

BOARD OF ZONING APPEAL
FOR THE
CITY OF CAMBRIDGE

GENERAL HEARING

THURSDAY DECEMBER 12, 2024

6:30 p.m.

Remote Meeting

via

831 Massachusetts Avenue
Cambridge, Massachusetts 02139

Jim Monteverde, Chair
Steven Ng, Vice Chair
Virginia Keesler
Daniel Fernando Hidalgo
Thomas Miller

City Employees

Stephen Natola



Precision, Speed, Reliability

617.547.5690

transcripts@ctran.com

I N D E X

CASE	PAGE
CONTINUED CASE	
BZA-180779 -- 41 HAMPSHIRE STREET 2ND SIX MONTH EXTENSION REQUEST - VARIANCE ONLY Original Hearing Date: 05/05/23 Decision filed on 07/14/23 1st Extension Expires 1/14/25	5
REGULAR AGENDA	
BZA-1139935 -- 43 CAMERON AVENUE	7
BZA-1140111 -- 203-5 PEMBERTON STREET	16
BZA-1141278 -- 23 ELLSWORTH AVENUE - UNIT 1	23
BZA-1142420 -- 18 CLINTON STREET	33
BZA-1140668 -- 41 CONCORD AVENUE	84
BZA-1140091 -- 325 BINNEY STREET	95
BZA-1143100 -- 14 GREENOUGH AVENUE	113

1 P R O C E E D I N G S

2 * * * * *

3 (6:30 p.m.)

4 Sitting Members: Jim Monteverde, Steven Ng, Virginia
5 Keesler, Daniel Hidalgo, and Thomas
6 Miller

7 JIM MONTEVERDE: Welcome to the December 12, 2024
8 meeting of the Cambridge Board of Zoning Appeal. My name is
9 Jim Monteverde, and I am the Chair.

10 Pursuant to Chapter 2 of the Acts of 2023 adopted
11 by the Massachusetts Court, and approved by the Governor,
12 the City is authorized to use remote participation at
13 meetings of the Cambridge Board of Zoning Appeal.

14 This meeting is being video and audio recorded and
15 is broadcast on cable television Channel 22 within
16 Cambridge.

17 There will also be a transcript of the
18 proceedings.

19 All Board Members, applicants, and members of the
20 public will state their name before speaking. All votes
21 will be taken by roll call.

22 Members of the public will be kept on mute until

1 it is time for public comment. I will give instructions for
2 public comment at that time, and you can also find
3 instructions on the City's webpage for remote BZA meetings.

4 Generally, you will have up to three minutes to
5 speak.

6 I'll start by asking Staff to take Board Members
7 attendance and verify that all members are audible.

8 STEPHEN NATOLA: Virginia Keesler?

9 VIRGINIA KEESLER: Present.

10 STEPHEN NATOLA: Steven Ng?

11 STEVEN NG: Present.

12 STEPHEN NATOLA: Daniel Fernando Hidalgo?

13 DANIEL HIDALGO: Present.

14 STEPHEN NATOLA: Jim Monteverde?

15 JIM MONTEVERDE: Present.

16 STEPHEN NATOLA: Thomas Miller?

17 THOMAS MILLER: Present.

18 JIM MONTEVERDE: Thank you.

19

20

21

22

1 * * * * *

2 (6:32 p.m.)

3 Sitting Members: Jim Monteverde, Steven Ng, Virginia
4 Keesler, Daniel Hidalgo, and Thomas
5 Miller

6 JIM MONTEVERDE: First case tonight is a continued
7 one. This is BZA Case 180779 -- 41 Hampshire Street. And
8 this one requested a Six Month Extension of the variance.
9 However, a statute was passed by the Legislature that
10 affects this.

11 And in effect what it does: it allows permits to
12 be -- to remain for two years, not the previous one. So we
13 really don't need to extend anything unless the client
14 specifically requests it.

15 So I have little speech to make here.

16 "We are aware of the Permit Extension Act of
17 Chapter 238 of the Acts of 2024. It is up to you, the
18 proponent, whether you want to select to" -- I'm sorry, I
19 can't read my own writing -- "select an extension from the
20 BZA or rely on the two-year extension allowed by Chapter 238
21 of the Acts of 2024."

22 And I believe we have correspondence for their --

1 Are they accepting the two-year extension, or do
2 we need to vote for the extension?

3 STEPHEN NATOLA: I think it's just happens.

4 JIM MONTEVERDE: We don't need to vote? It's all
5 done?

6 STEPHEN NATOLA: Yeah, I think it just happens.

7 JIM MONTEVERDE: No vote? All done. Wasn't that
8 easy? Have to thank the Legislature for that one.

9 All right. Then we sign this, and we'll move on.
10 There we go.

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

* * * * *

(6:33 p.m.)

Sitting Members: Jim Monteverde, Steven Ng, Virginia
Keesler, Daniel Hidalgo, and Thomas
Miller

JIM MONTEVERDE: And our first regular case is BZA-
1139935 -- 43 Cameron Avenue. Is there anyone joining us
tonight who wants to wish to -- speak about this one?

STEPHEN NATOLA: You can unmute. Yeah, we're
unmuted now.

JIM MONTEVERDE: All right. Can you introduce
yourself and --

JASON KRUPP: Sure. Hi. My name is Jason Krupp.
This is my wife.

HANNAH QUAN: My name is Hannah.

JASON KNUPP: Hannah Quan or Hao Quan. And we
recently purchased this home in Cambridge that requires
extension -- extensive renovation. We're planning on moving
with our two children to this new location.

HANNAH QUAN: And this is our architect who is
going to present for us today.

DAVID HARMON: Hi. My name is -- I just have a

1 short, two-minute presentation. It's just my name is David
2 Harmon. I --

3 HANNAH QUAN: Are we starting?

4 DAVID HARMON: Should I just present, or --

5 HANNAH QUAN: Oh, yeah. Do we just do
6 introduction, or should we just present now?

7 JIM MONTEVERDE: Yeah. After you've introduced
8 any speakers, then you can go ahead and present to us just
9 why you're here tonight and what relief you are seeking.

10 DAVID HARMON: Yep.

11 HANNAH QUAN: Okay. Thank you.

12 DAVID HARMON: Yep. I'm the architect on this
13 project. I helped Hannah and Jason redesign the house. I'm
14 a licensed architect of 20 years, with a focus on
15 residential work, and the goal is to accommodate their
16 multigenerational family. They have a typically complicated
17 modern family and they're trying to change this 19th century
18 house to accommodate it.

19 You know, there were many problems doing this.
20 It's renovating an old house, and as you probably know, it's
21 difficult to say the least. All [unclear] are deficient,
22 and often illegal for today's standards.

1 So, you know, our main effort was to be as
2 conservative as possible, protect the original building, and
3 make it work. And to make it work required some additional
4 square footage.

5 We're asking for a small addition at the rear yard
6 and increase of about 76 square feet in footprint on two
7 floors, and to accommodate new baths and a more open kitchen
8 living experience. And this new addition on the back is
9 unseen from the street.

