

BOARD OF ZONING APPEAL
FOR THE
CITY OF CAMBRIDGE

GENERAL HEARING

THURSDAY OCTOBER 27, 2022

6:00 p.m.

Remote Meeting

via

831 Massachusetts Avenue
Cambridge, Massachusetts 02139

Brendan Sullivan, Chair
Jim Monteverde, Vice Chair
Wendy Leiserson
Slater A. Anderson
Matina Williams
Jason Marshall

City Employees
Olivia Ratay, Zoning and Building Associate



Precision, Speed, Reliability

617.547.5690

transcripts@ctran.com

I N D E X

CASE	PAGE
CONTINUED CASES:	
BZA-163881 -- 130 CUSHING STREET Original Haring Date: 04/28/22	6
BZA-177941 -- 286 BROADWAY Original Haring Date: 07/14/22	8
BZA-178804 -- 201 CHARLES STREET Original Haring Date: 07/28/22	10
REGULAR AGENDA:	
BZA-195222 -- 80 SHERMAN STREET	16
BZA-189522 -- 14 RICE STREET	28
BZA-194179 -- 8 WINTER STREET	43
BZA-195058 -- 245 HAMPSHIRE STREET	86
BZA-194724 -- 91-93 CHILTON STREET	102
BZA-191571 -- 44 MAY STREET	112
BZA-193947 -- 154 THORNDIKE STREET	120
BZA-196036 -- 16 BRATTLE CIRCLE	135

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22

P R O C E E D I N G S

* * * * *

(6:00 p.m.)

Sitting Members: Brendan Sullivan, Wendy Leiserson, Jim Monteverde, Slater W. Anderson, Matina Williams and Jason Marshall

BRENDAN SULLIVAN: Welcome to the October 27, 2022 meeting of the Cambridge Board of Zoning Appeal. My name is Brendan Sullivan, and I am Chair for tonight's meeting.

This meeting is being held remotely, due to the statewide emergency orders limiting the size of public gatherings in response to COVID-19, and in accordance with Governor Charles D. Baker's Executive Order of March 12, 2020 temporarily amending certain requirements of the Open Meeting Law; as well as the City of Cambridge temporary emergency restrictions on city public meetings, city events, and city permitted events, due to COVID-19, dated May 27, 2020.

This meeting is being video and audio recorded and is broadcast on Cambridge television Channel 22.

There will also be a transcript of the proceedings.

1 All Board members, applicants, and members of the
2 public will state their name before speaking. All votes
3 will be taken by roll call.

4 Members of the public will be kept on mute until
5 it is time for public comment. I will give instructions for
6 public comment at that time, and you can also find
7 instructions on the City's webpage for remote BZA meetings.

8 Generally, you will have up to three minutes to
9 speak, but that might change based on the number of
10 speakers, and at the discretion of the Chair.

11 I'll start by asking the Staff to take Board
12 members attendance and verify that all members are audible.

13 OLIVIA RATAY: Jim Monteverde?

14 JIM MONTEVERDE: Present.

15 OLIVIA RATAY: Slater Anderson?

16 SLATER ANDERSON: Present.

17 OLIVIA RATAY: Matina Williams?

18 MATINA WILLIAMS: Present.

19 OLIVIA RATAY: Jason Marshall?

20 JASON MARSHALL: Present.

21 OLIVIA RATAY: Wendy Leiserson?

22 WENDY LEISERSON: Present.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22

OLIVIA RATAY: And Brendan Sullivan?

BRENDAN SULLIVAN: Present and audible.

1 * * * * *

2 (6:02 p.m.)

3 Sitting Members: Brendan Sullivan, Wendy Leiserson, Jim
4 Monteverde, Matina Williams and Jason
5 Marshall

6 BRENDAN SULLIVAN: First case I'll call tonight is
7 Case No. 163881 -- 130 Cushing Street. Anybody present from
8 the petitioner wishing to speak on this matter? We are in
9 receipt of correspondence from Greg McCarthy, dated Tuesday,
10 October 25.

11 "Thank you for taking my call today, Olivia. As
12 discussed, we would like to continue our BZA hearing for 130
13 Cushing Street. Apologies on our end for any extra
14 coordination that this required. We will be sure to have
15 everything properly situated for the next meeting.

16 "I will be handling things from here on out, as
17 Bob has sold the property to me."

18 For the Board's information: This was not going
19 to go forward tonight, because the posting sign was never
20 displaced, and as such the petitioner was notified and hence
21 the letter.

22 I will make a motion, then, to continue this

1 matter until December 15, 2022 at 6:00 p.m. on the condition
2 that the petitioner obtain and maintain the posting sign at
3 least 14 days prior to the December 15 meeting, reflecting
4 the new date of December 15, 2022, and the time of 6:00 p.m.

5 That any new submittals regarding this proposal be
6 in the file by 5:00 p.m. on the Monday prior to December 15,
7 2022 and that -- we do have a waiver -- I believe it is in
8 the file from previous continuations. So that is in order.

9 On the motion, then, to continue this matter to
10 until December 15, 2022? Jim Monteverde?

11 JIM MONTEVERDE: In favor.

12 BRENDAN SULLIVAN: Wendy Leiserson?

13 WENDY LEISERSON: In favor.

14 BRENDAN SULLIVAN: Jason Marshall?

15 JASON MARSHALL: In favor.

16 BRENDAN SULLIVAN: Matina Williams?

17 MATINA WILLIAMS: In favor.

18 BRENDAN SULLIVAN: And Brendan Sullivan yes.

19 [All vote YES]

20 BRENDAN SULLIVAN: On the five affirmative votes,
21 this matter is continued to December 15, 2022.
22

1 * * * * *

2 (6:04 p.m.)

3 Sitting Members: Brendan Sullivan, Wendy Leiserson, Jim
4 Monteverde, Matina Williams and Jason
5 Marshall

6 BRENDAN SULLIVAN: The next matter is Case No.
7 177941 -- 286 Broadway. Is the petitioner, Adam Glassman,
8 present to speak?

9 [Pause]

10 Hearing none, we are in receipt of correspondence
11 from Adam Glassman, dated October 24, 2022.

12 "To Maria Pacheco, we would like to withdraw this
13 case and close the application. We will not be moving
14 forward with this application for zoning relief.

15 Thank you,

16 Adam."

17 On the motion, then, to accept the withdrawal from
18 the -- request by the petitioner? And let's see, Jim
19 Monteverde?

20 JIM MONTEVERDE: In favor of the withdrawal.

21 BRENDAN SULLIVAN: Wendy Leiserson?

22 WENDY LEISERSON: In favor of the withdrawal.

1 BRENDAN SULLIVAN: Jason Marshall?

2 JASON MARSHALL: In favor.

3 BRENDAN SULLIVAN: And Matina Williams?

4 MATINA WILLIAMS: In favor of the withdrawal.

5 BRENDAN SULLIVAN: And Brendan Sullivan yes to
6 accept the request for the withdrawal.

7 [All vote YES]

8 BRENDAN SULLIVAN: Five affirmative votes; this
9 matter is withdrawn as per the petitioner's request.

10

11

12

13

14

15

16

17

18

19

20

21

22

1 * * * * *

2 (6:05 p.m.)

3 Sitting Members: Brendan Sullivan, Jim Monteverde, Slater
4 W. Anderson, Matina Williams, and Jason
5 Marshall

6 BRENDAN SULLIVAN: Next case we will hear is
7 178804 -- 201 Charles Street. Sitting on this is myself,
8 Jim Monteverde, Matina Williams, Slater Anderson, and Jason
9 Marshall.

10 Mr. vanBeuzekom? Edrick?

11 EDRICK VANBEUZEKOM: Yes, thank you. I'm Edrick
12 vanBeuzekom, I'm the architect for this project. Michelle
13 Goldman and Jeff Hodess.

14 We, if you recall at our previous hearing, there
15 were issues around having mislabeled the side yard setback
16 on the left-hand side of the house.

17 We corrected that to be basically when you do the
18 formula it comes out to 7'11", and we shifted the addition
19 to be within that dimension from the lot line to be 7'11"
20 from the lot line.

21 And the other change we made was to take the
22 bulkhead entrance out that we had shown on that side of the

1 addition and moved that -- I'll talk about that in a moment.

2 But we also -- instead of doing a full foundation
3 under the addition on that side, we're just doing a single,
4 concrete Sonotube support. So we've tried to eliminate as
5 much of the earth work on that side of the project, so as
6 not to disturb the neighboring property.

7 Otherwise, things remain as they were. We also
8 submitted shadow studies, which hopefully Board members have
9 had a chance to take a look at, and you'll see pretty
10 minimal impacts from the shadows of the house -- of the
11 additions.

12 And I believe we're also in receipt of a letter of
13 support now from the neighbor who was previously objecting.

14 So.

15 BRENDAN SULLIVAN: Yes. Okay. Any questions by
16 members of the Board?

17 JIM MONTEVERDE: No questions.

18 BRENDAN SULLIVAN: None at this time. Let me open
19 it to public comment. Any member of the public who wishes
20 to speak should now click the button that says,
21 "Participants," and then click the button that says, "Raise
22 hand."

1 If you are calling in by phone, you can raise your
2 hand by pressing *9 and unmute or mute by pressing *6, and
3 you'll have up to three minutes in which to comment.

4 OLIVIA RATAY: Charles Hinds?

5 CHARLES HINDS: Thank you, Chair. Based on the
6 new plans, my brother and I are now happy to lend our
7 support to this project and ask the BZA to approve the
8 zoning relief requested. We'd like to thank our neighbors,
9 Jeff, and Michelle Hodess for all the work they and their
10 architect have put in to revising the plans to accommodate
11 our needs.

12 And we are glad that they have expanded their
13 property to accommodate their growing family and stay in
14 East Cambridge instead of moving to the suburbs, as many
15 young families here do.

16 That's it. I just wanted to make that statement.
17 Thank you.

18 BRENDAN SULLIVAN: Well, thank you for calling in
19 and for your comments. And I think it's gratifying for the
20 Board. I think that the system works. And in this
21 particular case, I think that a good result has come from
22 it. So thank you, Mr. Hinds.

1 And that is the sum and substance of any call-ins.

2 We are in receipt of Mr. Hinds' letter, which he
3 summarized, and also there was other previous letters of
4 support. I will close the public comment part.

5 Edrick, any final comments before we take it to
6 the Board at all, or --

7 EDRICK VANBEUZEKOM: No, I think we are all set.
8 You know, we've tried to do our best to minimize the impact
9 on neighbors, and I think the scale of what we're proposing
10 is appropriate for the neighborhood. I'm excited to
11 hopefully see this move forward.

12 BRENDAN SULLIVAN: Okay. Any questions by any
13 members of the Board of the petitioner?

14 JIM MONTEVERDE: No questions.

15 JASON MARSHALL: No questions.

16 BRENDAN SULLIVAN: Hearing none, take it to a
17 vote. Let me make a motion, then, to grant the relief
18 requested as per the application, and the supporting
19 statements and the new dimensional forms, which were
20 submitted October 20 and initialed by the Chair.

21 The Board finds that a literal enforcement of the
22 provisions of the ordinance would involve a substantial

1 hardship to the petitioner.

2 The Board finds that such hardship is related to
3 the shape of the lot, the location of the structure on the
4 lot, which predates current ordinances -- that the siting is
5 a corner lot, and so, the ordinance governing such corner
6 lots is far more restrictive than any other lots in the
7 immediate area, having two front yards. And as such, it is
8 encumbered by the restrictive setback requirement.

9 The Board finds that desirable relief may be
10 granted without substantial detriment to the public good.
11 The Board notes the willingness of the petitioner to scale
12 down somewhat the petition in response to adjoining property
13 owners' concerns.

14 The Board notes the letter of support from the
15 adjoining property, and that -- the Board finds that
16 desirable relief may be granted without substantial
17 detriment to the public good or nullifying or substantially
18 derogating from the intent and purpose of the Ordinance to
19 provide housing for all income groups to allow families --
20 established families -- to remain in their home, which is a
21 benefit to the city, adds to the fabric of the city and
22 contributes greatly to the city.

1 And any other comments by members of the Board to
2 add to the motion? No?

3 Okay. So on the motion, then, to grant the
4 variance as per the application. Slater Anderson?

5 SLATER ANDERSON: In favor.

6 BRENDAN SULLIVAN: Jim Monteverde?

7 JIM MONTEVERDE: In favor of the variance.

8 BRENDAN SULLIVAN: Matina Williams?

9 MATINA WILLIAMS: In favor of the variance.

10 BRENDAN SULLIVAN: Jason Marshall?

11 JASON MARSHALL: In favor.

12 BRENDAN SULLIVAN: And Brendan Sullivan yes.

13 [All vote YES]

14 BRENDAN SULLIVAN: On the five affirmative votes,
15 the variance as per the application is granted. Good luck
16 with it.

17 EDRICK VANBEUZEKOM: Thank you very much.

18 Appreciate it.

19 BRENDAN SULLIVAN: Now we have to wait until 6:30.

20

21

22

1 * * * * *

2 (6:30 p.m.)

3 Sitting Members: Brendan Sullivan, Jim Monteverde, Wendy
4 Leiserson, Matina Williams, and Jason
5 Marshall

6 BRENDAN SULLIVAN: Returning to the regular
7 Agenda, the Board will hear Case No. 195222 -- 80 Sherman
8 Street. Mr. Braillard?

9 ADAM BRAILLARD: Thank you.

10 BRENDAN SULLIVAN: Attorney Braillard.

11 ADAM BRAILLARD: That's fine.

12 BRENDAN SULLIVAN: Give you due respect.

13 ADAM BRAILLARD: Of course. Thank you, Mr. Chair,
14 and members of the Board. Adam Braillard of Prince Lobel
15 Tye. We're at One International Place in Boston, here on
16 behalf of the applicant, T-Mobile.

17 We are here in connection with a special permit
18 before the Board to modify an existing wireless
19 communications facility which is located on the rooftop of
20 the building at 80 Sherman Street. That's located in the
21 Industrial A Zoning District.

22 The existing facility consists of nine panel

1 antennas located inside a faux chimney which is finished to
2 the color and texture of the building. The ancillary
3 equipment is located inside the building.

4 So the existing facility is effectively concealed
5 or camouflaged from view; the proposed facility is also
6 going to be camouflaged from view.

7 We're proposing to replace the nine panel antennas
8 with nine light kind, but a little wider panel antennas,
9 which requires us to replace the faux chimney with a
10 slightly larger long chimney and a second chimney, so that
11 we can install -- we can fit the antennas and still conceal
12 all the antennas.

13 We're also going to place the battery backup
14 system that's inside the building, and also a radio
15 (indiscernible) for T-Mobile. Those will also be in the
16 view.

17 So when we're completed with the proposal or the
18 installation, the difference will be the addition of one
19 faux chimney.

20 So we believe that pursuant to the Section 4.32.G,
21 Footnote 49 of the Ordinance that we comply with those
22 requirements and that -- T-Mobile's obviously FCC licensed

1 -- we believe is a minimal impact -- visual impact to the
2 building, and the building is located in the Industrial
3 Zoning District, so it's not in the residential district,
4 where we would need to provide some additional or approve
5 additional relief.

6 However, we do feel that -- and just in general,
7 the proposal is not inconsistent with the character that
8 does prevail in the surrounding neighborhood area.

9 We also believe that this application conforms
10 with the requirements set forth in Section 6409 of the
11 Middle Class Tax Relief Act of 2012, also known as the
12 Spectrum Act.

13 And we're here to answer any questions that the
14 Board may have.

15 BRENDAN SULLIVAN: Any questions from any members
16 of the Board at this time?

17 [Pause]

18 Hearing none, I will open it to public comment.
19 Any members of the public who wish to speak should now click
20 the button that says, "Participants," and then click the
21 button that says, "Raise hand."

22 If you are calling in by phone, you can raise your

1 hand by pressing *9 and unmute or mute by pressing *6, and
2 you will have up to three minutes in which to comment.

3 There appears to be nobody calling in and we are
4 -- no correspondence sent to the Board regarding this
5 matter. I will close public comment. Anything else to add?

6 Notice that the applicant proposes to modify the
7 existing facility by replacing the existing nine with nine
8 new, and by replacing the existing faux chimney with two new
9 faux chimneys measuring 7'6" x 7'6" x "10'.

10 Similar to the existing facility, all of the
11 antennas associated with the facility will be concealed
12 within faux chimneys and out of view from the public.

13 So any questions by the Board, or should we go to
14 a motion?

15 JIM MONTEVERDE: No questions. Thank you.

16 BRENDAN SULLIVAN: Okay. Under 4.32.G.1, and
17 Section 4.40, Footnote 49, in reviewing the special permit
18 application for mobile communication facilities -- in
19 particular, the Board shall consider the following in
20 reaching its determination: The scope or limitation imposed
21 by any license secured by any state or federal agency having
22 jurisdiction over such matters.

1 And the submittals by the petitioner state that
2 there are no limitations imposed on their license.

3 The extent to which the visual impact of the
4 various elements of the proposed facility is minimized, and
5 the photo simulations show that the faux chimneys blend in
6 fairly nicely, even with the addition to the existing
7 building and the elements of the building as such.

8 And that through the use of materials and texture
9 and color blend with the materials to which the facilities
10 are attached, as previously noted.

11 Adam, what are the -- is it fiberglass basically,
12 the faux chimneys?

13 ADAM BRAILLARD: Right. They have to be pervious
14 to the radiofrequency signal. So they are fiberglass, with
15 steel framing.

16 BRENDAN SULLIVAN: Yeah. Okay. And it is not in
17 a residential zone, so consequently that finding does not
18 have to be made.

19 So after discussion, the Board moves that the
20 Board make the following findings, based upon the
21 application material submitted, and the evidence before the
22 Board and based upon the findings that the Board grant the

1 relief requested and the petitioner submitted materials.

2 That the Board finds that the requirements of the
3 ordinance can be met with the grant of the special permit.

4 That the Board finds that the traffic generated or
5 patterns of access or egress resulting from what is proposed
6 would not cause congestion, hazard, or substantial change in
7 the established neighborhood character.

8 The Board notes the existence of the
9 telecommunication facility on the structure, and that there
10 has not been any negative feedback to the Board regarding
11 such installations in the past.

12 The Board is confident that going forward, the
13 install will blend in seamlessly to the neighborhood and not
14 be any -- not create any hazard or substantial change.

15 The Board finds that the relief requested is
16 merely to update the telecommunication impact, so that
17 whatever impact has occurred was not going to be increased,
18 but rather would be ameliorated by what was proposed, and
19 would be a public benefit.

20 The Board finds that the continued operation of or
21 development of adjacent uses, as permitted in the Zoning
22 Ordinance, would not be adversely affected by what was

1 proposed. In fact, it would be enhanced and a benefit to
2 the public.

3 That the Board finds that the neighborhood has had
4 experience with the telecommunication antennas on these
5 buildings, and that it has worked seamlessly in the past.

6 The Board finds that there would not be any
7 nuisance or hazard created to the detriment of the health,
8 safety, and/or welfare of the occupant of the proposed use,
9 or to the citizens of the City.

10 The Board finds that the application would not
11 impair the integrity of the district or adjoining districts,
12 or otherwise derogate from the intent and purpose of the
13 ordinance to provide updated telecommunication facilities to
14 the citizens of the City.

15 The Board finds that the modification of the
16 existing telecommunication facility at the site proposed by
17 the petitioner would not substantially change the physical
18 dimension of the existing wireless tower, except with the
19 addition of the new faux chimney, which is a necessary
20 component of the application.

21 And that such facility complies with the meaning
22 of Section 6409 of the Middle Class Tax Relief and Job

1 Creation Act of 2012, also known as the Spectrum Act.

2 The Board also finds -- further moves that based
3 upon the information presented to the Board that the Board
4 grant the requested relief as described in the submitted
5 materials, and the evidence before the Board on the
6 following conditions:

7 That the work proceed in accordance with the plans
8 submitted by the petitioner, as initialed by the Chair.

9 That upon completion of the work, the physical
10 appearance and visual impact of the proposed work will be
11 consistent with the photo simulations submitted by the
12 petitioner, and initialed by the Chair.

13 That the petitioner at all times maintain the
14 proposed work, so that its physical appearance and visual
15 impact remain consistent with the photo simulations
16 previously referred to.

17 That should the petitioner cease to utilize the
18 equipment approved tonight for a continuous period of six
19 months or more, it promptly thereafter remove such equipment
20 and restore the building on which it was located to its
21 prior condition and appearance, to the extent reasonably
22 practical.

1 That the petitioner continue to comply with the
2 conditions imposed by the Board with respect to previous
3 special permits granted to the petitioner, with regard to
4 the site in question.

5 Further, that in as much as the health effect of
6 the transmission of electromagnetic energy waves is a matter
7 of ongoing societal concern and scientific study, the
8 special permit is also subject to the following conditions:

9 a) That the petitioner shall file with the
10 Inspectional Services Department each report it files with
11 the federal authorities regarding electromagnetic energy
12 waves emissions emitting from all of the petitioner's
13 equipment on the site.

14 Each such report shall be filed with the
15 Inspectional Services Department no later than 10 business
16 days after the report has been filed with the federal
17 authorities.

18 Failure to timely file any such report with the
19 Inspectional Services Department shall ipso facto terminate
20 the special permit granted tonight.

21 b) That in the event that at any time federal
22 authorities notify the petitioner that its equipment on the

1 site, including but not limited to the special permit
2 granted tonight, fails to comply with the requirements of
3 law or governmental regulations -- whether with regard to
4 the emissions of electromagnetic energy waves or otherwise
5 -- the petitioner, within 10 business days of receipt of
6 such notification of such failure, shall file with the
7 Inspectional Services Department a report disclosing in
8 reasonable details that such failure has occurred, and the
9 basis for such claimed failure.

10 The special permit shall ipso facto terminate if
11 any of the petitioner's federal licenses are suspended,
12 revoked, or terminated.

13 c) That to the extent a special permit has
14 terminated, pursuant to the foregoing paragraphs a) and b),
15 the petitioner may apply to this Board for a new special
16 permit, provided that the public notice concerning such
17 application discloses in reasonable detail that the
18 application has been filed because of a termination of the
19 special permit, pursuant to paragraph a) or b) above.

20 Any such new application shall not be deemed a
21 repetitive petition, and therefore will not be subject to
22 the two-year period during which repetitive petitions may

1 not be filed.

2 d) That within 10 business days after receipt of a
3 building permit for the installation of the equipment
4 subject to this petition, the petitioner shall file with the
5 Inspectional Services Department a sworn affidavit of the
6 person in charge of the installation of equipment by the
7 petitioner of geographical area that includes Cambridge
8 stating that:

9 a) he or she has such responsibility, and

10 b) that the equipment being installed pursuant to
11 the special permit will comply with all federal safety rules
12 and will be situated and maintained in locations with
13 appropriate barricades and other protections, such that
14 individuals, including nearby residents and occupants of
15 nearby structures, will be sufficiently protected from
16 excessive radiofrequency radiation under federal law.

17 On the motion, then, to grant the special permit
18 as per the application, Jim Monteverde?

19 JIM MONTEVERDE: In favor of the special permit.

20 BRENDAN SULLIVAN: Matina Williams?

21 MATINA WILLIAMS: In favor of the special permit.

22 BRENDAN SULLIVAN: Jason Marshall?

1 JASON MARSHALL: In favor.

2 BRENDAN SULLIVAN: Wendy Leiserson?

3 WENDY LEISERSON: In favor.

4 BRENDAN SULLIVAN: Brendan Sullivan in favor.

5 [All vote YES]

6 BRENDAN SULLIVAN: Five affirmative votes; the
7 special permit is granted.

8 ADAM BRAILLARD: Thank you.

9 BRENDAN SULLIVAN: Thanks, Adam.

10 JASON MARSHALL: I'm going to hop off, Mr. Chair,
11 for the next case and thank you Slater, for jumping in.

12 BRENDAN SULLIVAN: Thank you, Jason.

13 JASON MARSHALL: No problem.

14

15

16

17

18

19

20

21

22

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22

* * * * *

(6:45 p.m.)

Sitting Members: Brendan Sullivan, Wendy Leiserson, Jim
Monteverde, Matina Williams and Slater
Anderson

BRENDAN SULLIVAN: The Board will hear Case No.
189522 -- 14 Rice Street. Mr. Lodge?

JOHN LODGE: Can you hear me?

BRENDAN SULLIVAN: Yes.

JOHN LODGE: Good evening. I think --

[Pause]

BRENDAN SULLIVAN: Somehow you froze, John.

[Pause]

Okay, are you on?

JOHN LODGE: Sorry, can you hear?

BRENDAN SULLIVAN: We can hear you now, yep.

[Pause]

Can't hear you now. Cannot, rather.

JOHN LODGE: -- start. So we're before the Board
tonight seeking a special permit to turn an existing
carriage house into an accessory dwelling unit.

The homeowners are long-term Cambridge residents.

1 They have two children in the school system, and they both
2 have aging parents.

3 And while they currently use the carriage house as
4 studio space, office space, they're interested in adding a
5 kitchenette and a bathroom as much to provide space for
6 their -- for each of their aging parents on sort of extended
7 visits, as well as anything else.

8 I think, Brendan, when you visited the site last
9 week, you expressed a concern about using the carriage house
10 as a short-term rental facility.

11 I talked to Anthony Tuccinardi who I think is the
12 sort of short-term rental tsar, and he said, "Given that
13 it's a detached building, it wouldn't be up to the Airbnb
14 housing in any event." So I don't think we have to worry
15 about that.

16 But the proposed changes to the building are
17 basically all on the interior of the existing carriage
18 house.

19 We're not going to change any windows, any doors.
20 Basically, the only thing we would be doing would be adding
21 a plumbing pipe into the existing house -- or actually, I
22 guess, enlarging the existing plumbing pipe into the

1 existing house.

2 The two items I believe we need relief for are
3 first the lot size is small enough that we do not have the
4 required 2500 square feet per dwelling unit, and there are
5 two existing tandem parking spaces, which service the house
6 fine now, but they don't conform with -- you know, with the
7 -- they don't meet the regulations for conforming parking
8 spaces.

9 I think generally speaking the neighborhood is a
10 mix of one-, two-, three-family houses. There's a few
11 apartment buildings.

12 So I think adding a small one-bedroom or an
13 efficiency -- I'm not sure how we would characterize this --
14 would fit in well with the neighborhood, and hopefully add a
15 little bit more flexibility in terms of some of the housing
16 that the city so badly needed.

17 All right, I -- if Jon has anything he'd like to
18 add, I'm just not sure if he's -- if he can hear us or not.

19 JONATHAN LEWIS: Hi John, I'm here.

20 JOHN LODGE: Oh, there you are. Great. Okay.

21 JONATHAN LEWIS: If it would be helpful -- if I
22 could just -- yeah, add a few thoughts, just to build on

1 what you've said already.

2 JOHN LODGE: Sure, sure.

3 JONATHAN LEWIS: Good evening, everyone. Thanks
4 so much for taking up this matter. My name is Jonathan
5 Lewis. I'm here with my wife, Alison Goldberg. We've lived
6 in Cambridge for 22 years now. We've been in our current
7 home here at 14 Rice Street since 2010.

8 We continue -- we expect to continue living here
9 for quite a while. We have two kids, as John mentioned: A
10 ninth grader at CRLS and a seventh grader at Rindge Avenue
11 Upper School. And Alison's mother also lives in the city.

12 So as John mentioned, our home is a carriage house
13 in the back yard. We've used it for a bunch of different
14 purposes over the years.

15 Alison and I have mainly used it as office space,
16 especially during the last couple years. And on the
17 weekends, the kids and their friends used it as a hang out
18 space, art space, play space.

19 I think we'll continue to use it for those
20 purposes, but we also want to make it into something that
21 works better as a guest suite for family and friends,
22 especially for our parents. As John mentioned, we want the

1 carriage house to be a place where our parents can stay for
2 short spells or long spells as they age.

3 The carriage house is already plumbed for water
4 and heat. We'd like to add a small bathroom and a shower
5 unit, and perhaps an electric range by the existing sink.

6 We hadn't given much thought to if and how we
7 would even use it as a rental unit prior to last weekend,
8 when Mr. Sullivan stopped by and related these concerns
9 about units like ours being used for Airbnb for short-term
10 rentals.

11 If we were even going to rent out the space, I'm
12 certain we would be looking for long-term tenants -- people
13 who planned to be tenants for at least nine months or a
14 year.

15 I can't imagine us having any interest in short-
16 term rentals, and basically from what we've heard, it sounds
17 like there's a City ordinance that would prohibit units like
18 ours from being used for short-term rentals -- which, again,
19 is fine by us so.

20 We think the renovation we have in mind will be
21 helpful in supporting the evolving needs of our family.

22 We've spoken to our neighbors about the project, and no one

1 raised any objections. I think you have some letters of
2 support in the record signifying that.

3 And we appreciate your consideration of our
4 application. Thanks.

5 BRENDAN SULLIVAN: Okay. Any questions by any
6 members of the Board? Jim? Any --

7 JIM MONTEVERDE: No questions. Thank you.

8 BRENDAN SULLIVAN: Matina Williams?

9 MATINA WILLIAMS: No questions.

10 BRENDAN SULLIVAN: Slater?

11 SLATER ANDERSON: No questions.

12 BRENDAN SULLIVAN: Wendy?

13 WENDY LEISERSON: Just one question. As I
14 understand your -- you have no interest in short-term
15 rentals, and as I also understand, the current wording of
16 the Regulation may not even apply anyway.

17 But would you have any objection to their being a
18 condition about -- of approving with conditions regarding
19 future uses or short-term rental by prior owners, or your
20 next owners?

21 BRENDAN SULLIVAN: Okay. Let me open it -- and I
22 have no questions or comments at this time -- let me open it

1 to public comment. Any members of the public who wish to
2 speak should now click the button that says, "Participants,"
3 and then click the button that says, "Raise hand."

4 If you are calling in by phone, you can raise your
5 hand by pressing *9 and unmute or mute by pressing *6, and
6 you'll have up to three minutes to comment.

7 [Pause]

8 There appears to be nobody calling in. We are in
9 receipt of communication.

10 "To members of the Board of Zoning Appeal, we are
11 neighbors of Jon Lewis and Alison Goldberg, who live at 14
12 Rice Street. We understand that they're renovating their
13 house to accommodate the changing needs of their extended
14 family. We have reviewed the design plans for the proposed
15 renovations, and we fully support them. We feel that the
16 proposed renovations complement the existing house and are
17 in character with the neighborhood. We hope the Board of
18 Zoning Appeal will grant them the Special Permit they are
19 seeking to keep them in the neighborhood for a long time."

20 And it's from Ariane Agnew, 24 Rice Street.

21 We are in receipt of similar correspondence from
22 Jennifer Peace at 8 Rice Street. And that is the sum and

1 substance of any correspondence. I will now close the
2 public comment part. John, any further comments you'd like
3 to make, or -- Lewis?

4 JONATHAN LEWIS: Not unless you have any more
5 questions. No.

6 BRENDAN SULLIVAN: No? Any other questions from
7 members of the Board at all?

8 JIM MONTEVERDE: No questions.

9 BRENDAN SULLIVAN: Okay. Well --

10 WENDY LEISERSON: Sorry my voice was going out
11 before, but my comment was actually a question, which was
12 does the owner have any objection if there were to be
13 condition imposed --

14 BRENDAN SULLIVAN: Thank you.

15 WENDY LEISERSON: -- on short-term rentals?

16 BRENDAN SULLIVAN: Okay. Make a motion, then,
17 without conditions, Wendy? Accepted as per the application?

18 WENDY LEISERSON: Brendan, I'm sorry, I didn't
19 understand what you were just proposing?

20 BRENDAN SULLIVAN: Shall I make a motion, then, to
21 grant the relief requested without any condition?

22 WENDY LEISERSON: Well, I was asking --

1 JIM MONTEVERDE: No, with the conditions.

2 WENDY LEISERSON: -- if there was an interest in a
3 condition?

4 BRENDAN SULLIVAN: Oh.

5 JIM MONTEVERDE: Right.

6 BRENDAN SULLIVAN: Okay. Yes. So what would that
7 be?

8 WENDY LEISERSON: I'm responding to your concern
9 about short-term rentals.

10 BRENDAN SULLIVAN: Oh.

11 WENDY LEISERSON: That's what I was responding to.

12 BRENDAN SULLIVAN: Okay.

13 WENDY LEISERSON: And in the event that the rules
14 change to allow think of thing, I don't know. But anyway,
15 it's just a suggestion that if that is a concern of yours,
16 Mr. Chair, that -- and there's no objection to their being
17 an attached condition from the homeowner, that we could do
18 that. That was the proposal.

