133:17, 184:5,
 184:6, 193:15,
 202:19
stakeholders
^[1] - 103:13
stamped ^[1] - 98:21
stand ^[2] - 43:1,
 118:13
standard ^[3] - 211:19,
 273:18, 273:21
standards ^[2] - 46:16,
 99:7
standpoint ^[1] - 84:12
Star ^[1] - 214:8
start ^[11] - 3:9, 38:3,
 110:18, 155:2,
 163:9, 180:4,
 211:17, 228:4,
 233:11, 251:2,
 276:16
started ^[4] - 47:9,
 50:8, 217:19, 251:7
starting ^[2] - 53:13,
 180:9
starts ^[2] - 50:17,
 258:8
State ^[3] - 124:17,
 133:3, 133:17
state ^[5] - 125:2,
 215:9, 224:8,
 259:17, 288:10
statement
^[3] - 199:21, 202:4,
 276:17
statements
^[1] - 301:20
station ^[4] - 57:9,
 61:2, 96:3, 245:8
Station ^[5] - 61:3,
 69:7, 87:12, 101:14,
 241:10
statute ^[1] - 59:11
stay ^[3] - 240:5,
 296:14, 298:12

steel ^[2] - 26:18, 28:12

steep ^[3] - 125:3,
178:15, 292:17

steepness
^[1] - 178:17

stenographer
^[3] - 80:10, 139:10,
176:10

stenographic
^[1] - 302:9

step ^[2] - 126:12,
248:12

STEPHAN
^[27] - 176:11, 176:12,
186:9, 186:12,
187:20, 188:3,
192:14, 192:17,
194:2, 194:7,
194:16, 197:5,
197:8, 206:2, 207:4,
207:7, 207:19,
208:2, 211:2, 211:6,
211:9, 211:18,
212:6, 213:13,
213:18, 215:2,
219:2

Stephan ^[6] - 176:11,
181:19, 186:6,
197:14, 210:3,
214:1

Stephanie ^[1] - 168:13

Stephen ^[1] - 130:11

steps ^[5] - 126:5,
126:11, 131:15,
132:18, 134:2

stickers ^[2] - 74:12,
84:9

sticks ^[1] - 169:20

still ^[19] - 6:7, 10:7,
90:19, 106:6, 126:9,
172:6, 187:11,
193:16, 202:12,
206:7, 229:8, 235:2,
238:8, 238:9,
240:16, 242:3,
242:4, 242:6,
290:10

stipulations
^[1] - 105:12

stock ^[3] - 164:15,
217:21, 220:16

stoops ^[1] - 131:15

stop ^[7] - 54:2, 57:7,

89:21, 105:13,
 114:10, 114:19,
 272:14
Stop ^[2] - 6:2, 6:5
Stop-N-Shop ^[2] - 6:2,
 6:5
stopping ^[3] - 87:18,
 241:21, 245:12
storage ^[8] - 183:9,
 183:10, 213:14,
 213:15, 213:16,
 292:19, 293:9,
 293:10
stored ^[1] - 66:5
storefronts ^[1] - 78:4
story ^[1] - 17:6
Stowell ^[2] - 295:19,
 296:21
STOWELL
^[1] - 295:19
strange ^[1] - 181:3
strategies ^[5] - 58:12,
 67:8, 67:9, 69:6,
 70:2
strategy ^[1] - 67:15
Street ^[64] - 3:11,
 17:4, 18:5, 25:7,
 40:6, 44:17, 57:4,
 57:5, 75:10, 82:6,
 82:15, 85:18, 93:8,
 123:6, 123:12,
 123:14, 130:18,
 130:20, 131:11,
 139:6, 139:12,
 139:16, 141:14,
 142:1, 142:2, 159:2,
 159:3, 159:21,
 160:1, 168:6,
 168:12, 168:14,
 168:16, 173:2,
 173:5, 176:7,
 176:13, 176:16,
 197:2, 197:16,
 198:4, 198:8, 198:9,
 199:2, 199:4,
 199:17, 199:18,
 200:7, 200:8,
 200:14, 224:6,
 224:12, 224:15,
 224:19, 236:4,
 283:9, 288:6,
 288:13, 288:15,
 295:7, 295:20,