10 And then the second thing we're asking for is a
11 new dormer, and this dormer is -- will allow the third floor
12 to be -- to work.

13 Currently, there's a lot of -- there's a staircase
14 there and it's just inefficient; it doesn't even work, and
15 to make this -- to have access to the third floor, you need
16 to actually create a dormer. Otherwise, the stair goes into
17 the middle of the floor plan, and it just doesn't work in
18 the space.

19 So dormers are seen around Cambridge, and it's a
20 typical kind of addition request that is expected to make a
21 third floor that's using an attic space function adequately.

22 So we wouldn't be here if we didn't think this

1 additional square footage was essential for functional
2 reasons. We're certainly grateful for the opportunity to
3 have our request heard at this permitting process, and we
4 welcome any further questions as to how we came to our
5 conclusions.

6 Thanks for everything.

7 JIM MONTEVERDE: I'm just asking Staff to bring up
8 a survey. So -- and there we have it.

9 So I think in terms of the relief you're seeking,
10 under the Table of Dimensional Requirements, you are
11 increasing the gross floor area beyond the Ordinance, you're
12 increase the gross floor area ratio beyond the Ordinance,
13 and then I believe -- oops, where did the survey go?

14
15 STEPHEN NATOLA: Not the survey --

16 JIM MONTEVERDE: No, the survey please. Just so
17 we understand. You need to relief from the rear yard
18 setback?

19 STEPHEN NATOLA: Right.

20 JIM MONTEVERDE: And also the -- do you need any
21 side yard setback relief for the addition?

22 HANNAH QUAN: We don't have a side addition.

1 JASON KNUPP: No. The new addition is up -- is
2 within the confines of the building footprints. We're not
3 extending --

4 JIM MONTEVERDE: Okay. So it's not -- it's not
5 within the side yard setback? So it's only the rear
6 setback, that you would be --

7 JASON KNUPP: Right.

8 JIM MONTEVERDE: Okay. Very good. Thank you for
9 your presentation. Any questions among Members of the
10 Board? If not, I will open it up to public commentary.

11 We have no correspondence in the file, either for
12 or against. So I'll open it up to anyone calling in.

13 Any members of the public who wish to speak should
14 now click the icon at the bottom of your Zoom screen that
15 says, "Raise hand." If you're calling in by phone, you can
16 raise your hand by pressing *9 and unmute or mute by
17 pressing *6.

18 I'll now ask Staff to unmute speakers one at a
19 time. You should begin by saying your name and address, and
20 Staff will confirm that we can hear you. After that you
21 will have up to three minutes to speak before I ask you to
22 wrap up.

1 JIM MONTEVERDE: All right. No one seems to be
2 calling in, so I will close public testimony.

3 Any discussion among Members of the Board? If
4 not, let me ask my fellow Board Members a question, and that
5 has to do with the size of the deck. Does anyone have any
6 concerns, or is everything okay the way it is?

7 Can you go to the upper floor plan? Basically,
8 the width of the deck goes across the entire length of the
9 -- nope, keep going. Nope. Yep. Keep going. Keep going.
10 There you go.

11 Any discussion among Members of the Board about
12 the dimensions of the deck, or are we okay? Anyone?
13 Hearing no comment, I'm assuming everything's fine.

14 STEVEN NG: No, Jim, Steven Ng here. Could we see
15 that elevation?

16 JIM MONTEVERDE: Yep. Give us a second. Here.
17 Keep going. Next one, I think. Now, hold on.

18 STEVEN NG: No, I think it's previous.

19 JIM MONTEVERDE: I think you passed it.

20 STEVEN NG: Yeah.

21 JIM MONTEVERDE: There we go.

22 STEVEN NG: Okay. Yeah, the plan looks a little

1 -- you know, without the gable there. So no issues from me.

2 JIM MONTEVERDE: Okay. All right. Anybody else
3 have any comment, discussion? Members of the Board? If
4 not, I will move to a motion. And this is a special permit.

5 So the Chair makes a motion to grant relief from
6 the requirements of the Ordinance under Sections 5.31, and
7 that it specifically for floor area, the gross floor area
8 ratio and the rear setback, and Section 8.22.2.d for a
9 Nonconforming Structure, and 10.40 for a Special Permit.

10 And let me run through those criteria. That is:

11 a) It appears the requirements of this Ordinance
12 cannot or will not be met. That is correct.

13 b) Traffic generated or patterns of access or
14 egress would cause congestion, hazard, or substantial
15 change. It will not.

16 c) The continued operation of or the development
17 of the adjacent uses as permitted in the Ordinance would be
18 adversely affected. They will not.

19 d) Nuisance or hazard would be created to the
20 detriment of the health, safety, or welfare of the occupant
21 of the proposed use. It will not.

22 e) And for other reasons, the proposed use would

1 impair the integrity of the district or adjoining district.

2 And it will not.

3 So we find that it meets all the criteria of
4 Section 10.43, the criteria for a Special Permit.

5 On the condition that the work proposed conform to
6 the drawings entitled "43 Cameron Avenue," prepared by
7 David Harmon Architecture and dated 10/07/2024; initialed
8 and dated by the Chair.

9 And further, that we incorporate the supporting
10 statements and Dimensional Form submitted as part of the
11 application.

12 On a voice vote, please, from the Board Members?
13 Steven?

14 STEVEN NG: In favor.

15 JIM MONTEVERDE: Thank you. Virginia?

16 VIRGINIA KEESLER: In favor.

17 JIM MONTEVERDE: Thank you. Daniel?

18 DANIEL HIDALGO: In favor.

19 JIM MONTEVERDE: Thank you. Tom?

20 THOMAS MILLER: In favor.

21 JIM MONTEVERDE: And Jim Monteverde in favor.

22 [All vote YES]

1 JIM MONTEVERDE: That's five in favor. Relief is
2 granted.

3 HANNAH QUAN: Thank you.

4 JASON KNUPP: Thank you very much.

5 JIM MONTEVERDE: You're welcome.
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22

1 * * * * *

2 (6:45 p.m.)

3 Sitting Members: Jim Monteverde, Steven Ng, Virginia
4 Keesler, Daniel Hidalgo, and Thomas
5 Miller

6 JIM MONTEVERDE: Okay, 6:45. Next case is BZA-
7 1140111 -- 203-5 Pemberton Street.

8 Anyone calling in who wishes to talk to us about
9 Pemberton Street?

10 STEWART ROBERTS: Yes, I would. This is Stewart
11 Roberts, the architect for the project. I'd like to just
12 quickly present what we'd like to do. Can you hear me?

13 JIM MONTEVERDE: We can. Thank you. Go right
14 ahead.

15 STEWART ROBERTS: Okay, good. So Megan and Nate
16 have a brand-new daughter, who's about a couple of months
17 old. And they'd like to make some renovations to their unit
18 so that it works better for them.

19 There essentially are three things that they want
20 to do. There are some renovations to the second floor,
21 primarily so that they can improve the bathroom.