19 BRENDAN SULLIVAN: Yes. John or Jonathan, if the
20 Board were to impose (sic) that we would grant the special
21 permit for the use of the structure as a residence. That
22 the Board would not favor short-term rental in the

1 structure, would that be amenable?

2 JOHN LODGE: I defer to you, John.

3 JONATHAN LEWIS: Yeah. We're amenable to that.

4 It sounds like the City has a policy, and it seems like this
5 is a policy question. So there's a policy that governs the
6 issue?

7 BRENDAN SULLIVAN: Yeah. I think you would have
8 to comply with the City Ordinance regarding that. But it is
9 a detached structure. So I think that it probably
10 forestalls any, like, Airbnb type of operation anyhow, as
11 you stated talking to Inspector Tuccinardi.

12 And it is your intent right now to not use it for
13 short term? If you were to rent it to nonfamily members, it
14 would be sort of traditional longer-term rentals?

15 JONATHAN LEWIS: That's correct.

16 BRENDAN SULLIVAN: Yeah. Okay. So that would be
17 your presentation. Wendy, does that -- or shall I put that
18 in as a condition that it is the sense of the Board not to
19 allow short-term rentals?

20 WENDY LEISERSON: I defer to you, Mr. Chair.

21 BRENDAN SULLIVAN: Okay. Let me just go through
22 the ordinance here, 4.22:

1 That the purpose of the ordinance is to allow for
2 the creation of accessory apartments in all districts. Any
3 large existing single- or two-family dwellings or other
4 accessory buildings on their lots are underutilized.

5 Alteration of these buildings to provide one
6 additional dwelling unit on the lot would be prohibited in
7 most cases due to the floor area ratio, lot per dwelling
8 unit requirement under 5.31 and other zoning limitations.

9 Given contemporary life style housing needs and
10 energy and maintenance costs, it would be beneficial to the
11 City to allow greater flexibility in the use of such a
12 buildings to add new dwelling units without substantially
13 altering the environmental quality of their surrounding
14 neighborhoods.

15 Subsection 4.22 gives the Board of Zoning Appeal
16 the authority to relax such requirements, in certain
17 instances, as enumerated below. And it appears that the
18 application does comply with those requirements and the
19 Ordinance.

20 So let me make a motion, then, to grant the relief
21 requested under 8.22 -- special permit -- in all districts,
22 the Board may grant a special permit for the alteration or

1 enlargement of a pre-existing dimensionally non-conforming,
2 detached single-family dwelling or two-family dwelling not
3 otherwise permitted in 8.22.1, but not the alteration or
4 enlargement of a pre-existing, nonconforming use.

5 And that the prevalent use is conforming; was
6 granted a building permit -- I think it was back in 2002.
7 It's some 10 years ago.

8 The Board finds that the alteration of the
9 structure would not be substantially more detrimental than
10 the existing non-conforming structure to the neighborhood.
11 In fact, it would be -- bring it more in line with the
12 residential character in the neighborhood, and that the
13 alteration and enlargement satisfies the criteria in 10.43.

14 The Board finds that under 10.43, it appears that
15 the requirements of the Ordinance can be met with the
16 granting of the special permit.

17 That traffic generated or patterns of access or
18 egress would not cause congestion, hazard, or substantial
19 change in the established neighborhood character.

20 The Board notes that there would not be any
21 exterior enlargement or alteration, other than those
22 necessary to accommodate the residents -- potentially a

1 change in the window or something.

2 The continued operation of or development of
3 adjacent uses, as permitted in the Zoning Ordinance, would
4 not be affected by the nature of the proposed use,
5 converting it from existing use into a residence.

6 There would not be any nuisance or hazard created
7 to the detriment of the health, safety, and/or welfare of
8 the occupants of the proposed use, or to the citizens of the
9 City.

10 That the proposed use would not impair the
11 integrity of the district or adjoining district, or
12 otherwise derogate from the intent and purpose of the
13 ordinance. And the Board reflects back on the requirement
14 of 4.22, the conversion of an accessory building into an
15 accessory apartment, and that the application conforms with
16 that requirement.

17 And that it is the sense of the Board that the
18 petitioner has agreed to -- and as a condition that the
19 structure be not turned into a short-term rental, and that
20 the -- what is being granted tonight is for a traditional
21 eventual rental or of the structure going forward or the use
22 of a family member.

1 On the motion, then, to grant the special permit,
2 Jim Monteverde?

3 JIM MONTEVERDE: In favor of the special permit.

4 BRENDAN SULLIVAN: Matina Williams?

5 MATINA WILLIAMS: In favor of the special permit.

6 BRENDAN SULLIVAN: Jason Marshall? I'm sorry,
7 Slater. Sorry. Let me read my notes here.

8 SLATER ANDERSON: In favor.

9 BRENDAN SULLIVAN: Sorry, Slater. Wendy
10 Leiserson?

11 WENDY LEISERSON: In favor.

12 BRENDAN SULLIVAN: And Brendan Sullivan yes.

13 [All vote YES]

14 BRENDAN SULLIVAN: On the five affirmative votes,
15 the special permit is granted. Thank you.

16 COLLECTIVE: Thank you very much.

17 SLATER ANDERSON: Thanks, everybody. Have a good
18 night.

19 BRENDAN SULLIVAN: Goodnight, thank you, Slater.

20 JIM MONTEVERDE: Bye.

21 WENDY LEISERSON: Excuse me, Mr. Chair, before you
22 call the next case --

1 BRENDAN SULLIVAN: Yep.

2 WENDY LEISERSON: I am hearing a little ringing on
3 the line. I wonder if anybody else is. It sounds almost
4 like someone's wearing a bracelet or something?

5 [Pause]

6 I see. Okay. Yes. I don't know what the source
7 may be, but I --

8 BRENDAN SULLIVAN: Yeah.

9 WENDY LEISERSON: -- wondered if --

10 BRENDAN SULLIVAN: I don't know. You think this
11 is too loud? Okay. This? So it's like an echo? I wasn't
12 aware of that. Okay. All right. Let's see if we can
13 correct that. Thank you, Wendy.

14 WENDY LEISERSON: Thank you, Mr. Chair.

15

16

17

18

19

20

21

22

1 * * * * *

2 (7:03 p.m.)

3 Sitting Members: Brendan Sullivan, Wendy Leiserson, Jim
4 Monteverde, Matina Williams and Jason
5 Marshall

6 BRENDAN SULLIVAN: The Board will hear Case No.
7 194179 -- 8 Winter Street. Mr. Anderson?

8 DAN ANDERSON: Mr. Chair, and members of the
9 Board, good evening. Dan Anderson, Partner at Anderson
10 Porter Design. Also a Cambridge resident. I'm here this
11 evening. I believe that Trina Murphy, Representative of the
12 owners of 8 Winter Street, LLC is here as well -- I don't
13 know if she wants to take a second to say hello? If she's
14 not immediately joined, I'm happy to give a little bit of a
15 preamble.

16 BRENDAN SULLIVAN: Okay.

17 DAN ANDERSON: All right. So we're here tonight
18 to present a project at 8 Winter Street, which is at the
19 corner of Winter and Third Street, currently the location of
20 the Dunkin' Donuts, which you may be familiar with.

21 We're seeking a variance for violations of yard
22 setbacks, which I'll talk a little bit more about, as well

1 as a special permit to extend a 45-foot pipe allowance into
2 a more restricted district.

3 So this is a Business A Zone predominantly, with a
4 slice of it that cuts through the C-1. Both are subject to
5 the East Cambridge Housing Overlay, and so, therefore have
6 fairly high FAR and lot area per dwelling unit allowance.

7 I believe that it's 300 square feet per dwelling
8 unit under the ECO, and because they're two separate zoning
9 districts, the bump in BA that would take it to an FAR limit
10 of 2 is slightly reduced because of the lower allowance for
11 FAR in C-1.

12 So cumulatively, in aggregate it's a 1.75 FAR
13 allowable.

14 The proposal from the development is not to
15 maximize the lot area per dwelling unit, which would I
16 believe yield about 22 units, or maximize the FAR; we're
17 looking at a 1.2 I believe FAR and a fairly generous lot
18 area per dwelling unit that, if I remember here correctly,
19 is -- anyway, I'll come back to it.

20 The proposal is instead for 3 two-family dwellings
21 intended for family homeownership, which was feeling to be
22 more in keeping with the neighborhood.

1 And this has been in conversation with immediate
2 abutters and the East Cambridge community for a while.
3 We've had numerous meetings with neighbors and abutters, as
4 well as presenting twice to the Planning Board just for
5 review, and twice to the East Cambridge Planning Team for
6 their comments as well.

7 There's been numerous adjustments made to the
8 project responding to the variety of comments that were
9 presented, and what you have in front of you is the most
10 recent iteration of that.

11 The lot is -- in addition to being subdivided by
12 two different zoning districts -- is effectively bordered on
13 four sides by either public ways or private ways. So we
14 have multiple frontages -- essentially four front yards and
15 two side yards, as the zoning applies.

16 And we've reviewed this in-depth I think twice,
17 with Commissioner Ranjit Singanayagam and feel pretty
18 confident that the requests that we're putting forward
19 reflect both the appropriate relief that we're seeking, as
20 well as responding to the comments and feedback in
21 particular from direct abutters.

22 So this property, as you know, was a Dunkin'

1 Donuts currently and has existed as pretty much a parking
2 lot with a fairly free-for-all lack of curb cut along Third
3 Street that allows -- requires parking spaces to back out
4 into traffic.

5 So there are a lot of concerns of abutters about
6 how to manage traffic there, as well as maintaining an
7 appropriately wide travel distance -- two-lane travel
8 distance for a good portion of the private known as Linehan
9 Court.

10 So we are conforming in all other respects to open
11 space, off-street parking spaces. We are lower than the
12 required height limit.

13 So where we're asking for the special permit,
14 we're asking to extend an average building height of 41.8
15 feet into the C-1 District, which would otherwise be 35
16 feet, but BA, of course, allows 45 feet.

17 So these are -- again 3 two-family structures.
18 There are 3 three-bedroom dwellings, and there are 3 four-
19 bedroom dwellings.

20 Happy to address any questions, but I believe we
21 have a number of written letters of support entered into the
22 file, which is much appreciated. It's been a long series of

1 conversations.

2 I think the one piece that has been kind of open
3 in the ownership is making a lot of concessions to it in
4 terms of maintenance and upkeep of that private way.

5 I think that some of the concerns about how that
6 private way is used and maintained are probably not in the
7 purview of the Board. But anyway, happy at this point to
8 take any questions.

9 BRENDAN SULLIVAN: Dan, just going back through
10 the relief that you're requesting, so building the
11 structures violates the yard setbacks.

12 DAN ANDERSON: Right.

13 BRENDAN SULLIVAN: Then are you still requesting
14 the special permit for the extension of the height into the
15 C-1 District?

16 DAN ANDERSON: That is correct. Yes.

17 BRENDAN SULLIVAN: All right.

18 DAN ANDERSON: So the building shown as Building 3
19 sits into the C-1 District. I think that if Olivia would
20 possibly share that, or if you refer to the Sheet Z1.1, you
21 can see where the capped area in the building labeled
22 "Building 3" which is the uppermost structure, we're

1 extending about 16 feet into C-1 with the fourth story.

2 BRENDAN SULLIVAN: And -- okay, I guess maybe
3 where I'm going with this is why can you not comply with
4 that requirement of -- it's 35 feet, is it not, near the C-
5 1?

6 DAN ANDERSON: It's 35 feet in the C-1, yes. And
7 so, we're -- we're -- let me say we're partially compliant.
8 So the fourth floor in all these structures is a partial
9 floor. So there's a bedroom, a laundry, a bathroom, and a
10 small sitting/office area that then open out onto a deck.

11 And so, the -- even the fourth-floor height is
12 not contiguous with the entire footprint of the building.
13 So we're -- we're encroaching into that area not even the
14 17.5 feet. It's illustrated there, but only a partial
15 portion of that.

16 So we were asking for the special permit relief
17 that would allow essentially that top-floor unit for that
18 building to remain as that -- as a four-bedroom unit.

19 BRENDAN SULLIVAN: So basically, you just want to
20 continue the element of the building?

21 DAN ANDERSON: That's correct. So we can take a
22 look at the elevations and perspective use that illustrate

1 that.

2 BRENDAN SULLIVAN: I'm just -- I guess the other
3 question I would ask is did you try in the initial analysis
4 to come up with an as of right development? In other words,
5 not having to come down before the BZA to --

6 DAN ANDERSON: Yeah.

7 BRENDAN SULLIVAN: -- seek relief?

8 DAN ANDERSON: I appreciate that. We were not
9 able to come up with an as of right solution that addressed
10 this building type. In other words, you can see pretty much
11 from the -- well, we could certainly have that Building 3 as
12 a three-story building that would not require the special
13 permit.

14 But the negotiations around this really revolved
15 around the ability to create safe, vehicular ingress and
16 egress from Linehan Court to Third Street, which was a
17 primary concern of the abutters.

18 And the program that I was given was to create
19 this as a development for -- initially for four
20 freestanding, two-family structures. And obviously with the
21 constraints of parking, of building separation distance to
22 make all those pieces work, there was not an as-of-right

1 solution.

2 We did have buildings closer to Linehan Court,
3 which was not the preference of the abutters on Gore Street.

4 And we pushed some over, and we also relocated
5 Building 1, which is essentially continuing the zero-lot
6 line setback that the Dunkin' Donuts currently has, while
7 we've detached from the abutter 10 Winter Street to allow
8 for -- although it's not a conforming side yard setback,
9 it's no longer a zero-yard setback. And those changes were
10 made at the request of the Planning Board.

11 BRENDAN SULLIVAN: Okay. And it appears,
12 obviously, that the site is very challenging. The shape of
13 the lot, obviously, is encumbered by almost all front yard
14 setback requirements and all -- well anyhow.

15 Any questions by any members of the Board? Jim,
16 any questions at this time?

17 JIM MONTEVERDE: Yeah. If I start with your sheet
18 Z1.1, could you just point out where you need relief from
19 your various setbacks where you're not compliant? How many
20 instances, please?

21 DAN ANDERSON: Absolutely. So the first is on
22 Building 1, so starting with the right-hand side of the

1 sheet.

2 We are asking to continue the effectively zero lot
3 line setback and are looking also for relief for the side
4 yard setback -- the separation between 10 Winter Street and
5 the structure.

6 This is ameliorated a little bit because of the
7 park and green space that happens at the intersection of
8 Winter Street and --

9 JIM MONTEVERDE: Yep.

10 DAN ANDERSON: -- McGrath Highway but --

11 JIM MONTEVERDE: Understood.

12 DAN ANDERSON: -- yep, but requires relief.

13 JIM MONTEVERDE: Yep.

14 DAN ANDERSON: Building #2, the short face that
15 faces Third Street, also conforms with the center line of
16 the Street requirement but is less than the 10-foot minimum.
17 I believe that it's at three and a half feet.

18 JIM MONTEVERDE: Right.

19 DAN ANDERSON: The front yard setbacks along
20 Linehan Court are all more than the minimum requirement.
21 And that's to provide an additional 10-foot driveway in
22 addition to Linehan Court's private way and allow for

1 parallel parking spaces along the building face.

2 JIM MONTEVERDE: Mm-hm.

3 DAN ANDERSON: So those conform. And then
4 Building #3 also has a nonconforming front yard setback at
5 the private way, and then has -- is -- so about five and a
6 half feet off of the property line, which would otherwise
7 require 16 by calculation.

8 And then there is an encroachment of an upper
9 balcony, which takes that down to -- closer to I think it's
10 1.5 -- 1.3 feet. It may read as 0.3 there, but 16.2 is the
11 calculated distance.

12 JIM MONTEVERDE: Okay.

13 DAN ANDERSON: So you can see if we -- if I might
14 just add -- if we applied the required setbacks to all these
15 buildings, there would be -- we wouldn't be able to comply.
16 I think maybe we could fit one. So --

17 JIM MONTEVERDE: Right. So it seems that each of
18 the three buildings requests relief of some type -- relative
19 to setbacks.

20 DAN ANDERSON: That's correct.

21 JIM MONTEVERDE: Right?

22 DAN ANDERSON: Yes. That is indeed correct.

1 JIM MONTEVERDE: And then if -- in your Sheet
2 L0.1, the site plan -- do you have parking within five feet
3 of the buildings, the parallel parking?

4 DAN ANDERSON: Parallel parking is adjacent to the
5 buildings.

6 JIM MONTEVERDE: Correct.

7 DAN ANDERSON: Yeah. I guess that would -- that
8 -- my apologies; that -- I think that there's a nuance to
9 the parking requirement for one- and two-family structures.

10 I believe it says that it may be nearer than five
11 feet. I'd have to look at the language there, but I don't
12 think that we need relief for that.

13 JIM MONTEVERDE: Do you have operable windows
14 along those faces?

15 DAN ANDERSON: We have some operable windows along
16 those faces, but I think that we can make them inoperable if
17 that becomes an issue. But certainly that proximity is
18 challenging.

19 JIM MONTEVERDE: And beside all your -- the issues with the
20 required setbacks, can you just talk about the substantial
21 hardship here?

22 DAN ANDERSON: Yeah. So I appreciate it. The

1 hardship I think, which was already alluded to, is a very
2 challenging site that the literal enforcement of the -- of
3 all of the required even minimum setbacks, not just
4 calculated setbacks -- and building separation distances
5 would really prohibit the effective development of this,
6 even at a fairly low density.

7 I think we were also looking -- well, I think from
8 a hardship standpoint is really just that it's an unusual
9 lot with a condition that's atypical of the zoning district,
10 with four front yards and challenging geometries, and an
11 irregularly shaped lot.

12 JIM MONTEVERDE: Thank you. That's all the questions I
13 have now.

14 BRENDAN SULLIVAN: Matina, any questions of the
15 petitioner at this time or comments?

16 MATINA WILLIAMS: No, not at this time.

17 BRENDAN SULLIVAN: Jason Marshall, any comments,
18 or questions?

19 JASON MARSHALL: You asked my question, Mr. Chair,
20 about as of right use. I look forward to public comment.
21 Thank you.

22 BRENDAN SULLIVAN: Okay. Wendy Leiserson, any

1 questions, or comments at this time?

2 WENDY LEISERSON: I think I share the question
3 about the as of right development, and also on the hardship
4 piece I'm having trouble understanding the hardship.

5 I mean, I do understand that this is an
6 interesting lot to try to develop, but there -- you know, as
7 a lot, there are many -- unless there's something the
8 petitioner wants to explain more to me, what's making it
9 difficult is to develop this lot with the program that you
10 were asked to develop, as opposed to -- like there are other
11 kinds of developments or options that wouldn't require this
12 relief.

13 So I'm still trying to understand why this is a
14 hardship.

15 BRENDAN SULLIVAN: Yeah. That's my only comment.
16 In furtherance of that, it seems like there's an awful lot
17 going okay. And, you know, is it maximizing the site?

18 And I know that it said that the bay zoning will
19 allow for more units, but I'm not sure of that. You'd
20 really have to do a whole analysis of the -- you know,
21 number of units per square foot.

22 That's one measure, but then once you come into --

1 you know, height restrictions, setback restrictions and so
2 on and so forth, I'm not sure if that base zoning number
3 holds up. But at any rate, let me open it to public
4 comment.

5 Any member of the public who wishes to speak
6 should now click the button that says, "Participants," and
7 then click the button that says, "Raise hand."

8 If you are calling in by phone, you can raise your
9 hand by pressing *9 and unmute or mute by pressing *6, and
10 you'll have up to three minutes in which to comment.

11 OLIVIA RATAY: "Mom"?

12 BRENDAN SULLIVAN: Mr. Momchil? Momchil?

13 MOMCHIL TOMOV: Yes. Momchil, yes. Hi.

14 BRENDAN SULLIVAN: Yes. So I'm calling on behalf
15 of -- so I'm one of the Trustees of one of the -- in one of
16 the properties that's abutting --

17 THE REPORTER: Could you give your name for the
18 record, please, your name and address?

19 MOMCHIL TOMOV: Yes, it's Momchil Tomov. The
20 address is 25 Third Street, and I'm representing the HOA of
21 25-19 Third Street, so the two buildings. We're abutting
22 the new development.

1 We actually just found out about this a few --
2 couple weeks ago maybe -- from a neighbor. So apologies
3 that, you know, some of the issues that I'm bringing up have
4 already been discussed during those meetings. We were just
5 not part of them.

6 So the concern is that -- about Linehan Court,
7 that two-way -- that two-way sort of street that's meant to
8 allow the neighbors on our street to access their parking
9 spaces and their back yards. That -- for it to be a two-way
10 street, this means we will have to do two things.

11 So one is that our trash bins right now are lined.
12 We put them against the back wall of our building, which is
13 right essentially on Linehan Court.

14 And right now, that's fine because there's enough
15 space for cars to drive through the parking lot,
16 essentially. But after this development, there will not be
17 enough space essentially for a two-way traffic, and also for
18 us to store our trash bins there.

19 And the issue is that really there's no other
20 place where we can store the -- where we can keep City-
21 provided trash bins.

22 And then the second issue is that this also is an

1 easement for our fire escape. And this has been an issue
2 before where actually trucks, you know, or larger vehicles
3 going through that -- through Linehan Court -- have hit the
4 fire escape and have damaged it before.

5 So this has been an issue before, and we actually
6 currently are actively looking to figure out how to prevent
7 this. And I feel like essentially because -- restricting
8 traffic to go right where a fire escape is is going to
9 create more of an issue there so.

10 Yeah, those are our concerns, essentially.

11 BRENDAN SULLIVAN: Thank you for calling in.

12 OLIVIA RATAY: Betty Saccoccio?

13 BETTY SACCOCCIO: I have some issues with them,
14 with the presentation when it says that they have --

15 BRENDAN SULLIVAN: If you could -- if you could
16 introduce yourself for the record.

17 BETTY SACCOCCIO: Oh, I'm sorry.

18 BRENDAN SULLIVAN: Your name and address, please.

19 BETTY SACCOCCIO: Sure. My name is Betty
20 Saccoccio, and I live at 55 Otis Street in Cambridge. And I
21 have some issues with the presenter asking about the private
22 way as Linehan Court, and what a private way really is, and

1 how it has been used in the past.

2 This has not been used as a right of way for other
3 people, other than the people on Gore Street. So my issue
4 is basically that, and the fact that the buildings are in
5 such a way that they're creating a fluster almost that in
6 order to get to them, and where the parking is designed,
7 makes it hard to reach. Thank you.

8 BRENDAN SULLIVAN: Thank you for calling in.

9 OLIVIA RATAY: Audrey Cunningham?

10 AUDREY CUNNINGHAM: Hi, can you hear me?

11 BRENDAN SULLIVAN: Yes.

12 AUDREY CUNNINGHAM: Okay. First of all, I just
13 wanted to ask if you received our letter from the abutters.

14 BRENDAN SULLIVAN: Yes.

15 AUDREY CUNNINGHAM: You did?

16 BRENDAN SULLIVAN: As a matter of fact it's in
17 front of me. It was sent in today at 11:21.

18 AUDREY CUNNINGHAM: Oh, right. Yeah. Well, yeah.
19 It's -- yes, yes.

20 BRENDAN SULLIVAN: Okay.

21 AUDREY CUNNINGHAM: It says all that we support
22 the development with all those conditions. You see the

1 conditions we wrote?

2 BRENDAN SULLIVAN: Well --

3 THE REPORTER: Can you give your address, please?

4 AUDREY CUNNINGHAM: Oh, I'm sorry. I'm at 49 Gore
5 Street, Cambridge.

6 BRENDAN SULLIVAN: Let's see. Came in today
7 October 27, 11:21.

8 "Dear Members of the Board, this letter is in
9 regard to the e-mail we forwarded to you about a commercial
10 parking lot adjacent to the proposed --

11 AUDREY CUNNINGHAM: No, that's the second one
12 about the parking lot. Did you not get our original one? I
13 sent it a couple of days ago.

14 BRENDAN SULLIVAN: On the twenty-fourth? We have
15 that one, yes.

16 AUDREY CUNNINGHAM: So the one --

17 BRENDAN SULLIVAN: Okay.

18 AUDREY CUNNINGHAM: -- that details all the --

19 BRENDAN SULLIVAN: That as the petitioner has
20 verbally promised and indicated --

21 AUDREY CUNNINGHAM: Correct. That's the one.

22 BRENDAN SULLIVAN: Yes, okay. So if -- do you

1 want to speak to that, or do you want me to read it?

2 AUDREY CUNNINGHAM: No, that's -- you can read it
3 if you like. I'm just -- you know, we just -- our main
4 concern is that we have -- you know, all of those conditions
5 are met, and that we have at least 20 feet.

6 Because, as it says in the letter, I believe that
7 -- you know, for years we've been using more than 35 feet --
8 I mean, I've been here 75 years and my mother before me --
9 and we've been able to use that area so we can access our
10 back yards. Because we can't -- we need to -- and that is
11 why the developer agreed to give us at least 20 feet, so we
12 could get into our back yards -- you know, swing our car
13 around and back into our back yards.

14 So -- but you can read each condition if you like.

15 BRENDAN SULLIVAN: I will read it into the record.

16 AUDREY CUNNINGHAM: Okay. Great.

17 BRENDAN SULLIVAN: Toward the end of public
18 comment, yeah.

19 AUDREY CUNNINGHAM: Thank you.

20 BRENDAN SULLIVAN: Thank you. Yes.

21 OLIVIA RATAY: Jean Spera?

22 BRENDAN SULLIVAN: Who was it?

1 OLIVIA RATAY: Jean.

2 BRENDAN SULLIVAN: Jean? You may be on mute.

3 Maybe we'll go to somebody else?

4 Somebody wants to speak? Yeah.

5 OLIVIA RATAY: Marie Saccoccio?

6 MARIE SACCOCCIO: Good evening. Marie Saccoccio,
7 55 Otis Street in Cambridge. I'm an attorney, and I
8 actually have looked into this project and consulted with
9 Audrey Cunningham and a few others.

10 This truly -- Linehan Court was truly intricate to
11 this entire block. 18 Winter Street, 18 to whatever, 20
12 something, they were all housing. And they would be three
13 [Zoom glitch] deep. That's where that -- the present
14 parking lot is.

15 That was fenced off permanently probably 50 years
16 ago.

17 BRENDAN SULLIVAN: Mm-hm.

18 MARIE SACCOCCIO: And probably can dig out some
19 photos to prove that. The fence was continuous -- in fact,
20 it had three rows of barbed wire above the chain-link fence.
21 So it truly was meant so that no one would be passing
22 through either way.

1 So whatever easement rights that particularly
2 property owner seems to claim, it was abandoned at least 50
3 years ago.

4 As far as my memory is, there was a building once
5 on the corner of Winter and Third. It was probably a three-
6 story brick. The ground level was a bar. It had a bocci
7 yard in the back. Why I say that is Linehan Court was
8 pretty much wide open.

9 So it was easy access for whoever, you know, had
10 easement rights there. It was easy access and safe access.

11 And what I was most concerned about with this
12 particular project is I understand it's probably better,
13 because it doesn't have curb cuts surrounding the entire
14 corner. But Building Number 2 is pretty close to the
15 sidewalk so the visibility getting in and out of Linehan
16 Court is not great. I think there's a blind spot there.
17 And that really did concern me.

18 I understand why -- I mean, I understand why
19 they've positioned the different buildings and -- you know,
20 people do want parking today. So I understand that.

21 But I also went over Audrey's conditions, and I
22 believe that the present owner has agreed that they would be

1 essentially caretakers of the easement for snow removal and
2 -- you know, upkeep.

3 If this is approved tonight, I would like that to
4 be memorialized so that if there's a new owner next year,
5 that that follows with the deed and with the special permit.

6 Thank you.

7 BRENDAN SULLIVAN: Okay. Thank you.

8 OLIVIA RATAY: Jean Spera?

9 BRENDAN SULLIVAN: That's it?

10 OLIVIA RATAY: I guess so.

11 BRENDAN SULLIVAN: That's the sum and substance of
12 the call-ins.

13 Let me go back to Audrey Cunningham's letter dated
14 October 24.

15 "We, the resident abutters support the
16 petitioner's submission under the following conditions, and
17 we request that the Board approve or be contingent on the
18 following conditions in accordance with the site plan and
19 landscape plans included in the application.

20 "First condition, that as the petitioner has
21 verbally promised and indicated in the current plan dated
22 07/21/22 and given that for more than 70 years, the resident

1 owners who abut the proposed development have freely used
2 the currently existing open space of approximately 35 feet:
3 There will remain at a minimum a 20-foot easement in order
4 for abutters to easily access their driveways located at the
5 rear of the property.

6 "Number 2, that the petitioner be fully
7 responsible for all upkeep -- snow and ice removal, trash
8 and any other maintenance that may be necessary for the
9 properties' appearance and safety.

10 "Any and all usage of the roadway for commercial
11 purposes must be prohibited, except as is necessary for
12 deliveries, trash removal relative to the convenience,
13 necessity, and well-being of the residents who live in the
14 buildings and all abutting resident owners.

15 "That documented approval by the City Fire,
16 Police, Traffic and all other safety organizations be
17 granted before commencement of any and all excavations and
18 building activity.

19 "That during excavation and construction, the
20 abutter be fully responsible for diligent loading control of
21 the entire area.

22 "That during excavation and construction,

1 residents are allowed to freely enter their property without
2 obstruction.

3 "That the petitioner be required to install and
4 maintain a fence along the edge of the private way abutting
5 the commercial parking lot on Winter Street in order to
6 prevent vehicles from accessing the private way.

7 "That the petitioner will reasonably consider
8 input from abutters regarding the aesthetics or the
9 materials to be used on the outside of the buildings."

10 In response -- some of these are outside of the
11 purview and jurisdiction of the Zoning Board -- that the
12 approvals by the various agencies are proforma and require
13 that before a building permit can be issued, that the
14 maintaining of fences and rodent control and protection from
15 the adjoining properties is all -- again -- part of
16 Inspectional Services' jurisdiction.

17 The easement we will get into at some point.

18 There is correspondence from Joe Rose dated
19 October 19.

20 "To the Board of Zoning Appeal, thank you for
21 taking the time to view the neighborhood proposals. I
22 continue to be excited to see that there has been progress

1 to develop the valuable parcel of land at the corner of
2 Third and McGrath, as a gateway parcel to the East Cambridge
3 neighborhood.

4 "As it currently stands, I am opposed to this
5 petition.

6 Lack of Required Hardship: The petition does not show the
7 required hardship in developing the parcel as is.

8 Detriment to the Public Good: The petition is in a
9 designated business district (BA) and as such should contain
10 some retail component to benefit the community and public
11 good.

12 Excessive Heights: I was disappointed to see that the plans
13 have done nothing to reduce the towering heights of this
14 building in context with the abutting properties. If the
15 developer decides to keep these as residences, then the
16 heights should be lowered to meet the ordinance height
17 restrictions of 35' to better match the area. There is no
18 need for those to be over 45' tall residences, aside from
19 adding a single bedroom on the top floor.

20 Inadequate Setbacks: The proposal does not meet nearly any
21 of the setback requirements on all sides, and actually this
22 revised plan further shrinks the distance for the 10 Winter

1 Street neighbor from the first proposed of 11'2" down to
2 8'0" (Required is 11'6").

3 Mechanicals: Sheet A2.1-A2.2 Proposed elevations don't
4 include mechanicals, which as we have seen in the past could
5 detrimentally add to the overall height.

6 "In a neighborhood tight with housing and lacking in needed
7 retail, this large parcel represents an opportunity to add
8 several units with retail, not simply six large scale homes.
9 As it is currently presented, I remain opposed to this
10 proposal.

11 "Joe Rose on Spring Street."

12 There is correspondence from -- oh, Audrey
13 Cunningham, which I have previously read. There is
14 correspondence from Virginia Balordi -- B-a-l-o-r-d-i.

15 "I live at 16 Third Street, directly across from
16 Dunkin' Donuts parking lot. I would like to bring to your
17 attention the problem that the traffic from the parking lot
18 at 18 Winter has caused. There are cars constantly cutting
19 through the parking lot, causing a lot of traffic on Third
20 Street.

21 "Also, I park in the driveway adjacent to Dunkin'
22 Donuts parking lot and pedestrians constantly walk in back

1 of my car as I'm backing into my parking space. I've come
2 very close to hitting them as they cut through the lot
3 without paying attention.