296:1, 296:4, 296:6
street ^[28] - 40:13,
 48:4, 48:8, 57:8,
 60:20, 61:1, 73:15,
 73:17, 74:3, 74:9,
 96:9, 97:4, 97:20,
 97:21, 106:14,
 106:15, 106:19,
 116:3, 155:8, 156:4,
 156:10, 165:15,
 167:5, 171:7, 171:9,
 198:8, 241:12,
 278:19
Streets ^[1] - 18:5
streets ^[1] - 74:14
streetscape ^[1] - 23:7
strengthen ^[2] - 83:6,
 83:7
stress ^[1] - 32:18
stressed ^[2] - 33:11,
 33:15
strict ^[1] - 217:7
strong ^[8] - 10:21,
 11:2, 12:20, 39:14,
 159:4, 254:11,
 262:7, 278:14
strongly ^[6] - 12:4,
 23:9, 25:11, 40:19,
 106:20, 109:20
structural
^[2] - 186:18, 193:17
structurally
^[2] - 28:12, 41:5
structure ^[44] - 29:15,
 29:16, 40:4, 43:11,
 133:2, 133:8,
 133:16, 140:18,
 141:1, 150:7,
 150:11, 153:2,
 160:19, 161:4,
 162:9, 163:19,
 164:4, 166:4, 174:3,
 174:5, 174:12,
 174:13, 187:8,
 187:11, 187:12,
 189:8, 190:16,
 193:13, 202:19,
 220:2, 220:8,
 220:17, 220:19,
 222:8, 278:12,
 279:3, 285:19,
 286:7, 291:10,
 297:19, 298:1,

298:3
structured ^[1] - 220:7
structures
^[3] - 150:13, 285:16,
 285:17
students ^[2] - 61:17,
 239:21
studied ^[1] - 49:2
studies ^[2] - 70:11,
 102:14
studying ^[1] - 70:1
stuff ^[2] - 145:12,
 268:7
style ^[2] - 89:3, 187:17
styles ^[1] - 199:11
subject ^[3] - 74:15,
 136:12, 273:14
submission
^[3] - 139:21, 228:13,
 232:11
submit ^[5] - 35:18,
 143:13, 144:17,
 241:18, 274:16
submitted
^[18] - 20:21, 22:10,
 27:11, 28:1, 31:3,
 32:12, 113:5, 119:9,
 130:10, 136:14,
 164:20, 219:5,
 221:7, 227:3, 228:6,
 231:4, 264:21,
 299:2
submitting
^[2] - 80:12, 266:19
subscribe ^[1] - 301:20
subsequent
^[1] - 98:14
substance ^[1] - 47:10
substantial
^[25] - 13:6, 13:17,
 14:1, 29:8, 30:4,
 111:19, 120:15,
 121:2, 132:20,
 133:10, 135:6,
 163:17, 163:18,
 164:8, 166:7,
 173:20, 174:17,
 217:21, 219:21,
 220:11, 222:11,
 285:3, 286:1,
 297:16, 298:7
substantially
^[18] - 13:18, 30:5,

65:1, 114:7, 121:3,
 133:12, 135:1,
 164:9, 165:19,
 166:1, 174:18,
 215:16, 218:4,
 220:12, 222:6,
 281:21, 286:2,
 298:8
substantive
 [1] - 191:16
subversive [1] - 108:2
subway [1] - 239:1
succeed [2] - 11:8,
 38:17
sufficient [10] - 101:9,
 102:11, 108:9,
 116:5, 187:1,
 206:14, 206:16,
 206:18, 209:5,
 234:2
suggest [6] - 65:12,
 67:6, 69:8, 117:20,
 145:10, 215:21
suggested [3] - 6:20,
 18:19, 247:3
suggesting
 [1] - 215:11
suggests [1] - 67:7
suit [1] - 243:17
Suite [2] - 62:15,
 62:19
Suites [2] - 89:12,
 102:11
summarize [2] - 26:2,
 281:4
summary [1] - 156:11
summer [3] - 6:8,
 13:8, 151:12
summit [1] - 240:4
sums [1] - 127:3
sun [2] - 126:16,
 190:10
supplied [1] - 300:14
supply [3] - 62:12,
 65:10, 65:17
support [52] - 14:2,
 22:4, 23:1, 23:9,
 24:19, 25:12, 26:3,
 26:4, 30:9, 30:10,
 56:19, 63:17, 83:8,
 83:19, 84:1, 86:21,
 88:14, 94:2, 103:12,
 108:10, 112:16,