22 They'd like to add a sliding-glass door to the

1 living room to improve the light, and then they live right
2 next to the railroad. So they're interested in doing
3 soundproofing.

4 So basically, the issue on the second floor where
5 most of the work is taking place is their existing bathroom
6 is only about 3.5' wide. And so what we'd like to do is
7 move one of the walls over so that they can have a good-
8 sized bathroom.

9 And that means taking a couple of existing windows
10 and moving them over. When we move them over,
11 coincidentally, they would center on the gable, which
12 happens to match what they did on the unit that's next door,
13 that I'm not quite sure why this was built that way, but
14 just by moving those windows over, that gives us room to do
15 the bathroom for them.

16 Then on -- this is the -- would be on the south
17 side. This is the back yard, which fronts onto the
18 railroad.

19 We also would like to change out a door that's to
20 the first floor, so that that would be a sliding-glass door.
21 And that's really -- that will give them a better connection
22 to their back yard and bring a little bit more natural light

1 into the plan.

2 JIM MONTEVERDE: Okay. Thank you.

3 STEWART ROBERTS: Then on the west side, there are
4 three windows. Currently one window is low and the other
5 two are -- have a little bit higher sill.

6 And as part of the renovations, we need to put a
7 wall in between two of the windows, so we'd like to just
8 take the two windows that have a higher sill and bring them
9 down so that they match the sill of the lower window.

10 And that is because it's just going to look funny
11 inside if we have a wall that comes in between this sort of
12 palladium window kind of setup. So it's just to make it so
13 that it works a little bit better on the interior.

14 And I would mention because they're next to the
15 railroad here, one of the big concerns is soundproofing.
16 You know, they have a train that goes by every 15 minutes,
17 so we're planning on putting in triple-glazed windows that
18 have the highest sound reduction coefficient that we can
19 find and doing some soundproofing to the walls as well.

20 So there's now -- so it's just -- it's just moving
21 windows, changing windowsill height, putting in a sliding-
22 glass door. There's no changes to the footprint or anything

1 else.

2 JIM MONTEVERDE: Okay. Thank you. Yes, that was
3 the summary I was headed for. This is all about openings on
4 the perimeter that sit in the rear and left side setbacks.

5 STEWART ROBERTS: Yep.

6 JIM MONTEVERDE: That's why you're before us
7 tonight. Okay. Thank you for your presentation.

8 Any questions from Members of the Board?

9 If not, public comment. We have one letter in the
10 file from James and Susan Zall, 203 Pemberton Street, Unit
11 6, who are writing in support.

12 We also have a letter from the -- we have the
13 letter from the proponents, which I really don't think
14 counts. That's okay.

15 And we have a letter from the condo association
16 approving the exterior modifications.

17 So, and that's all we have in the file. I will
18 open it up to public comment for anyone calling in.

19 Any members of the public who wish to speak should
20 now click the icon at the bottom of your Zoom screen that
21 says, "Raise hand." If you're calling in by phone, you can
22 raise your hand by pressing *9 and unmute or mute by

1 pressing *6.

2 I'll now ask Staff to unmute the speakers one at a
3 time. You should begin by saying your name and address, and
4 Staff will confirm that we can hear you. After that you
5 will have up to three minutes to speak before I ask you to
6 wrap up.

7 STEPHEN NATOLA: No members of the public are
8 raising their hands.

9 JIM MONTEVERDE: All right. No one's raised their
10 hand. So I will close public testimony. Any discussion
11 among Members of the Board?

12 If not, I will move on to a motion. This is also
13 a special permit. The Chair makes a motion to grant relief
14 from the requirements of the Ordinance under Sections 5.31,
15 and that is specifically for the rear- and left side
16 setbacks.

17 From Section 8.22.2.c for a Nonconforming
18 Structure and 10.40 for a Special Permit. I will read that
19 criteria again.

20 a) It appears the requirements of this Ordinance
21 cannot or will not be met. That is correct.

22 b) Traffic generated or patterns of access or

1 egress would cause congestion, hazard, or substantial
2 change. It will not.

3 c) Continued operation of or the development of
4 the adjacent uses as permitted would be adversely affected.
5 It will not.

6 d) Nuisance or hazard would be created to the
7 detriment of the health, safety, or welfare. It will not.
8 And

9 e) For other reasons, the proposed use would
10 impair the integrity of the district or adjoining district.
11 And it will not.

12 So it meets all the criteria of Section 10.43 for
13 a Special Permit.

14 On the condition that the work proposed conform to
15 the drawings entitled "Purmort/Roberts Residence," prepared
16 by Johnson Roberts Associates Architects" and dated -- looks
17 like 25 January, 2024.

18 Is that correct, or is that June?

19 Mr. Roberts, are you there?

20 STEWART ROBERTS: Yeah, I honestly don't know what
21 the date is.

22 JIM MONTEVERDE: Okay. Stephen, can you just grab

1 a sheet? Let's see if we can focus in on the date. My
2 smart-aleck assistant thinks he can read it.

3 STEPHEN NATOLA: June 25, Jim.

4 JIM MONTEVERDE: 25 June, 2024. Thank you.

5 Initialed and dated by the Chair.

6 And further, that we incorporate the supporting
7 statements and Dimensional Forms submitted as part of the
8 application.

9 Board Members, on a voice vote, please? Tom?

10 THOMAS MILLER: In favor.

11 JIM MONTEVERDE: Thank you. Daniel?

12 DANIEL HIDALGO: In favor.

13 JIM MONTEVERDE: Thank you. Virginia?

14 VIRGINIA KEESLER: In favor.

15 JIM MONTEVERDE: Thank you. Steven?

16 STEVEN NG: In favor.

17 JIM MONTEVERDE: Thank you. And Jim Monteverde in
18 favor.

19 [All vote YES]

20 JIM MONTEVERDE: Thats five in favor. Relief is
21 granted. Thank you.

22 STEWART ROBERTS: Great. Thank you.

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

* * * * *

(7:00 p.m.)

Sitting Members: Jim Monteverde, Steven Ng, Virginia
Keesler, Daniel Hidalgo, and Thomas
Miller

JIM MONTEVERDE: Next case is BZA-141278 -- 23
Ellsworth Avenue, Unit 1. Anyone calling?

SARAH RHATIGAN: Good evening, Mr. Chairman.

JIM MONTEVERDE: Sarah, is that you?

SARAH RHATIGAN: It is. Sorry, I didn't --

JIM MONTEVERDE: There you go.

SARAH RHATIGAN: -- mean to interrupt you.

JIM MONTEVERDE: No, there you go. Go right
ahead.

SARAH RHATIGAN: Okay, great. For the record,
Sarah Rhatigan, Trilogy Law LLC, at 12 Marshall Street in
Boston. I'm here representing the petitioners, Michael
Green, and Laura Carey, who live at 23 Ellsworth Avenue,
Unit No. 1.

Thank you so much, and we will try to keep in line
with the Board's quick pace here this evening. That is our
goal.

1 If you could advance the slide, I'm not sure if
2 it's Stephen or Olivia working slides today, just to the
3 first image.