4 "I've lived here for over 50 years, and there's
5 always been a fence separating the two lots. Taking down
6 that fence has caused a big problem. Hopefully, this
7 problem can be remedied.

8 "Sincerely,

9 Virginia Balordi

10 16 Third Street."

11 There is correspondence from Phil -- Mr. Phil
12 Smith on behalf of 18 WS Property, LLC.

13 "Please accept this e-mail in and the attached
14 letter of support for the proposed project at 8 Winter
15 Street in East Cambridge. 18 WRS property LLC is an abutter
16 and supports the proposed use and density."

17 And a letter from Phil Smith and Sharmil S. Modi
18 -- S-h-a-r-m-i-l S. Modi, M-o-d-i.

19 And another correspondence from Audrey Cunningham
20 referencing the earlier.

21 And Mr. Tomov has sent in correspondence, but he
22 spoke to that.

1 That is the sum and substance of the
2 correspondence. I will close the public comment part and
3 send it back to the petitioner.

4 The only thing, Dan, you said you've had a number
5 of neighborhood meetings. Also did the Planning Board
6 review this also?

7 DAN ANDERSON: Yes, they did. And were generally
8 supportive. I was hoping that they were -- when I met with
9 them last and we made adjustments based on their comments
10 and input, we were -- we included bicycle parking, which was
11 not of a Band Aided requirement, but was seen as beneficial.

12 We added some fencing and privacy to block some of
13 the view of the two internal parking spaces from Third
14 Street.

15 And in that Planning meeting, also had extensive
16 conversations with Traffic and Parking, who were very
17 supportive of this and felt that the overall traffic
18 patterns were beneficial.

19 They liked the location and widening of a -- or
20 definition of a curb cut at Linehan Court.

21 They were looking for -- were appreciative of the
22 width there, notwithstanding the fire escape. They felt

1 that that was adequate and sufficient for emergency vehicle
2 egress to I think even the comment in one of the letters
3 about the traffic background out with the -- you know,
4 essentially long section of no curb with -- I think there
5 was six or seven at least head-in parking spaces that have
6 to back out into Third Street. The comments were generally
7 very supportive.

8 So I don't know if there's any correspondence or
9 -- since they would have put eyes on this before the
10 hearing. But as is, we were in front of them twice -- in
11 front of East Cambridge Planning Team twice.

12 The comment came -- did come up then about the
13 inclusion of retail space. We had looked at that with the
14 owner early on and it was difficult to, you know, add the
15 additional parking.

16 I don't mean to make this all about parking; I
17 know that we've got a recent change about parking
18 requirements for these projects, but from the -- you know,
19 from an alternative development proposal, which I don't have
20 an as of right proposal to show you for a large multifamily
21 building.

22 But it's pretty clear that that would -- could

1 very well be constrained by setbacks as well and would be a
2 housing type that in all our discussions with the neighbors
3 just added a lot of bodies and a lot of traffic, and not
4 necessarily long-term residents. So we really --

5 OLIVIA RATAY: Mm-hm.

6 DAN ANDERSON: -- hopefully not myopically but
7 focused on this program with six ownership family-sized
8 units.

9 BRENDAN SULLIVAN: Yeah. I guess what troubles me
10 to some extent is the lack of correspondence from the
11 Planning Board, and also East Cambridge. And I -- you know,
12 usually they're very active and proactive. And we also
13 welcome and respect their comments.

14 And I would have liked to have seen something from
15 the East Cambridge Planning Team correspondence, and some
16 kind of guidance in -- you know, giving their thoughts,
17 because we always respect their opinion.

18 DAN ANDERSON: Sure, I don't --

19 BRENDAN SULLIVAN: The other thing that concerns
20 me is the use of Linehan Court, and also that private way
21 and the historic use of that, and the ability of the
22 adjoining properties to -- you know, to verse over that have

1 use of that. And now that is called into question.

2 And what is the legal status of the Court, and
3 also the private way? Are there not easements granted to
4 any of the adjoining properties or not?

5 DAN ANDERSON: So the -- they are not. It's very
6 ambiguous. There's no documentation in any of the abutting
7 deeds of -- and so in other words the property line does not
8 extend to the center line of the private way. The actual
9 deeds just grant use and access to those private ways.

10 And as you have in your file, the letters are all
11 coming from the abutters and users of that private way. I
12 think the only concern that was raised was the use of the --
13 was it 25 or 20 -- that has trash cans there.

14 And I'm not sure that that's -- was ever intended
15 as the use of that Linehan Court.

16 But what we ended up with in conversations with
17 neighbors and looked at this with our own traffic studies
18 and in conversation with Traffic and Parking was giving an
19 additional 10 feet of travel, making that effectively two
20 lane.

21 The, you know, the history of the site is one of
22 parking lot that people basically freely traverse at -- you

1 know, at will. And this regulates that. It is the
2 intention of the developer to put that maintenance and, you
3 know, increasing width of Linehan Court into perpetuity.

4 So, you know, I think a lot of the conversations
5 in this have really been about use and access, and traffic
6 and safety. And I think, as I mentioned before, we went
7 from a four-building scheme of eight units down to six, and
8 I think the abutters were appreciative of that.

9 There is a lot of concern, as you heard from some
10 of the public, about the use of the access of the parking
11 lot to that private way. There was a fence that was
12 removed, and traffic went through. I think this current
13 proposal is accommodating. At the very least, it does not
14 impinge on the use and access of the private ways that have
15 been historically there to the extent that it's possible.

16 BRENDAN SULLIVAN: Okay. Jim Monteverde, any
17 comments?

18 JIM MONTEVERDE: No. No further comments than the
19 ones I made before. Thank you.

20 BRENDAN SULLIVAN: All right. Matina Williams,
21 any comments?

22 MATINA WILLIAMS: Sorry. My mouse was not moving.

1 I don't have any comments at this time. I do agree with the
2 comments that were made by the Board.

3 And I do have an issue with the -- not having the
4 setbacks, especially coming out. I think one of the
5 neighbors had said that the -- to come out, you're really
6 going to have to come out far to see around the building.
7 So that's a little concerning for me.

8 BRENDAN SULLIVAN: Yeah.

9 MATINA WILLIAMS: I understand, because the
10 congestion in Cambridge and somebody zooming around the
11 corner --

12 BRENDAN SULLIVAN: Yeah.

13 MATINA WILLIAMS: -- and you're sticking out
14 there.

15 BRENDAN SULLIVAN: Okay.

16 MATINA WILLIAMS: That's it, though.

17 BRENDAN SULLIVAN: Okay. Yeah. Now, Jason
18 Marshall any comments?

19 JASON MARSHALL: Yes. Yeah, a few things, Mr.
20 Chair. And Dan, thanks for a thoughtful presentation. And
21 it's clear that there's been a lot of advance work that went
22 into this that we obviously haven't had visibility into.

1 But I agree with the Chair that it really would
2 have been helpful to have something in the file from the
3 Planning Board and East Cambridge Planning Team as well. So
4 I'll start there.

5 But getting into the issue around the easements
6 and rights of way, I feel a lot of hesitance about waiting
7 into wading into those issues. You know, as a Board, we're
8 not equipped to verify who has what private rights over land
9 or not.

10 I understand the request from neighbors to
11 condition any approval on maintaining rights of way, and
12 it's a completely understandable request. I'm just not sure
13 that's really within the scope of authority of this Board to
14 do that. Those really are issues between land -- property
15 owners and other property owners.

16 And in my experience, those issues would be
17 resolved privately and at times filed with the Registry, so
18 that it can be tracked over time.

19 I don't know that we have -- it's really in our
20 scope of authority to do that, and then moreover, as I
21 noted, even if we could, it's -- it makes me uncomfortable
22 to be somehow providing a municipal order that could

1 interfere with those kinds of rights.

2 Separately from that, in public comment there was
3 a note about the height of the building and the need to
4 increase the height. And that's something that I pause on
5 as well. And also, like Wendy, I do have some questions
6 about the hardship. And maybe she'll explore that more.

7 That's all I have for now.

8 BRENDAN SULLIVAN: Okay. Sort of maybe the
9 devil's advocate on the use of Linehan Court and whatever,
10 but I think you're exactly correct; that in the absence of
11 any documents granting access or easement to adjoining
12 properties, that it would exceed out authority to acquire
13 it.

14 And that would be onerous, I think, and Draconian
15 to the property rights of the owner of the proposal to
16 impose that. And I think that would exceed our authority.
17 So you're correct on that, Jason.

18 Wendy, what are your thoughts? And --

19 WENDY LEISERSON: I agree with a lot of what my
20 fellow Board members have expressed. I was actually
21 scouring the Registry of Deeds to see if I could come up
22 with -- just to satisfy my own curiosity about the ownership

1 of Linehan Court -- and I did see some City documents and
2 tax title documents.

3 I have not put it all together yet to -- and as
4 Jason said, it's not really my role -- but it does look like
5 there are some documents that might -- the owners might want
6 to look at to see if they actually do have any existing
7 rights to use of that private way, and whether that private
8 way is actually one of the private ways owned by the City or
9 owned actually privately, to settle this dispute.

10 With regard to hardship, again, I mean I think
11 this is a -- you know, it comes down to the legal issue.
12 And, you know, Dan, you've obviously put together a very
13 thoughtful proposal.

14 You've obviously -- you know, spent a lot of time,
15 you and the owners, meeting with neighbors and so I commend
16 all of that. And I'm just bound by the question of has the
17 legal requirement of hardship been satisfied?

18 And that requirement to me does not -- it's not
19 interpreted as if I want to build a building X size, but
20 can't because of the rules, there's a hardship, right?
21 Like, that's not how it is. So it's about what does this
22 parcel allow you to build?

1 And I'm not trying to be disrespectful of your --
2 the aesthetics that you've put in here or, you know, of the
3 economics either of the situation or anything. It just
4 comes down to has that legal requirement been satisfied?
5 And I still am struggling with that.

6 BRENDAN SULLIVAN: Yeah. I guess I don't know,
7 I'm just troubled by -- that they've met the standard for
8 the hardship as in the proposal, and I guess I would have
9 liked to have seen an as of right solution, and why we can't
10 build it to that as of right. And that we need some relief
11 from the ordinance in order to make this a viable -- now
12 "viable" obviously, what does that mean?

13 I guess it probably comes down to dollars and
14 cents -- and so, you've got your acquisition costs, you've
15 got all your other sort of costs -- engineering,
16 architectural, legal -- yadayadayada, so on and so forth,
17 and then you've got your hard costs, which are -- obviously
18 -- construction and then at the end of the day, whatever's
19 left over is whatever is worth our effort. And I guess
20 that's sort of the big question mark is, you know, what
21 makes this thing financially viable?

22 And, again, I'm troubled by the amount of

1 requested relief. And I agree it's a challenging site. The
2 Dunkin' Donuts, which I've frequented often, is challenging
3 getting in and out of there, and people coming up -- cars
4 coming up McGrath Highway.

5 And it's just -- this here will obviously calm the
6 entire area, the retail component of it. I'm not totally
7 satisfied that that would be necessary. And retail, to be
8 honest with you, is not very viable these days. Everybody
9 sort of would like to have a nice -- you know, maybe coffee
10 shop or whatever it may be, you know, that you can walk to
11 or something.

12 But mom-and-pop or whatever, just not -- tends to
13 be not viable anymore, as you can -- all you have to do is
14 ride around the city and see all these, "For Rent" signs in
15 all of what were retail establishments.

16 So that set aside, I don't know, Dan. I'm just --

17 DAN ANDERSON: Appreciate it. Appreciate the
18 thoughts, Mr. Chair. Maybe I can make a suggestion, which
19 is because there's been very productive conversations
20 between the ownership of the property and abutters, I think
21 that they're clearly looking for assurances that could --
22 that are outside of your jurisdiction, and that could easily

1 be satisfied.

2 I think that there's a little bit of a chicken and
3 egg there, which is I'm not sure that the owners want to
4 deed additional easement if the project isn't moving
5 forward. That would not work particularly well.

6 So if -- on that particular light, it might be,
7 you know, enough that there are agreements made that are on
8 record that solidify that it is in fact the intention of the
9 owners to do that.

10 But we could also take the time to present an --
11 and as of right, maybe not as fully developed as this, but
12 certainly something that had a unit count, and -- you know,
13 similar zoning analysis as we get on Z1.1.1, 1.2 and the
14 preliminary landscape plan such as we're looking at on L1.0
15 that would give the Board a sense of what was there.

16 I think that it's likely where retail is probably
17 a nonstarter, office is likely not such a likely piece. And
18 at 7500 square feet. We're not talking about a large
19 property here.

20 And a 45-foot-high, you know, four-story apartment
21 building would have, you know, a number of very small rental
22 apartment units. And the feeling was that was really not so

1 much in keeping with the neighborhood.

2 But it would also give us the opportunity to have
3 the East Cambridge Planning Team and the City Planning Staff
4 weigh in and potentially write a letter.

5 So that -- if I could ask for a continuance and
6 the ability to navigate some of those right of way easement
7 pieces, if there are some documents that we haven't been
8 able to pull up, I'd certainly appreciate some direction as
9 to where I might find better documentation of the actual
10 ownership of those right of ways, I would appreciate that as
11 well.

12 BRENDAN SULLIVAN: I think that would be helpful
13 for me, anyhow, and give me more of a comfort zone.

14 And do other members of the Board agree that a
15 continuance and allow the petitioner an opportunity to
16 number one, go through the letters that are in the file
17 also? You're probably well-versed with all of the meetings.
18 But also, I would like to see something from the East
19 Cambridge Planning Team. That to me is very helpful. Other
20 members of the Board agree with that? Jim?

21 JASON MARSHALL: Yeah, Mr. Chair. Oh, sorry, this
22 is Jason Marshall. Just want to echo your sentiment and

1 appreciate the approach that Dan laid out. Thank you, Dan.

2 BRENDAN SULLIVAN: Yeah. Okay. And also, I think
3 that the other component would be the special permit of the
4 height going into the residential zone. If you could sort
5 of look at that a second time. The -- we have 10/1 -- I'm
6 sorry, say we have 12/01 or 12/15 or January 12 available.
7 So what -- how soon do you want to come back? So it's
8 December 1, December 15, or January 12, Dan?

9 DAN ANDERSON: I think that -- I would love to
10 come back sooner, but I'm thinking that December 15 is
11 probably the more reasonable time with --

12 BRENDAN SULLIVAN: December 15?

13 DAN ANDERSON: Are Board members available?

14 BRENDAN SULLIVAN: Well, that's the next thing.
15 Jim, are you available on the fifteenth?

16 JIM MONTEVERDE: Yes.

17 BRENDAN SULLIVAN: Matina, 12/15/22?

18 MATINA WILLIAMS: Yes. I'm available.

19 BRENDAN SULLIVAN: Jason, December 15?

20 JASON MARSHALL: Yes. That works.

21 BRENDAN SULLIVAN: And Wendy? December 15?

22 WENDY LEISERSON: Just checking. Yes. I am

1 available.

2 BRENDAN SULLIVAN: Great. Thank you. So let me
3 make a motion, then, to continue this matter to December 15,
4 2022, on the condition that the petitioner sign a waiver to
5 the statutory requirement for a hearing -- do you have one
6 already?

7 DAN ANDERSON: No.

8 BRENDAN SULLIVAN: No. This is the first time
9 this has been heard. So I would ask that you sign a waiver
10 to the statutory requirement for a hearing and a decision to
11 be rendered, and that such waiver be in the file no later
12 than a week from tonight. And you can get that obviously
13 from Maria or from Olivia, and sign it and send it back to
14 them.

15 That you change the posting sign to reflect the
16 new date of December 15, 2022, and the time of 6:00 p.m.

17 Any new submittals not currently in the file be in
18 the file by 5:00 p.m. on the Monday prior to the December
19 15, 2022 meeting.

20 On the motion, then, to continue this matter, Jim
21 Monteverde?

22 JIM MONTEVERDE: In favor of the continuance.

1 BRENDAN SULLIVAN: Matina Williams?

2 MATINA WILLIAMS: In favor of the continuance.

3 BRENDAN SULLIVAN: Jason Marshall?

4 JASON MARSHALL: In favor.

5 BRENDAN SULLIVAN: Wendy Leiserson?

6 WENDY LEISERSON: In favor.

7 BRENDAN SULLIVAN: And Brendan Sullivan yes.

8 [All vote YES]

9 BRENDAN SULLIVAN: On the five -- the affirmative
10 votes of five members, this matter is continued to December
11 15, 2022. See you then.

12 DAN ANDERSON: Thank you, Mr. Chair, and members
13 of the Board for your input. See you then.

14

15

16

17

18

19

20

21

22

1 * * * * *

2 (8:01 p.m.)

3 Sitting Members: Brendan Sullivan, Wendy Leiserson, Jim
4 Monteverde, Matina Williams and Jason
5 Marshall

6 BRENDAN SULLIVAN: The Board will now hear Case
7 No. 195058 -- 245 Hampshire Street.

8 Morris? 245 Hampshire Street?

9 [Pause]

10 BRENDAN SULLIVAN: Morris?

11 MORRIS SCHOPF: Yes. Hello.

12 BRENDAN SULLIVAN: Yes. Hi. Introduce yourself
13 for the record.

14 MORRIS SCHOPF: My name is Morris Schopf. I'm the
15 architect for the Chabad of Cambridge. We have a small
16 matter that requires relief at 245 Hampshire Street. It's a
17 mixed-use building consisting of a one-story structure and a
18 three-story structure in the Business A Zone.

19 Over time, the Chabad has changed the use of and
20 renovated the one-story building in the back for a day care
21 facility and has renovated without changing the use of the
22 second floor, and the third floor of the three-story

1 buildings. The second floor is an office. The third floor
2 is a residence. The first floor is currently a restraint
3 and seclusion.

4 We applied for a permit -- if we could go to the
5 last exhibit in my package -- perfect.

6 So we applied for and received a permit for a roof
7 deck, which is permitted by the right, which is shown in
8 this drawing at the second floor on the roof of the one-
9 story day care facility.

10 When that building was renovated, the roof was
11 reinforced so that the roof deck, which is allowed by right,
12 could be constructed.

13 But the Zoning Officer pointed out that because
14 the existing non-conforming building has a zero lot line at
15 the rear, where there are no structures -- there is a
16 parking lot behind the building -- that we had to maintain
17 the 20-foot rear setback.

18 So because of the obvious hardship of the strange
19 shape of the building and the existing non-conforming
20 conditions, we have come to ask for relief from the rear
21 setback to extend the roof to the perimeter of the existing.

22 That is our only request.

1 BRENDAN SULLIVAN: Morris, who uses the deck?

2 MORRIS SCHOPF: The occupants of the office on the
3 second floor.

4 BRENDAN SULLIVAN: Okay. And so, the restaurant
5 on the first floor has no access to it?

6 MORRIS SCHOPF: No access. No access.

7 BRENDAN SULLIVAN: Okay. So the only ones that
8 have access to it are the offices on the second floor?

9 MORRIS SCHOPF: And the -- and by the nature of
10 the rear stairway, the apartment on the third floor.

11 BRENDAN SULLIVAN: And that would be their only
12 outdoor space?

13 MORRIS SCHOPF: That would be their only outdoor
14 space, yes.

15 BRENDAN SULLIVAN: Okay.

16 MORRIS SCHOPF: So it's really valuable open space
17 on a pretty tight commercial lot. And the additional roof
18 deck would be a real amenity. I don't think there's any
19 question that it would be -- have an adverse effect on the
20 community, and it would certainly have a beneficial effect
21 for the existing uses in the building.

22 BRENDAN SULLIVAN: The second floor business, what

1 type of business is it?

2 MORRIS SCHOPF: It's used by the Chabad as an
3 office.

4 BRENDAN SULLIVAN: Oh, okay.

5 MORRIS SCHOPF: And the third floor is occupied by
6 a Chabad employee, Mindy Rankin and his wife.

7 BRENDAN SULLIVAN: Okay. All right. And let me
8 open it to the Board. Jim Monteverde, any questions?

9 JIM MONTEVERDE: Just one. Is there any outreach
10 and any commentary from neighbors and abutters?

11 MORRIS SCHOPF: I don't believe so.

12 BRENDAN SULLIVAN: Yeah, there is.

13 MORRIS SCHOPF: Oh, is there?

14 BRENDAN SULLIVAN: Yeah.

15 MORRIS SCHOPF: Okay. I'm sorry.

16 BRENDAN SULLIVAN: Yes.

17 MORRIS SCHOPF: I didn't look at the file, so I
18 don't know.

19 BRENDAN SULLIVAN: Yeah. So I will --

20 MORRIS SCHOPF: Maybe can we review that now?

21 BRENDAN SULLIVAN: Well, yes. There is
22 correspondence from Archana -- A-r-c-h-a-n-a Venkararamanam

1 (phonetic) -- again, sorry for butchering this. Last name:
2 Venkataraman. Came in on Friday, October 21 to Maria
3 Pacheco.

4 "This e-mail concerns the petition for a variance
5 at 245 Hampshire Street to extend a permitted roof deck to
6 the property line, BZA No. 195058.

7 "My husband and I are the owners and occupiers of
8 22 Springfield Street, Cambridge, Massachusetts, which lies
9 directly behind 245 Hampshire Street, and would be affected
10 by the proposed roof deck expansion. We would like to
11 formally object to the proposed variance on the grounds of
12 privacy, potential disturbance, and limited hardship for the
13 petitioner. I have attached a letter of our objection for
14 your records, along with a map of the area.

15 "Please let me know if you require any other
16 information. It is unlikely that we can attend the public
17 hearing next Thursday, so I want to ensure that our
18 objection letter is on record. I will also follow up with
19 your office by phone next week."

20 And there is attached a plot plan and with more
21 detail that -- more detailed explanation. They would like
22 to formally object to the proposed variance. The reasons

1 are as follows: Privacy.

2 "The roof in question looks directly into our
3 master bedroom and into our private, fenced back yard. The
4 proposed expansion would greatly impact our use and
5 enjoyment of our primary residence and property.

6 "We also note that 245 Hampshire Street is a
7 mixed-use commercial residential building. Thus, not only
8 would we have to contend with residents being able to view
9 into our home, but with the patrons of any businesses being
10 able to do so as well. Ultimately, the latter would be to
11 anyone in the general public.

12 "Potential disturbances: as noted above, 245
13 Hampshire Street is a mixed-use building. Particularly
14 during the warmer months, the neighborhood would be subject
15 to noise and other disturbances associated with the
16 commercial occupants. Depending upon the tenant, this
17 scenario could impact our right to quiet enjoyment of our
18 property.

19 "Limited hardship for the petitioner: The
20 existing permitted roof is 900 square feet, which provides
21 considerable outdoor space for the building's residents.
22 Due to the roof shape, the proposed extension will provide

1 only a modest increase in seating space. This is reflected
2 in the submitted plans, which show limited additional seats
3 within the rear setback. We argue that such capacity can be
4 achieved by a better layout of the existing permitted roof.

5 "In short, we believe that this variance would
6 have a negative impact on our property, with only modest
7 gains for the petitioner.

8 "We would ask the Board of Zoning Appeal to
9 especially consider our loss of privacy when rendering a
10 decision about whether to approve the variance."

11 And that is the sum of the correspondence.

12 So that is -- to answer your question, Jim, yes,
13 that's the correspondence.

14 JIM MONTEVERDE: Thank you.

15 BRENDAN SULLIVAN: Anything else, Jim, at this
16 point, or --

17 JIM MONTEVERDE: No, thank you.

18 BRENDAN SULLIVAN: Come back to you later.
19 Matina, any comments or questions at this time?

20 MATINA WILLIAMS: Not at this time.

21 BRENDAN SULLIVAN: Jason, any comments or
22 questions?

1 JASON MARSHALL: Yeah. I guess just a brief
2 comment following up on the letter from the neighbor, and
3 certainly the applicant -- or perhaps the representative can
4 respond.

5 But to me it does raise some concerns about
6 whether or not the proposed hardship is then, and its impact
7 -- the proposed project's impact on the neighbor as well.
8 It would be probably helpful to have a response to that.

9 BRENDAN SULLIVAN: Okay. Morris, you can think
10 about that, and we'll get back to you anyhow.

11 Wendy Leiserson, any comments or questions for the
12 petitioner?

13 WENDY LEISERSON: I share Jason's question about
14 hardship.

15 BRENDAN SULLIVAN: Okay.

16 WENDY LEISERSON: That's all.

17 BRENDAN SULLIVAN: All right. Let me open it to
18 any additional public comment. Any member of the public who
19 wishes to speak should now click the button that says,
20 "Participants," and then click the button that says, "Raise
21 hand."

22 If you are calling in by phone, you can raise your

1 hand by pressing *9 and unmute or mute by pressing *6.

2 OLIVIA RATAY: Maria?

3 MARIA FERNANDEZ: Yes. I actually don't have the

4 --

5 BRENDAN SULLIVAN: -- if you could --

6 MARIA FERNANDEZ: -- that my parents do. My

7 parents own the --

8 BRENDAN SULLIVAN: -- sorry --

9 MARIA FERNANDEZ: I'm sorry?

10 BRENDAN SULLIVAN: -- if you could state your name
11 and address for the record?

12 MARIA FERNANDEZ: I'm Maria Fernandez, and I'm
13 calling from my parents, who live right behind the building
14 at 14-16 Springfield Street.

15 BRENDAN SULLIVAN: Okay.

16 MARIA FERNANDEZ: And I agree with the next-door
17 neighbor; this is going to disrupt. It's not going to be
18 quiet anymore. Right now it's already really noisy at the
19 neighborhood and adding this extra roof we don't know what
20 they're going to use the roof for.

21 If it's going to be parties, that's going to
22 increase the noise level. There's not going to be any

1 privacy for my parents, who are in their 70s and live at the
2 location.

3 And we don't know if -- what type of fence they're
4 going to use, if there's things that are going to be flowing
5 from the top of the roof into the property. And then we are
6 responsible for cleaning up anything that flies over.

7 That's my concern, and I agree they should extend
8 the roof all the way to the property line.

9 BRENDAN SULLIVAN: Okay. Thank you for calling
10 in.

11 MARIA FERNANDEZ: You're welcome.

12 OLIVIA RATAY: Archana Venkataraman?

13 ARCHANA VENKATARAMAN: Hi. Can you hear me?

14 BRENDAN SULLIVAN: Yes. If you'd state your name
15 and address for the record, please?

16 ARCHANA VENKATARAMAN: Okay. My name is Archana
17 Venkataraman. I submitted the letter. My husband and I are
18 the owners of 22 Springfield Street.

19 So I just wanted to follow up on my letter. Most
20 of it is mentioned within the text of it that you just read.

21 I will note that there was very limited outreach
22 to the community. So we purchased 22 Springfield Street as

1 a family home for us over a year ago. And the first time we
2 heard about this petition for a variance is when we received
3 the flyer in the mail. So I don't think that there was very
4 much outreach done in order to make sure that the neighbors
5 that were abutting the properties -- and there are a few
6 residential properties on that street -- were in favor of
7 it; whether there was any sort of alternative or compromise
8 that could be reached.

9 And so, again, I -- my husband and I are sort of
10 objecting to this, and we think that further conversations
11 are needed in order to ensure our privacy.

12 And like the other neighbor said to make sure that
13 we're not unduly burdened by a commercial building having
14 such a large expansion so close to our properties.

15 BRENDAN SULLIVAN: All right. Thank you.

16 Anybody else? I don't see anybody calling in, so
17 I will close the public comment part of the hearing.

18 Morris, let me read something. And again, the
19 Board is well aware of this, and it sort of hangs out there.
20 And -- but we need to consider that in a landmark case,
21 Blackman v. the Board of Appeals of Barnstable, the
22 Massachusetts Supreme Judicial Court has stated "This Court

1 has said repeatedly that the power to vary the application
2 of a Zoning Ordinance must be sparingly exercised, and only
3 in rare instances, and under exceptional circumstances
4 peculiar in their nature, and with due regard to the main
5 purpose of a Zoning Ordinance, which is to preserve the
6 property rights of others."

7 And I think, as you've heard, is that the abutters
8 are basically asking us to protect their property rights to
9 privacy, to noise, and to an undue intrusion into the
10 quality of their enjoyment of their structure.

11 So I'm troubled by the expansion of the deck and,
12 as I think that somebody had said, that there was an office
13 there, and people on the third floor probably use it --
14 obviously at various and different times.

15 I guess my feeling is that the existing deck may
16 very well be sufficient, and that the proposed expansion may
17 be unwarranted at this time. So that is my thought on it.

18 MORRIS SCHOPF: Yes. And I respect your opinion,
19 and those of your colleagues. And I think since my client
20 seems not to be present, that it would be best, rather than
21 withdrawing the application, to continue it and allow my
22 client to have conversations with the abutters, which would

1 be appropriate, and then either to abandon the application
2 or to come back with mitigation that is appropriate to their
3 concerns.

4 BRENDAN SULLIVAN: That's fine. Other members of
5 the Board, do you agree with that request by the petitioner?
6 Jim?

7 JIM MONTEVERDE: I agree.

8 BRENDAN SULLIVAN: Matina?

9 MATINA WILLIAMS: I agree.

10 BRENDAN SULLIVAN: And Jason?

11 JASON MARSHALL: I would vote to support a
12 continuance, yes.

13 BRENDAN SULLIVAN: Okay. And Wendy?

14 WENDY LEISERSON: I think a continuance is
15 warranted; however, I would say it's not just about pleasing
16 the neighbors -- that the petitioner still needs to show the
17 hardship.

18 BRENDAN SULLIVAN: Correct. All right. So I
19 think, Morris, that you can digest all that you have heard,
20 and then have discussions and then come back to us.

21 MORRIS SCHOPF: Yes. Thank you all very much.

22 BRENDAN SULLIVAN: So the open date would be

1 December 15? I believe that the Board has stated that we
2 are available on the fifteenth. So December 15 would be the
3 continued date. So I would --

4 MORRIS SCHOPF: Well --

5 BRENDAN SULLIVAN: Yep, sorry.

6 MORRIS SCHOPF: Can we just continue it to the
7 January meeting?

8 BRENDAN SULLIVAN: It would be January 12.

9 MORRIS SCHOPF: Can we continue it to January 12?

10 BRENDAN SULLIVAN: Let me poll the Board. Jim
11 Monteverde, are you available on the twelfth?

12 JIM MONTEVERDE: I will be available, yes.

13 BRENDAN SULLIVAN: Matina, January 12?

14 MATINA WILLIAMS: I will be available.

15 BRENDAN SULLIVAN: Jason, January 12?

16 JASON MARSHALL: It's open right now, yep.

17 BRENDAN SULLIVAN: Okay, Wendy?

18 WENDY LEISERSON: Yes.

19 BRENDAN SULLIVAN: Sort of getting out there in
20 the distance but -- and I will be available. So on the
21 motion, then, to continue this matter to January 12, 2023 at
22 6:00 p.m. on the condition that the petitioner change the

1 posting sign to reflect the new date of November 17, 2022
2 and the new time of 6:00 p.m.

3 That any changes to the current petition that's in
4 the file -- any changes be in the file by 5:00 p.m. on the
5 condition that the petitioner sign a waiver to the statutory
6 requirement for a hearing and a decision to be rendered
7 thereof, and that such waiver be in the file by 5:00 p.m.
8 one week from tonight.

9 And you can obtain that, Morris, by either
10 contacting Olivia or Maria, and they will send it to you,
11 sign it, and send it back.

12 MORRIS SCHOPF: Okay.

13 BRENDAN SULLIVAN: That the posting sign be
14 changed to reflect the new date of January -- I lost it
15 already -- January 12, 2023 at 6:00 p.m.

16 That such sign be maintained for at least 14 days
17 prior to the January 12 date.

18 And that any new submittals be in the file by 5:00
19 p.m. on the Monday prior to the January 12 hearing.

20 On the motion, then, to continue this matter, Jim
21 Monteverde?

22 JIM MONTEVERDE: In favor of the continuance.

1 BRENDAN SULLIVAN: Matina Williams?

2 MATINA WILLIAMS: In favor of the continuance.

3 BRENDAN SULLIVAN: Jason Marshall?

4 JASON MARSHALL: In favor.

5 BRENDAN SULLIVAN: Wendy Leiserson?

6 WENDY LEISERSON: In favor.

7 BRENDAN SULLIVAN: And Brendan Sullivan yes.

8 [All vote YES]

9 BRENDAN SULLIVAN: Five affirmative votes; the
10 matter is continued. Also, the correspondence is available
11 to you, Morris, and they can -- you can view it online or
12 request anything through the Department Staff.