121:11, 130:13,
 131:4, 131:12,
 131:18, 156:15,
 158:3, 158:14,
 159:4, 160:2,
 160:12, 164:13,
 169:16, 173:3,
 175:1, 186:8,
 197:17, 199:19,
 200:9, 220:21,
 242:9, 242:17,
 245:18, 246:9,
 250:9, 255:1, 264:7,
 264:8, 286:11,
 294:8, 296:8

supported ^[2] - 6:17,
 28:8

supporting
^[3] - 41:19, 135:16,
 199:21

supportive
^[1] - 186:16

supports ^[2] - 12:4,
 24:16

suppose ^[1] - 128:18

supposed
^[3] - 228:20, 233:11,
 234:4

surely ^[1] - 90:9

surmise ^[1] - 198:17

surplus ^[3] - 60:20,
 102:17, 102:18

surrounding
^[5] - 40:18, 101:8,
 198:15, 264:11

surroundings
^[1] - 22:15

survey ^[2] - 98:20

surveyed ^[2] - 70:19,
 71:1

symmetrical
^[1] - 156:2

sympathetic
^[3] - 86:14, 289:4,
 297:10

symptom ^[1] - 259:13

system ^[2] - 93:6,
 116:12

systematic
^[1] - 258:16

T

T-h-o-m-a-s

[1] - 37:21
T-o-r-m-e-y [1] - 37:18
tags [1] - 5:10
tale [1] - 3:16
tall [1] - 238:21
taller [1] - 157:6
target [1] - 62:16
taste [1] - 157:8
taxi [1] - 101:18
taxicab [1] - 71:8
Team [11] - 56:17,
 74:1, 81:7, 86:12,
 89:9, 93:17, 112:19,
 121:13, 253:19,
 263:10, 269:3
team [1] - 91:6
technical [2] - 191:18,
 278:9
Technology
 [2] - 276:13, 276:20
temporary [1] - 75:14
tempting [1] - 74:17
ten [4] - 10:4, 54:11,
 239:11, 291:3
tenants [1] - 84:8
tend [1] - 71:11
term [1] - 14:17
terms [19] - 18:14,
 59:12, 78:14,
 105:10, 110:21,
 139:21, 162:7,
 168:20, 203:3,
 213:8, 218:11,
 218:12, 256:19,
 263:3, 269:6,
 292:10, 292:18,
 298:18
territory [1] - 64:17
test [1] - 64:15
testified [1] - 260:21
testify [1] - 63:2
testifying [2] - 260:12,
 260:16
testimony
 [27] - 12:11, 21:18,
 26:7, 38:10, 62:3,
 80:6, 80:12, 103:1,
 104:2, 130:3, 132:8,
 157:15, 160:13,
 172:14, 173:7,
 195:15, 200:17,
 260:11, 260:20,
 283:5, 284:7,

295:12, 297:2,
297:3, 300:14,
301:5, 302:8

testosterone

[3] - 234:6, 259:3,
259:6

THE [8] - 1:3, 1:19,
300:18, 302:18,
302:19, 302:19

Theodore [1] - 131:9

therefor [2] - 300:14,
301:5

therefore [10] - 5:4,
25:11, 30:14, 55:4,
133:8, 167:2,
206:17, 263:1,
286:13, 298:4

Therefore [1] - 247:21

thereof [1] - 300:6

they've [4] - 27:3,
154:8, 154:9, 267:6

thinking [9] - 46:4,
56:2, 59:11, 68:7,
72:14, 110:1, 119:3,
244:13, 257:4

thinks [2] - 38:15,
247:21

third [7] - 41:20,
124:13, 182:5,
246:16, 249:20,
291:8

Third [4] - 40:6, 57:4,
75:10, 93:8

THIS [2] - 300:18,
302:18

Thomas [9] - 37:21,
38:1, 63:2, 70:6,
71:13, 74:18, 76:8,
82:18, 89:11

THOMAS [4] - 63:10,
63:15, 90:10,
104:15

Thompson

[3] - 196:21, 197:1,
197:14

THORNE [24] - 3:14,
3:17, 3:21, 4:6, 4:11,
4:17, 5:9, 5:20, 6:15,
7:10, 7:16, 7:20, 8:1,
8:15, 9:1, 9:8, 9:12,
9:15, 9:19, 11:18,
12:13, 14:12, 15:2,
15:13