4 This is a -- what I consider a great forward case
5 involving a request to construct or actually to expand --
6 widen a basement window that is located on the side setback
7 exterior wall on the right side of this home that you're
8 seeing on the screen.

9 Next slide, please?

10 JIM MONTEVERDE: Right side setback, if you can go
11 on the --

12 SARAH RHATIGAN: Right-side setback, yep. And
13 we'll see it right here.

14 Oops, I'm sorry, if you don't mind stopping on the
15 site plan for a second.

16 So again, this is a three-unit condominium. And
17 Mike and Laura live in the first floor, and there's some
18 basement living areas where their family room is.

19 And if you see on the plot plan here, that on the
20 right side of the structure, you'll see there's some
21 existing window sills that are noted in black. That's about
22 2.9' from the side setback, or actually it's a bit more

1 there, I'm sorry. It's probably more closer to 4' at the
2 location that is in question, which is the front-most
3 basement window.

4 Next slide, please?

5 We're showing all elevations, just to give the
6 Board a chance to see what's happening here. The front
7 window change is allowed as-of-right, as you know, and this
8 also by the way has been reviewed and approved by Mid
9 Cambridge Neighborhood Conservation District.

10 Next slide, please?

11 So here is the elevation that requires a special
12 permit under Section 8.22.1.d, I believe. The bottom image
13 is the existing elevation, and you can see the arrows
14 pointing to a basement window that is in that location
15 currently.

16 And then if you look at the top image, that's the
17 proposed elevation. As you see, the proponent is expanding
18 the width of that to allow for some more light to a family
19 room in the basement.

20 This is not an egress window; it's not getting any
21 deeper. This is essentially a window for light for the room
22 -- the interior room.

1 Next slide, please?

2 Here we are showing you the floor plans. So the
3 change, again, is in the basement. And you can see where
4 the room is indicated as "Family Room." And then on the
5 right side of the structure there is showing you the
6 location where the widened window will be installed.

7 Next slide, please?

8 This is just another version of the plan; I think
9 showing room designations. Sorry, we mistakenly gave you an
10 electrical plan, which you don't need to do. Here we go.

11 This is the image we wanted to show you, just in
12 terms of the location of these windows. They are sort of at
13 the -- just above the eye level of folks inside but, as you
14 can see, we'll make a big difference for the family that's
15 sort of -- you know, children who are getting older and
16 larger and need to some more room to stretch out in their
17 home.

18 Next slide, please?

19 JIM MONTEVERDE: And Sarah, from the existing to
20 the proposed plan, it looks like it goes from four bedrooms
21 to five, is that correct?

22 SARAH RHATIGAN: I believe so, yes.

1 JIM MONTEVERDE: Yep.

2 SARAH RHATIGAN: Exactly. And all those interior
3 renovations are all as-of-right --

4 JIM MONTEVERDE: Mm-hm.

5 SARAH RHATIGAN: -- modifications, just some
6 interior reconfiguration of space.

7 JIM MONTEVERDE: Okay.

8 SARAH RHATIGAN: Next slide, please?

9 Sorry they're oriented the wrong way, but if you
10 can clip them; thank you.

11 This is just some images of the -- of the home.
12 So you can see that here's the front existing condition, so
13 that window will be larger. And again, that's without
14 Zoning approval.

15 Next slide down?

16 Thank you. From here, you get a great view of the
17 area in question. And so, you can see at the front here
18 there's a solid wood fence that divides 23 Ellsworth and the
19 neighbor to the right.

20 So this area is really, you know, kind of
21 protected from view so there won't be are you sort of light
22 spillage or privacy concerns either in either direction.

1 It's really shielded from the neighbor, and mainly from the
2 street as well.

3 Next slide?

4 Here's a view from the interior looking out
5 towards the street, just giving you a different view of what
6 the window is like in its location.

7 Next slide?

8 I think this is just the Assessor map. And that's
9 it.

10 So for these special permits, I hope you will
11 agree that it's a nice request. It will make a big
12 difference for the owner. It is in a setback, so it does
13 require relief under that special permit provision.

14 But this is an instance where we don't think that
15 the increased width of that window will have any effect or
16 negative effects in any way for neighbors or for the
17 neighborhood.

18 JIM MONTEVERDE: Okay.

19 SARAH RHATIGAN: Thank you very much.

20 JIM MONTEVERDE: Thank you. Any questions from
21 Members of the Board?

22 If not, public commentary we have three letters in

1 the file: Kyle Huffman and Tom Cummins from 25 Ellsworth
2 Avenue, in full support.

3 I'm going to summarize, as usual. Saya Dempsey
4 and Danny Erker from 21 Ellsworth, Unit No. 3, also in full
5 support; Susan Moody and Andy Stone also of 21 Ellsworth, in
6 full support; and no correspondence speaking against.

7 Do we have anybody calling in?

8 Oh, sorry. Any member of the public who wishes to
9 speak should now click the icon at the bottom of your Zoom
10 screen that says, "Raise hand."

11 If you're calling in by phone, you can raise your
12 hand by pressing *9 and unmute or mute by pressing *6.

13 I'll now ask Staff to unmute speakers one at a
14 time. You should begin by saying your name and address, and
15 Staff will confirm that we can hear you. After that you
16 will have up to three minutes to speak before I ask you to
17 wrap up.

18 Anybody out there?

19 STEPHEN NATOLA: Cynthia Hibbard.

20 CYNTHIA HIBBARD: Hi. My name is Cynthia Hibbard.
21 I and my husband George live in Unit No. 2 at 23 Ellsworth,
22 right upstairs from Mike and Laura.

1 And I just wanted to say Mike and Laura are
2 wonderful neighbors they've involved us in the planning for
3 this project. They've answered our questions, and we are in
4 full support of the project and the relief for the window.

5 JIM MONTEVERDE: Great. Thank you for calling in.

6 And that's it for public calling in.

7 Any discussion among Members of the Board?

8 If not, I will move on to a motion. This is a
9 special permit.

10 The Chair makes a motion to grant relief from the
11 requirements of the Ordinance under Sections 5.31; that's
12 specifically the new window opening in the right-side
13 setback; Section 8.22.1.d, a Nonconformance; 8.22.2.c,
14 Alterations to a Nonconforming Structure; and 10.40 for a
15 Special Permit.

16 And the criteria for the special permit being:

17 a) It appears the requirements of this Ordinance
18 cannot or will not be met. That is correct.

19 b) Traffic generated or patterns of access or
20 egress would cause congestion, hazard, or substantial
21 change. It will not.

22 c) Continued operation of or the development of

1 the adjacent uses as permitted in the Zoning Ordinance would
2 be adversely affected. It will not.

3 d) Nuisance or hazard would be created to the
4 detriment of the health, safety, or welfare of the occupant.
5 It will not. And lastly,

6 e) For other reasons, the proposed use would
7 impair the integrity of the district or adjoining district.
8 And it will not.