13 MORRIS SCHOPF: Okay. We'll look at it online
14 tomorrow. Thank you.

15 BRENDAN SULLIVAN: Yeah. Thank you.

16 MORRIS SCHOPF: Goodnight.

17 BRENDAN SULLIVAN: Goodnight. Thank you.

18

19

20

21

22

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22

* * * * *

(8:20 p.m.)

Sitting Members: Brendan Sullivan, Wendy Leiserson, Jim
Monteverde, Matina Williams and Jason
Marshall

BRENDAN SULLIVAN: The Board will now hear
Case No. 194724 -- 91-93 Chilton Street.

JENNAH EPSTEIN-SANTOYO: Hi, can you hear us?

BRENDAN SULLIVAN: Yes.

JENNAH EPSTEIN-SANTOYO: Yeah, hi. My name is
Jannah Epstein-Santoyo. This is my husband, Alejandro
Epstein-Santoyo. This is my mom, Rozann Kraus and my dad,
Dan Epstein.

DAN EPSTEIN: We're here.

JENNAH EPSTEIN-SANTOYO: And we're here with our
architect, Doug Okun, as well.

BRENDAN SULLIVAN: The whole family. Good. It's
a full court.

JENNAH EPSTEIN-SANTOYO: And we collectively live
at 91-93 Chilton Street. So we're here.

BRENDAN SULLIVAN: It's like a full court press
tonight.

1 COLLECTIVE: [Laughter]

2 JENNAH EPSTEIN-SANTOYO: And our family has been
3 living here in this house for a little under 40 years. I
4 grew up here. We have our two kids that are being babysat
5 by our friends downstairs. So we have three generations.

6 And currently my husband and I and our two kids
7 live on the first floor, and the hopeful plan is that my
8 parents will move downstairs -- they're on the second floor
9 -- they'll move downstairs; we will move upstairs, and we're
10 trying to build up.

11 Right now our two kids have a very small room that
12 they share and several other --

13 ROZANN KRAUS: We should be on the first floor.

14 JENNAH EPSTEIN-SANTOYO: Yes, and it makes more
15 sense for our parents, for health reasons, to be on the
16 first floor. And our current roof -- so I'm sorry, we're
17 here for a special permit. And that is just because the --
18 our FAR is already over -- it's already non-conforming.

19 And so because of that, we're requesting a special
20 permit so that we can -- I guess the proposed construction
21 will not create any new non-conformities. So hence the
22 special permit. I'm sorry, I totally butchered that.

1 ROZANN KRAUS: We need to raise the roof.

2 JENNAH EPSTEIN-SANTOYO: Yeah, so we need to raise
3 our roof, because our current roof is a hip roof, and it
4 comes in at four sides, and there's like hardly any space
5 that's over five feet. So we are hoping to build a new
6 gable roof and have two 15' dormers, one on either side.

7 BRENDAN SULLIVAN: Okay. Any questions by members
8 of the Board? Jim Monteverde?

9 JIM MONTEVERDE: I just have one question.
10 Looking at the drawing A1- I'm sorry, A-01, the proposed
11 third floor. I see the two dormers is on either side of
12 that floor plan. The stair that's going down, is that all
13 contained within the new roof pitch?

14 JENNAH EPSTEIN-SANTOYO: Yes.

15 JIM MONTEVERDE: So that doesn't require a dormer
16 to -- for head room or anything else?

17 JENNAH EPSTEIN-SANTOYO: No.

18 JIM MONTEVERDE: Okay.

19 BRENDAN SULLIVAN: Matina Williams, any questions
20 at this time?

21 MATINA WILLIAMS: No questions at this time.

22 BRENDAN SULLIVAN: Jason Marshall, any questions?

1 JASON MARSHALL: That was an excellent
2 presentation. I have no questions.

3 JENNAH EPSTEIN-SANTOYO: Totally butchered the FAR
4 thing, and everything--

5 BRENDAN SULLIVAN: Took your words away. Wendy?

6 WENDY LEISERSON: No, I was actually going to say
7 what Jason said too. I thought it was a very clear
8 explanation. So you have another career in front of you,
9 but thank you.

10 BRENDAN SULLIVAN: Sort of be afraid to comment on
11 that after that. And I have nothing further to add. Let me
12 open it to public comment. Any members of the public who
13 wish to speak should now click the button that says,
14 "Participants," and then click the button that says, "Raise
15 hand."

16 If you are calling in by phone, you can raise your
17 hand by pressing *9 and unmute or mute by pressing *6.

18 [Pause]

19 There appears to be nobody calling in. We are in
20 receipt of correspondence dated 10/24/2022.

21 "This letter is in support of the proposed special
22 permit for 91-93 Chilton Street. We live on Alpine Street

1 behind the Epstein-Santoyo house -- family -- and we have
2 known them for decades. We strongly support these
3 renovations -- anything to keep these wonderful people in
4 Cambridge."

5 JENNAH EPSTEIN-SANTOYO: [Laughter]

6 BRENDAN SULLIVAN: "They are great neighbors,
7 always ready to help out with shoveling and bringing in
8 groceries whenever we ask.

9 "It is -- it makes absolute sense to me for Dan
10 and Rozann, the grandparents, to move down to the first
11 floor and for Alejandro and Jennah and their kids to take
12 over the second floor and build up for more space with their
13 growing family.

14 "I know their current attic ceiling is way too low
15 for any living space, and the images of the proposed new
16 roof and dormers look great.

17 "Please reach out to us if you need any further
18 information."

19 "Norma Finklestein

20 32 Alpine

21 and

22 Jessica Wier -- W-i-e-r

1 30 Alpine Street."

2 We are in receipt of correspondence from Terry
3 Drucker -- D-r-u-c-k-e-r, Drucker -- Drucker?

4 "Dear Zoning Board, we enthusiastically support
5 the petition by the Epstein-Kraus family for permission to
6 expand into the attic.

7 "We live at 88 Chilton Street across from the
8 subject property. Our house is almost a duplicate of
9 theirs, so we are familiar with some of the issues they are
10 facing.

11 "When our second child came, we felt forced to
12 convert the two-family to a single. The second floor is
13 just too small for a family of four.

14 "As they will surely point out, the present
15 roofline of their house does not permit the creation of
16 living space.

17 "One last reason for our support: this family is
18 a wonderful asset for our community at the Vassal end of
19 Chilton Street; many seniors on our block; at 70, we are on
20 the younger side. Jennah and Alejandro are always looking
21 to help us and our neighbors with car problems, snow,
22 groceries, etc.

1 "We hope they can continue on Chilton Street for
2 many years to come."

3 I will close public comment, and the only comment
4 I would have is with the wonderful presentation with the
5 glowing report from your neighbors and how can we not keep
6 this wonderful family in the neighborhood? So that is my
7 comment.

8 JENNAH EPSTEIN-SANTOYO: Nice to hear.

9 BRENDAN SULLIVAN: Anything else to add at all?
10 No? Nothing more to add? No? Okay.

11 JENNAH EPSTEIN-SANTOYO: From us? No. Sorry.

12 BRENDAN SULLIVAN: All right. Are we ready for a
13 motion? Members of the Board?

14 COLLECTIVE: Ready.

15 BRENDAN SULLIVAN: Okay. Let me make a motion,
16 then, to grant the requested relief as a special permit
17 under 8.22.d. I'm just sorry I don't live at that end of
18 Chilton Street.

19 COLLECTIVE: [Laughter]

20 In all districts, the Board of Zoning Appeal may
21 grant a special permit for the alteration or enlargement of
22 a pre-existing dimensionally non-conforming, detached

1 single-family dwelling or two-family dwelling not permitted
2 in 8.22.1, but not the alteration or enlargement of a pre-
3 existing, non-conforming use.

4 Provided that there is no change in use, and that
5 any enlargement or alteration of such pre-existing, non-
6 conforming detached single-family dwelling or two-family
7 dwelling may only increase a pre-existing dimensional non-
8 conformity but does not create a new dimensional non-
9 conformity.

10 In order to grant the special permit, the Board of
11 Zoning Appeal is required to find -- and does find -- that
12 the alteration or enlargement shall not be substantially
13 more detrimental than the existing non-conforming structure
14 to the neighborhood, and that the alteration or enlargement
15 satisfies the criteria in 10.43.

16 Under 10.43, it appears that the requested relief
17 will meet the requirements of the Ordinance.

18 The Board finds that traffic generated or patterns
19 of access or egress would not cause congestion, hazard, or
20 substantial change in the established neighborhood
21 character.

22 The Board finds that continued operation of or

1 development of adjacent uses, as permitted in the Zoning
2 Ordinance, would not be adversely affected by the nature of
3 the proposed use.

4 There would not be any nuisance or hazard created
5 to the detriment of the health, safety, and/or welfare of
6 the occupant of the proposed use, or to the citizens of the
7 City.

8 The Board finds that, in fact, that the health,
9 safety and/or welfare of the occupants would be greatly
10 enhanced by the addition of the two dormers, and it would
11 allow the family a much greater upgrade to their living
12 facilities and would be an asset to anybody who occupies
13 that unit.

14 And the proposed use would not impair the
15 integrity of the district or adjoining district, or
16 otherwise derogate from the intent and purpose of the
17 ordinance to allow homeowners to expand their conditions to
18 upgrade their living conditions to make it far more energy-
19 efficient, number one -- also to allow better circulation,
20 and to allow for a growing family to stay in the city.

21 On the motion, then, to grant the relief
22 requested, Jim Monteverde?

1 JIM MONTEVERDE: In favor of the relief.

2 BRENDAN SULLIVAN: Matina Williams?

3 MATINA WILLIAMS: In favor of the relief.

4 BRENDAN SULLIVAN: Jason Marshall?

5 JASON MARSHALL: In favor.

6 BRENDAN SULLIVAN: Wendy Leiserson?

7 WENDY LEISERSON: In favor.

8 BRENDAN SULLIVAN: Brendan Sullivan in favor.

9 [All vote YES]

10 BRENDAN SULLIVAN: The only condition I would add
11 is that the work conform to the drawings initialed by the
12 Chair, the supporting statement, and the dimensional form.
13 Special permit granted. Good luck.

14 COLLECTIVE: Thank you so much.

15 ROZANN KRAUS: Go Cambridge!

16

17

18

19

20

21

22

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22

* * * * *

(8:30 p.m.)

Sitting Members: Brendan Sullivan, Wendy Leiserson, Jim Monteverde, Matina Williams and Jason Marshall

BRENDAN SULLIVAN: The Board will now hear Case No. 191571 -- 44 May Street.

YAO WU: Hello?

BRENDAN SULLIVAN: Yes.

YAO WU: Hello. Can you hear me?

BRENDAN SULLIVAN: Hi. Yao Wu?

YAO WU: Hi. Hi. Can you hear me?

BRENDAN SULLIVAN: If you could just introduce yourself for the record?

YAO WU: Hi good morning. My name is Yao Wu. I'm the owner of 44 Main Street. And I'm joined tonight by my son, Andy. He is 8 years old. He's a third-grader at Martin Luther King Junior School.

BRENDAN SULLIVAN: Okay. As you may be aware and had conversation with the Commissioner and also Staff, that we require -- because this is a condominium --

YAO WU: Mm-hm.

1 BRENDAN SULLIVAN: -- that you receive approval of
2 the other condominium owners for us in order to consider --
3 number one -- or grant any variance that you're being
4 requested.

5 And the issue, Ms. Wu, is actually that the other
6 owners have to agree to the request before we can even
7 consider.

8 So I don't want to open it up to the nature of
9 what you're asking for, the merits of it. It's just that
10 this is a requirement that the Board imposes -- that any
11 condominium development, any condo owner produce and provide
12 approval from the other condo owners.

13 And so, we're going to have to continue this
14 matter forward, and you're going to have to produce those
15 letters of approval.

16 YAO WU: Thank you very much for the instruction.
17 I did hear that and appreciate the guidance from the
18 Inspection Staff, Olivia, Maria, and Commissioner Ranjit for
19 guiding me through this process.

20 I'm just -- if you allow me just a few minutes to
21 give -- so the grounds of this petition. I am -- I deeply
22 respect your commitment and judgment on this issue, and --

1 you know, regardless of the result. I just wanted to take a
2 few minutes to present my case here.

3 BRENDA SULLIVAN: Well, yeah. I mean, it really
4 doesn't -- there's no really discussion that we need to get
5 into, because it's very simple that you have to produce the
6 letters of approval.

7 I -- you know, I think you may have corresponded
8 with the Commissioner that the other condo owners have not
9 sent in any letters in opposition, but on the same token
10 that we need letters of approval, and so we just cannot go
11 forward with this.

12 I don't want to get into any further discussion on
13 it, because then it gets into the -- the realm of a case
14 heard, which means that then all five members of the Board
15 have to be reassembled.

16 So I'm going to make a motion, then, to continue
17 this matter. And you're going to have to produce those
18 letters of support and then come back to us with -- you
19 know, and then state your case as to the -- why you need
20 this relief. You understand that?

21 YAO WU: Yeah. I understand, I understand that.
22 And I'd like to just take one minute to explain why I'm

1 still making this petition.

2 I already understand there's little hope for the
3 permit to be granted. But I'm still hoping to take a few
4 minutes to just tell my story here, and -- you know, I do
5 not want this to extend into a continuance and you can just
6 make a decision right after my -- my story.

7 And that's totally fine, I accept the results.

8 So I do not think after this session that this
9 will take further of anyone -- the time of anyone here.

10 BRENDAN SULLIVAN: She wants to go forward with it?
11 Yeah, well, you can't. Well, again, I -- we can't go
12 forward with it. We cannot hear the case tonight. So
13 that's -- I just can't do it. There are -- this is a legal
14 proceeding, and that we cannot hear it because that is one
15 of the requirements that we have.

16 And so, the application has a defect in it, and
17 without those letters of agreement for your application --
18 for your request for a variance -- we cannot hear the case.
19 I mean, this is a standard procedure that we have, and the
20 Law Department has -- even has substantiated that and has
21 affirmed that over time.

22 So I can't let you go forward. And I'm not going

1 to go forward anymore with this.

2 So I will continue the matter, and the next
3 available would be December 1. So let me poll the members
4 of the Board. Jim Monteverde, are you available on December
5 1?

6 JIM MONTEVERDE: Yes.

7 BRENDAN SULLIVAN: Matina Williams, are you
8 available on December 1?

9 JASON MARSHALL: Mr. Chair, if it's not heard, I
10 don't think you have to have the same composition.

11 BRENDAN SULLIVAN: That's right. I'm thinking of
12 -- you're correct. Yeah, you're correct. So let me make a
13 motion, then, to continue this matter until December 1, 2022
14 at 6:00 p.m. on the condition that -- and again, you have to
15 listen carefully now -- on the condition that you change the
16 existing sign to reflect December 1, 2022 at 6:00 p.m.

17 That the sign has to maintained for at least 14
18 days prior to the December 1 hearing.

19 Also going to ask you if there's any new
20 submittals -- and there will have to be, because you're
21 going to have to get those letters from the other condo
22 owners -- that they be in the file by 5:00 p.m. prior to the

1 December 1 hearing.

2 And that I'm going to ask that you sign a waiver
3 to the statutory requirement for a hearing and a decision to
4 be rendered thereof.

5 And that such waiver, which can be obtained
6 through Staff -- either Maria or Olivia can send it to you
7 and ask that you sign it and send it back to them. That
8 that waiver be in the file by 5:00 p.m. a week from tonight.

9 All right. Is there any part of that that you're
10 not familiar with or didn't understand?

11 So, again, I'm -- we're going to continue it.

12 JASON MARSHALL: Mr. Chair, I think I really
13 appreciate your instructions, it's just for Ms. Wu, it
14 sounds like you've been in touch with the Building
15 Department, and if you do have questions about the
16 instructions, you can reach out to them tomorrow about that.

17 YAO WU: I do not have any questions. I'm just
18 going to -- I just want to say that before this meeting I
19 believe that you have -- counsel wise, you have all the
20 information available for making a decision.

21 I -- I did see this as an opportunity not only for
22 this petition itself, but also as an example to show my son

1 how our city works to share different perspectives in how
2 our culture works as a democracy.

3 So I regret that I would not have the opportunity
4 here tonight to present this case and tell you the story.
5 And I do not want this continuance. So if this -- so I
6 understand that, the motion: I will just -- if that is the
7 case, I will just drop the petition, without any
8 presentation.

9 BRENDAN SULLIVAN: You're going to withdraw it?
10 All right. So the request is for you to withdraw the
11 petition?

12 YAO WU: Yes.

13 BRENDAN SULLIVAN: Yes. Okay. On the motion,
14 then, to withdraw the petition? Jim Monteverde?

15 JIM MONTEVERDE: In favor of the withdrawal.

16 BRENDAN SULLIVAN: All right. Matina Williams?

17 MATINA WILLIAMS: In favor of the withdrawal.

18 BRENDAN SULLIVAN: Jason Marshall?

19 JASON MARSHALL: In favor of the withdrawal.

20 BRENDAN SULLIVAN: Wendy Leiserson?

21 WENDY LEISERSON: In favor of the withdrawal, and
22 I wish you luck.

1 BRENDAN SULLIVAN: And Brendan Sullivan in favor
2 of accept the withdrawal.

3 [All vote YES]

4 BRENDAN SULLIVAN: On the five affirmative votes,
5 the Board accepts the request for the withdrawal.

6 Okay. Thank you.

7 YAO WU: Thank you very much. Have a good night.

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22

* * * * *

(8:40 p.m.)

Sitting Members: Brendan Sullivan, Wendy Leiserson, Jim Monteverde, Matina Williams and Jason Marshall

BRENDAN SULLIVAN: The Board will now hear Case No. 193947 -- 154 Thorndike Street.

TREVOR O'LEARY: Good evening, Mr. Chairman.

BRENDAN SULLIVAN: Yes.

TREVOR O'LEARY: Thanks for hearing us tonight. So we're looking for a variance for relief for an existing parking space. It's within a front yard setback.

BRENDAN SULLIVAN: All right, if you could just introduce yourself for the record, Trevor?

TREVOR O'LEARY: Sure, yep. No problem.

BRENDAN SULLIVAN: And your address.

TREVOR O'LEARY: My name is Trevor O'Leary. I am with the architects' office that is representing the applicant, FBA Thorndike Street LLC, which is requesting the variance for this parking space.

BRENDAN SULLIVAN: Okay, now, before we get into this, this is a condominium development?

1 TREVOR O'LEARY: Yes, it is.

2 BRENDAN SULLIVAN: Correct?

3 TREVOR O'LEARY: It is.

4 BRENDAN SULLIVAN: All right. So we have
5 correspondence today, October 27, 2022 to Maria Pacheco.

6 "The other two units on the site are currently
7 privately owned. We have reached out to both owners; both
8 did not have any opposition when discussed in prior
9 conversations. And we will have them send you an e-mail
10 that they are not in opposition to the proposed variance."

11 And again, this is similar to the matter just
12 before us --

13 TREVOR O'LEARY: Correct.

14 BRENDAN SULLIVAN: -- where we need three -- two
15 other people to --

16 TREVOR O'LEARY: So we --

17 BRENDAN SULLIVAN: -- send in correspondence.

18 TREVOR O'LEARY: -- so both, both of the owners at
19 156 Thorndike Unit 1 and Unit 2 reached out to Maria this
20 afternoon. Maria did upload one of those e-mail
21 correspondences to the View Portal, and then there was
22 another one that we have the e-mail here and available that

1 was sent to Maria and copied with her as well.

2 BRENDAN SULLIVAN: All right. Let me see. Now
3 there is subsequent to that some paperwork here. The time
4 on that is today at 1:22.

5 "My name is Tanya Talkar -- T-a-l-k-a-r -- the
6 owner of 156 Thorndike, Unit 2. I am sending the attached
7 letter as support for the request for an additional parking
8 spot at 154 Thorndike."

9 Then there is correspondence.

10 "I, as a condominium owner -- " Oh, gee, it's the
11 same one. Well, we only have one.

12 TREVOR O'LEARY: All right. So the other one was
13 sent to Maria at 5:09 p.m.

14 BRENDAN SULLIVAN: Well, she leaves at 4:30.

15 TREVOR O'LEARY: Okay. So I --

16 BRENDAN SULLIVAN: Do you have a copy of that?

17 TREVOR O'LEARY: I do. Yeah. Yeah. I don't know
18 if I can share my screen or --

19 BRENDAN SULLIVAN: Okay. Send it to Olivia. She
20 can instruct you how to do that.

21 TREVOR O'LEARY: Okay. Let me send it over to the
22 Olivia.

1 OLIVIA RATAY: Do you need my e-mail?

2 TREVOR O'LEARY: I believe I have it. See -- I am
3 forwarding it over right now. Just let me know if you
4 received it.

5 [Pause]

6 BRENDAN SULLIVAN: Okay. All right. So then we
7 have both of them in the file. Okay. So you can proceed.

8 TREVOR O'LEARY: Okay. So we're applying for a
9 variance for a parking space within the front yard setback.

10 We've got a parking space that is non-conforming -
11 - it's an existing parking space that is used on site, and
12 we -- it was found to be non-conforming within the front
13 setback, as well as being within 10 feet of basement windows
14 within the front yard parking area as well.

15 BRENDAN SULLIVAN: All right. Olivia, if you
16 could pull up Sheet SD.03, which shows the layout site plan?
17 Just right there. SD.03.

18 JIM MONTEVERDE: Back one. There you go.

19 BRENDAN SULLIVAN: Right there. Okay. So the
20 question I have is that you guys bought 156 Thorndike
21 Street, and there was renovation of that, and then built 154
22 Thorndike Street. Is that correct?

1 TREVOR O'LEARY: Correct, yes.

2 BRENDAN SULLIVAN: Okay. So when you applied for
3 the building permit for 154 Thorndike Street, and under it
4 it said the zoning relief -- any zoning relief required?
5 And the answer was no, and that you were providing the
6 parking --

7 TREVOR O'LEARY: So -- there is the required
8 parking on site. The required parking -- if you go to page
9 6, if you go to the survey's plan, you can see there's two
10 tandem parking spaces on the right side of 156 Thorndike.
11 And so when permitted, we had the three spaces accommodated
12 as required for the three units on this site.

13 The issue became as we were doing construction, an
14 error was found in the surveying plans that did not show
15 that the two spots were deeded to 156 Thorndike on the right
16 side. Both those spots are deeded to Unit 1. And so,
17 because of that, we're looking for --

18 BRENDAN SULLIVAN: Now, who deeded them to Unit 1?

19 TREVOR O'LEARY: They were deeded in -- they were
20 deeded in 2020 at the sale of that unit.

21 BRENDAN SULLIVAN: By you people or the developer?

22 TREVOR O'LEARY: I believe it was through the

1 Attorney, yes.

2 BRENDAN SULLIVAN: Okay. So, I guess -- and, you
3 know, correct me if I'm wrong, but the thought --

4 TREVOR O'LEARY: -- Mm-hm.

5 BRENDAN SULLIVAN: -- going through my head is
6 that, you know, you had three units, but then you basically
7 sold the three units -- the three parking spaces.

8 So you sold two of them to Unit 1, and then the
9 one to the left of the building you sold then to Unit 2, and
10 then that left you one deficient for 154 Thorndike. Is that
11 sort of the scenario of events?

12 TREVOR O'LEARY: Well, I don't believe we're
13 deficient as far as a building permit goes. We're deficient
14 in the fact of the use of that space.

15 BRENDAN SULLIVAN: No, but you created -- but
16 going forward, you created the deficiency, which now,
17 obviously, has gone away, because there is no minimum
18 required parking. But I guess what you're --

19 TREVOR O'LEARY: Mm-hm.

20 BRENDAN SULLIVAN: -- is now that you want to add
21 parking to 154 Thorndike?

22 TREVOR O'LEARY: Correct.

1 BRENDAN SULLIVAN: It's not required anymore --

2 TREVOR O'LEARY: No.

3 BRENDAN SULLIVAN: -- as per last Monday night,
4 but it is -- now you would like to add one because, I guess,
5 in the short order of things, it enhances the value of 154
6 Thorndike Street --

7 TREVOR O'LEARY: Correct.

8 BRENDAN SULLIVAN: -- to provide an off-street
9 parking space?

10 TREVOR O'LEARY: Correct.

11 BRENDAN SULLIVAN: Okay. All right. I don't
12 know. Is there anything else to add to it, other than --

13 TREVOR O'LEARY: So the only other thing to add
14 would be is if there would be no change in the curb cut.
15 There's already an existing curb cut there. There's no
16 change into the open space on the site.

17 It's already a paved area that was paved prior to
18 the construction of 154 Thorndike. And so, there's no
19 change to the overall site plan or accessibility into the
20 site.

21 BRENDAN SULLIVAN: Okay.

22 TREVOR O'LEARY: And you can see that on the

1 picture on page -- I believe it's page 2 or 3.

2 BRENDAN SULLIVAN: Yep. Okay. Let me open it up
3 to the Board.

4 Jim Monteverde, any comments, or questions?

5 JIM MONTEVERDE: A comment. I'm just -- I'm not
6 feeling particularly benevolent regarding granting the
7 variance. I am opposed to parking in the front yard. I
8 understand the predicament, but it seems relatively a self-
9 inflicted wound. So I don't favor the variance.

10 BRENDAN SULLIVAN: Okay. Matina Williams, any
11 comments or questions at this point?

12 MATINA WILLIAMS: Yeah. I'm in agreement. I'm
13 not in favor of front parking lot -- front parking space.

14 BRENDAN SULLIVAN: Okay, thank you. Jason
15 Marshall, any comments or questions at this time?

16 JASON MARSHALL: Yeah, Mr. Chair. I've had a
17 similar reaction than yours that it seems like the need here
18 was created by a business decision to deed two parking
19 spaces to one unit, which by the way in my experience in
20 Cambridge isn't all that atypical sometimes in a three-unit
21 condo for two units to have parking and one not to. In
22 fact, I live in that kind of a condominium.

1 I do have a question about -- also about the
2 application. And I was trying to figure out whether this
3 was a condo or a single-family. I couldn't quite tell from
4 the application.

5 And I Googled the property, and it appears that
6 it's for sale. And the listing said that it had a parking
7 space. So is that an error or -- maybe you could help clear
8 that up?

9 TREVOR O'LEARY: I'm not sure on that. We're not
10 involved in the actual listing of the unit. I don't know if
11 that's just in relation of the space here.

12 JASON MARSHALL: Okay. That's all I have for now,
13 thanks.

14 BRENDAN SULLIVAN: Wendy Leiserson, any questions
15 or comments?

16 WENDY LEISERSON: I agree with Jim -- Jim's
17 comments.

18 BRENDAN SULLIVAN: Okay. Let me open it to public
19 comment. Any member of the public who wishes to speak -- I
20 should know this by heart -- any member of the public who
21 wishes to speak should now click the button that says,
22 "Participants," and then click the button that says, "Raise

1 hand."

2 If you are calling in by phone, you can raise your
3 hand by pressing *9 and unmute or mute by pressing *6, and
4 you will have up to three minutes in which to comment.

5 [Pause]

6 There's nobody calling in. We are in receipt of
7 correspondence from a Mr. Douglass Payne -- P-a-y-n-e,
8 October 13, to Maria Pacheco.

9 "Existing parking space does not meet the zoning
10 ordinance relief required to keep the existing space. My
11 interest in this proposed variance is in keeping cars off
12 the sidewalk.

13 "The space available seems incredibly tight.
14 There is an existing parking spot immediately to the right,
15 and there is what appears to be a basement window-well
16 immediately to the left. A car parking in this spot would
17 block the steps leading to the front door. The sample
18 'proposed compact car' is listed as 16 feet long. That
19 seems like a reasonable car length. However, my experience
20 is that while navigating a car into a parking spot, it is
21 difficult to judge precisely where the front of the car is
22 relative to a wall or another car that is placed at the end

1 of the parking spot.

2 "As a result, when parking I always leave a
3 surprisingly large space in front of my car, even when I
4 think I'm only inches away from another car or brick wall at
5 the end of the parking spot.

6 "If the variance is granted, I suspect the average
7 car parked in the proposed spot would extend out into the
8 sidewalk.

9 "Douglass Payne
10 24 Sherman Street"

11 And that is the sum and substance of any
12 correspondence. And that is it, other than the two letters
13 from the adjoining condominium owners in support of the
14 variance. So I will close the public comment part of the
15 proceedings, and turn it back to you for any additional
16 comments, Trevor?

17 TREVOR O'LEARY: I don't think I have any
18 additional comments. I don't know if Mariana --

19 BRENDAN SULLIVAN: Okay.

20 TREVOR O'LEARY: -- my colleague, has any --

21 BRENDAN SULLIVAN: All right I will --

22 TREVOR O'LEARY: -- any additional.

1 BRENDAN SULLIVAN: -- I will make a motion, then
2 to grant the relief requested. It is a variance, so that
3 the -- somewhat of a high standard and having to prove
4 hardship.

5 The Board finds that -- I make a motion, then, to
6 grant the relief requested as per the application on the
7 condition that the work conform with the application, the
8 siting of the car space, the dimensional form, and the
9 supporting statements for the granting of the variance,
10 initialed by the Chair.

11 The Board finds that a literal enforcement of the
12 provisions of the ordinance would involve a substantial
13 hardship to the petitioner.

14 The Board finds that the existing unit is void of
15 any parking spaces. The existing parking spaces on the site
16 have been deeded to other condominium units.

17 The Board finds that the hardship is owing to the
18 fact that it is sited on the corner of Sixth and Thorndike,
19 which requires a variance, regardless of the side, due to
20 the two front setbacks imposed on the lot.

21 The Board finds that desirable relief may be
22 granted without substantial detriment to the public good.

1 The Board finds that the existing space is existing and does
2 not require any modification to the existing curb cut or
3 street. It will create no change to the current public way.

4 The Board finds that desirable relief may be
5 granted without substantial detriment to the public good or
6 nullifying or substantially derogating from the intent and
7 purpose of this ordinance.

8 The Board finds that the area is an existing
9 parking space, so it has already been considered.

10 And that the Board finds that the two front
11 setbacks encumbers the lot to provide sufficient parking, as
12 per the request, and that there is a need to -- for an off-
13 street parking space.

14 On the motion, then, to grant the relief
15 requested, Jim Monteverde?

16 JIM MONTEVERDE: Not in favor.

17 BRENDAN SULLIVAN: Matina Williams?

18 MATINA WILLIAMS: Not in favor.

19 BRENDAN SULLIVAN: Jason Marshall?

20 JASON MARSHALL: Not in favor.

21 BRENDAN SULLIVAN: Wendy Leiserson?

22 WENDY LEISERSON: Not in favor.

1 BRENDAN SULLIVAN: And Brendan Sullivan -- I would
2 not support the granting of the variance.

3 [All vote NO]

4 BRENDAN SULLIVAN: On not obtaining the five
5 necessary affirmative -- the four necessary affirmative
6 votes. The motion for the variance is denied.

7 Subsequent, the Board makes the following
8 findings: That the petitioner has not established that a
9 literal enforcement of the provisions would involve a
10 substantial hardship to the petitioner.

11 The Board finds that the petitioner has not
12 established the statutory legal requirement that the
13 hardship is owing to the soil conditions, shape or
14 topography of the land or structures, and especially
15 affecting this particular land or structure, but not
16 generally affecting the zoning district.

17 The Board also finds that -- the Board finds that
18 granting relief may have a substantial detriment to the
19 public good, in that it would be -- impair the streetscape
20 and take away open space that the ordinance directly
21 addresses.

22 And that -- we'll leave it at that.

1 So on the subsequent motion, Jim Monteverde, in
2 favor of the subsequent reasoning, or would you like to add
3 anything to it?

4 JIM MONTEVERDE: No. Jim Monteverde in favor of
5 your reasoning. Thank you.

6 BRENDAN SULLIVAN: Matina Williams?

7 MATINA WILLIAMS: In favor of your reasoning.

8 BRENDAN SULLIVAN: Jason Marshall, anything to
9 add, Jason, you think?

10 JASON MARSHALL: In favor.

11 BRENDAN SULLIVAN: Wendy Leiserson?

12 WENDY LEISERSON: In favor. Well said. Thank
13 you, Chair.

14 BRENDAN SULLIVAN: And Brendan Sullivan in favor
15 of my comments.

16 [All vote NO]

17 BRENDAN SULLIVAN: The motion is denied.

18 TREVOR O'LEARY: Okay. Thank you very much. Have
19 a good, good evening.

20

21

22

1 * * * * *

2 (8:58 p.m.)