Thorne ^[1] - 3:21
thoughts ^[2] - 253:20,
 261:7
three ^[51] - 4:6, 7:1,
 18:1, 23:16, 75:5,
 78:19, 103:7,
 119:20, 126:10,
 126:18, 150:5,
 153:11, 158:2,
 161:1, 162:4, 162:7,
 182:15, 190:1,
 190:4, 191:11,
 211:4, 215:3,
 216:13, 229:1,
 229:2, 229:7,
 230:10, 231:12,
 231:19, 231:21,
 232:21, 233:20,
 239:13, 243:12,
 245:4, 246:1, 248:5,
 248:21, 249:1,
 249:3, 250:2,
 250:11, 250:13,
 251:3, 251:12,
 264:21, 265:9,
 265:15, 266:13
three-by-eight
^[1] - 190:4
three-by-six
^[1] - 190:1
three-foot
^[2] - 126:10, 215:3
three-six ^[1] - 126:10
thrilled ^[1] - 198:10
throat ^[1] - 262:4
throughout
^[2] - 63:11, 158:7
Thursday ^[1] - 270:3
THURSDAY ^[1] - 1:7
Thursday's
^[1] - 296:17
Thursdays ^[2] - 146:5,
 146:6
tie ^[2] - 21:4, 219:4
tied ^[1] - 28:12
tight ^[3] - 168:18,
 192:19, 193:12
Tim ^[2] - 218:19,
 257:13
Timothy ^[15] - 1:13,
 3:4, 16:3, 32:3, 37:3,
 94:1, 123:3, 138:3,
 139:3, 149:3, 168:3,

176:3, 224:3, 276:3,
288:3

TIMOTHY ^[66] - 9:9,
10:12, 10:15, 10:20,
12:18, 25:16, 28:21,
39:13, 74:8, 76:13,
110:8, 119:2, 130:1,
132:11, 143:20,
144:4, 171:18,
171:21, 172:6,
172:12, 173:12,
177:13, 177:17,
177:20, 178:5,
188:5, 188:8,
188:14, 189:9,
191:2, 192:2, 193:1,
201:4, 205:6, 206:1,
210:11, 210:21,
211:3, 211:7, 212:2,
212:16, 214:14,
216:9, 216:13,
226:21, 229:17,
230:2, 230:6,
230:10, 230:20,
234:15, 237:1,
237:5, 244:10,
248:6, 252:11,
255:4, 271:8,
276:14, 276:18,
278:3, 280:18,
283:3, 284:12,
291:17, 294:1

tipping ^[1] - 68:8

TO ^[2] - 301:1, 302:18

today ^[3] - 57:2,
68:21, 81:13

together ^[6] - 12:8,
38:13, 49:12, 195:4,
252:7, 255:6

tonight ^[17] - 6:19,
80:17, 82:21, 84:18,
85:21, 149:13,
225:1, 225:21,
226:15, 226:20,
227:13, 246:20,
251:19, 252:13,
260:21, 267:15,
274:2

tons ^[2] - 238:15,
238:16

took ^[3] - 4:18, 52:20,
228:9

toomey ^[1] - 94:1

top ^[8] - 129:19,
 153:2, 178:14,
 178:18, 204:9,
 208:4, 236:12,
 244:15
Tormey ^[3] - 37:17,
 37:18, 51:9
TORMEY ^[5] - 51:20,
 78:11, 78:18, 98:19,
 122:12
tormey's ^[1] - 37:20
tortured ^[1] - 54:13
torturing ^[4] - 48:14,
 49:21, 50:2, 54:1
total ^[13] - 126:12,
 141:17, 150:12,
 165:2, 228:19,
 229:11, 231:8,
 231:12, 231:13,
 232:19, 233:2,
 233:5, 243:8
totally ^[4] - 62:6,
 211:12, 232:3,
 264:16
touch ^[5] - 177:16,
 179:2, 208:2,
 210:17, 234:20
touched ^[3] - 186:15,
 223:5, 263:7
touches ^[1] - 208:6
touching ^[1] - 209:15
tour ^[1] - 240:2
tourist ^[1] - 61:10
tourists ^[3] - 61:16,
 94:11, 104:20
tours ^[1] - 239:20
toward ^[1] - 202:10
tower ^[2] - 282:2,
 282:3
townhouses
^[1] - 150:8
Trader ^[1] - 6:5
Traffic ^[9] - 41:16,
 58:10, 69:4, 69:18,
 70:18, 94:21,
 100:18, 100:21,
 116:1
traffic ^[9] - 57:11,
 73:6, 93:8, 93:13,
 105:16, 111:16,
 222:9, 238:15,
 238:16
train ^[1] - 71:18