9 So it meets all the criteria of Section 10.43 for
10 a Special Permit.

11 On the condition that the work proposed conform to
12 the drawings entitled "23 Ellsworth Unit 1 Renovation,"
13 prepared by Soza Architecture and dated October 14, 2024.

14 Oh, I also want to mention that, as Sarah
15 mentioned, we do have a letter in the file from the Mid
16 Cambridge Neighborhood Conservation District in approving
17 the modification, and also a letter from the Condominium
18 Association. So those documents will be initialed and dated
19 by the Chair.

20 And further, that we incorporate the supporting
21 statements and Dimensional Form submitted as part of the
22 application.

1 Board Members, on a voice vote, please to grant
2 the relief? Steven?

3 STEVEN NG: In favor.

4 JIM MONTEVERDE: Thank you. Virginia?

5 VIRGINIA KEESLER: In favor.

6 JIM MONTEVERDE: Thank you. Daniel?

7 DANIEL HIDALGO: In favor.

8 JIM MONTEVERDE: Thank you.

9 Thomas?

10 THOMAS MILLER: In favor.

11 JIM MONTEVERDE: Thank you. And Jim Monteverde in
12 favor.

13 [All vote YES]

14 JIM MONTEVERDE: That's five in favor; the relief
15 is granted.

16 SARAH RHATIGAN: Thank you very much.

17 JIM MONTEVERDE: You're welcome. And Sarah, we'll
18 talk to you again in four minutes.

19 SARAH RHATIGAN: Okay. I won't go away.

20 JIM MONTEVERDE: There you go.

21 SARAH RHATIGAN: Thanks.

22

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

* * * * *

(7:15 p.m.)

Sitting Members: Jim Monteverde, Steven Ng, Virginia
Keesler, Daniel Hidalgo, and Thomas
Miller

JIM MONTEVERDE: Okay. Next case is BZA-1142420,
18 Clinton Street.

Sarah, are you presenting this one?

SARAH RHATIGAN: Yes, I am. Thank you.

JIM MONTEVERDE: Can you --

SARAH RHATIGAN: Mr. Chair --

JIM MONTEVERDE: -- before you start, go ahead,
sorry.

SARAH RHATIGAN: I was just going to identify
myself for the record in this --

JIM MONTEVERDE: Yep.

SARAH RHATIGAN: -- portion of the hearing.

JIM MONTEVERDE: Okay.

SARAH RHATIGAN: Sarah Rhatigan, Trilogy Law LLC,
12 Marshall Street in Boston. And I'm here representing the
petitioner, which is 18 Clinton LP. Asha Daniere is the
Principal and is my client, and the person who will be

1 residing in this rear unit. And --

2 JIM MONTEVERDE: Okay.

3 SARAH RHATIGAN: -- also with me is SKA. Sorry
4 for these long introductions, but members of the SKA team
5 are here as well. It's a full room in the house. They'll
6 introduce themselves when we get there.

7 JIM MONTEVERDE: Yep.

8 SARAH RHATIGAN: Thank you, Mr. Chairman.

9 JIM MONTEVERDE: So we heard this case previously.

10 SARAH RHATIGAN: Yes. Or you were -- I believe
11 you were on that Board, and from my notes, I don't believe
12 that any of your other Board Members were present in January
13 2023, when this case was presented.

14 JIM MONTEVERDE: That may be. But we did -- as a
15 Board we did see this presentation previously.

16 SARAH RHATIGAN: Yes.

17 JIM MONTEVERDE: We did grant the relief
18 requested.

19 SARAH RHATIGAN: Yes.

20 JIM MONTEVERDE: You're back, as I read it,
21 because of a potential groundwater issue, which I'm sure you
22 will describe in your presentation --

1 SARAH RHATIGAN: Correct.

2 JIM MONTEVERDE: -- that involves, I'm assuming,
3 lifting the rear addition up. And at that point, as I -- I
4 get confused, because as I read the -- or I think there's
5 some level of confusion, I read the correspondence from
6 people who have written in objecting to the change.

7 So one is if you could be as specific as possible
8 to explain the change and physically how it changes the what
9 was proposed previously.

10 And then help at least me understand how much --
11 if this is increasing in height, exactly how much this is
12 increasing. Because I -- in the correspondence, I get
13 anywhere from 18" to 4'. So there seems to be some
14 confusion.

15 SARAH RHATIGAN: Yes. Yep. Understood. Yep.

16 JIM MONTEVERDE: If you can take it away, please.

17 SARAH RHATIGAN: So I am going to take it away.

18 And I will try to be as efficient as I can with our time,
19 but I do want to make sure I give you --

20 JIM MONTEVERDE: That's all right.

21 SARAH RHATIGAN: -- just a brief -- a brief --

22 JIM MONTEVERDE: We follow.

1 SARAH RHATIGAN: -- a brief history and --

2 JIM MONTEVERDE: Yep.

3 SARAH RHATIGAN: -- the other -- the other thing
4 is that I -- I -- I sent a letter sort of responding to what
5 I thought was some of the maybe confusion about what was
6 going on. But I submitted it late yesterday, and I'm not
7 sure if Board Members had a chance to read it.

8 JIM MONTEVERDE: It is in the file.

9 SARAH RHATIGAN: It is in the file? I'm --

10 JIM MONTEVERDE: Yeah.

11 SARAH RHATIGAN: -- glad to see that. So let me
12 -- let me charge ahead here. So you're absolutely right,
13 the BZA granted relief to allow for Asha -- Asha and her
14 team to renovate the home.

15 So in this -- on the screen you see the yellow
16 home. And this is the home that existed there, and it's a
17 long -- we'll look at another picture that gives you a
18 better view of it.

19 It was originally multifamily. She lived in this
20 when she was a very young child and had, like, I think maybe
21 six or seven units by the time her mom sadly passed away.
22 And Asha eventually was able to acquire the property from

1 relatives and start this project.

2 The rear portion of the unit is -- the rear
3 portion of this home is where Asha is planning to move into
4 with her kids once this whole project is done. It's an
5 extremely expensive undertaking, as folks know.

6 When they applied for the construction permit that
7 was allowed under the BZA plans, their stormwater engineer
8 was doing test pits in the rear portion of the lot, which
9 was where the rear portion needed a new foundation, because
10 there was going to be a basement put in here.

11 The rear portion was essentially an old carriage
12 house that was slab on grade, so there was nothing
13 underneath it. When they did the test pit, they were
14 surprised by this water level, you know, bubbling up all
15 over. The structural engineer -- or structural, the civil
16 engineer advised, "It would be crazy to pour your foundation
17 in the water, and that's what your plans are showing. You
18 know, you may want to reconsider that."

19 So the team started to evaluate, you know, can we
20 do this? Back and forth conversations with Inspectional
21 Services, and there was essentially a miscommunication,
22 misunderstanding.

1 They had been advised that there was a new flood
2 resilience provision that was -- that had recently been
3 passed and not yet implemented, which allows for an owner
4 that has a flood risk, you know, under the new flood
5 viewers, to raise up a home that the height increase that's
6 required in order to bring the first level of the home up to
7 get out of a flood risk area, that that could be done as-of-
8 right.