3 Sitting Members: Brendan Sullivan, Wendy Leiserson, Jim
4 Monteverde, Matina Williams and Jason
5 Marshall

6 BRENDAN SULLIVAN: The Board will now
7 hear Case No. 196036 -- 16 Brattle Circle.

8 LAUREN BALTIMORE: Hello there. My name is Lauren
9 Baltimore, better known as "Teak" (phonetic) Baltimore. I'm
10 here with my husband, Jay Konopka. We're the owners of 16
11 Brattle Circle, which is also known as 230 Brattle Street.

12 We purchased this house in 2019. We've been
13 living here happily with our daughter, Tesla, who's 8 years
14 old.

15 We have two entrances, as you can tell, from our
16 address -- one on Brattle Street, and one on Brattle Circle.
17 Both of these entrances -- one we generally use for walking
18 and one we use to reach our car -- both entrances have no
19 covering over them.

20 We have small porches with a couple of steps, but
21 no awning, no covering whatsoever. We were hoping to be
22 able to add awnings to both of these entrances in order to

1 cover us when we're fumbling for our keys and it's raining
2 outside, and also to help prevent snow and ice from
3 accumulating on the porches during the winter.

4 We do have neighbors nearby. We have informed
5 them of this change, and we've had the notices posted on the
6 house for the last few weeks. They have expressed to us no
7 worries about the work that we want to do.

8 The porch on the Brattle Circle side of the house,
9 which is a private way -- does cross over ever so slightly
10 our property line, which we just recently learned when we
11 started this project.

12 And -- but we do not believe that either of the
13 awnings will negatively affect our neighbors in any way. We
14 do not plan to encroach any further on the street than we
15 already do.

16 And our neighbors have said that they are in
17 support of this. We do have an e-mail from our neighbors at
18 14 Brattle Circle who are in support, and I believe our
19 neighbor at 15 Brattle Circle is actually attending tonight
20 -- Judy Giordano.

21 BRENDAN SULLIVAN: Great. Thank you. Any
22 questions by members of the Board? Jim Monteverde?

1 JIM MONTEVERDE: No questions.

2 BRENDAN SULLIVAN: Matina Williams?

3 MATINA WILLIAMS: No questions.

4 BRENDAN SULLIVAN: Jason Marshall?

5 JASON MARSHALL: No questions.

6 BRENDAN SULLIVAN: And Wendy Leiserson?

7 WENDY LEISERSON: No questions.

8 BRENDAN SULLIVAN: Brendan Sullivan -- I have no
9 questions at this time. I thought there were some letters
10 in support, and I don't see them. Well, okay. Let me open
11 it to public comment. Any member of the public who wishes
12 to speak may now click on the button that says,
13 "Participants," and then click the button that says, "Raise
14 hand."

15 If you are calling in by phone, you can raise your
16 hand by pressing *9 and unmute or mute by pressing *6, and
17 you will have up to three minutes in which to comment.

18 OLIVIA RATAY: Judy Giordano?

19 [Pause]

20 BRENDAN SULLIVAN: If you could please introduce
21 yourself with your name and address for the record?

22 JUDY GIORDANO: Yes. I'm Judy Giordano at 15

1 Brattle Circle. And I support Teak and Jay with their
2 coverings.

3 BRENDAN SULLIVAN: Thank you. And that is the sum
4 and substance of anybody calling in and no correspondence.
5 I will close the public comment part, send it back to
6 Lauren. Any further comments at all?

7 LAUREN BALTIMORE: None from me, although our
8 architects are here -- Charles Rose and Olivia Howard.

9 BRENDAN SULLIVAN: Okay. Mr. Rose, any comments
10 at all, or no? You don't have to.

11 [Pause] You're on mute.

12 JIM MONTEVERDE: But you do have to unmute
13 yourself.

14 CHARLES ROSE: Yes, thank you, thank you. No. I
15 have no comments. The -- other than to say, you know, we've
16 -- we've really come up with a design that's quite minimal,
17 and yet gives them just a bit of coverage over these
18 entries, which frankly get a little crazy in the winter.

19 So we're hopeful you'll agree and pass this.
20 Thank you.

21 BRENDAN SULLIVAN: Great. Thank you. Okay.
22 Ready for a motion, members of the Board?

1 JIM MONTEVERDE: Ready.

2 BRENDAN SULLIVAN: Okay. Let me make a motion,
3 then, to grant the relief requested seeking a special permit
4 under 8.22.d.

5 The Board -- in all districts, the Board may grant
6 a special permit for the alteration or enlargement of a
7 preexisting dimensionally non-conforming, detached single-
8 family dwelling or two-family dwelling not otherwise
9 permitted in 8.22.1, but not the alteration or enlargement
10 of a preexisting, non-conforming use.

11 Provided that there is no change in use, and that
12 any enlargement or alteration of such preexisting, non-
13 conforming detached single-family dwelling or two-family
14 dwelling may only increase a preexisting dimensional non-
15 conformity but does not create a new dimensional non-
16 conformity.

17 In order to grant the special permit, the Board of
18 Zoning Appeal is required to find -- and does find -- that
19 the alteration or enlargement shall not be substantially
20 more detrimental than the existing non-conforming structure
21 to the neighborhood, and that the alteration or enlargement
22 satisfies the criteria in 10.43.

1 Under 10.43, a special permit may be granted where
2 it appears that the requirements of the ordinance can be
3 met.

4 The Board finds that traffic generated, or
5 patterns of access or egress would not cause congestion,
6 hazard, or substantial change in the established
7 neighborhood character.

8 The Board finds that the proposed work is quite de
9 minimis but would also be a great benefit to shielding the
10 entryway from the elements.

11 The Board finds that continued operation of or
12 development of adjacent uses, as permitted in the Zoning
13 Ordinance, would not be adversely affected by the nature of
14 the proposed use.

15 There would not be any nuisance or hazard created
16 to the detriment of the health, safety, and/or welfare of
17 the occupant of the proposed use, and in fact, it would be
18 greatly enhanced by the realignment and the reworking of the
19 entry platforms, and also a covering over it.

20 And it would be a benefit -- a great benefit to
21 the occupants of the structure.

22 The Board finds that the proposed use would not

1 impair the integrity of the district or adjoining district,
2 or otherwise derogate from the intent and purpose of this
3 ordinance, which will allow the -- any homeowner to modify
4 their structure to enhance the livability of the house and
5 also the safety of the house during the entry and egress.

6 On the motion, then, to grant the special permit
7 as per the application, on the condition that the work
8 conform to the drawings, supporting statement, and
9 dimensional forms as submitted and initialed by the Chair?
10 Jim Monteverde?

11 JIM MONTEVERDE: In favor.

12 BRENDAN SULLIVAN: Matina Williams?

13 MATINA WILLIAMS: In favor.

14 BRENDAN SULLIVAN: Jason Marshall?

15 JASON MARSHALL: In favor.

16 BRENDAN SULLIVAN: Wendy Leiserson?

17 WENDY LEISERSON: In favor.

18 BRENDAN SULLIVAN: And Brendan Sullivan, yes.

19 [All vote YES]

20 BRENDAN SULLIVAN: Five affirmative votes; the
21 special permit is granted. Good luck.

22 LAUREN BALTIMORE: Thank you very much.

1 Appreciate it. Have a wonderful evening.

2 COLLECTIVE: Thank you.

3 JIM MONTEVERDE: Mr. Rose, before you go, did you
4 ever teach, or did you ever coach youth soccer in Cambridge?

5 CHARLES ROSE: I can't -- hold on a second.
6 Apologies. Can you hear me?

7 JIM MONTEVERDE: Yeah.

8 CHARLES ROSE: Yep. Yes. And it wasn't my fault
9 what happened.

10 JIM MONTEVERDE: No, this was like 25 years ago.

11 CHARLES ROSE: [Laughter] yeah, yeah.

12 JIM MONTEVERDE: Yeah.

13 CHARLES ROSE: No, I definitely did, yes.

14 JIM MONTEVERDE: It was -- one of my sons was on a
15 team that you coached. We -- those were great times.

16 CHARLES ROSE: Oh, who was that? Who was that?

17 JIM MONTEVERDE: So it's Nicholas Monteverde.

18 CHARLES ROSE: Oh, Nicholas! Yeah. I do remember
19 him. Oh, that's --

20 JIM MONTEVERDE: You would have recognized him,
21 yeah.

22 CHARLES ROSE: That is very, very funny.

1 JIM MONTEVERDE: He turned out to be a good soccer
2 player.

3 CHARLES ROSE: How old is he now?

4 JIM MONTEVERDE: 31.

5 CHARLES ROSE: Yeah. That's my oldest son.

6 JIM MONTEVERDE: Yep.

7 CHARLES ROSE: Oh, that's right.

8 JIM MONTEVERDE: There we go. Small world, huh?

9 CHARLES ROSE: Yeah, it is.

10 JIM MONTEVERDE: [Laughter] All right.

11 BRENDAN SULLIVAN: I'd say you guys ought to swap
12 phone numbers.

13 CHARLES ROSE: Yeah.

14 JIM MONTEVERDE: Exactly, yeah.

15 CHARLES ROSE: Okay.

16 JIM MONTEVERDE: Nice to see you. All right.

17 CHARLES ROSE: I hope that -- so you probably
18 should have recused yourself, right?

19 COLLECTIVE: [Laughter]

20 CHARLES ROSE: Thank you.

21 BRENDAN SULLIVAN: Now the whole world knows.

22 JIM MONTEVERDE: Yep. All right.

1 BRENDAN SULLIVAN: And that concludes tonight.

2 JIM MONTEVERDE: Goodnight.

3 BRENDAN SULLIVAN: Thank you all. Very well.
4 Thank you.

5 WENDY LEISERSON: Thank you all.

6 COLLECTIVE: Goodnight.

7 JASON MARSHALL: Thanks, everybody. Bye.

8 BRENDAN SULLIVAN: Excellent. Thank you.

9 [09:07 p.m. End of Proceedings]

10

11

12

13

14

15

16

17

18

19

20

21

22

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22

CERTIFICATE

Commonwealth of Massachusetts
Middlesex, ss.

I, Catherine Burns, Notary Public in and for the Commonwealth of Massachusetts, do hereby certify that the above transcript is a true record, to the best of my ability, of the proceedings.

I further certify that I am neither related to nor employed by any of the parties in or counsel to this action, nor am I financially interested in the outcome of this action.

In witness whereof, I have hereunto set my hand this 10th day of November, 2022.



Notary Public

My commission expires:

July 28, 2028

A				
A-01 104:10	accessing 66:6	additional 18:4	age 32:2	106:20 107:1
A-r-c-h-a-n-a	accessory 28:21	18:5 38:6	agencies 66:12	alteration 38:5
89:22	38:2,4 40:14	51:21 71:15	agency 19:21	38:22 39:3,8
A1- 104:10	40:15	73:19 81:4	Agenda 2:9 16:7	39:13,21
A2.1-A2.2 68:3	accommodate	88:17 92:2	aggregate 44:12	108:21 109:2,5
abandon 98:1	12:10,13 34:13	93:18 122:7	aging 29:2,6	109:12,14
abandoned 63:2	39:22	130:15,18,22	Agnew 34:20	139:6,9,12,19
ability 49:15	accommodated	additions 11:11	ago 39:7 57:2	139:21
72:21 82:6	124:11	address 46:20	60:13 62:16	altering 38:13
145:7	accommodating	56:18,20 58:18	63:3 96:1	alternative
able 49:9 52:15	74:13	60:3 94:11	142:10	71:19 96:7
61:9 82:8 91:8	accumulating	95:15 120:16	agree 75:1 76:1	ambiguous 73:6
91:10 135:22	136:3	135:16 137:21	77:19 80:1	ameliorated
absence 77:10	achieved 92:4	addressed 49:9	82:14,20 94:16	21:18 51:6
absolute 106:9	acquire 77:12	addresses	95:7 98:5,7,9	amenable 37:1,3
Absolutely	acquisition	133:21	113:6 128:16	amending 3:14
50:21	79:14	adds 14:21	138:19	amenity 88:18
abut 65:1	Act 18:11,12	adequate 71:1	agreed 40:18	amount 79:22
abutter 50:7	23:1,1	adjacent 21:21	61:11 63:22	analysis 49:3
65:20 69:15	action 145:9,11	40:3 53:4	agreement	55:20 81:13
abutters 45:2,3	active 72:12	60:10 68:21	115:17 127:12	ancillary 17:2
45:21 46:5	actively 58:6	110:1 140:12	agreements 81:7	and/or 22:8 40:7
49:17 50:3	activity 65:18	adjoining 14:12	Aided 70:11	110:5,9 140:16
59:13 64:15	actual 73:8 82:9	14:15 22:11	Airbnb 29:13	Anderson 1:8
65:4 66:8	128:10	40:11 66:15	32:9 37:10	3:5 4:15,16
73:11 74:8	Adam 8:7,11,16	72:22 73:4	Alejandro	10:4,8 15:4,5
80:20 89:10	16:9,11,13,14	77:11 110:15	102:11 106:11	28:5 33:11
97:7,22	20:11,13 27:8	130:13 141:1	107:20	41:8,17 43:7,8
abutting 56:16	27:9	adjustments	Alison 31:5,15	43:9,9,17
56:21 65:14	add 15:2 19:5	45:7 70:9	34:11	47:12,16,18
66:4 67:14	30:14,18,22	advance 75:21	Alison's 31:11	48:6,21 49:6,8
73:6 96:5	32:4 38:12	adverse 88:19	allow 14:19	50:21 51:10,12
accept 8:17 9:6	52:14 68:5,7	adversely 21:22	36:14 37:19	51:14,19 52:3
69:13 115:7	71:14 105:11	110:2 140:13	38:1,11 48:17	52:13,20,22
119:2	108:9,10	advocate 77:9	50:7 51:22	53:4,7,15,22
Accepted 35:17	111:10 125:20	aesthetics 66:8	55:19 57:8	70:7 72:6,18
accepts 119:5	126:4,12,13	79:2	78:22 82:15	73:5 80:17
access 21:5	134:2,9 135:22	affect 136:13	97:21 110:11	83:9,13 84:7
39:17 57:8	added 70:12	affidavit 26:5	110:17,19,20	85:12
61:9 63:9,10	72:3	affirmative 7:20	113:20 141:3	Andy 112:17
63:10 65:4	adding 29:4,20	9:8 15:14 27:6	allowable 44:13	answer 18:13
73:9 74:5,10	30:12 67:19	41:14 85:9	44:6,10	92:12 124:5
74:14 77:11	94:19	101:9 119:4	allowance 44:1	antennas 17:1,7
88:5,6,6,8	addition 10:18	133:5,5 141:20	44:6,10	17:8,11,12
109:19 140:5	11:1,3 17:18	affirmed 115:21	allowed 66:1	19:11 22:4
accessibility	20:6 22:19	afraid 105:10	87:11	Anthony 29:11
126:19	45:11 51:22	afternoon	alluded 54:1	anybody 6:7
	110:10	121:20	Alpine 105:22	42:3 96:16,16

<p>110:12 138:4 anymore 80:13 94:18 116:1 126:1 anyway 33:16 36:14 44:19 47:7 apartment 30:11 40:15 81:20,22 88:10 apartments 38:2 apologies 6:13 53:8 57:2 142:6 Appeal 1:1 3:8 34:10,18 38:15 66:20 92:8 108:20 109:11 139:18 Appeals 96:21 appearance 23:10,14,21 65:9 appears 19:3 34:8 38:17 39:14 50:11 105:19 109:16 128:5 129:15 140:2 applicant 16:16 19:6 93:3 120:19 applicants 4:1 application 8:13 8:14 13:18 15:4,15 18:9 19:18 20:21 22:10,20 25:17 25:18,20 26:18 33:4 35:17 38:18 40:15 64:19 97:1,21 98:1 115:16,17 128:2,4 131:6 131:7 141:7 applied 52:14 87:4,6 124:2 applies 45:15</p>	<p>apply 25:15 33:16 applying 123:8 appreciate 15:18 33:3 49:8 53:22 80:17,17 82:8 82:10 83:1 113:17 117:13 142:1 appreciated 46:22 appreciative 70:21 74:8 approach 83:1 appropriate 13:10 26:13 45:19 98:1,2 appropriately 46:7 approval 65:15 76:11 113:1,12 113:15 114:6 114:10 approvals 66:12 approve 12:7 18:4 64:17 92:10 approved 23:18 64:3 approving 33:18 approximately 65:2 Archana 89:22 95:12,13,16,16 architect 10:12 12:10 86:15 102:16 architects 138:8 architects' 120:18 architectural 79:16 area 14:7 18:8 26:7 38:7 44:6 44:15,18 47:21 48:10,13 61:9 65:21 67:17</p>	<p>80:6 90:14 123:14 126:17 132:8 argue 92:3 Ariane 34:20 art 31:18 as-of-right 49:22 aside 67:18 80:16 asked 54:19 55:10 asking 4:11 35:22 46:13,14 48:16 51:2 58:21 97:8 113:9 asset 107:18 110:12 Associate 1:11 associated 19:11 91:15 assurances 80:21 attached 20:10 36:17 69:13 90:13,20 122:6 attend 90:16 attendance 4:12 attending 136:19 attention 68:17 69:3 attic 106:14 107:6 attorney 16:10 62:7 125:1 atypical 54:9 127:20 audible 4:12 5:2 audio 3:19 Audrey 59:9,10 59:12,15,18,21 60:4,11,16,18 60:21 61:2,16 61:19 62:9 64:13 68:12 69:19</p>	<p>Audrey's 63:21 authorities 24:11,17,22 authority 38:16 76:13,20 77:12 77:16 available 83:6 83:13,15,18 84:1 99:2,11 99:12,14,20 101:10 116:3,4 116:8 117:20 121:22 129:13 Avenue 1:5 31:10 average 46:14 130:6 aware 42:12 96:19 112:19 awful 55:16 awning 135:21 awnings 135:22 136:13</p> <hr/> <p style="text-align: center;">B</p> <hr/> <p>b 24:21 25:14,19 26:10 B-a-l-o-r-d-i 68:14 BA 44:9 46:16 67:9 babysat 103:4 back 31:13 39:6 40:13 44:19 46:3 47:9 57:9 57:12 61:10,12 61:13,13 63:7 64:13 68:22 70:3 71:6 83:7 83:10 84:13 86:20 91:3 92:18 93:10 98:2,20 100:11 114:18 117:7 123:18 130:15 138:5 background 71:3</p>	<p>backing 69:1 backup 17:13 badly 30:16 Baker's 3:13 balcony 52:9 Balordi 68:14 69:9 Baltimore 135:8 135:9,9 138:7 141:22 Band 70:11 bar 63:6 barbed 62:20 Barnstable 96:21 barricades 26:13 base 56:2 based 4:9 12:5 20:20,22 23:2 70:9 basement 123:13 129:15 basically 10:17 20:11 29:17,20 32:16 48:19 59:4 73:22 97:8 125:6 basis 25:9 bathroom 29:5 32:4 48:9 battery 17:13 bay 55:18 bedroom 46:19 48:9 67:19 91:3 behalf 16:16 56:14 69:12 believe 7:7 11:12 17:20 18:1,9 30:2 43:11 44:7,16 44:17 46:20 51:17 53:10 61:6 63:22 89:11 92:5 99:1 117:19 123:2 124:22</p>
---	--	--	---	--

125:12 127:1 136:12,18 beneficial 38:10 70:11,18 88:20 benefit 14:21 21:19 22:1 67:10 140:9,20 140:20 benevolent 127:6 best 13:8 97:20 145:6 better 31:21 63:12 67:17 82:9 92:4 110:19 135:9 Betty 58:12,13 58:17,19,19 bicycle 70:10 big 69:6 79:20 bins 57:11,18,21 bit 30:15 43:14 43:22 51:6 81:2 138:17 Blackman 96:21 blend 20:5,9 21:13 blind 63:16 block 62:11 70:12 107:19 129:17 Board 1:1 3:8 4:1,11 11:8,16 12:20 13:6,13 13:21 14:2,9 14:11,14,15 15:1 16:7,14 16:18 18:14,16 19:4,13,19 20:19,20,22,22 21:2,4,8,10,12 21:15,20 22:3 22:6,10,15 23:2,3,3,5 24:2 25:15 28:6,19 33:6 34:10,17 35:7 36:20,22 37:18 38:15,22	39:8,14,20 40:13,17 43:6 43:9 45:4 47:7 50:10,15 60:8 64:17 66:11,20 70:5 72:11 75:2 76:3,7,13 77:20 81:15 82:14,20 83:13 85:13 86:6 89:8 92:8 96:19,21 98:5 99:1,10 102:6 104:8 107:4 108:13,20 109:10,18,22 110:8 112:6 113:10 114:14 116:4 119:5 120:6 127:3 131:5,11,14,17 131:21 132:1,4 132:8,10 133:7 133:11,17,17 135:6 136:22 138:22 139:5,5 139:17 140:4,8 140:11,22 Board's 6:18 Bob 6:17 bocci 63:6 bodies 72:3 bordered 45:12 Boston 16:15 bought 123:20 bound 78:16 bracelet 42:4 Brailard 16:8,9 16:10,11,13,14 20:13 27:8 Brattle 2:17 135:7,11,11,16 135:16 136:8 136:18,19 138:1 Brendan 1:7 3:4 3:7,9 5:1,2 6:3 6:6 7:12,14,16	7:18,18,20 8:3 8:6,21 9:1,3,5 9:5,8 10:3,6 11:15,18 12:18 13:12,16 15:6 15:8,10,12,12 15:14,19 16:3 16:6,10,12 18:15 19:16 20:16 26:20,22 27:2,4,4,6,9,12 28:3,6,9,12,16 29:8 33:5,8,10 33:12,21 35:6 35:9,14,16,18 35:20 36:4,6 36:10,12,19 37:7,16,21 41:4,6,9,12,12 41:14,19 42:1 42:8,10 43:3,6 43:16 47:9,13 47:17 48:2,19 49:2,7 50:11 54:14,17,22 55:15 56:12,14 58:11,15,18 59:8,11,14,16 59:20 60:2,6 60:14,17,19,22 61:15,17,20,22 62:2,17 64:7,9 64:11 72:9,19 74:16,20 75:8 75:12,15,17 77:8 79:6 82:12 83:2,12 83:14,17,19,21 84:2,8 85:1,3,5 85:7,7,9 86:3,6 86:10,12 88:1 88:4,7,11,15 88:22 89:4,7 89:12,14,16,19 89:21 92:15,18 92:21 93:9,15 93:17 94:5,8 94:10,15 95:9	95:14 96:15 98:4,8,10,13 98:18,22 99:5 99:8,10,13,15 99:17,19 100:13 101:1,3 101:5,7,7,9,15 101:17 102:3,6 102:9,17,21 104:7,19,22 105:5,10 106:6 108:9,12,15 111:2,4,6,8,8 111:10 112:3,6 112:9,11,13,19 113:1 114:3 115:10 116:7 116:11 118:9 118:13,16,18 118:20 119:1,1 119:4 120:3,6 120:9,13,16,21 121:2,4,14,17 122:2,14,16,19 123:6,15,19 124:2,18,21 125:2,5,15,20 126:1,3,8,11 126:21 127:2 127:10,14 128:14,18 130:19,21 131:1 132:17 132:19,21 133:1,1,4 134:6,8,11,14 134:14,17 135:3,6 136:21 137:2,4,6,8,8 137:20 138:3,9 138:21 139:2 141:12,14,16 141:18,18,20 143:11,21 144:1,3,8 brick 63:6 130:4 brief 93:1 bring 39:11	68:16 bringing 57:3 106:7 broadcast 3:20 Broadway 2:6 8:7 brother 12:6 build 30:22 78:19,22 79:10 103:10 104:5 106:12 building 1:11 16:20 17:2,3 17:14 18:2,2 20:7,7 23:20 26:3 29:13,16 39:6 40:14 46:14 47:10,18 47:18,21,22 48:12,18,20 49:10,11,12,21 50:5,22 51:14 52:1,4 54:4 57:12 63:4,14 65:18 66:13 67:14 71:21 75:6 77:3 78:19 81:21 86:17,20 87:10 87:14,16,19 88:21 91:7,13 94:13 96:13 117:14 124:3 125:9,13 building's 91:21 buildings 22:5 30:11 38:4,5 38:12 50:2 52:15,18 53:3 53:5 56:21 59:4 63:19 65:14 66:9 87:1 built 123:21 bulkhead 10:22 bump 44:9 bunch 31:13 burdened 96:13
---	--	--	---	---

<p>Burns 145:4 business 24:15 25:5 26:2 44:3 67:9 86:18 88:22 89:1 127:18 businesses 91:9 butchered 103:22 105:3 butchering 90:1 button 11:20,21 18:20,21 34:2 34:3 56:6,7 93:19,20 105:13,14 128:21,22 137:12,13 Bye 41:20 144:7 BZA 4:7 6:12 12:7 49:5 90:6 BZA-163881 2:4 BZA-177941 2:6 BZA-178804 2:7 BZA-189522 2:11 BZA-191571 2:15 BZA-193947 2:16 BZA-194179 2:12 BZA-194724 2:14 BZA-195058 2:13 BZA-195222 2:10 BZA-196036 2:17</p> <hr/> <p style="text-align: center;">C</p> <p>c 3:1 25:13 C- 48:4 C-1 44:4,11 46:15 47:15,19 48:1,6 calculated 52:11 54:4</p>	<p>calculation 52:7 call 4:3 6:6,11 41:22 call-ins 13:1 64:12 called 73:1 calling 12:1,18 18:22 19:3 34:4,8 56:8,14 58:11 59:8 93:22 94:13 95:9 96:16 105:16,19 129:2,6 137:15 138:4 calm 80:5 Cambridge 1:2 1:6 3:8,15,20 12:14 26:7 28:22 31:6 43:10 44:5 45:2,5 58:20 60:5 62:7 67:2 69:15 71:11 72:11,15 75:10 76:3 82:3,19 86:15 90:8 106:4 111:15 127:20 142:4 camouflaged 17:5,6 can't 115:11 cans 73:13 capacity 92:3 capped 47:21 car 61:12 69:1 107:21 129:16 129:18,19,20 129:21,22 130:3,4,7 131:8 135:18 care 86:20 87:9 career 105:8 carefully 116:15 caretakers 64:1 carriage 28:21 29:3,9,17 31:12 32:1,3</p>	<p>cars 57:15 68:18 80:3 129:11 case 2:3 6:6,7 8:6,13 10:6 12:21 16:7 27:11 28:6 41:22 43:6 86:6 96:20 102:7 112:6 114:2,13,19 115:12,18 118:4,7 120:6 135:7 cases 2:4 38:7 Catherine 145:4 cause 21:6 39:18 109:19 140:5 caused 68:18 69:6 causing 68:19 cease 23:17 ceiling 106:14 center 51:15 73:8 cents 79:14 certain 3:14 32:12 38:16 certainly 49:11 53:17 81:12 82:8 88:20 93:3 CERTIFICA... 145:1 certify 145:5,8 Chabad 86:15 86:19 89:2,6 chain-link 62:20 Chair 1:7,7 3:9 4:10 12:5 13:20 16:13 23:8,12 27:10 36:16 37:20 41:21 42:14 43:8 54:19 75:20 76:1 80:18 82:21 85:12 111:12 116:9 117:12</p>	<p>127:16 131:10 134:13 141:9 Chairman 120:8 challenging 50:12 53:18 54:2,10 80:1,2 chance 11:9 change 4:9 10:21 21:6,14 22:17 29:19 36:14 39:19 40:1 71:17 84:15 99:22 109:4,20 116:15 126:14 126:16,19 132:3 136:5 139:11 140:6 changed 86:19 100:14 changes 29:16 50:9 100:3,4 changing 34:13 86:21 Channel 3:20 character 18:7 21:7 34:17 39:12,19 109:21 140:7 characterize 30:13 charge 26:6 Charles 2:7 3:13 10:7 12:4,5 138:8,14 142:5 142:8,11,13,16 142:18,22 143:3,5,7,9,13 143:15,17,20 checking 83:22 chicken 81:2 child 107:11 children 29:1 Chilton 2:14 102:7,20 105:22 107:7 107:19 108:1 108:18</p>	<p>chimney 17:1,9 17:10,10,19 19:8 22:19 chimneys 19:9 19:12 20:5,12 Circle 2:17 135:7,11,16 136:8,18,19 138:1 circulation 110:19 circumstances 97:3 citizens 22:9,14 40:8 110:6 city 1:2,11 3:15 3:16,16,17 14:21,21,22 22:9,14 30:16 31:11 32:17 37:4,8 38:11 40:9 65:15 78:1,8 80:14 82:3 110:7,20 118:1 City's 4:7 City- 57:20 claim 63:2 claimed 25:9 Class 18:11 22:22 cleaning 95:6 clear 71:22 75:21 105:7 128:7 clearly 80:21 click 11:20,21 18:19,20 34:2 34:3 56:6,7 93:19,20 105:13,14 128:21,22 137:12,13 client 97:19,22 close 8:13 13:4 19:5 35:1 63:14 69:2 70:2 96:14,17</p>
--	--	--	---	--