transcript ^[7] - 300:9,
 300:15, 301:4,
 301:6, 301:7,
 301:18, 301:20

TRANSCRIPT

^[2] - 300:18, 302:18

transcription

^[1] - 302:9

transfer ^[1] - 239:5

transformed

^[2] - 193:19, 194:3

transit ^[3] - 61:2,

69:13, 101:15

transition

^[3] - 154:12, 154:17,

154:20

translate ^[1] - 96:11

transport ^[1] - 73:4

Transportation

^[5] - 69:5, 77:11,

77:12, 100:19,

101:1

transportation

^[12] - 14:7, 59:10,

64:3, 64:6, 64:8,

65:9, 71:19, 102:1,

103:18, 114:14,

116:12

trash ^[4] - 7:15, 9:3,

93:5, 239:5

travel ^[2] - 66:1,

235:19

traveler ^[1] - 71:10

traveller ^[1] - 62:15

travelling ^[1] - 158:6

Traymore

^[5] - 123:11, 123:13,

127:14, 130:18,

131:11

tree ^[3] - 100:8,

100:14, 156:7

trees ^[12] - 96:9,

96:17, 97:14, 97:16,

97:17, 97:20, 97:21,

98:3, 99:6, 99:12,

99:16, 100:2

tremendous

^[1] - 245:18

trestle ^[3] - 236:10,

239:1, 241:14

trestles ^[1] - 236:19

trick ^[1] - 262:5

tried ^[5] - 11:7,

203:13, 241:18,
 248:12, 251:11
tries ^[1] - 214:5
trigger ^[1] - 161:6
trips ^[1] - 65:11
trouble ^[2] - 182:6,
 260:11
true ^[4] - 210:7, 248:9,
 248:11, 302:9
trump ^[1] - 182:8
Trust ^[1] - 197:1
trust ^[1] - 179:4
Trustee ^[1] - 197:1
try ^[5] - 57:12, 216:8,
 266:2, 266:6,
 269:13
trying ^[12] - 17:18,
 29:12, 124:14,
 126:16, 214:9,
 218:12, 226:12,
 237:18, 240:20,
 262:3, 262:5
Tuesday ^[6] - 246:5,
 246:20, 252:2,
 253:11, 265:1,
 265:5
turn ^[8] - 53:5, 113:20,
 165:12, 236:9,
 257:15, 274:2,
 285:18, 289:6
turned ^[5] - 231:6,
 254:13, 254:15,
 280:2, 280:6
twice ^[2] - 233:5,
 233:6
two ^[81] - 7:1, 9:17,
 25:1, 25:5, 27:10,
 28:7, 38:12, 40:11,
 40:14, 41:5, 41:10,
 45:10, 56:13, 59:13,
 62:9, 70:19, 71:7,
 82:17, 83:10, 98:6,
 112:13, 123:21,
 124:10, 124:11,
 124:15, 125:9,
 126:18, 126:20,
 127:8, 128:17,
 130:9, 132:14,
 141:11, 141:18,
 146:20, 150:8,
 154:6, 162:6, 169:4,
 181:2, 182:16,
 184:5, 184:6, 184:8,

188:19, 191:7,
 191:16, 193:16,
 193:20, 194:1,
 194:11, 194:13,
 198:13, 205:8,
 210:15, 215:15,
 219:16, 221:4,
 242:2, 242:9, 245:5,
 246:12, 248:1,
 248:5, 249:8, 250:7,
 250:13, 251:5,
 251:13, 265:2,
 266:11, 266:20,
 268:4, 268:11,
 268:13, 274:5,
 290:21, 292:12,
 295:18
two-family ^[8] - 59:13,
 124:10, 124:11,
 141:11, 181:2,
 184:8, 193:20,
 194:11
two-fold ^[1] - 242:2
two-stage ^[1] - 210:15
two-year-old
^[1] - 154:6
type ^[7] - 12:6, 26:16,
 26:18, 61:8, 61:9,
 89:4, 107:11
typical ^[2] - 61:14,
 150:19
typically ^[1] - 46:12
typo ^[1] - 25:17

U

unable ^[1] - 174:2
unaltered ^[1] - 290:18
unanimous
^[7] - 22:18, 25:10,
 26:3, 30:9, 112:15,
 121:11, 220:21
unanimously
^[3] - 24:16, 73:17,
 93:17
unaware ^[1] - 72:16
unclear ^[1] - 79:11
uncovered ^[2] - 202:7,
 202:11
UNDER ^[1] - 302:19
under ^[9] - 43:21,
 46:13, 66:10,
 161:18, 207:9,
 236:10, 236:19,