9 And the misunderstanding was that the team was
10 told verbally that they could raise up the level of the
11 foundation at the rear of the structure as-of-right as a
12 change in the field without requiring any Zoning approval.

13 That's how we got here today and in the
14 circumstance that we are. Once it became -- once the
15 foundation was poured -- again, this is on the mistaken
16 understanding -- and then I think once the conditions on
17 site were seen by the neighbors who were like, "Wait a
18 minute, this isn't what we thought it was going to be."

19 Then the area inspector started, you know --
20 conversations began at that point, and then the contractor
21 was told to stop work at the rear until we could come back
22 to the Zoning Board to get permission to do what we're going

1 to do, or what we would like to do.

2 So -- I'm sorry, if you could advance a slide, I
3 said I was going to be brief and I'm not, I'm -- I'm --

4 JIM MONTEVERDE: No, that's --

5 SARAH RHATIGAN: -- trying to be brief, okay. So
6 --

7 JIM MONTEVERDE: Take all the time you need to do.

8 SARAH RHATIGAN: -- here -- okay. So here's the
9 view. We have -- throughout these plans you'll see BZA
10 approved plan, and then the proposed, the revised plans.

11 So what you see at the top of the screen, I'm
12 looking down because I thought this was the best way to kind
13 of orient folks.

14 The dark at the back, the dark-colored roof,
15 pitched roof, that two-story lower structure, that is the
16 area in question. Everything else about the project remains
17 the same. There's no -- essentially no need for discussion.
18 It's all one attached structure, but that section of the
19 back is why we're here.

20 So you can see between the BZA-approved render and
21 then the lower photo, which is our revised image, what's
22 happened is because we've raised the bottom of the

1 foundation up to bring it out of the water table, the whole
2 height of the structure increased.

3 And I think that one of the reasons for perhaps
4 some confusion with our neighbors is when we initially filed
5 our application on November of this year requesting the
6 modification, we filed a set of plans that simply brought
7 the foundation up, but it kept the same pitch roof.

8 JIM MONTEVERDE: Right.

9 SARAH RHATIGAN: And the increase in height was 4
10 -- I think on our original Dimensional Table was 4.3.

11 JIM MONTEVERDE: Mm-hm.

12 SARAH RHATIGAN: We essentially did this as a
13 placeholder to try to get into a hearing as quickly as we
14 could, and then Asha immediately, you know, got our team
15 together, and then we were meeting repeatedly trying to
16 engineer a way to bring the height of this rear structure
17 down however we could.

18 The architectural team is here to describe the
19 efforts that were made, because I don't want to misspeak,
20 but let me kind of jump ahead. Stephen is reading my mind
21 here by going to the slide.

22 So from the front elevation, what we're looking at

1 here is on the left side -- again, the front part of the
2 house stays the same. This is just showing the very rear
3 portion of this building.

4 The blue dashed line is the existing conditions.
5 It's what the house has been for decades and decades in its
6 same location at its same height. And it's what the BZA
7 approved at the hearing in 2023.

8 On the right side, where you see the area of
9 relief that's dashed in red, this is the proposed change in
10 the height of the rear structure. This is after
11 redesigning, you know, the interior spaces to bring it down
12 as much as we could.

13 So the effect of that: they basically resulted in
14 a 1' increase in the overall, you know, height to the
15 highest point of that rear structure. And then they changed
16 the roof design so instead of it being a pitch like this,
17 it's now got a flat portion and then it's essentially -- I
18 don't know, you call it a mansard or -- but it slopes down
19 on the left side lot line, and then we'll see in another
20 image it also slopes down to the rear, trying to reduce --
21 again, as much as possible all the impacts on -- on
22 neighbors.

1 They needed to keep some -- you know, they needed
2 to change this roof angle in order to not lose the usability
3 of the upper floor. They reduced all the ceiling heights as
4 much as they, but they needed to have -- you know, a knee
5 wall height that was, I think something like five, six --
6 and again, I'm sorry, the architects are going to take that
7 part of the presentation.

8 JIM MONTEVERDE: That's okay. And the --

9 SARAH RHATIGAN: Um--

10 JIM MONTEVERDE: -- change in the roof profile was
11 --

12 SARAH RHATIGAN: And the ch --

13 JIM MONTEVERDE: -- really to allow the building
14 structure to -- am I understanding correctly, the building
15 structure is being raised? The floor elevation is being
16 raised?

17 SARAH RHATIGAN: Yes.

18 JIM MONTEVERDE: And that --

19 SARAH RHATIGAN: Yes.

20 JIM MONTEVERDE: -- modified roof profile is
21 allowing the proponent to basically have the same amount of
22 usable area they had on their upper floor before when the

1 whole structure was lower?

2 SARAH RHATIGAN: Yes.

3 JIM MONTEVERDE: Basically.

4 SARAH RHATIGAN: Technically, I think that the
5 space up there is -- is more constrained. So there's more,
6 like the --

7 JIM MONTEVERDE: Mm-hm.

8 SARAH RHATIGAN: You know, there's areas where
9 it's at 5'6" to --

10 JIM MONTEVERDE: Okay.

11 SARAH RHATIGAN: You know, but it is -- all the --
12 the gross floor area numbers are the same. There's some
13 loss of use of space, but it's -- Asha's determined she can
14 live with that, because she's doing her utmost to try to
15 really bring this down.

16 JIM MONTEVERDE: So --

17 SARAH RHATIGAN: Do you --

18 JIM MONTEVERDE: And then before we --

19 SARAH RHATIGAN: Yeah.

20 JIM MONTEVERDE: -- anybody else, I'm just asking
21 Stephen to go to the elevation, and I think the neighbors
22 were, at least what I read, seen this one, where --

1 SARAH RHATIGAN: Great.

2 JIM MONTEVERDE: -- the lower elevation, and in
3 that front elevation we were looking at, there were two
4 dimensions; 3'4 and 9" which becomes 4', and that is the
5 difference, and it's that particular elevation that some of
6 the correspondence, they were objecting to this now; you
7 know, it has a window in it, but somewhat blank wall that
8 now is 4' greater than what was in the original proposal.

9 I think that's the one that I read that I was
10 confused about the 4' or 18". I think now I understand.

11 SARAH RHATIGAN: Yep.

12 JIM MONTEVERDE: That is the 4'. That is the
13 façade that these people are looking at that they --

14 SARAH RHATIGAN: I agree with you.

15 JIM MONTEVERDE: -- are taking objection to? Mm-
16 hm.

17 SARAH RHATIGAN: Yep.

18 JIM MONTEVERDE: Okay.

19 SARAH RHATIGAN: There was one letter that
20 referred to 6', which I'm -- I'm not, -- that's inaccurate,
21 and I'm not sure --

22 JIM MONTEVERDE: Right.

1 SARAH RHATIGAN: -- where that comes from.

2 JIM MONTEVERDE: Okay. But this is the correct --

3 SARAH RHATIGAN: And then again also, and -- and I
4 think that you understand this, but I'll just repeat it that
5 as you see in this photo, the increase in total height is 1'
6 from the original set of plans.