<p>108:3 130:14 138:5 closer 50:2 52:9 coach 142:4 coached 142:15 coffee 80:9 colleague 130:20 colleagues 97:19 COLLECTIVE 41:16 103:1 108:14,19 111:14 142:2 143:19 144:6 collectively 102:19 color 17:2 20:9 come 12:21 44:19 49:4,5,9 55:22 69:1 71:12 75:5,6 77:21 83:7,10 87:20 92:18 98:2,20 108:2 114:18 138:16 comes 10:18 78:11 79:4,13 104:4 comfort 82:13 coming 73:11 75:4 80:3,4 commencement 65:17 commend 78:15 comment 4:5,6 11:19 12:3 13:4 18:18 19:2,5 34:1,6 35:2,11 54:20 55:15 56:4,10 61:18 70:2 71:2,12 77:2 93:2,18 96:17 105:10,12 108:3,3,7 127:5 128:19 129:4 130:14 137:11,17</p>	<p>138:5 commentary 89:10 comments 12:19 13:5 15:1 33:22 35:2 45:6,8,20 54:15,17 55:1 70:9 71:6 72:13 74:17,18 74:21 75:1,2 75:18 92:19,21 93:11 127:4,11 127:15 128:15 128:17 130:16 130:18 134:15 138:6,9,15 commercial 60:9 65:10 66:5 88:17 91:7,16 96:13 commission 145:17 Commissioner 45:17 112:20 113:18 114:8 commitment 113:22 Commonwealth 145:2,5 communication 19:18 34:9 communicatio... 16:19 community 45:2 67:10 88:20 95:22 107:18 compact 129:18 complement 34:16 completed 17:17 completely 76:12 completion 23:9 compliant 48:7 50:19 complies 22:21 comply 17:21</p>	<p>24:1 25:2 26:11 37:8 38:18 48:3 52:15 component 22:20 67:10 80:6 83:3 composition 116:10 compromise 96:7 conceal 17:11 concealed 17:4 19:11 concern 24:7 29:9 36:8,15 49:17 57:6 61:4 63:17 73:12 74:9 95:7 concerned 63:11 concerning 25:16 75:7 concerns 14:13 32:8 46:5 47:5 58:10 72:19 90:4 93:5 98:3 concessions 47:3 concludes 144:1 concrete 11:4 condition 7:1 23:21 33:18 35:13,21 36:3 36:17 37:18 40:18 54:9 61:14 64:20 76:11 84:4 99:22 100:5 111:10 116:14 116:15 131:7 141:7 conditions 23:6 24:2,8 33:18 35:17 36:1 59:22 60:1 61:4 63:21 64:16,18 87:20 110:17,18</p>	<p>133:13 condo 113:11,12 114:8 116:21 127:21 128:3 condominium 112:21 113:2 113:11 120:22 122:10 127:22 130:13 131:16 confident 21:12 45:18 conform 30:6 52:3 111:11 131:7 141:8 conforming 30:7 39:5 46:10 50:8 109:6 139:13 conformity 109:8,9 139:15 139:16 conforms 18:9 40:15 51:15 congestion 21:6 39:18 75:10 109:19 140:5 connection 16:17 consequently 20:17 consider 19:19 66:7 92:9 96:20 113:2,7 considerable 91:21 consideration 33:3 considered 132:9 consistent 23:11 23:15 consisting 86:17 consists 16:22 constantly 68:18 68:22 constrained 72:1 constraints</p>	<p>49:21 constructed 87:12 construction 65:19,22 79:18 103:20 124:13 126:18 consulted 62:8 contacting 100:10 contain 67:9 contained 104:13 contemporary 38:9 contend 91:8 context 67:14 contiguous 48:12 contingent 64:17 continuance 82:5,15 84:22 85:2 98:12,14 100:22 101:2 115:5 118:5 continuations 7:8 continue 6:12,22 7:9 24:1 31:8,8 31:19 48:20 51:2 66:22 84:3,20 97:21 99:6,9,21 100:20 108:1 113:13 114:16 116:2,13 117:11 continued 2:4 7:21 21:20 40:2 85:10 99:3 101:10 109:22 140:11 continuing 50:5 continuous 23:18 62:19 contributes 14:22</p>
--	--	--	---	--

control 65:20 66:14	122:9 129:7 130:12 138:4	cumulatively 44:12	53:4,7,15,22 70:4,7 72:6,18	77:21
convenience 65:12	corresponden... 121:21	Cunningham 59:9,10,12,15	73:5 75:20 78:12 80:16,17	deemed 25:20
conversation 45:1 73:18 112:20	costs 38:10 79:14,15,17	59:18,21 60:4 60:11,16,18,21	83:1,1,8,9,13 84:7 85:12	deep 62:13
conversations 47:1 70:16 73:16 74:4	counsel 117:19 145:9	61:2,16,19 62:9 68:13	102:13,14 106:9	deeply 113:21
80:19 96:10 97:22 121:9	count 81:12	69:19	date 2:5,6,8 7:4 84:16 98:22	defect 115:16
conversion 40:14	couple 31:16 57:2 60:13	Cunningham's 64:13	99:3 100:1,14 100:17	defer 37:2,20
convert 107:12	135:20	curb 46:2 63:13 70:20 71:4	dated 3:17 6:9 8:11 64:13,21	deficiency 125:16
converting 40:5	course 16:13 46:16	126:14,15 132:2	66:18 105:20	deficient 125:10 125:13,13
coordination 6:14	court 46:9 49:16 50:2 51:20	curiosity 77:22	daughter 135:13	definitely 142:13
copied 122:1	57:6,13 58:3 58:22 62:10	current 14:4 31:6 33:15	day 79:18 86:20 87:9 145:13	definition 70:20
copy 122:16	63:7,16 70:20 72:20 73:2,15	64:21 74:12 100:3 103:16	days 7:3 24:16 25:5 26:2	deliveries 65:12
corner 14:5,5 43:19 63:5,14	74:3 77:9 78:1 96:22,22	104:3 106:14 132:3	60:13 80:8 100:16 116:18	democracy 118:2
67:1 75:11 131:18	102:18,21	currently 29:3 43:19 46:1	de 140:8	denied 133:6 134:17
correct 37:15 42:13 47:16	Court's 51:22	50:6 58:6 65:2 67:4 68:9	Dear 60:8 107:4	density 54:6 69:16
48:21 52:20,22 53:6 60:21	cover 136:1	84:17 87:2 103:6 121:6	decades 106:2	Department 24:10,15,19
77:10,17 98:18 116:12,12	coverage 138:17	Cushing 2:4 6:7 6:13	December 7:1,3 7:4,6,10,21	25:7 26:5 101:12 115:20
121:2,13 123:22 124:1	covering 135:19 135:21 140:19	cut 46:2 69:2 70:20 126:14	83:8,8,10,12 83:19,21 84:3	117:15
125:3,22 126:7 126:10	coverings 138:2	126:15 132:2	84:16,18 85:10 99:1,2 116:3,4	Depending 91:16
corrected 10:17	COVID-19 3:12 3:17	cuts 44:4 63:13	116:8,13,16,18 117:1	derogate 22:12 40:12 110:16
correctly 44:18	crazy 138:18	cutting 68:18	117:1	141:2
corresponded 114:7	create 21:14 49:15,18 58:9		decides 67:15	derogating 14:18 132:6
correspondence 6:9 8:10 19:4	103:21 109:8 132:3 139:15		decision 84:10 92:10 100:6	described 23:4
34:21 35:1 66:18 68:12,14	created 22:7 40:6 110:4		115:6 117:3,20 127:18	design 34:14 43:10 138:16
69:11,19,21 70:2 71:8	125:15,16 127:18 140:15		deck 48:10 87:7 87:11 88:1,18	designated 67:9
72:10,15 89:22 92:11,13	creating 59:5		90:5,10 97:11 97:15	designed 59:6
101:10 105:20 107:2 121:5,17	creation 23:1 38:2 107:15		deed 64:5 81:4 127:18	desirable 14:9 14:16 131:21
	criteria 39:13 109:15 139:22		deeded 124:15 124:16,18,19	132:4
	CRLS 31:10		124:20 131:16	detached 29:13 37:9 39:2 50:7
	cross 136:9		deeds 73:7,9	108:22 109:6 139:7,13
	culture 118:2			detail 25:17 90:21
				detailed 90:21
				details 25:8

<p>60:18 determination 19:20 detriment 14:10 14:17 22:7 40:7 67:8 110:5 131:22 132:5 133:18 140:16 detrimental 39:9 109:13 139:20 detrimentally 68:5 develop 55:6,9 55:10 67:1 developed 81:11 developer 61:11 67:15 74:2 124:21 developing 67:7 development 21:21 40:2 44:14 49:4,19 54:5 55:3 56:22 57:16 59:22 65:1 71:19 110:1 113:11 120:22 140:12 developments 55:11 devil's 77:9 difference 17:18 different 31:13 45:12 63:19 97:14 118:1 difficult 55:9 71:14 129:21 dig 62:18 digest 98:19 diligent 65:20 dimension 10:19 22:18 dimensional 13:19 109:7,8 111:12 131:8 139:14,15</p>	<p>141:9 dimensionally 39:1 108:22 139:7 direct 45:21 direction 82:8 directly 68:15 90:9 91:2 133:20 disappointed 67:12 discloses 25:17 disclosing 25:7 discretion 4:10 discussed 6:12 57:4 121:8 discussion 20:19 114:4,12 discussions 72:2 98:20 displaced 6:20 dispute 78:9 disrespectful 79:1 disrupt 94:17 distance 46:7,8 49:21 52:11 67:22 99:20 distances 54:4 district 16:21 18:3,3 22:11 40:11,11 44:2 46:15 47:15,19 54:9 67:9 110:15,15 133:16 141:1,1 districts 22:11 38:2,21 44:9 45:12 108:20 139:5 disturb 11:6 disturbance 90:12 disturbances 91:12,15 documentation 73:6 82:9 documented</p>	<p>65:15 documents 77:11 78:1,2,5 82:7 doing 11:2,3 29:20 124:13 dollars 79:13 Donuts 43:20 46:1 50:6 68:16,22 80:2 door 129:17 doors 29:19 dormer 104:15 dormers 104:6 104:11 106:16 110:10 Doug 102:16 Douglass 129:7 130:9 downstairs 103:5,8,9 Draconian 77:14 drawing 87:8 104:10 drawings 111:11 141:8 drive 57:15 driveway 51:21 68:21 driveways 65:4 drop 118:7 Drucker 107:3,3 107:3 due 3:10,17 16:12 38:7 91:22 97:4 131:19 Dunkin 43:20 45:22 Dunkin' 50:6 68:16,21 80:2 duplicate 107:8 dwelling 28:21 30:4 38:6,7,12 39:2,2 44:6,7 44:15,18 109:1 109:1,6,7</p>	<p>139:8,8,13,14 dwelling 38:3 44:20 46:18,19</p> <hr/> <p style="text-align: center;">E</p> <hr/> <p>E 2:1 3:1,1 e-mail 60:9 69:13 90:4 121:9,20,22 123:1 136:17 earlier 69:20 early 71:14 earth 11:5 easement 58:1 63:1,10 64:1 65:3 66:17 77:11 81:4 82:6 easements 73:3 76:5 easily 65:4 80:22 East 12:14 44:5 45:2,5 67:2 69:15 71:11 72:11,15 76:3 82:3,18 easy 63:9,10 echo 42:11 82:22 ECO 44:8 economics 79:3 edge 66:4 Edrick 10:10,11 10:11 13:5,7 15:17 effect 24:5 88:19 88:20 effective 54:5 effectively 17:4 45:12 51:2 73:19 efficiency 30:13 efficient 110:19 effort 79:19 egg 81:3 egress 21:5 39:18 49:16 71:2 109:19</p>	<p>140:5 141:5 eight 74:7 either 45:13 62:22 79:3 98:1 100:9 104:6,11 117:6 136:12 electric 32:5 electromagnetic 24:6,11 25:4 element 48:20 elements 20:4,7 140:10 elevations 48:22 68:3 eliminate 11:4 emergency 3:11 3:16 71:1 emissions 24:12 25:4 emitting 24:12 employed 145:9 employee 89:6 Employees 1:11 encroach 136:14 encroaching 48:13 encroachment 52:8 encumbered 14:8 50:13 encumbers 132:11 ended 73:16 energy 24:6,11 25:4 38:10 energy- 110:18 enforcement 13:21 54:2 131:11 133:9 engineering 79:15 enhance 141:4 enhanced 22:1 110:10 140:18 enhances 126:5 enjoyment 91:5 91:17 97:10</p>
---	---	--	---	---

<p>enlargement 39:1,4,13,21 108:21 109:2,5 109:12,14 139:6,9,12,19 139:21 enlarging 29:22 ensure 90:17 96:11 enter 66:1 entered 46:21 enthusiastically 107:4 entire 48:12 62:11 63:13 65:21 80:6 entrance 10:22 entrances 135:15,17,18 135:22 entries 138:18 entry 140:19 141:5 entryway 140:10 enumerated 38:17 environmental 38:13 Epstein 102:13 102:14 Epstein-Kraus 107:5 Epstein-Santo... 102:8,10,11,12 102:15,19 103:2,14 104:2 104:14,17 105:3 106:1,5 108:8,11 equipment 17:3 23:18,19 24:13 24:22 26:3,6 26:10 equipped 76:8 error 124:14 128:7 escape 58:1,4,8</p>	<p>70:22 especially 31:16 31:22 75:4 92:9 133:14 essentially 45:14 48:17 50:5 57:13,16,17 58:7,10 64:1 71:4 established 14:20 21:7 39:19 109:20 133:8,12 140:6 establishments 80:15 evening 28:10 31:3 43:9,11 62:6 120:8 134:19 142:1 evenly 32:7 event 24:21 29:14 36:13 events 3:16,17 125:11 eventual 40:21 everybody 41:17 80:8 144:7 everything-- 105:4 evidence 20:21 23:5 evolving 32:21 exactly 77:10 143:14 example 117:22 excavation 65:19,22 excavations 65:17 exceed 77:12,16 excellent 105:1 144:8 exceptional 97:3 excessive 26:16 67:12 excited 13:10 66:22</p>	<p>Excuse 41:21 Executive 3:13 exercised 97:2 exhibit 87:5 existed 46:1 existence 21:8 existing 16:18 16:22 17:4 19:7,7,8,10 20:6 22:16,18 28:20 29:17,21 29:22 30:1,5 32:5 34:16 38:3 39:10 40:5 65:2 78:6 87:14,19,21 88:21 91:20 92:4 97:15 109:3,13 116:16 120:11 123:11 126:15 129:9,10,14 131:14,15 132:1,1,2,8 139:20 expand 107:6 110:17 expanded 12:12 expansion 90:10 91:4 96:14 97:11,16 expect 31:8 experience 22:4 76:16 127:19 129:19 expires 145:17 explain 55:8 114:22 explanation 90:21 105:8 explore 77:6 expressed 29:9 77:20 136:6 extend 44:1 46:14 73:8 87:21 90:5 95:7 115:5 130:7</p>	<p>extended 29:6 34:13 extending 48:1 extension 47:14 91:22 extensive 70:15 extent 20:3 23:21 25:13 72:10 74:15 exterior 39:21 extra 6:13 94:19 eyes 71:9</p> <hr/> <p style="text-align: center;">F</p> <hr/> <p>fabric 14:21 face 51:14 52:1 faces 51:15 53:14,16 facilities 19:18 20:9 22:13 110:12 facility 16:19,22 17:4,5 19:7,10 19:11 20:4 21:9 22:16,21 29:10 86:21 87:9 facing 107:10 fact 22:1 39:11 59:4,16 62:19 81:8 110:8 125:14 127:22 131:18 140:17 facto 24:19 25:10 fails 25:2 failure 24:18 25:6,8,9 fairly 20:6 44:6 44:17 46:2 54:6 familiar 43:20 107:9 117:10 families 12:15 14:19,20 family 12:13 31:21 32:21 34:14 40:22</p>	<p>44:21 96:1 102:17 103:2 106:1,13 107:5 107:13,17 108:6 110:11 110:20 139:8 family-sized 72:7 far 14:6 44:6,9 44:11,12,16,17 63:4 75:6 103:18 105:3 110:18 125:13 fault 142:8 faux 17:1,9,19 19:8,9,12 20:5 20:12 22:19 favor 7:11,13,15 7:17 8:20,22 9:2,4 15:5,7,9 15:11 26:19,21 27:1,3,4 36:22 41:3,5,8,11 84:22 85:2,4,6 96:6 100:22 101:2,4,6 111:1,3,5,7,8 118:15,17,19 118:21 119:1 127:9,13 132:16,18,20 132:22 134:2,4 134:7,10,12,14 141:11,13,15 141:17 FBA 120:19 FCC 17:22 federal 19:21 24:11,16,21 25:11 26:11,16 feedback 21:10 45:20 feel 18:6 34:15 45:17 58:7 76:6 feeling 44:21 81:22 97:15 127:6</p>
---	---	---	---	---

<p>feet 30:4 44:7 46:15,16,16 48:1,4,6,14 51:17 52:6,10 53:2,11 61:5,7 61:11 65:2 73:19 81:18 91:20 104:5 123:13 129:18 fellow 77:20 felt 70:17,22 107:11 fence 62:19,20 66:4 69:5,6 74:11 95:3 fenced 62:15 91:3 fences 66:14 fencing 70:12 Fernandez 94:3 94:6,9,12,12 94:16 95:11 fiberglass 20:11 20:14 fifteenth 83:15 99:2 figure 58:6 128:2 file 7:6,8 24:9,18 25:6 26:4 46:22 73:10 76:2 82:16 84:11,17,18 89:17 100:4,4 100:7,18 116:22 117:8 123:7 filed 24:14,16 25:18 26:1 76:17 files 24:10 final 13:5 financially 79:21 145:10 find 4:6 82:9 109:11,11 139:18,18 finding 20:17</p>	<p>findings 20:20 20:22 133:8 finds 13:21 14:2 14:9,15 21:2,4 21:15,20 22:3 22:6,10,15 23:2 39:8,14 109:18,22 110:8 131:5,11 131:14,17,21 132:1,4,8,10 133:11,17,17 140:4,8,11,22 fine 16:11 30:6 32:19 57:14 98:4 115:7 finished 17:1 Finklestein 106:19 fire 58:1,4,8 65:15 70:22 first 6:6 30:3 50:21 59:12 64:20 68:1 84:8 87:2 88:5 96:1 103:7,13 103:16 106:10 fit 17:11 30:14 52:16 five 7:20 9:8 15:14 27:6 41:14 52:5 53:2,10 85:9 85:10 101:9 104:5 114:14 119:4 133:4 141:20 flexibility 30:15 38:11 flies 95:6 floor 38:7 48:8,9 67:19 86:22,22 87:1,1,2,8 88:3 88:5,8,10,22 89:5 97:13 103:7,8,13,16 104:11,12 106:11,12</p>	<p>107:12 flowing 95:4 fluster 59:5 flyer 96:3 focused 72:7 follow 90:18 95:19 following 19:19 20:20 23:6 24:8 64:16,18 93:2 133:7 follows 64:5 91:1 foot 55:21 Footnote 17:21 19:17 footprint 48:12 forced 107:11 foregoing 25:14 forestalls 37:10 form 111:12 131:8 formally 90:11 90:22 forms 13:19 141:9 formula 10:18 forth 18:10 56:2 79:16 forward 6:19 8:14 13:11 21:12 40:21 45:18 54:20 81:5 113:14 114:11 115:10 115:12,22 116:1 125:16 forwarded 60:9 forwarding 123:3 found 57:1 123:12 124:14 foundation 11:2 four 45:13,14 49:19 54:10 104:4 107:13 133:5 four- 46:18</p>	<p>four-bedroom 48:18 four-building 74:7 four-story 81:20 fourth 48:1,8 fourth-floor 48:11 framing 20:15 frankly 138:18 free-for-all 46:2 freely 65:1 66:1 73:22 freestanding 49:20 frequented 80:2 Friday 90:2 friends 31:17,21 103:5 front 14:7 45:9 45:14 50:13 51:19 52:4 54:10 59:17 71:10,11 105:8 120:12 123:9 123:12,14 127:7,13,13 129:17,21 130:3 131:20 132:10 frontages 45:14 froze 28:12 full 11:2 102:18 102:21 fully 34:15 65:6 65:20 81:11 fumbling 136:1 funny 142:22 further 23:2 24:5 35:2 67:22 74:18 96:10 105:11 106:17 114:12 115:9 136:14 138:6 145:8 furtherance 55:16 future 33:19</p>	<p style="text-align: center;">G</p> <p>G 3:1 gable 104:6 gains 92:7 gateway 67:2 gatherings 3:12 gee 122:10 general 1:3 18:6 91:11 generally 4:8 30:9 70:7 71:6 133:16 135:17 generated 21:4 39:17 109:18 140:4 generations 103:5 generous 44:17 geographical 26:7 geometries 54:10 getting 63:15 76:5 80:3 99:19 Giordano 136:20 137:18 137:22,22 give 4:5 16:12 43:14 56:17 60:3 61:11 81:15 82:2,13 113:21 given 29:12 32:6 38:9 49:18 64:22 gives 38:15 138:17 giving 72:16 73:18 glad 12:12 Glassman 8:7 8:11 glitch 62:13 glowing 108:5 go 6:19 19:13 37:21 58:8 62:3 64:13</p>
--	---	---	---	---

82:16 87:4 111:15 114:10 115:10,11,22 116:1 123:18 124:8,9 142:3 143:8 goes 125:13 going 6:18 17:6 17:13 21:12,17 27:10 29:19 32:11 35:10 40:21 47:9 48:3 55:17 58:3,8 75:6 83:4 94:17,17 94:20,21,21,22 95:4,4 104:12 105:6 113:13 113:14 114:16 114:17 115:22 116:19,21 117:2,11,18 118:9 125:5,16 Goldberg 31:5 34:11 Goldman 10:13 good 12:21 14:10,17 15:15 28:10 31:3 41:17 43:9 46:8 62:6 67:8 67:11 102:17 111:13 112:15 119:7 120:8 131:22 132:5 133:19 134:19 134:19 141:21 143:1 Goodnight 41:19 101:16 101:17 144:2,6 Googled 128:5 Gore 50:3 59:3 60:4 governing 14:5 governmental 25:3 Governor 3:13	governs 37:5 grader 31:10,10 grandparents 106:10 grant 13:17 15:3 20:22 21:3 23:4 26:17 34:18 35:21 36:20 38:20,22 41:1 73:9 108:16,21 109:10 110:21 113:3 131:2,6 132:14 139:3,5 139:17 141:6 granted 14:10 14:16 15:15 24:3,20 25:2 27:7 39:6 40:20 41:15 65:17 73:3 111:13 115:3 130:6 131:22 132:5 140:1 141:21 granting 39:16 77:11 127:6 131:9 133:2,18 gratifying 12:19 great 30:20 61:16 63:16 84:2 106:6,16 136:21 138:21 140:9,20 142:15 greater 38:11 110:11 greatly 14:22 91:4 110:9 140:18 green 51:7 Greg 6:9 grew 103:4 groceries 106:8 107:22 ground 63:6 grounds 90:11 113:21	groups 14:19 growing 12:13 106:13 110:20 guess 29:22 48:2 49:2 53:7 64:10 72:9 79:6,8,13,19 93:1 97:15 103:20 125:2 125:18 126:4 guest 31:21 guidance 72:16 113:17 guiding 113:19 guys 123:20 143:11 <hr/> H <hr/> half 51:17 52:6 Hampshire 2:13 86:7,8,16 90:5 90:9 91:6,13 hand 11:22 12:2 18:21 19:1 34:3,5 56:7,9 93:21 94:1 105:15,17 129:1,3 137:14 137:16 145:12 handling 6:16 hang 31:17 hangs 96:19 happened 142:9 happens 51:7 happily 135:13 happy 12:6 43:14 46:20 47:7 hard 59:7 79:17 hardship 14:1,2 53:21 54:1,8 55:3,4,14 67:6 67:7 77:6 78:10,17,20 79:8 87:18 90:12 91:19 93:6,14 98:17 131:4,13,17	133:10,13 Haring 2:5,6,8 hazard 21:6,14 22:7 39:18 40:6 109:19 110:4 140:6,15 head 104:16 125:5 head-in 71:5 health 22:7 24:5 40:7 103:15 110:5,8 140:16 hear 10:6 16:7 28:6,8,15,16 28:18 30:18 43:6 59:10 86:6 95:13 102:6,8 108:8 112:6,10,12 113:17 115:12 115:14,18 120:6 135:7 142:6 heard 32:16 74:9 84:9 96:2 97:7 98:19 114:14 116:9 hearing 1:3 6:12 8:10 10:14 13:16 18:18 42:2 71:10 84:5,10 90:17 96:17 100:6,19 116:18 117:1,3 120:10 heart 128:20 heat 32:4 height 46:12,14 47:14 48:11 56:1 67:16 68:5 77:3,4 83:4 heights 67:12,13 67:16 held 3:10 hello 43:13 86:11 112:8,10 135:8	help 106:7 107:21 128:7 136:2 helpful 30:21 32:21 76:2 82:12,19 93:8 hereunto 145:12 hesitance 76:6 hi 30:19 56:13 59:10 86:12 95:13 102:8,10 112:11,12,12 112:15 high 44:6 131:3 Highway 51:10 80:4 Hinds 12:4,5,22 Hinds' 13:2 hip 104:3 historic 72:21 historically 74:15 history 73:21 hit 58:3 hitting 69:2 HOA 56:20 Hodess 10:13 12:9 hold 142:5 holds 56:3 home 14:20 31:7 31:12 91:9 96:1 homeowner 36:17 141:3 homeowners 28:22 110:17 homeownership 44:21 homes 68:8 honest 80:8 hop 27:10 hope 34:17 108:1 115:2 143:17 hopeful 103:7 138:19 hopefully 11:8
--	---	--	---	---

<p>13:11 30:14 69:6 72:6 hoping 70:8 104:5 115:3 135:21 house 10:16 11:10 28:21 29:3,9,18,21 30:1,5 31:12 32:1,3 34:13 34:16 103:3 106:1 107:8,15 135:12 136:6,8 141:4,5 houses 30:10 housing 14:19 29:14 30:15 38:9 44:5 62:12 68:6 72:2 Howard 138:8 huh 143:8 husband 90:7 95:17 96:9 102:11 103:6 135:10</p> <hr/> <p style="text-align: center;">I</p> <p>ice 65:7 136:2 illustrate 48:22 illustrated 48:14 images 106:15 imagine 32:15 immediate 14:7 45:1 immediately 43:14 129:14 129:16 impact 13:8 18:1,1 20:3 21:16,17 23:10 23:15 91:4,17 92:6 93:6,7 impacts 11:10 impair 22:11 40:10 110:14 133:19 141:1 impinge 74:14</p>	<p>impose 36:20 77:16 imposed 19:20 20:2 24:2 35:13 131:20 imposes 113:10 in-depth 45:16 Inadequate 67:20 inches 130:4 include 68:4 included 64:19 70:10 includes 26:7 including 25:1 26:14 inclusion 71:13 income 14:19 inconsistent 18:7 increase 77:4 92:1 94:22 109:7 139:14 increased 21:17 increasing 74:3 incredibly 129:13 indicated 60:20 64:21 indiscernible 17:15 individuals 26:14 Industrial 16:21 18:2 inflicted 127:9 information 6:18 23:3 90:16 106:18 117:20 informed 136:4 ingress 49:15 initial 49:3 initialed 13:20 23:8,12 111:11 131:10 141:9 initially 49:19 inoperable</p>	<p>53:16 input 66:8 70:10 85:13 inside 17:1,3,14 Inspection 113:18 Inspectional 24:10,15,19 25:7 26:5 66:16 Inspector 37:11 install 17:11 21:13 66:3 installation 17:18 26:3,6 installations 21:11 installed 26:10 instances 38:17 50:20 97:3 instruct 122:20 instruction 113:16 instructions 4:5 4:7 117:13,16 integrity 22:11 40:11 110:15 141:1 intended 44:21 73:14 intent 14:18 22:12 37:12 40:12 110:16 132:6 141:2 intention 74:2 81:8 interest 32:15 33:14 36:2 129:11 interested 29:4 145:10 interesting 55:6 interfere 77:1 interior 29:17 internal 70:13 International 16:15 interpreted</p>	<p>78:19 intersection 51:7 intrical 62:10 introduce 58:16 86:12 112:13 120:14 137:20 intrusion 97:9 involve 13:22 131:12 133:9 involved 128:10 ipso 24:19 25:10 irregularly 54:11 issue 37:6 53:17 57:19,22 58:1 58:5,9 59:3 75:3 76:5 78:11 113:5,22 124:13 issued 66:13 issues 10:15 53:19 57:3 58:13,21 76:7 76:14,16 107:9 items 30:2 iteration 45:10</p> <hr/> <p style="text-align: center;">J</p> <p>January 83:6,8 99:7,8,9,13,15 99:21 100:14 100:15,17,19 Jason 1:9 3:6 4:19,20 6:4 7:14,15 8:4 9:1 9:2 10:4,8 13:15 15:10,11 16:4 26:22 27:1,10,12,13 41:6 43:4 54:17,19 75:17 75:19 77:17 78:4 82:21,22 83:19,20 85:3 85:4 86:4 92:21 93:1 98:10,11 99:15</p>	<p>99:16 101:3,4 102:4 104:22 105:1,7 111:4 111:5 112:4 116:9 117:12 118:18,19 120:4 127:14 127:16 128:12 132:19,20 134:8,9,10 135:4 137:4,5 141:14,15 144:7 Jason's 93:13 Jay 135:10 138:1 Jean 61:21 62:1 62:2 64:8 Jeff 10:13 12:9 Jennah 102:8,10 102:11,15,19 103:2,14 104:2 104:14,17 105:3 106:5,11 107:20 108:8 108:11 Jennifer 34:22 Jessica 106:22 Jim 1:7 3:4 4:13 4:14 6:3 7:10 7:11 8:3,18,20 10:3,8 11:17 13:14 15:6,7 16:3 19:15 26:18,19 28:3 33:6,7 35:8 36:1,5 41:2,3 41:20 43:3 50:15,17 51:9 51:11,13,18 52:2,12,17,21 53:1,6,13,19 54:12 74:16,18 82:20 83:15,16 84:20,22 86:3 89:8,9 92:12 92:14,15,17 98:6,7 99:10</p>
---	--	--	---	---

99:12 100:20 100:22 102:3 104:8,9,15,18 110:22 111:1 112:3 116:4,6 118:14,15 120:3 123:18 127:4,5 128:16 132:15,16 134:1,4,4 135:3 136:22 137:1 138:12 139:1 141:10 141:11 142:3,7 142:10,12,14 142:17,20 143:1,4,6,8,10 143:14,16,22 144:2 Jim's 128:16 Job 22:22 Joe 66:18 68:11 John 28:8,10,12 28:15,19 30:19 30:20 31:2,9 31:12,22 35:2 36:19 37:2,2 joined 43:14 112:16 Jon 30:17 34:11 Jonathan 30:19 30:21 31:3,4 35:4 36:19 37:3,15 judge 129:21 judgment 113:22 Judicial 96:22 Judy 136:20 137:18,22,22 July 145:18 jumping 27:11 Junior 112:18 jurisdiction 19:22 66:11,16 80:22	keep 34:19 57:20 67:15 106:3 108:5 129:10 keeping 44:22 82:1 129:11 kept 4:4 keys 136:1 kids 31:9,17 103:4,6,11 106:11 kind 17:8 47:2 72:16 127:22 kinds 55:11 77:1 King 112:18 kitchenette 29:5 know 13:8 30:6 36:14 42:6,10 43:13 45:22 55:6,17,18,20 56:1 57:3 58:2 61:3,4,7,12 63:9,19 64:2 71:3,8,14,17 71:18 72:11,16 72:22 73:21 74:1,3,4 76:7 76:19 78:11,12 78:14 79:2,6 79:20 80:9,10 80:16 81:7,12 81:20,21 89:18 90:15 94:19 95:3 106:14 114:1,7,19 115:4 122:17 123:3 125:3,6 126:12 128:10 128:20 130:18 138:15 known 18:11 23:1 46:8 106:2 135:9,11 knows 143:21 Konopka 135:10 Kraus 102:12 103:13 104:1	111:15 <hr/> L <hr/> L0.1 53:2 L1.0 81:14 labeled 47:21 lack 46:2 67:6 72:10 lacking 68:6 laid 83:1 land 67:1 76:8 76:14 133:14 133:15 landmark 96:20 landscape 64:19 81:14 lane 73:20 language 53:11 large 38:3 68:7 68:8 71:20 81:18 96:14 130:3 larger 17:10 58:2 Laughter 103:1 106:5 108:19 142:11 143:10 143:19 laundry 48:9 Lauren 135:8,8 138:6,7 141:22 law 3:15 25:3 26:16 115:20 layout 92:4 123:16 leading 129:17 learned 136:10 leave 130:2 133:22 leaves 122:14 left 79:19 125:9 129:16 left-hand 10:16 legal 73:2 78:11 78:17 79:4,16 115:13 133:12 Leiserson 1:8 3:4 4:21,22 6:3	7:12,13 8:3,21 8:22 16:4 27:2 27:3 28:3 33:13 35:10,15 35:18,22 36:2 36:8,11,13 37:20 41:10,11 41:21 42:2,9 42:14 43:3 54:22 55:2 77:19 83:22 85:5,6 86:3 93:11,13,16 98:14 99:18 101:5,6 102:3 105:6 111:6,7 112:3 118:20 118:21 120:3 128:14,16 132:21,22 134:11,12 135:3 137:6,7 141:16,17 144:5 lend 12:6 length 129:19 let's 8:18 42:12 60:6 letter 6:21 11:12 13:2 14:14 59:13 60:8 61:6 64:13 69:14,17 82:4 90:13,18 93:2 95:17,19 105:21 122:7 letters 13:3 33:1 46:21 71:2 73:10 82:16 113:15 114:6,9 114:10,18 115:17 116:21 130:12 137:9 level 63:6 94:22 Lewis 30:19,21 31:3,5 34:11 35:3,4 37:3,15 license 19:21	20:2 licensed 17:22 licenses 25:11 lies 90:8 life 38:9 light 17:8 81:6 liked 70:19 72:14 79:9 limit 44:9 46:12 limitation 19:20 limitations 20:2 38:8 limited 25:1 90:12 91:19 92:2 95:21 limiting 3:11 line 10:19,20 39:11 42:3 50:6 51:3,15 52:6 73:7,8 87:14 90:6 95:8 136:10 lined 57:11 Linehan 46:8 49:16 50:2 51:20,22 57:6 57:13 58:3,22 62:10 63:7,15 70:20 72:20 73:15 74:3 77:9 78:1 listed 129:18 listen 116:15 listing 128:6,10 literal 13:21 54:2 131:11 133:9 little 17:8 30:15 42:2 43:14,22 51:6 75:7 81:2 103:3 115:2 138:18 livability 141:4 live 34:11 58:20 65:13 68:15 94:13 95:1 102:19 103:7 105:22 107:7
<hr/> K <hr/>				