241:14, 258:6

underground

[1] - 76:20

underneath

[1] - 291:15

undersigned

[4] - 197:12, 197:13,
199:17, 302:4

understandable

[1] - 182:12

understood

[8] - 35:20, 65:19,
82:10, 109:10,
145:20, 233:15,
233:17, 264:19

undertook

[2] - 151:10, 151:17

underutilized

[1] - 83:11

undo [1] - 10:5

UNIDENTIFIED

[3] - 194:19, 195:2,
195:7

uninhabitable

[1] - 220:4

unit [5] - 68:18,

124:19, 124:20,
125:1, 125:10

units [4] - 150:5,

158:2, 161:2,
194:14

university [3] - 19:12,
20:8

University [8] - 16:12,
16:15, 23:5, 24:8,
24:11, 24:19, 25:5,
30:13

University's [5] - 22:5,
22:15, 23:9, 24:4,
25:7

university's

[1] - 16:20

unless [14] - 5:1,

64:18, 74:12, 103:1,
111:8, 118:4, 118:7,
178:3, 200:20,
215:16, 235:15,
236:18, 238:19,
297:5

UNLESS [1] - 302:19

unlike [2] - 109:2,
150:10

unload [1] - 154:3

unnecessary

[1] - 102:16

unneeded [1] - 103:10**unrelated** [1] - 38:10**unsightly** [1] - 202:15**unusual** [2] - 65:15,
285:16**unusually** [1] - 285:15

up [43] - 4:18, 7:7,
33:20, 38:9, 40:14,
51:13, 63:14, 66:11,
75:6, 76:10, 76:11,
87:19, 101:20,
104:8, 105:8, 116:5,
125:6, 126:3, 127:3,
130:3, 133:3,
141:20, 146:21,
169:5, 169:8, 171:4,
188:6, 193:3, 193:6,
202:20, 225:2,
226:9, 231:9,
233:16, 244:15,
260:5, 261:8,
261:15, 281:14,
282:8, 282:13,
293:21, 295:3

upcoming [1] - 296:2**update** [1] - 174:2**upgrade** [2] - 133:15,
220:15**upgraded** [1] - 151:8**upscale** [1] - 89:16**upstairs** [1] - 291:14**upstream** [1] - 248:2**urban** [3] - 63:18,
63:20, 106:13**urban-sized**

[1] - 63:20

urge [4] - 88:1, 131:6,
131:21, 263:1**usable** [5] - 184:2,
187:21, 188:4,
198:18, 293:2**useless** [1] - 244:14**users** [1] - 65:6

uses [17] - 40:9,
40:17, 40:19, 49:3,
57:19, 59:17, 65:2,
68:17, 94:9, 96:10,
112:1, 114:8, 115:3,
135:10, 166:10,
222:14, 258:1