7 JIM MONTEVERDE: Yes.

8 SARAH RHATIGAN: The BZA-approved plans.

9 JIM MONTEVERDE: Yep.

10 SARAH RHATIGAN: And so, what they -- what the
11 folks at 20 Clinton Street are talking about is that, you
12 know, the side -- they're seeing more siding at the plane
13 that's closer to their home.

14 JIM MONTEVERDE: Correct.

15 SARAH RHATIGAN: By 4'.

16 JIM MONTEVERDE: And in the modified proposal, is
17 there still basement space under the rear addition?

18 SARAH RHATIGAN: Yes.

19 JIM MONTEVERDE: So that really drives it to be
20 raised up because of the water condition that you mention?

21 SARAH RHATIGAN: Correct. Yep.

22 JIM MONTEVERDE: Okay.

1 SARAH RHATIGAN: And the basement living space is,
2 you know, critical to the program to making it feasible for
3 family to reside in the rear unit.

4 JIM MONTEVERDE: Okay. Anything else you --

5 SARAH RHATIGAN: So --

6 JIM MONTEVERDE: -- want to present?

7 SARAH RHATIGAN: The -- I mean, I -- as long as --
8 let's see, I think that maybe it's helpful to look at the
9 other images briefly.

10 JIM MONTEVERDE: Yep.

11 SARAH RHATIGAN: Just to make sure, you know,
12 other Board Members in case they had any questions at all.
13 Maybe if you were to go to slide -- kind of covered a lot of
14 this, but maybe if you could start on page 7 of the PDF?

15 Great.

16 Asha, did you want to take the floor, just to go
17 through the elevations?

18 AXEL RAMIREZ-PALACIO: Yeah, good evening, Members
19 of the Board. Axel Ramirez-Palacio here from SKA.

20 So pretty much the same information that Sarah
21 just mentioned with the elevation behind. This one, you can
22 see the main drive to raise the building was the water

1 mantel that is represented here on the dashed blue line on
2 the border along each elevation.

3 We, as Sarah said -- I mean, I'm going to repeat
4 this information, the pole was just to raise the building
5 that was really high, and we did a lot of effort to reduce
6 the height of the big impact of removing the level, the
7 level 0, reducing ceiling heights, engineering framing for
8 floors and roof, and that's when we came just to --

9 Oh, and by the way, this elevation you can see the
10 rear elevation as well. We had an eave as well, so that
11 really reduced the amount of the volume of siding on the
12 rear of the house. But I think we can see that in the next
13 sheet.

14 Next sheet, please?

15 One more. But this presents the front of the
16 house. This is the elevation that Sarah just presented.

17 Could we go to the next sheet, please?

18 This is the side of the house.

19 Could we go to the next one, please?

20 This is the elevation that Sarah explained.

21 Could we go to the next one? That will be the
22 rear elevation, please.

1 You can see here the render of what was the BZA
2 approved. That was the original height of the building. On
3 the el -- in the render below, you can see the new height of
4 the siding, and then with the hip roof that we added on the
5 back, the impact of the siding is not as severe.

6 We can go to the next step. This is the elevation
7 showing there.

8 And same here. That's the area of relief and the
9 shape of the roof versus the new roof, compared to the
10 previous approved.

11 And you can see as well the two corner -- triangle
12 corners that the additional siding on the -- is very
13 minimal.

14 And as well the area of relief on the window, that
15 was removed. We can see in the proposed BZA set, the
16 windows were one removed, the other one was relocated to add
17 privacy to the rear neighbor.

18 And you can see in the upper elevation that we
19 have the interior of the room showing the 6' heigh person,
20 showing the -- that we were adding privacy from that window
21 to the neighbors.

22 Next?

1 This, Sarah --

2 SARAH RHATIGAN: I'll -- yeah, I was just going to
3 -- oh, go ahead, Axel, I'm sorry.

4 AXEL RAMIREZ-PALACIO: Yeah, existing conditions
5 of what it is right now. And I would like to point [out]
6 the center building, the center picture, top center. Those
7 -- the big framing with the white and yellow triangle, those
8 are the existing elevations of the former -- the current
9 rear building.

10 And they're really close to the property line.
11 And they may need to be reinstalled. So that is what gave
12 us release (sic) to -- the time to do the new building to
13 maintain the setback location, the current kind of existing
14 setback location.

15 And we can go to the next.

16 SARAH RHATIGAN: I'll take it from here.

17 So when we -- I tried to provide some information
18 in our letter about outreach efforts, because we were aware
19 that there were concerns from folks at 21 and 23 Bigelow,
20 and then from 20 Clinton Street.

21 Asha did a lot of work trying to communicate with
22 neighbors. Some folks were responsive, some were not. But

1 the -- we wanted to at least provide some factual
2 information to the Board to help get a sense of, you know,
3 distances from buildings to the area in question.

4 And so, just provided this area map, which shows,
5 you know, the folks at the rear are quite a distance away
6 from the area where there's what we think is a pretty
7 minimal increase in some elevation there. So 47 plus feet
8 away.

9 And then the 20 Clinton Street folks are a little
10 closer at 24'11" from wall to wall and in their living
11 space.

12 And then there's some yard area in between 20
13 Clinton Street and this area that is in the next images, if
14 you could move the slide forward.

15 Actually, I'm sorry. I'm skipping over. We have
16 some sun studies. Steve -- Steven (phonetic), would you
17 mind --

18 STEVE HOHEB: Yeah, I can -- I can take a look.

19 SARAH RHATIGAN: -- referring to those? Thank
20 you.

21 STEVE HOHEB: Yeah. Steve Hoheb from SKA here.
22 Our solar study shows the proposed raise in the building

1 height. It's the 1' increase. It also shows the previous
2 BZA-approved solar study.

3 And so, from our calculations, in the summer our
4 overall shadow length is only increasing by about 4", and
5 then during our winter months, because of the low angle of
6 the sun, it increases by 26".

7 One thing our shadow study doesn't really show
8 effectively is just the number of trees in that
9 neighborhood, which I believe the Google Maps aerial photo
10 shows more effectively.

11 But you can see here in our summer solstice and
12 our winter solstice study the additional heights to the
13 building are somewhat minimal.

14 One thing we're also not showing is the equinox
15 projections. But those are -- have been rounded up to about
16 11" due to the increase of the overall height.

17 SARAH RHATIGAN: Next slide, please?

18 And then we just -- we pulled some photos from --
19 this is the area between 20 Clinton Street and our property.
20 So if you see the yellow siding there, that's the -- that's
21 that rear portion of the structure on 18 Clinton Street.

22 And so, there's reference I think in one or two of

1 the letters too, like their patio and yard area and worries
2 about losing sun.

3 These photos are taken from before any
4 construction was done, and it's a pretty shady area. These
5 are also -- some of these are sunken patios, so they're sort
6 of at the basement level of that property, which -- you
7 know, makes sense that these would be shaded areas.