<p>108:17 127:22 lived 31:5 69:4 lives 31:11 living 31:8 103:3 106:15 107:16 110:11,18 135:13 LLC 43:12 69:12,15 120:19 loading 65:20 Lobel 16:14 located 16:19,20 17:1,3 18:2 23:20 65:4 location 14:3 43:19 70:19 95:2 locations 26:12 Lodge 28:7,8,10 28:15,19 30:20 31:2 37:2 long 17:10 32:2 34:19 46:22 71:4 129:18 long-term 28:22 32:12 72:4 longer 50:9 longer-term 37:14 look 11:9 48:22 53:11 54:20 78:4,6 83:5 89:17 101:13 106:16 looked 62:8 71:13 73:17 looking 32:12 44:17 51:3 54:7 58:6 70:21 80:21 81:14 104:10 107:20 120:11 124:17 looks 91:2 loss 92:9 lost 100:14 lot 10:19,20 14:3</p>	<p>14:4,5 30:3 38:6,7 44:6,15 44:17 45:11 46:2,5 47:3 50:13 51:2 54:9,11 55:6,7 55:9,16 57:15 60:10,12 62:14 66:5 68:16,17 68:19,19,22 69:2 72:3,3 73:22 74:4,9 74:11 75:21 76:6 77:19 78:14 87:14,16 88:17 127:13 131:20 132:11 lots 14:6,6 38:4 69:5 loud 42:11 love 83:9 low 54:6 106:14 lower 44:10 46:11 lowered 67:16 luck 15:15 111:13 118:22 141:21 Luther 112:18</p> <hr/> <p style="text-align: center;">M</p> <hr/> <p>M-o-d-i 69:18 mail 96:3 main 61:3 97:4 112:16 maintain 7:2 23:13 66:4 87:16 maintained 26:12 47:6 100:16 116:17 maintaining 46:6 66:14 76:11 maintenance 38:10 47:4 65:8 74:2 making 47:3</p>	<p>55:8 73:19 115:1 117:20 manage 46:6 map 90:14 March 3:13 Maria 8:12 84:13 90:2 94:2,3,6,9,12 94:12,16 95:11 100:10 113:18 117:6 121:5,19 121:20 122:1 122:13 129:8 Mariana 130:18 Marie 62:5,6,6 62:18 mark 79:20 Marshall 1:9 3:6 4:19,20 6:5 7:14,15 8:5 9:1 9:2 10:5,9 13:15 15:10,11 16:5 26:22 27:1,10,13 41:6 43:5 54:17,19 75:18 75:19 82:21,22 83:20 85:3,4 86:5 93:1 98:11 99:16 101:3,4 102:5 104:22 105:1 111:4,5 112:5 116:9 117:12 118:18,19 120:5 127:15 127:16 128:12 132:19,20 134:8,10 135:5 137:4,5 141:14 141:15 144:7 Martin 112:18 Massachusetts 1:5,6 90:8 96:22 145:2,5 master 91:3 match 67:17 material 20:21</p>	<p>materials 20:8,9 21:1 23:5 66:9 Matina 1:9 3:5 4:17,18 6:4 7:16,17 8:4 9:3 9:4 10:4,8 15:8 15:9 16:4 26:20,21 28:4 33:8,9 41:4,5 43:4 54:14,16 74:20,22 75:9 75:13,16 83:17 83:18 85:1,2 86:4 92:19,20 98:8,9 99:13 99:14 101:1,2 102:4 104:19 104:21 111:2,3 112:4 116:7 118:16,17 120:4 127:10 127:12 132:17 132:18 134:6,7 135:4 137:2,3 141:12,13 matter 6:8 7:1,9 7:21 8:6 9:9 19:5 24:6 31:4 59:16 84:3,20 85:10 86:16 99:21 100:20 101:10 113:14 114:17 116:2 116:13 121:11 matters 19:22 maximize 44:15 44:16 maximizing 55:17 McCarthy 6:9 McGrath 51:10 67:2 80:4 mean 55:5 61:8 63:18 71:16 78:10 79:12 114:3 115:19 meaning 22:21 means 57:10</p>	<p>114:14 meant 57:7 62:21 measure 55:22 measuring 19:9 mechanicals 68:3,4 meet 30:7 67:16 67:20 109:17 129:9 meeting 1:4 3:8 3:9,10,15,19 6:15 7:3 70:15 78:15 84:19 99:7 117:18 meetings 3:16 4:7 45:3 57:4 70:5 82:17 member 11:19 40:22 56:5 93:18 128:19 128:20 137:11 members 3:4 4:1,1,4,12,12 6:3 8:3 10:3 11:8,16 13:13 15:1 16:3,14 18:15,19 28:3 33:6 34:1,10 35:7 37:13 43:3,8 50:15 60:8 77:20 82:14,20 83:13 85:10,12 86:3 98:4 102:3 104:7 105:12 108:13 112:3 114:14 116:3 120:3 135:3 136:22 138:22 memorialized 64:4 memory 63:4 mentioned 31:9 31:12,22 74:6 95:20 merely 21:16 merits 113:9</p>
--	--	--	--	--

<p>met 21:3 39:15 61:5 70:8 79:7 140:3 Michelle 10:12 12:9 Middle 18:11 22:22 Middlesex 145:3 mind 32:20 Mindy 89:6 minimal 11:10 18:1 138:16 minimis 140:9 minimize 13:8 minimized 20:4 minimum 51:16 51:20 54:3 65:3 125:17 minute 114:22 minutes 4:8 12:3 19:2 34:6 56:10 113:20 114:2 115:4 129:4 137:17 mislabeled 10:15 mitigation 98:2 mix 30:10 mixed-use 86:17 91:7,13 Mm-hm 52:2 62:17 72:5 112:22 125:4 125:19 mobile 19:18 modest 92:1,6 Modi 69:17,18 modification 22:15 132:2 modify 16:18 19:6 141:3 mom 56:11 102:12 mom-and-pop 80:12 Momchil 56:12 56:12,13,13,19 56:19</p>	<p>moment 11:1 Monday 7:6 84:18 100:19 126:3 Monteverde 1:7 3:5 4:13,14 6:4 7:10,11 8:4,19 8:20 10:3,8 11:17 13:14 15:6,7 16:3 19:15 26:18,19 28:4 33:7 35:8 36:1,5 41:2,3 41:20 43:4 50:17 51:9,11 51:13,18 52:2 52:12,17,21 53:1,6,13,19 54:12 74:16,18 83:16 84:21,22 86:4 89:8,9 92:14,17 98:7 99:11,12 100:21,22 102:4 104:8,9 104:15,18 110:22 111:1 112:4 116:4,6 118:14,15 120:4 123:18 127:4,5 132:15 132:16 134:1,4 134:4 135:4 136:22 137:1 138:12 139:1 141:10,11 142:3,7,10,12 142:14,17,17 142:20 143:1,4 143:6,8,10,14 143:16,22 144:2 months 23:19 32:13 91:14 morning 112:15 Morris 86:8,10 86:11,14,14 88:1,2,6,9,13</p>	<p>88:16 89:2,5 89:11,13,15,17 89:20 93:9 96:18 97:18 98:19,21 99:4 99:6,9 100:9 100:12 101:11 101:13,16 mother 31:11 61:8 motion 6:22 7:9 8:17 13:17 15:2,3 19:14 26:17 35:16,20 38:20 41:1 84:3,20 99:21 100:20 108:13 108:15 110:21 114:16 116:13 118:6,13 131:1 131:5 132:14 133:6 134:1,17 138:22 139:2 141:6 mouse 74:22 move 13:11 103:8,9,9 106:10 moved 11:1 moves 20:19 23:2 moving 8:13 12:14 74:22 81:4 multifamily 71:20 multiple 45:14 municipal 76:22 Murphy 43:11 mute 4:4 12:2 19:1 34:5 56:9 62:2 94:1 105:17 129:3 137:16 138:11 myopically 72:6</p> <hr/> <p style="text-align: center;">N</p> <hr/> <p>N 2:1 3:1</p>	<p>name 3:8 4:2 31:4 56:17,18 58:18,19 86:14 90:1 94:10 95:14,16 102:10 112:15 120:17 122:5 135:8 137:21 nature 40:4 88:9 97:4 110:2 113:8 140:13 navigate 82:6 navigating 129:20 near 48:4 nearby 26:14,15 136:4 nearer 53:10 nearly 67:20 necessarily 72:4 necessary 22:19 39:22 65:8,11 80:7 133:5,5 necessity 65:13 need 18:4 30:2 50:18 53:12 61:10 67:18 77:3 79:10 96:20 104:1,2 106:17 114:4 114:10,19 121:14 123:1 127:17 132:12 needed 30:16 68:6 96:11 needs 12:11 32:21 34:13 38:9 98:16 negative 21:10 92:6 negatively 136:13 negotiations 49:14 neighbor 11:13 57:2 68:1 93:2 93:7 94:17 96:12 136:19</p>	<p>neighborhood 13:10 18:8 21:7,13 22:3 30:9,14 34:17 34:19 39:10,12 39:19 44:22 66:21 67:3 68:6 70:5 82:1 91:14 94:19 108:6 109:14 109:20 139:21 140:7 neighborhoods 38:14 neighboring 11:6 neighbors 12:8 13:9 32:22 34:11 45:3 57:8 72:2 73:17 75:5 76:10 78:15 89:10 96:4 98:16 106:6 107:21 108:5 136:4,13,16,17 neither 145:8 never 6:19 new 7:4,5 12:6 13:19 19:8,8 22:19 25:15,20 38:12 56:22 64:4 84:16,17 100:1,2,14,18 103:21 104:5 104:13 106:15 109:8 116:19 139:15 next-door 94:16 nice 80:9 108:8 143:16 nicely 20:6 Nicholas 142:17 142:18 night 41:18 119:7 126:3 nine 16:22 17:7 17:8 19:7,7</p>
---	--	--	---	---

<p>32:13 ninth 31:10 noise 91:15 94:22 97:9 noisy 94:18 non- 109:5,7,8 139:12,14,15 non-conforming 39:1,10 87:14 87:19 103:18 108:22 109:3 109:13 123:10 123:12 139:7 139:10,20 non-conformi... 103:21 nonconforming 39:4 52:4 nonfamily 37:13 nonstarter 81:17 Norma 106:19 Notary 145:4,16 note 77:3 91:6 95:21 noted 20:10 76:21 91:12 notes 14:11,14 21:8 39:20 41:7 notice 19:6 25:16 notices 136:5 notification 25:6 notified 6:20 notify 24:22 notwithstandi... 70:22 November 100:1 nuance 53:8 nuisance 22:7 40:6 110:4 140:15 nullifying 14:17 132:6 number 4:9 46:21 55:21</p>	<p>56:2 63:14 65:6 70:4 81:21 82:16 110:19 113:3 numbers 143:12 numerous 45:3 45:7</p> <hr/> <p style="text-align: center;">O</p> <hr/> <p>O 3:1 O'Leary 120:8 120:10,15,17 120:17 121:1,3 121:13,16,18 122:12,15,17 122:21 123:2,8 124:1,7,19,22 125:4,12,19,22 126:2,7,10,13 126:22 128:9 130:17,20,22 134:18 object 90:11,22 objecting 11:13 96:10 objection 33:17 35:12 36:16 90:13,18 objections 33:1 obstruction 66:2 obtain 7:2 100:9 obtained 117:5 obtaining 133:4 obvious 87:18 obviously 17:22 49:20 50:12,13 75:22 78:12,14 79:12,17 80:5 84:12 97:14 125:17 occupant 22:8 110:6 140:17 occupants 26:14 40:8 88:2 91:16 110:9 140:21 occupied 89:5 occupiers 90:7</p>	<p>occupies 110:12 occurred 21:17 25:8 October 1:3 3:7 6:10 8:11 13:20 60:7 64:14 66:19 90:2 121:5 129:8 off- 132:12 off-street 46:11 126:8 office 29:4 31:15 81:17 87:1 88:2 89:3 90:19 97:12 120:18 Officer 87:13 offices 88:8 oh 30:20 36:4,10 58:17 59:18 60:4 68:12 82:21 89:4,13 122:10 142:16 142:18,19 143:7 okay 11:15 13:12 15:3 19:16 20:16 28:14 30:20 33:5,21 35:9 35:16 36:6,12 37:16,21 42:6 42:11,12 43:16 48:2 50:11 52:12 54:22 55:17 59:12,20 60:17,22 61:16 64:7 74:16 75:15,17 77:8 83:2 88:4,7,15 89:4,7,15 93:9 93:15 94:15 95:9,16 98:13 99:17 100:12 101:13 104:7 104:18 108:10 108:15 112:19</p>	<p>118:13 119:6 120:21 122:15 122:19,21 123:6,7,8,19 124:2 125:2 126:11,21 127:2,10,14 128:12,18 130:19 134:18 137:10 138:9 138:21 139:2 143:15 Okun 102:16 old 112:17 135:14 143:3 oldest 143:5 Olivia 1:11 4:13 4:15,17,19,21 5:1 6:11 12:4 47:19 56:11 58:12 59:9 61:21 62:1,5 64:8,10 72:5 84:13 94:2 95:12 100:10 113:18 117:6 122:19,22 123:1,15 137:18 138:8 once 55:22 63:4 one- 30:10 53:9 87:8 one-bedroom 30:12 one-story 86:17 86:20 onerous 77:14 ones 74:19 88:7 ongoing 24:7 online 101:11,13 open 3:14 11:18 18:18 33:21,22 46:10 47:2 48:10 56:3 63:8 65:2 88:16 89:8 93:17 98:22 99:16 105:12</p>	<p>113:8 126:16 127:2 128:18 133:20 137:10 operable 53:13 53:15 operation 21:20 37:10 40:2 109:22 140:11 opinion 72:17 97:18 opportunity 68:7 82:2,15 117:21 118:3 opposed 55:10 67:4 68:9 127:7 opposition 114:9 121:8,10 options 55:11 order 3:13 7:8 59:6 65:3 66:5 76:22 79:11 96:4,11 109:10 113:2 126:5 135:22 139:17 orders 3:11 ordinance 13:22 14:5,18 17:21 21:3,22 22:13 32:17 37:8,22 38:1,19 39:15 40:3,13 67:16 79:11 97:2,5 109:17 110:2 110:17 129:10 131:12 132:7 133:20 140:2 140:13 141:3 ordinances 14:4 organizations 65:16 original 2:5,6,8 60:12 Otis 58:20 62:7 ought 143:11 outcome 145:10 outdoor 88:12 88:13 91:21</p>
---	--	---	---	---

<p>outreach 89:9 95:21 96:4 outside 66:9,10 80:22 136:2 overall 68:5 70:17 126:19 Overlay 44:5 owing 131:17 133:13 owned 78:8,9 121:7 owner 35:12 63:2,22 64:4 71:14 77:15 112:16 113:11 122:6,10 owners 33:19,20 43:12 65:1,14 76:15,15 78:5 78:15 81:3,9 90:7 95:18 113:2,6,12 114:8 116:22 121:7,18 130:13 135:10 owners' 14:13 ownership 47:3 72:7 77:22 80:20 82:10</p> <hr/> <p style="text-align: center;">P</p> <p>P 3:1 P-a-y-n-e 129:7 p.m 1:4 3:3 6:2 7:1,4,6 8:2 10:2 16:2 28:2 43:2 84:16,18 86:2 99:22 100:2,4,7,15 100:19 102:2 112:2 116:14 116:16,22 117:8 120:2 122:13 135:2 144:9 Pacheco 8:12 90:3 121:5 129:8</p>	<p>package 87:5 page 2:3 124:8 127:1,1 panel 16:22 17:7 17:8 paperwork 122:3 paragraph 25:19 paragraphs 25:14 parallel 52:1 53:3,4 parcel 67:1,2,7 68:7 78:22 parents 29:2,6 31:22 32:1 94:6,7,13 95:1 103:8,15 park 51:7 68:21 parked 130:7 parking 30:5,7 46:1,3,11 49:21 52:1 53:2,3,4,9 57:8 57:15 59:6 60:10,12 62:14 63:20 66:5 68:16,17,19,22 69:1 70:10,13 70:16 71:5,15 71:16,17 73:18 73:22 74:10 87:16 120:12 120:20 122:7 123:9,10,11,14 124:6,8,8,10 125:7,18,21 126:9 127:7,13 127:13,18,21 128:6 129:9,14 129:16,20 130:1,2,5 131:15,15 132:9,11,13 part 13:4 35:2 57:5 66:15 70:2 96:17</p>	<p>117:9 130:14 138:5 partial 48:8,14 partially 48:7 Participants 11:21 18:20 34:2 56:6 93:20 105:14 128:22 137:13 particular 12:21 19:19 45:21 63:12 81:6 133:15 particularly 63:1 81:5 91:13 127:6 parties 94:21 145:9 Partner 43:9 pass 138:19 passing 62:21 patrons 91:9 patterns 21:5 39:17 70:18 109:18 140:5 pause 8:9 18:17 28:11,13,17 34:7 42:5 77:4 86:9 105:18 123:5 129:5 137:19 138:11 paved 126:17,17 paying 69:3 Payne 129:7 130:9 Peace 34:22 peculiar 97:4 pedestrians 68:22 people 32:12 59:3,3 63:20 73:22 80:3 97:13 106:3 121:15 124:21 perfect 87:5 perimeter 87:21 period 23:18 25:22</p>	<p>permanently 62:15 permission 107:5 permit 16:17 19:17 21:3 24:8,20 25:1 25:10,13,16,19 26:3,11,17,19 26:21 27:7 28:20 34:18 36:21 38:21,22 39:6,16 41:1,3 41:5,15 44:1 46:13 47:14 48:16 49:13 64:5 66:13 83:3 87:4,6 103:17,20,22 105:22 107:15 108:16,21 109:10 111:13 115:3 124:3 125:13 139:3,6 139:17 140:1 141:6,21 permits 24:3 permitted 3:17 21:21 39:3 40:3 87:7 90:5 91:20 92:4 109:1 110:1 124:11 139:9 140:12 perpetuity 74:3 person 26:6 perspective 48:22 perspectives 118:1 pervious 20:13 petition 14:12 25:21 26:4 67:5,6,8 90:4 96:2 100:3 107:5 113:21 115:1 117:22 118:7,11,14</p>	<p>petitioner 6:8,20 7:2 8:7,18 13:13 14:1,11 20:1 21:1 22:17 23:8,12 23:13,17 24:1 24:3,9,22 25:5 25:15 26:4,7 40:18 54:15 55:8 60:19 64:20 65:6 66:3,7 70:3 82:15 84:4 90:13 91:19 92:7 93:12 98:5,16 99:22 100:5 131:13 133:8,10,11 petitioner's 9:9 24:12 25:11 64:16 petitions 25:22 Phil 69:11,11,17 phone 12:1 18:22 34:4 56:8 90:19 93:22 105:16 129:2 137:15 143:12 phonetic 90:1 135:9 photo 20:5 23:11,15 photos 62:19 physical 22:17 23:9,14 picture 127:1 piece 47:2 55:4 81:17 pieces 49:22 82:7 pipe 29:21,22 44:1 pitch 104:13 place 16:15 17:13 32:1 57:20 placed 129:22</p>
---	--	---	---	---

<p>plan 53:2 64:18 64:21 67:22 81:14 90:20 103:7 104:12 123:16 124:9 126:19 136:14 planned 32:13 Planning 45:4,5 50:10 70:5,15 71:11 72:11,15 76:3,3 82:3,3 82:19 plans 12:6,10 23:7 34:14 64:19 67:12 92:2 124:14 platforms 140:19 play 31:18 player 143:2 please 50:20 56:18 58:18 60:3 69:13 90:15 95:15 106:17 137:20 pleasing 98:15 plot 90:20 plumbed 32:3 plumbing 29:21 29:22 point 47:7 50:18 66:17 92:16 107:14 127:11 pointed 87:13 Police 65:16 policy 37:4,5,5 poll 99:10 116:3 porch 136:8 porches 135:20 136:3 Portal 121:21 Porter 43:10 portion 46:8 48:15 positioned 63:19 possible 74:15 possibly 47:20 posted 136:5</p>	<p>posting 6:19 7:2 84:15 100:1,13 potential 90:12 91:12 potentially 39:22 82:4 power 97:1 practical 23:22 pre- 109:2 pre-existing 39:1,4 108:22 109:5,7 preamble 43:15 precisely 129:21 predates 14:4 predicament 127:8 predominantly 44:3 preexisting 139:7,10,12,14 preference 50:3 preliminary 81:14 present 4:14,16 4:18,20,22 5:2 6:7 8:8 43:18 62:13 63:22 81:10 97:20 107:14 114:2 118:4 presentation 37:17 58:14 75:20 105:2 108:4 118:8 presented 23:3 45:9 68:9 presenter 58:21 presenting 45:4 preserve 97:5 press 102:21 pressing 12:2,2 19:1,1 34:5,5 56:9,9 94:1,1 105:17,17 129:3,3 137:16 137:16 pretty 11:9</p>	<p>45:17 46:1 49:10 63:8,14 71:22 88:17 prevail 18:8 prevalent 39:5 prevent 58:6 66:6 136:2 previous 7:8 10:14 13:3 24:2 previously 11:13 20:10 23:16 68:13 primary 49:17 91:5 Prince 16:14 prior 7:3,6 23:21 32:7 33:19 84:18 100:17,19 116:18,22 121:8 126:17 privacy 70:12 90:12 91:1 92:9 95:1 96:11 97:9 private 45:13 46:8 47:4,6 51:22 52:5 58:21,22 66:4 66:6 72:20 73:3,8,9,11 74:11,14 76:8 78:7,7,8 91:3 136:9 privately 76:17 78:9 121:7 proactive 72:12 probably 37:9 47:6 62:15,18 63:5,12 79:13 81:16 82:17 83:11 93:8 97:13 143:17 problem 27:13 68:17 69:6,7 120:15 problems</p>	<p>107:21 procedure 115:19 proceed 23:7 123:7 proceeding 115:14 proceedings 3:22 130:15 144:9 145:7 process 113:19 produce 113:11 113:14 114:5 114:17 productive 80:19 proforma 66:12 program 49:18 55:9 72:7 progress 66:22 prohibit 32:17 54:5 prohibited 38:6 65:11 project 10:12 11:5 12:7 32:22 43:18 45:8 62:8 63:12 69:14 81:4 136:11 project's 93:7 projects 71:18 promised 60:20 64:21 promptly 23:19 properly 6:15 properties 56:16 66:15 67:14 72:22 73:4 77:12 96:5,6 96:14 properties' 65:9 property 6:17 11:6 12:13 14:12,15 45:22 52:6 63:2 65:5 66:1 69:12,15 73:7 76:14,15</p>	<p>77:15 80:20 81:19 90:6 91:5,18 92:6 95:5,8 97:6,8 107:8 128:5 136:10 proposal 7:5 17:17 18:7 36:18 44:14,20 67:20 68:10 71:19,20 74:13 77:15 78:13 79:8 proposals 66:21 proposed 17:5 20:4 21:5,18 22:1,8,16 23:10,14 29:16 34:14,16 40:4 40:8,10 60:10 65:1 68:1,3 69:14,16 90:10 90:11,22 91:4 91:22 93:6,7 97:16 103:20 104:10 105:21 106:15 110:3,6 110:14 121:10 129:11,18 130:7 140:8,14 140:17,22 proposes 19:6 proposing 13:9 17:7 35:19 protect 97:8 protected 26:15 protection 66:14 protections 26:13 prove 62:19 131:3 provide 14:19 18:4 22:13 29:5 38:5 51:21 91:22 113:11 126:8 132:11 provided 25:16</p>
---	---	--	--	---

<p>57:21 109:4 139:11 provides 91:20 providing 76:22 124:5 provisions 13:22 131:12 133:9 proximity 53:17 public 3:11,16 4:2,4,5,6 11:19 11:19 13:4 14:10,17 18:18 18:19 19:5,12 21:19 22:2 25:16 34:1,1 35:2 45:13 54:20 56:3,5 61:17 67:8,10 70:2 74:10 77:2 90:16 91:11 93:18,18 96:17 105:12 105:12 108:3 128:18,19,20 130:14 131:22 132:3,5 133:19 137:11,11 138:5 145:4,16 pull 82:8 123:16 purchased 95:22 135:12 purpose 14:18 22:12 38:1 40:12 97:5 110:16 132:7 141:2 purposes 31:14 31:20 65:11 pursuant 17:20 25:14,19 26:10 purview 47:7 66:11 pushed 50:4 put 12:10 37:17 57:12 71:9 74:2 78:3,12 79:2 putting 45:18</p>	<p>Q</p> <hr/> <p>quality 38:13 97:10 question 24:4 33:13 35:11 37:5 49:3 54:19 55:2 73:1 78:16 79:20 88:19 91:2 92:12 93:13 104:9 123:20 128:1 questions 11:15 11:17 13:12,14 13:15 18:13,15 19:13,15 33:5 33:7,9,11,22 35:5,6,8 46:20 47:8 50:15,16 54:12,14,18 55:1 77:5 89:8 92:19,22 93:11 104:7,19,21,22 105:2 117:15 117:17 127:4 127:11,15 128:14 136:22 137:1,3,5,7,9 quiet 91:17 94:18 quite 31:9 128:3 138:16 140:8</p> <hr/> <p>R</p> <hr/> <p>R 3:1 radiation 26:16 radio 17:14 radiofrequency 20:14 26:16 raining 136:1 raise 11:21 12:1 18:21,22 34:3 34:4 56:7,8 93:5,20,22 104:1,2 105:14 105:16 128:22 129:2 137:13 137:15</p>	<p>raised 33:1 73:12 range 32:5 Ranjit 45:17 113:18 Rankin 89:6 rare 97:3 Ratay 1:11 4:13 4:15,17,19,21 5:1 12:4 56:11 58:12 59:9 61:21 62:1,5 64:8,10 72:5 94:2 95:12 123:1 137:18 rate 56:3 ratio 38:7 reach 59:7 106:17 117:16 135:18 reached 96:8 121:7,19 reaching 19:20 reaction 127:17 read 41:7 52:10 61:1,2,14,15 68:13 95:20 96:18 ready 106:7 108:12,14 138:22 139:1 real 88:18 realignment 140:18 really 49:14 54:5,8 55:20 57:19 58:22 63:17 72:4 74:5 75:5 76:1 76:13,14,19 78:4 81:22 88:16 94:18 114:3,4 117:12 138:16 realm 114:13 rear 65:5 87:15 87:17,20 88:10 92:3</p>	<p>reason 107:17 reasonable 25:8 25:17 83:11 129:19 reasonably 23:21 66:7 reasoning 134:2 134:5,7 reasons 90:22 103:15 reassembled 114:15 recall 10:14 receipt 6:9 8:10 11:12 13:2 25:5 26:2 34:9 34:21 105:20 107:2 129:6 receive 113:1 received 59:13 87:6 96:2 123:4 recognized 142:20 record 33:2 56:18 58:16 61:15 81:8 86:13 90:18 94:11 95:15 112:14 120:14 137:21 145:6 recorded 3:19 records 90:14 recused 143:18 reduce 67:13 reduced 44:10 refer 47:20 referencing 69:20 referred 23:16 reflect 45:19 84:15 100:1,14 116:16 reflected 92:1 reflecting 7:3 reflects 40:13 regard 24:3 25:3 60:9 78:10</p>	<p>97:4 regarding 7:5 19:4 21:10 24:11 33:18 37:8 66:8 127:6 regardless 114:1 131:19 Registry 76:17 77:21 regret 118:3 regular 2:9 16:6 regulates 74:1 Regulation 33:16 regulations 25:3 30:7 reinforced 87:11 related 14:2 32:8 145:8 relation 128:11 relative 52:18 65:12 129:22 relatively 127:8 relax 38:16 relief 8:14 12:8 13:17 14:9,16 18:5,11 21:1 21:15 22:22 23:4 30:2 35:21 38:20 45:19 47:10 48:16 49:7 50:18 51:3,12 52:18 53:12 55:12 79:10 80:1 86:16 87:20 108:16 109:16 110:21 111:1,3 114:20 120:11 124:4,4 129:10 131:2,6 131:21 132:4 132:14 133:18 139:3 relocated 50:4 remain 11:7</p>
---	---	--	--	--

<p>14:20 23:15 48:18 65:3 68:9 remedied 69:7 remember 44:18 142:18 remote 1:4 4:7 remotely 3:10 removal 64:1 65:7,12 remove 23:19 removed 74:12 rendered 84:11 100:6 117:4 rendering 92:9 renovated 86:20 86:21 87:10 renovating 34:12 renovation 32:20 123:21 renovations 34:15,16 106:3 rent 32:11 37:13 80:14 rental 29:10,12 32:7 33:19 36:22 40:19,21 81:21 rentals 32:10,16 32:18 33:15 35:15 36:9 37:14,19 repeatedly 97:1 repetitive 25:21 25:22 replace 17:7,9 replacing 19:7,8 report 24:10,14 24:16,18 25:7 108:5 REPORTER 56:17 60:3 representative 43:11 93:3 representing 56:20 120:18 represents 68:7</p>	<p>request 8:18 9:6 9:9 50:10 64:17 76:10,12 87:22 98:5 101:12 113:6 115:18 118:10 119:5 122:7 132:12 requested 12:8 13:18 21:1,15 23:4 35:21 38:21 80:1 108:16 109:16 110:22 113:4 131:2,6 132:15 139:3 requesting 47:10,13 103:19 120:19 requests 45:18 52:18 require 49:12 52:7 55:11 66:12 90:15 104:15 112:21 132:2 required 6:14 30:4 46:12 52:14 53:20 54:3 66:3 67:6 67:7 68:2 109:11 124:4,7 124:8,12 125:18 126:1 129:10 139:18 requirement 14:8 38:8 40:13,16 48:4 51:16,20 53:9 70:11 78:17,18 79:4 84:5,10 100:6 113:10 117:3 133:12 requirements 3:14 17:22 18:10 21:2 25:2 38:16,18 39:15 50:14</p>	<p>67:21 71:18 109:17 115:15 140:2 requires 17:9 46:3 51:12 86:16 131:19 residence 36:21 40:5 87:2 91:5 residences 67:15 67:18 resident 43:10 64:15,22 65:14 residential 18:3 20:17 39:12 83:4 91:7 96:6 residents 26:14 28:22 39:22 65:13 66:1 72:4 91:8,21 resolved 76:17 respect 16:12 24:2 72:13,17 97:18 113:22 respects 46:10 respond 93:4 responding 36:8 36:11 45:8,20 response 3:12 14:12 66:10 93:8 responsibility 26:9 responsible 65:7 65:20 95:6 restaurant 88:4 restore 23:20 restraint 87:2 restricted 44:2 restricting 58:7 restrictions 3:16 56:1,1 67:17 restrictive 14:6 14:8 result 12:21 114:1 130:2 resulting 21:5 results 115:7 retail 67:10 68:7</p>	<p>68:8 71:13 80:6,7,15 81:16 Returning 16:6 review 45:5 70:6 89:20 reviewed 34:14 45:16 reviewing 19:17 revised 67:22 revising 12:10 revoked 25:12 revolved 49:14 reworking 140:18 Rice 2:11 28:7 31:7 34:12,20 34:22 ride 80:14 right 20:13 30:17 36:5 37:12 42:12 43:17 47:12,17 49:4,9 51:18 52:17,21 54:20 55:3 57:11,13 57:14 58:8 59:2,18 71:20 74:20 78:20 79:9,10 81:11 82:6,10 87:7 87:11 89:7 91:17 93:17 94:13,18 96:15 98:18 99:16 103:11 108:12 115:6 116:11 117:9 118:10 118:16 120:13 121:4 122:2,12 123:3,6,15,17 123:19 124:10 124:15 126:11 129:14 130:21 143:7,10,16,18 143:22 right-hand 50:22</p>	<p>rights 63:1,10 76:6,8,11 77:1 77:15 78:7 97:6,8 Rindge 31:10 ringing 42:2 roadway 65:10 rodent 66:14 role 78:4 roll 4:3 roof 87:6,8,10 87:11,21 88:17 90:5,10 91:2 91:20,22 92:4 94:19,20 95:5 95:8 103:16 104:1,3,3,3,6 104:13 106:16 roofline 107:15 rooftop 16:19 room 103:11 104:16 Rose 66:18 68:11 138:8,9 138:14 142:3,5 142:8,11,13,16 142:18,22 143:3,5,7,9,13 143:15,17,20 rows 62:20 Rozann 102:12 103:13 104:1 106:10 111:15 rules 26:11 36:13 78:20</p> <hr/> <p style="text-align: center;">S</p> <hr/> <p>S 3:1 69:17,18 S-h-a-r-m-i-l 69:18 Saccoccio 58:12 58:13,17,19,20 62:5,6,6,18 safe 49:15 63:10 safety 22:8 26:11 40:7 65:9,16 74:6 110:5,9 140:16</p>
---	--	---	--	--