utilized [1] - 8:3

V

vacant ^[1] - 83:11

valid ^[1] - 107:14

valuable ^[5] - 78:1,

104:19, 106:1,

243:2, 265:18

value ^[7] - 38:17,

159:11, 255:15,

255:19, 256:7,

296:11

valued ^[1] - 243:1

valves ^[1] - 75:15

van ^[3] - 64:3, 65:21,

73:3

vantage ^[1] - 241:17

Variance ^[106] - 6:13,

12:4, 14:9, 14:17,

15:7, 16:12, 17:7,

22:6, 24:1, 24:16,

24:20, 27:18, 29:4,

30:20, 31:6, 38:7,

38:8, 39:4, 41:21,

44:8, 44:10, 47:20,

48:15, 48:16, 50:3,

53:5, 54:19, 55:1,

55:5, 83:17, 93:19,

95:15, 96:5, 107:15,

108:8, 108:10,

108:14, 108:17,

108:19, 109:2,

110:12, 117:7,

117:10, 117:13,

118:5, 118:9,

118:11, 118:14,

119:8, 119:15,

120:2, 120:5,

120:10, 121:17,

122:1, 123:21,

125:19, 126:7,

130:15, 131:7,

132:1, 132:17,

133:21, 134:9,

134:12, 136:6,

136:15, 150:18,

153:5, 153:21,

162:13, 163:10,

163:11, 164:6,

164:12, 164:18,

165:6, 175:4,

176:19, 177:2,

177:8, 185:2, 185:4,

185:11, 199:21,

200:9, 208:12,
 214:1, 219:14,
 219:16, 221:3,
 221:12, 223:6,
 223:16, 282:15,
 282:21, 283:14,
 284:16, 284:18,
 286:14, 286:16,
 287:4, 287:6,
 294:14, 298:21,
 299:13
variance ^[7] - 6:14,
 6:15, 15:10, 122:4,
 165:8, 175:13,
 221:14
Variances ^[1] - 217:9
variety ^[1] - 62:18
various ^[3] - 60:18,
 178:13, 196:21
vary ^[3] - 182:13,
 209:4, 226:2
varying ^[1] - 233:19
vast ^[1] - 156:5
vehicle ^[3] - 70:2,
 70:3, 101:20
vehicles ^[5] - 58:13,
 58:19, 76:7, 87:17,
 102:7
vendors ^[1] - 6:9
versus ^[1] - 211:17
vestibule ^[2] - 282:6,
 282:12
via ^[1] - 93:7
Vice ^[1] - 1:13
vicinity ^[3] - 60:20,
 112:14, 116:7
view ^[21] - 5:1, 7:8,
 8:6, 10:11, 44:9,
 48:13, 49:2, 50:6,
 55:3, 78:16, 91:13,
 92:13, 106:21,
 117:7, 117:8,
 117:11, 118:14,
 118:18, 118:19,
 218:11, 243:11
views ^[1] - 119:1
vigilant ^[1] - 73:14
violations
^[2] - 291:18, 291:20
violative ^[1] - 292:8
virtually ^[1] - 267:3
visible ^[1] - 93:10
vision ^[4] - 239:7,

240:8, 240:9
visit ^[4] - 29:13, 105:1,
 105:4, 235:18
visiting ^[3] - 61:16,
 61:17, 182:16
visitor ^[1] - 127:15
visitors ^[6] - 89:4,
 94:10, 105:9, 187:8,
 187:9, 209:11
visual ^[1] - 268:16
volume ^[3] - 300:13,
 300:15, 301:6
voluminous
^[1] - 175:7
vote ^[40] - 5:13, 12:17,
 22:18, 25:10, 28:3,
 28:20, 38:11, 48:16,
 52:20, 54:19, 54:21,
 110:10, 110:18,
 110:19, 119:5,
 119:17, 120:3,
 120:5, 120:7,
 132:10, 161:10,
 173:11, 173:12,
 173:14, 205:18,
 215:5, 215:7,
 215:12, 216:4,
 217:12, 217:14,
 219:1, 219:4,
 219:13, 249:1,
 253:1, 280:19,
 284:11, 299:6
voted ^[1] - 93:17
votes ^[10] - 119:11,
 120:8, 121:20,
 132:14, 215:15,
 216:14, 249:1,
 249:2, 250:3,
 259:16
voting ^[3] - 108:19,
 216:9, 251:19

W

W-e-i-n-h-a-u-s
^[1] - 24:18
Wagner ^[3] - 123:11,
 130:21, 131:3
Wagner's ^[3] - 130:14,
 130:19, 131:6
wait ^[5] - 226:17,
 231:2, 245:14,
 287:7, 299:16
waiver ^[3] - 146:17,

273:19, 274:3
waiving ^[1] - 233:18
walk ^[9] - 8:2, 8:4,
75:5, 76:11, 154:4,
235:15, 280:17,
281:6, 282:8
walking ^[4] - 58:14,
96:2, 97:5, 114:15
wall ^[13] - 16:13, 22:6,
24:20, 29:4, 78:7,
79:2, 79:4, 79:7,
178:14, 180:12,
188:1, 188:13,
204:17
walls ^[1] - 180:4
wants ^[5] - 39:1,
182:11, 222:4,
222:5, 246:19
warrant ^[2] - 87:12,
87:13
warranted ^[2] - 76:6,
103:20
warrants ^[1] - 87:13
watched ^[1] - 240:9
Water ^[1] - 57:4
water ^[1] - 108:11
wayfinding
^[2] - 16:19, 17:1
ways ^[2] - 6:18, 154:8
wear ^[1] - 26:21
website ^[3] - 258:1,
258:5, 258:6
Wednesday
^[2] - 145:6, 146:3
week ^[2] - 63:1,
245:21
weekend ^[1] - 63:2
weeks ^[1] - 82:17
weigh ^[2] - 69:18,
216:21
weight ^[1] - 69:20
Weinhaus ^[1] - 24:18
weird ^[2] - 278:13
Welch ^[1] - 168:14
WELCH ^[1] - 171:20
welcome ^[6] - 87:5,
103:10, 117:8,
199:13, 205:16,
250:8
welcoming ^[1] - 94:19
welfare ^[5] - 112:5,
115:7, 135:20,
166:14, 222:19