<p>141:5 sale 124:20 128:6 sample 129:17 satisfied 78:17 79:4 80:7 81:1 satisfies 39:13 109:15 139:22 satisfy 77:22 says 11:20,21 18:20,21 34:2 34:3 53:10 56:6,7 58:14 59:21 61:6 93:19,20 105:13,14 128:21,22 137:12,13 scale 13:9 14:11 68:8 scenario 91:17 125:11 scheme 74:7 school 29:1 31:11 112:18 Schopf 86:11,14 86:14 88:2,6,9 88:13,16 89:2 89:5,11,13,15 89:17,20 97:18 98:21 99:4,6,9 100:12 101:13 101:16 scientific 24:7 scope 19:20 76:13,20 scouring 77:21 screen 122:18 SD.03 123:16,17 seamlessly 21:13 22:5 seating 92:1 seats 92:2 seclusion 87:3 second 17:10 43:13 57:22 60:11 83:5 86:22 87:1,8</p>	<p>88:3,8,22 103:8 106:12 107:11,12 142:5 section 17:20 18:10 19:17 22:22 71:4 secured 19:21 see 8:18 11:9 13:11 42:6,12 47:21 49:10 52:13 59:22 60:6 66:22 67:12 75:6 77:21 78:1,6 80:14 82:18 85:11,13 96:16 104:11 117:21 122:2 123:2 124:9 126:22 137:10 143:16 seek 49:7 seeking 28:20 34:19 43:21 45:19 139:3 seen 68:4 70:11 72:14 79:9 self- 127:8 send 70:3 84:13 100:10,11 117:6,7 121:9 121:17 122:19 122:21 138:5 sending 122:6 seniors 107:19 sense 37:18 40:17 81:15 103:15 106:9 sent 19:4 59:17 60:13 69:21 114:9 122:1,13 sentiment 82:22 separate 44:8 Separately 77:2 separating 69:5 separation 49:21 51:4 54:4</p>	<p>series 46:22 service 30:5 Services 24:10 24:15,19 25:7 26:5 Services' 66:16 session 115:8 set 13:7 18:10 80:16 145:12 setback 10:15 14:8 50:6,8,9 50:14 51:3,4 52:4 56:1 67:21 87:17,21 92:3 120:12 123:9,13 setbacks 43:22 47:11 50:19 51:19 52:14,19 53:20 54:3,4 67:20 72:1 75:4 131:20 132:11 settle 78:9 seven 71:5 seventh 31:10 shadow 11:8 shadows 11:10 shape 14:3 50:12 87:19 91:22 133:13 shaped 54:11 share 47:20 55:2 93:13 103:12 118:1 122:18 Sharmil 69:17 she'll 77:6 sheet 47:20 50:17 51:1 53:1 68:3 123:16 Sherman 2:10 16:7,20 130:10 shielding 140:9 shifted 10:18 shop 80:10 short 32:2 37:13 51:14 92:5</p>	<p>126:5 short- 32:15 short-term 29:10,12 32:9 32:18 33:14,19 35:15 36:9,22 37:19 40:19 shoveling 106:7 show 20:5 67:6 71:20 92:2 98:16 117:22 124:14 shower 32:4 shown 10:22 47:18 87:7 shows 123:16 shrinks 67:22 sic 36:20 side 10:15,16,22 11:3,5 45:15 50:8,22 51:3 104:6,11 107:20 124:10 124:16 131:19 136:8 sides 45:13 67:21 104:4 sidewalk 63:15 129:12 130:8 sign 6:19 7:2 84:4,9,13,15 100:1,5,11,13 100:16 116:16 116:17 117:2,7 signal 20:14 signifying 33:2 signs 80:14 similar 19:10 34:21 81:13 121:11 127:17 simple 114:5 simply 68:8 simulations 20:5 23:11,15 Sincerely 69:8 Singanayagam 45:17 single 11:3</p>	<p>67:19 107:12 single- 38:3 139:7 single-family 39:2 109:1,6 128:3 139:13 sink 32:5 site 22:16 24:4 24:13 25:1 29:8 50:12 53:2 54:2 55:17 64:18 73:21 80:1 121:6 123:11 123:16 124:8 124:12 126:16 126:19,20 131:15 sited 131:18 siting 14:4 131:8 sits 47:19 Sitting 3:4 6:3 8:3 10:3,7 16:3 28:3 43:3 86:3 102:3 112:3 120:3 135:3 sitting/office 48:10 situated 6:15 26:12 situation 79:3 six 23:18 68:8 71:5 72:7 74:7 Sixth 131:18 size 3:11 30:3 78:19 Slater 1:8 3:5 4:15,16 10:3,8 15:4,5 27:11 28:4 33:10,11 41:7,8,9,17,19 slice 44:4 slightly 17:10 44:10 136:9 small 30:3,12 32:4 48:10 81:21 86:15 103:11 107:13</p>
--	---	---	---	---

<p>135:20 143:8 Smith 69:12,17 snow 64:1 65:7 107:21 136:2 soccer 142:4 143:1 societal 24:7 soil 133:13 sold 6:17 125:7 125:8,9 solidify 81:8 solution 49:9 50:1 79:9 somebody 62:3 62:4 75:10 97:12 someone's 42:4 somewhat 14:12 131:3 son 112:17 117:22 143:5 Sonotube 11:4 sons 142:14 soon 83:7 sooner 83:10 sorry 28:15 35:10,18 41:6 41:7,9 58:17 60:4 74:22 82:21 83:6 89:15 90:1 94:8,9 99:5 103:16,22 104:10 108:11 108:17 sort 29:6,12 37:14 57:7 77:8 79:15,20 80:9 83:4 96:7 96:9,19 99:19 105:10 125:11 sounds 32:16 37:4 42:3 117:14 source 42:6 space 29:4,4,5 31:15,18,18,18 32:11 46:11</p>	<p>51:7 57:15,17 65:2 69:1 71:13 88:12,14 88:16 91:21 92:1 104:4 106:12,15 107:16 120:12 120:20 123:9 123:10,11 125:14 126:9 126:16 127:13 128:7,11 129:9 129:10,13 130:3 131:8 132:1,9,13 133:20 spaces 30:5,8 46:3,11 52:1 57:9 70:13 71:5 124:10,11 125:7 127:19 131:15,15 sparingly 97:2 speak 4:9 6:8 8:8 11:20 18:19 34:2 56:5 61:1 62:4 93:19 105:13 128:19,21 137:12 speakers 4:10 speaking 4:2 30:9 special 16:17 19:17 21:3 24:3,8,20 25:1 25:10,13,15,19 26:11,17,19,21 27:7 28:20 34:18 36:20 38:21,22 39:16 41:1,3,5,15 44:1 46:13 47:14 48:16 49:12 64:5 83:3 103:17,19 103:22 105:21 108:16,21</p>	<p>109:10 111:13 139:3,6,17 140:1 141:6,21 Spectrum 18:12 23:1 spells 32:2,2 spent 78:14 Spera 61:21 64:8 spoke 69:22 spoken 32:22 spot 63:16 122:8 129:14,16,20 130:1,5,7 spots 124:15,16 Spring 68:11 Springfield 90:8 94:14 95:18,22 square 30:4 44:7 55:21 81:18 91:20 ss 145:3 Staff 4:11 82:3 101:12 112:20 113:18 117:6 stair 104:12 stairway 88:10 standard 79:7 115:19 131:3 standpoint 54:8 stands 67:4 start 4:11 28:19 50:17 76:4 started 136:11 starting 50:22 state 4:2 19:21 20:1 94:10 95:14 114:19 stated 37:11 96:22 99:1 statement 12:16 111:12 141:8 statements 13:19 131:9 statewide 3:11 stating 26:8 status 73:2 statutory 84:5</p>	<p>84:10 100:5 117:3 133:12 stay 12:13 32:1 110:20 steel 20:15 steps 129:17 135:20 sticking 75:13 stopped 32:8 store 57:18,20 story 48:1 63:6 87:9 115:4,6 118:4 strange 87:18 street 2:4,7,10 2:11,12,13,14 2:15,16 6:7,13 10:7 16:8,20 28:7 31:7 34:12,20,22 43:7,12,18,19 46:3 49:16 50:3,7 51:4,8 51:15,16 56:20 56:21 57:7,8 57:10 58:20 59:3 60:5 62:7 62:11 66:5 68:1,11,15,20 69:10,15 70:14 71:6 86:7,8,16 90:5,8,9 91:6 91:13 94:14 95:18,22 96:6 102:7,20 105:22,22 107:1,7,19 108:1,18 112:7 112:16 120:7 120:19 123:21 123:22 124:3 126:6 130:10 132:3,13 135:11,16 136:14 streetscape 133:19 strongly 106:2</p>	<p>structure 14:3 21:9 36:21 37:1,9 39:9,10 40:19,21 47:22 51:5 86:17,18 97:10 109:13 133:15 139:20 140:21 141:4 structures 26:15 46:17 47:11 48:8 49:20 53:9 87:15 133:14 struggling 79:5 studies 11:8 73:17 studio 29:4 study 24:7 style 38:9 subdivided 45:11 subject 24:8 25:21 26:4 44:4 91:14 107:8 submission 64:16 submittals 7:5 20:1 84:17 100:18 116:20 submitted 11:8 13:20 20:21 21:1 23:4,8,11 92:2 95:17 141:9 Subsection 38:15 subsequent 122:3 133:7 134:1,2 substance 13:1 35:1 64:11 70:1 130:11 138:4 substantial 13:22 14:10,16 21:6,14 39:18 53:20 109:20</p>
---	--	--	---	--

131:12,22 132:5 133:10 133:18 140:6 substantially 14:17 22:17 38:12 39:9 109:12 132:6 139:19 substantiated 115:20 suburbs 12:14 sufficient 71:1 97:16 132:11 sufficiently 26:15 suggestion 36:15 80:18 suite 31:21 Sullivan 1:7 3:4 3:7,9 5:1,2 6:3 6:6 7:12,14,16 7:18,18,20 8:3 8:6,21 9:1,3,5 9:5,8 10:3,6 11:15,18 12:18 13:12,16 15:6 15:8,10,12,12 15:14,19 16:3 16:6,10,12 18:15 19:16 20:16 26:20,22 27:2,4,4,6,9,12 28:3,6,9,12,16 32:8 33:5,8,10 33:12,21 35:6 35:9,14,16,20 36:4,6,10,12 36:19 37:7,16 37:21 41:4,6,9 41:12,12,14,19 42:1,8,10 43:3 43:6,16 47:9 47:13,17 48:2 48:19 49:2,7 50:11 54:14,17 54:22 55:15 56:12,14 58:11 58:15,18 59:8	59:11,14,16,20 60:2,6,14,17 60:19,22 61:15 61:17,20,22 62:2,17 64:7,9 64:11 72:9,19 74:16,20 75:8 75:12,15,17 77:8 79:6 82:12 83:2,12 83:14,17,19,21 84:2,8 85:1,3,5 85:7,7,9 86:3,6 86:10,12 88:1 88:4,7,11,15 88:22 89:4,7 89:12,14,16,19 89:21 92:15,18 92:21 93:9,15 93:17 94:5,8 94:10,15 95:9 95:14 96:15 98:4,8,10,13 98:18,22 99:5 99:8,10,13,15 99:17,19 100:13 101:1,3 101:5,7,7,9,15 101:17 102:3,6 102:9,17,21 104:7,19,22 105:5,10 106:6 108:9,12,15 111:2,4,6,8,8 111:10 112:3,6 112:9,11,13,19 113:1 114:3 115:10 116:7 116:11 118:9 118:13,16,18 118:20 119:1,1 119:4 120:3,6 120:9,13,16,21 121:2,4,14,17 122:2,14,16,19 123:6,15,19 124:2,18,21 125:2,5,15,20	126:1,3,8,11 126:21 127:2 127:10,14 128:14,18 130:19,21 131:1 132:17 132:19,21 133:1,1,4 134:6,8,11,14 134:14,17 135:3,6 136:21 137:2,4,6,8,8 137:20 138:3,9 138:21 139:2 141:12,14,16 141:18,18,20 143:11,21 144:1,3,8 sum 13:1 34:22 64:11 70:1 92:11 130:11 138:3 summarized 13:3 support 11:4,13 12:7 13:4 14:14 33:2 34:15 46:21 59:21 64:15 69:14 98:11 105:21 106:2 107:4,17 114:18 122:7 130:13 133:2 136:17,18 137:10 138:1 supporting 13:18 32:21 111:12 131:9 141:8 supportive 70:8 70:17 71:7 supports 69:16 Supreme 96:22 sure 6:14 30:13 30:18 31:2,2 55:19 56:2 58:19 72:18	73:14 76:12 81:3 96:4,12 120:15 128:9 surely 107:14 surprisingly 130:3 surrounding 18:8 38:13 63:13 survey's 124:9 surveying 124:14 suspect 130:6 suspended 25:11 swap 143:11 swing 61:12 sworn 26:5 system 12:20 17:14 29:1 <hr/> T <hr/> T-a-l-k-a-r 122:5 T-Mobile 16:16 17:15 T-Mobile's 17:22 take 4:11 10:21 11:9 13:5,16 43:13 44:9 47:8 48:21 81:10 106:11 114:1,22 115:3 115:9 133:20 taken 4:3 takes 52:9 talk 11:1 43:22 53:20 Talkar 122:5 talked 29:11 talking 37:11 81:18 tall 67:18 tandem 30:5 124:10 Tanya 122:5 tax 18:11 22:22	78:2 teach 142:4 Teak 135:9 138:1 team 45:5 71:11 72:15 76:3 82:3,19 142:15 telecommunic... 21:9,16 22:4 22:13,16 television 3:20 tell 115:4 118:4 128:3 135:15 temporarily 3:14 temporary 3:15 tenant 91:16 tenants 32:12,13 tends 80:12 term 32:16 37:13 terminate 24:19 25:10 terminated 25:12,14 termination 25:18 terms 30:15 47:4 Terry 107:2 Tesla 135:13 text 95:20 texture 17:2 20:8 thank 6:11 8:15 10:11 12:5,8 12:17,18,22 15:17 16:9,13 19:15 27:8,11 27:12 33:7 35:14 41:15,16 41:19 42:13,14 54:12,21 58:11 59:7,8 61:19 61:20 64:6,7 66:20 74:19 83:1 84:2 85:12 92:14,17
---	--	---	--	---

<p>95:9 96:15 98:21 101:14 101:15,17 105:9 111:14 113:16 119:6,7 127:14 134:5 134:12,18 136:21 138:3 138:14,14,20 138:21 141:22 142:2 143:20 144:3,4,5,8 thanks 27:9 31:3 33:4 41:17 75:20 120:10 128:13 144:7 theirs 107:9 thereof 100:7 117:4 thing 29:20 36:14 70:4 72:19 79:21 83:14 105:4 126:13 things 6:16 11:7 57:10 75:19 95:4 126:5 think 12:19,20 12:21 13:7,9 28:10 29:8,11 29:14 30:9,12 31:19 32:20 33:1 36:14 37:7,9 39:6 42:10 45:16 47:2,5,19 52:9 52:16 53:8,12 53:16 54:1,7,7 55:2 63:16 71:2,4 73:12 74:4,6,8,12 75:4 77:10,14 77:16 78:10 80:20 81:2,16 82:12 83:2,9 88:18 93:9 96:3,10 97:7 97:12,19 98:14</p>	<p>98:19 114:7 115:8 116:10 117:12 130:4 130:17 134:9 thinking 83:10 116:11 third 43:19 46:2 49:16 51:15 56:20,21 63:5 67:2 68:15,19 69:10 70:13 71:6 86:22 87:1 88:10 89:5 97:13 104:11 third-grader 112:17 Thorndike 2:16 120:7,19 121:19 122:6,8 123:20,22 124:3,10,15 125:10,21 126:6,18 131:18 thought 32:6 97:17 105:7 125:3 137:9 thoughtful 75:20 78:13 thoughts 30:22 72:16 77:18 80:18 three 4:8 12:3 19:2 34:6 51:17 52:18 56:10 62:12,20 103:5 121:14 124:11,12 125:6,7,7 129:4 137:17 three- 63:5 three-bedroom 46:18 three-family 30:10 three-story 49:12 86:18,22</p>	<p>three-unit 127:20 Thursday 1:3 90:17 tight 68:6 88:17 129:13 time 4:5,6 7:4 11:18 18:16 24:21 33:22 34:19 50:16 54:15,16 55:1 66:21 75:1 76:18 78:14 81:10 83:5,11 84:8,16 86:19 92:19,20 96:1 97:17 100:2 104:20,21 115:9,21 122:3 127:15 137:9 timely 24:18 times 23:13 76:17 97:14 142:15 title 78:2 today 6:11 59:17 60:6 63:20 121:5 122:4 token 114:9 tomorrow 101:14 117:16 Tomov 56:13,19 56:19 69:21 tonight 6:6,19 23:18 24:20 25:2 28:20 40:20 43:17 64:3 84:12 100:8 102:22 112:16 115:12 117:8 118:4 120:10 136:19 144:1 tonight's 3:9 top 67:19 95:5 top-floor 48:17 topography 133:14</p>	<p>totally 80:6 103:22 105:3 115:7 touch 117:14 tower 22:18 towering 67:13 tracked 76:18 traditional 37:14 40:20 traffic 21:4 39:17 46:4,6 57:17 58:8 65:16 68:17,19 70:16,17 71:3 72:3 73:17,18 74:5,12 109:18 140:4 transcript 3:21 145:6 transmission 24:6 trash 57:11,18 57:21 65:7,12 73:13 travel 46:7,7 73:19 traverse 73:22 Trevor 120:8,10 120:14,15,17 120:17 121:1,3 121:13,16,18 122:12,15,17 122:21 123:2,8 124:1,7,19,22 125:4,12,19,22 126:2,7,10,13 126:22 128:9 130:16,17,20 130:22 134:18 tried 11:4 13:8 Trina 43:11 trouble 55:4 troubled 79:7,22 97:11 troubles 72:9 trucks 58:2 true 145:6 truly 62:10,10</p>	<p>62:21 Trustees 56:15 try 49:3 55:6 trying 55:13 79:1 103:10 128:2 tsar 29:12 Tuccinardi 29:11 37:11 Tuesday 6:9 turn 28:20 130:15 turned 40:19 143:1 twelfth 99:11 twenty-fourth 60:14 twice 45:4,5,16 71:10,11 two 14:7 19:8 29:1 30:2,5 31:9 44:8 45:12,15 56:21 57:10 69:5 70:13 73:19 103:4,6,11 104:6,11 110:10 121:6 121:14 124:9 124:15 125:8 127:18,21 130:12 131:20 132:10 135:15 two- 30:10 two-family 38:3 39:2 44:20 46:17 49:20 53:9 107:12 109:1,6 139:8 139:13 two-lane 46:7 two-way 57:7,7 57:9,17 two-year 25:22 Tye 16:15 type 37:10 49:10 52:18 72:2 89:1 95:3</p>
---	---	--	---	--

U	updated 22:13	90:4,11,22	vote 7:19 9:7	water 32:3
Ultimately	upgrade 110:11	92:5,10 96:2	13:17 15:13	waves 24:6,12
91:10	110:18	113:3 115:18	27:5 41:13	25:4
uncomfortable	upkeep 47:4	120:11,20	85:8 98:11	way 47:4,6
76:21	64:2 65:7	121:10 123:9	101:8 111:9	51:22 52:5
understand	upload 121:20	127:7,9 129:11	119:3 133:3	58:22,22 59:2
33:14,15 34:12	upper 31:11	130:6,14 131:2	134:16 141:19	59:5 62:22
35:19 55:5,13	52:8	131:9,19 133:2	votes 4:2 7:20	66:4,6 72:20
63:12,18,18,20	uppermost	133:6	9:8 15:14 27:6	73:3,8,11
75:9 76:10	47:22	variety 45:8	41:14 85:10	74:11 76:6,11
114:20,21,21	upstairs 103:9	various 20:4	101:9 119:4	78:7,8 82:6
115:2 117:10	usage 65:10	50:19 66:12	133:6 141:20	95:8 106:14
118:6 127:8	use 20:8 22:8	97:14	W	127:19 132:3
understandable	29:3 31:19	vary 97:1	W 1:8 3:5 10:4	136:9,13
76:12	32:7 36:21	Vassal 107:18	W-i-e-r 106:22	ways 45:13,13
understanding	37:12 38:11	vehicle 71:1	wading 76:7	73:9 74:14
55:4	39:4,5 40:4,5,8	vehicles 58:2	wait 15:19	78:8 82:10
Understood	40:10,21 48:22	66:6	waiting 76:6	we'll 31:19 62:3
51:11	54:20 61:9	vehicular 49:15	waiver 7:7 84:4	93:10 101:13
underutilized	69:16 72:20,21	Venkararama...	84:9,11 100:5	133:22
38:4	73:1,9,12,15	89:22	100:7 117:2,5	we're 11:3,12
undue 97:9	74:5,10,14	Venkataraman	117:8	13:9 16:15
unduly 96:13	77:9 78:7	90:2 95:12,13	walk 68:22	17:7,13,17
unit 28:21 30:4	86:19,21 91:4	95:16,17	80:10	18:13 28:19
32:5,7 38:6,8	94:20 95:4	verbally 60:20	walking 135:17	29:19 37:3
44:6,8,15,18	97:13 109:3,4	64:21	wall 57:12	43:17,21 44:16
48:17,18 81:12	110:3,6,14	verify 4:12 76:8	129:22 130:4	45:18,19 46:13
110:13 121:19	125:14 135:17	verse 72:22	want 31:20,22	46:14 47:22
121:19 122:6	135:18 139:10	viable 79:11,12	48:19 61:1,1	48:7,7,7,13,13
124:16,18,20	139:11 140:14	79:21 80:8,13	63:20 78:5,19	56:21 76:7
125:8,9 127:19	140:17,22	Vice 1:7	81:3 82:22	81:14,18 96:13
128:10 131:14	users 73:11	video 3:19	83:7 90:17	102:14,15,20
units 32:9,17	uses 21:21 33:19	view 17:5,6,16	113:8 114:12	103:9,16,19
38:12 44:16	40:3 88:1,21	19:12 66:21	115:5 117:18	113:13 117:11
55:19,21 68:8	110:1 140:12	70:13 91:8	118:5 125:20	120:11 123:8
72:8 74:7	usually 72:12	101:11 121:21	136:7	124:17 125:12
81:22 121:6	utilize 23:17	violates 47:11	wanted 12:16	125:13 128:9
124:12 125:6,7	V	violations 43:21	59:13 95:19	135:10 136:1
127:21 131:16	v 96:21	Virginia 68:14	114:1	138:19
unmute 12:2	valuable 67:1	69:9	wants 43:13	we've 11:4 13:8
19:1 34:5 56:9	88:16	visibility 63:15	55:8 62:4	31:5,6,13
94:1 105:17	value 126:5	75:22	115:10	32:16,22 45:3
129:3 137:16	vanBeuzekom	visited 29:8	warmer 91:14	45:16 50:7
138:12	10:10,11,12	visits 29:7	warranted	61:7,9 71:17
unusual 54:8	13:7 15:17	visual 18:1 20:3	98:15	123:10 135:12
unwarranted	variance 15:4,7	23:10,14	wasn't 42:11	136:5 138:15
97:17	15:9,15 43:21	voice 35:10	142:8	138:16
update 21:16		void 131:14		wearing 42:4

<p>webpage 4:7 week 29:9 84:12 90:19 100:8 117:8 weekend 32:7 weekends 31:17 weeks 57:2 136:6 weigh 82:4 welcome 3:7 72:13 95:11 welfare 22:8 40:7 110:5,9 140:16 well-being 65:13 well-versed 82:17 Wendy 1:8 3:4 4:21,22 6:3 7:12,13 8:3,21 8:22 16:3 27:2 27:3 28:3 33:12,13 35:10 35:15,17,18,22 36:2,8,11,13 37:17,20 41:9 41:11,21 42:2 42:9,13,14 43:3 54:22 55:2 77:5,18 77:19 83:21,22 85:5,6 86:3 93:11,13,16 98:13,14 99:17 99:18 101:5,6 102:3 105:5,6 111:6,7 112:3 118:20,21 120:3 128:14 128:16 132:21 132:22 134:11 134:12 135:3 137:6,7 141:16 141:17 144:5 went 63:21 74:6 74:12 75:21 whatever's 79:18</p>	<p>whatsoever 135:21 whereof 145:12 wide 46:7 63:8 widening 70:19 wider 17:8 width 70:22 74:3 Wier 106:22 wife 31:5 89:6 Williams 1:9 3:6 4:17,18 6:4 7:16,17 8:4 9:3 9:4 10:4,8 15:8 15:9 16:4 26:20,21 28:4 33:8,9 41:4,5 43:4 54:16 74:20,22 75:9 75:13,16 83:18 85:1,2 86:4 92:20 98:9 99:14 101:1,2 102:4 104:19 104:21 111:2,3 112:4 116:7 118:16,17 120:4 127:10 127:12 132:17 132:18 134:6,7 135:4 137:2,3 141:12,13 willingness 14:11 window 40:1 window-well 129:15 windows 29:19 53:13,15 123:13 winter 2:12 43:7 43:12,18,19 50:7 51:4,8 62:11 63:5 66:5 67:22 68:18 69:14 136:3 138:18 wire 62:20</p>	<p>wireless 16:18 22:18 wise 117:19 wish 18:19 34:1 105:13 118:22 wishes 11:19 56:5 93:19 128:19,21 137:11 wishing 6:8 withdraw 8:12 118:9,10,14 withdrawal 8:17 8:20,22 9:4,6 118:15,17,19 118:21 119:2,5 withdrawing 97:21 withdrawn 9:9 witness 145:12 wonder 42:3 wondered 42:9 wonderful 106:3 107:18 108:4,6 142:1 wording 33:15 words 49:4,10 73:7 105:5 work 11:5 12:9 23:7,9,10,14 49:22 75:21 81:5 111:11 131:7 136:7 140:8 141:7 worked 22:5 works 12:20 31:21 83:20 118:1,2 world 143:8,21 worries 136:7 worry 29:14 worth 79:19 wouldn't 29:13 52:15 55:11 wound 127:9 write 82:4 written 46:21 wrong 125:3</p>	<p>wrote 60:1 WRS 69:15 WS 69:12 Wu 112:8,10,11 112:12,15,15 112:22 113:5 113:16 114:21 117:13,17 118:12 119:7</p> <hr/> <p style="text-align: center;">X</p> <hr/> <p>x 2:1 19:9,9 78:19</p> <hr/> <p style="text-align: center;">Y</p> <hr/> <p>yadayadayada 79:16 Yao 112:8,10,11 112:12,15,15 112:22 113:16 114:21 117:17 118:12 119:7 yard 10:15 31:13 43:21 47:11 50:8,13 51:4,19 52:4 63:7 91:3 120:12 123:9 123:14 127:7 yards 14:7 45:14 45:15 54:10 57:9 61:10,12 61:13 yeah 20:16 30:22 37:3,7 37:16 42:8 49:6 50:17 53:7,22 55:15 58:10 59:18,18 61:18 62:4 72:9 75:8,12 75:17,19 79:6 82:21 83:2 89:12,14,19 93:1 101:15 102:10 104:2 114:3,21 115:11 116:12 122:17,17</p>	<p>127:12,16 142:7,11,11,12 142:18,21 143:5,9,13,14 year 32:14 64:4 96:1 years 31:6,14,16 39:7 61:7,8 62:15 63:3 64:22 69:4 103:3 108:2 112:17 135:13 142:10 yep 28:16 42:1 51:9,12,13 99:5,16 120:15 127:2 142:8 143:6,22 yield 44:16 you've 79:14 young 12:15 younger 107:20 youth 142:4</p> <hr/> <p style="text-align: center;">Z</p> <hr/> <p>Z1.1 47:20 50:18 Z1.1.1 81:13 zero 51:2 87:14 zero-lot 50:5 zero-yard 50:9 zone 20:17 44:3 82:13 83:4 86:18 zoning 1:1,11 3:8 8:14 12:8 16:21 18:3 21:21 34:10,18 38:8,15 40:3 44:8 45:12,15 54:9 55:18 56:2 66:11,20 81:13 87:13 92:8 97:2,5 107:4 108:20 109:11 110:1 124:4,4 129:9 133:16 139:18 140:12</p>
---	--	--	--	---

Zoom 62:13	120 2:16	2 44:10 51:14	127:1	6:30 15:19 16:2
zooming 75:10	13 129:8	63:14 65:6	30 107:1	6:45 28:2
<hr/>	130 2:4 6:7,12	121:19 122:6	300 44:7	6409 18:10
0	135 2:17	125:9 127:1	31 143:4	22:22
0.3 52:10	14 2:11 7:3 28:7	20 13:20 61:5,11	32 106:20	<hr/>
02139 1:6	31:7 34:11	62:11 73:13	35 46:15 48:4,6	7
04/28/22 2:5	100:16 116:17	20-foot 65:3	61:7 65:2	7'11 10:18,19
07/14/22 2:6	136:18	87:17	67:17	7'6 19:9,9
07/21/22 64:22	14-16 94:14	2002 39:6	<hr/>	7:03 43:2
07/28/22 2:8	15 7:1,3,4,6,10	201 2:7 10:7	4	70 64:22 107:19
09:07 144:9	7:21 83:8,10	2010 31:7	4.22 37:22 38:15	70s 95:1
<hr/>	83:12,19,21	2012 18:11 23:1	40:14	75 61:8
1	84:3,16,19	2019 135:12	4.32.G 17:20	7500 81:18
1 48:5 50:5,22	85:11 99:1,2	2020 3:14,18	4.32.G.1 19:16	<hr/>
83:8 116:3,5,8	136:19 137:22	124:20	4.40 19:17	8
116:13,16,18	15' 104:6	2022 1:3 3:7 7:1	4:30 122:14	8 2:6,12 34:22
117:1 121:19	154 2:16 120:7	7:4,7,10,21	40 103:3	43:7,12,18
124:16,18	122:8 123:21	8:11 84:4,16	41.8 46:14	69:14 112:17
125:8	124:3 125:10	84:19 85:11	43 2:12	135:13
1.2 44:17 81:13	125:21 126:5	100:1 116:13	44 2:15 112:7,16	8'0 68:2
1.3 52:10	126:18	116:16 121:5	45 46:16 67:18	8.22 38:21
1.5 52:10	156 121:19	145:13	45-foot 44:1	8.22.1 39:3
1.75 44:12	122:6 123:20	2023 99:21	45-foot-high	109:2 139:9
1:22 122:4	124:10,15	100:15	81:20	8.22.d 108:17
10 2:7 24:15	16 2:10,17 48:1	2028 145:18	49 17:21 19:17	139:4
25:5 26:2 39:7	52:7 68:15	21 90:2	60:4	8:01 86:2
50:7 51:4	69:10 129:18	22 3:20 31:6	<hr/>	8:20 102:2
67:22 73:19	135:7,10	44:16 90:8	5	8:30 112:2
123:13	16.2 52:10	95:18,22	5.31 38:8	8:40 120:2
10' 19:9	163881 6:7	230 135:11	5:00 7:6 84:18	8:58 135:2
10-foot 51:16,21	17 100:1	24 8:11 34:20	100:4,7,18	80 2:10 16:7,20
10.43 39:13,14	17.5 48:14	64:14 130:10	116:22 117:8	831 1:5
109:15,16	177941 8:7	245 2:13 86:7,8	5:09 122:13	86 2:13
139:22 140:1	178804 10:7	86:16 90:5,9	50 62:15 63:2	88 107:7
10/1 83:5	18 62:11,11	91:6,12	69:4	<hr/>
10/24/2022	68:18 69:12,15	25 6:10 56:20	55 58:20 62:7	9
105:20	189522 28:7	73:13 142:10	<hr/>	9 12:2 19:1 34:5
102 2:14	19 66:19	25-19 56:21	6	56:9 94:1
11'2 68:1	191571 112:7	2500 30:4	6 2:4 12:2 19:1	105:17 129:3
11'6 68:2	193947 120:7	27 1:3 3:7,17	34:5 56:9 94:1	137:16
11:21 59:17 60:7	194179 43:7	60:7 121:5	105:17 124:9	900 91:20
112 2:15	194724 102:7	28 2:11 145:18	129:3 137:16	91-93 2:14 102:7
12 3:13 83:6,8	195058 86:7	286 2:6 8:7	6:00 1:4 3:3 7:1	102:20 105:22
99:8,9,13,15	90:6	<hr/>	7:4 84:16	
99:21 100:15	195222 16:7	3	99:22 100:2,15	
100:17,19	196036 135:7	3 44:20 46:17,18	116:14,16	
12/01 83:6	<hr/>	46:18 47:18,22	6:02 6:2	
12/15 83:6	2	49:11 52:4	6:04 8:2	
12/15/22 83:17	<hr/>		6:05 10:2	