well-maintained

[1] - 159:11

Wendell [2] - 17:4,
25:6

West [6] - 139:6,
139:12, 139:16,
141:13, 142:1,
142:2

west [2] - 128:1, 128:5

WHEN [1] - 300:19

whereas [1] - 72:20

WHEREOF

[1] - 302:11

White [1] - 18:4

Whole [2] - 4:15, 6:5

whole [6] - 26:5, 56:6,
57:11, 62:13,
244:20, 282:1

width [1] - 76:2

wife [3] - 159:3, 200:6,
276:19

William [1] - 199:14

willing [4] - 33:17,
181:6, 261:12,
267:12

window [10] - 17:6,
51:12, 126:15,
184:18, 198:1,
198:12, 223:7,
294:18, 294:21,
295:2

windows [20] - 51:15,
97:1, 127:3, 128:17,
129:13, 130:16,
130:17, 131:14,
134:20, 136:11,
185:7, 185:15,
186:19, 191:9,
212:10, 214:6,
221:21, 222:16,
294:18, 295:1

Windsor [1] - 195:21

winning [1] - 63:11

WINZER [4] - 195:20,
196:3, 196:8,
196:14

Winzer [4] - 196:4,
200:5, 200:6

wisdom [1] - 117:21

wisely [1] - 27:19

wish [7] - 39:18,
86:21, 157:18,
158:8, 160:2,

172:19, 173:3
wishes ^[6] - 39:10,
85:8, 103:1, 130:8,
196:19, 295:17
wishing ^[25] - 3:12,
11:10, 11:14, 16:8,
21:19, 32:7, 37:8,
80:7, 85:5, 106:4,
110:7, 123:7, 125:1,
130:4, 139:7, 149:8,
157:13, 168:7,
172:15, 176:8,
195:18, 196:16,
283:6, 288:7,
295:13
WITH ^[1] - 300:18
withdraw ^[4] - 39:18,
124:3, 137:5, 138:7
withdrawn
^[1] - 138:11
WITNESS ^[1] - 302:11
woe ^[1] - 3:16
woman ^[2] - 183:19,
194:5
women ^[1] - 104:19
wonder ^[1] - 99:20
wonderful
^[5] - 198:21, 240:8,
260:17, 264:10,
271:7
wood ^[1] - 171:21
word ^[2] - 49:11,
199:16
words ^[2] - 165:20,
258:8
works ^[3] - 99:14,
193:13, 214:2
world ^[2] - 234:8,
239:17
worldwide
^[1] - 239:17
worry ^[1] - 146:12
worthy ^[1] - 72:11
wrestle ^[2] - 187:13,
208:7
write ^[1] - 191:12
writing ^[14] - 22:4,
24:19, 26:1, 88:12,
94:2, 130:13,
131:12, 158:3,
158:6, 260:9, 261:7,
264:4, 269:18,
295:21

written ^[1] - 69:1

wrote ^[5] - 60:7,
85:14, 102:21,
173:6, 284:6

www.reportersinc.com ^[1] - 1:20

Y

yard ^[8] - 150:1,
155:9, 163:2,
201:19, 202:3,
279:13, 286:9,
286:14

year ^[8] - 7:1, 90:3,
154:6, 155:20,
212:1, 238:10,
242:12, 295:10

years ^[28] - 7:2, 7:12,
8:11, 10:4, 10:14,
10:15, 11:2, 11:5,
14:1, 14:18, 18:2,
57:15, 131:2,
131:17, 168:17,
183:19, 183:21,
186:15, 195:6,
196:10, 199:3,
199:7, 210:3,
211:13, 215:16,
239:11, 249:9

yellow ^[1] - 193:1

young ^[2] - 237:19,
298:12

yourself ^[2] - 145:15,
208:11

Z

Zelinski ^[2] - 302:4,
302:13

zero ^[1] - 152:13

Zip ^[1] - 93:3

zone ^[2] - 292:5, 292:6

zoned ^[3] - 180:21,
184:8, 291:7

zoning ^[1] - 170:15

ZONING ^[2] - 1:2,
301:1

Zoning ^[52] - 1:16, 3:7,
6:10, 29:17, 29:19,
30:2, 35:13, 47:19,
52:16, 52:20, 53:3,
54:1, 96:5, 102:15,
115:17, 115:21,
126:21, 133:9,

159:14, 161:4,
161:19, 164:5,
182:9, 182:13,
187:6, 187:13,
194:10, 202:8,
208:8, 208:12,
208:14, 208:19,
209:3, 209:14,
215:10, 233:2,
233:6, 243:5,
243:11, 243:19,
244:1, 262:20,
264:13, 278:14,
285:19, 292:13,
298:4, 298:19,
299:20, 300:13,
301:4, 301:19