8 Next slide, please?

9 And then the last photo is just a photo of -- from
10 the work site looking down at the property to see, you know,
11 that they may be getting a bit more sun now that the
12 structure is temporarily dismantled, but that even now it is
13 still a shady area with some trees.

14 And, you know, in saying this, of course, you
15 know, we're not in any way trying to be disrespectful of the
16 folks that live at 20 Clinton Street at all. And they have
17 been, you know, making efforts to talk to Asha about this.

18 But under the circumstances, we feel that the
19 benefits of being allowed to make a modification that's
20 really, you know, necessary and required for good
21 engineering for the site, and also minimizing impacts that
22 could be felt, you know, further beyond this site in terms

1 of affecting groundwater by--quote, unquote-- building in
2 the water.

3 We really feel like a special permit in this
4 situation is called for. And there's justification in the
5 Ordinance for providing that.

6 One thing I would point out: The Flood Resilience
7 provisions that we initially thought that the project would
8 fall under, they don't apply to groundwater, which was not
9 clear at the time.

10 But after learning of the Stop Work Request, we
11 met with DPW and with Kara Falise, who's the person there
12 who administers that provision.

13 And she explained to us that currently DPW just
14 regulates water that flows in the streets, if you will and
15 then doesn't recede.

16 But the concerns are still the same, which is to
17 try to avoid homeowners building into flooding conditions,
18 which are expected to only get worse with increased rainfall
19 from storms such a yesterday's.

20 But thank you. We've talked a lot, and if you
21 have any questions, we'd be happy to answer them.

22 JIM MONTEVERDE: Any questions from Members of the

1 Board?

2 If not, I have a couple.

3 From the photo that you showed, kind of the
4 progress construction photo, the new foundation, the raised
5 foundation has been poured, correct?

6 SARAH RHATIGAN: Correct?

7 JIM MONTEVERDE: And it's been framed up to the
8 ground floor level, correct?

9 SARAH RHATIGAN: I believe that's true.

10 JIM MONTEVERDE: I think that's what -- I'm
11 looking at your photograph. That's what the photograph
12 shows.

13 SARAH RHATIGAN: Okay, great. That's correct.

14 JIM MONTEVERDE: Whenever these photos were taken.
15 So that much was in place before you were told, or the
16 client was told to stop. Right?

17 SARAH RHATIGAN: Correct.

18 JIM MONTEVERDE: So that's in place?

19 SARAH RHATIGAN: Yes.

20 JIM MONTEVERDE: And then one question, Sarah, for
21 you and for your design team: assuming that the letters
22 that came through from the abutters who seem to be taking

1 exception to the increase of the -- by the way I was going
2 to say "blank façade" that's not fair, but the mass of the
3 building I think in this particular view on the right-hand
4 side, right where in the previously approved is a pitched
5 roof. And then it becomes a taller, much flatter, less
6 articulated façade with the hip roof then on top of it, and
7 I think the corresponding rear -- sorry, side yard that
8 faces the neighbor is also --

9 Can you that elevation, Stephen? Do you have that
10 one?

11 Question for the design team: have they tried
12 anything, or has any effort been made to ameliorate the
13 concerns of the -- that the neighbors have spoken about?

14 Can you go down one more, I think? That works.
15 Just about -- I don't know what to do, but you know, that
16 increase in -- it looks like clapboard-sided blank wall.

17 SARAH RHATIGAN: Yeah.

18 JIM MONTEVERDE: Is there --

19 SARAH RHATIGAN: I mean I can -- I can answer
20 generally, and then ask Axel to answer more -- in more
21 technical language, but I'm -- I know and sat through
22 several meetings of a lot of discussion of trying to figure

1 out every conceivable way to lower the overall height and to
2 lower the pitch --

3 JIM MONTEVERDE: Yeah.

4 SARAH RHATIGAN: -- again, as much as possible
5 without losing kind of critical space.

6 JIM MONTEVERDE: Mm-hm.

7 SARAH RHATIGAN: And Axel, if you wanted to just
8 mention what those --

9 AXEL RAMIREZ-PALACIO: Yeah.

10 SARAH RHATIGAN: -- what those entailed.

11 AXEL RAMIREZ-PALACIO: Absolutely. Yeah. We
12 really tried to do as much as we can to that try to reduce
13 the height of the back unit, you know, like reducing ceiling
14 height, I mentioned before engineering -- we've been talking
15 with the structural engineer to make really thin structural
16 floor framings for Level 1 and Level 2, and even for the
17 roof.

18 So we're reducing the second and the -- hm?
19 That's it, yeah, the second floor we reduced the original
20 perimeter wall that was close to 6' to 5' right now. And we
21 reduced the big -- the roof -- the shape of the roof to
22 reduce it.

1 In total, we reduced the maximum height mostly
2 like 3'. And from the original eave's height, we reduced
3 like 4.5'.

4 But we're really tight on the program that we have
5 on the second floor with room, bathrooms with that wall
6 coming. The hip on the back really adds, I mean, some
7 challenges sun wise, but I mean I think it's something that
8 we could -- we successfully we can achieve it to add that
9 hip roof to impact less the rear neighborhood.

10 SAM KACHMAR: We're still 12 people of 33 with
11 height restriction.

12 AXEL RAMIREZ-PALACIO: Hm?

13 SAM KACHMAR: We're 12 people out of 35 (sic) with
14 height restriction?

15 SARAH RHATIGAN: Yeah. And I actually was just
16 about to kind of reiterate what Sam was just saying, which
17 is, this is a two-story, you know, a low two-story portion
18 of the building.

19 So we're at -- requesting to be at 20' -- I'm
20 sorry, 23'4.5" whereas, you know, if you move 7' in from the
21 setback, one could construct a 35' tall addition in this
22 location, which I would argue would be much more impactful

1 on this neighbor than what we've proposed.

2 JIM MONTEVERDE: Mm-hm. Okay. Any other
3 questions from Members of the Board?

4 STEVEN NG: Yeah. Can the architect tell us what
5 the floor-to-floor heights are, starting with the lower
6 level?

7 SAM KACHMAR: Yes. The lower level is close to
8 7'. That is matching the Unit A, the front unit.

9 STEVEN NG: Okay.

10 SAM KACHMAR: On Level 1, we go close to 8'. And
11 on Level 2, all the perimeter walls are at 5'. And this lot
12 is the top of the roof. The hip is -- we have it on one of
13 the elevations, I can see it right now.

14 Could we go to the -- one of the back elevations,
15 or front elevation please?

16 Could you maximize on the top of the flat roof?
17 We have the slope there. Could you maximize that some more,
18 please? That's all we have.

19 Correct. We changed from 712 to 612, to reduce
20 the pitch of that roof.

21 JIM MONTEVERDE: I was looking -- sorry, this is
22 Jim Monteverde again, just to answer Steven's question.

1 There was a building section submitted previously. It cut
2 through the -- it was a longitudinal, long direction, cut
3 through the original aisles, cut through the addition.

4 Is there one of those in the set that was
5 submitted? I'm just flipping through the set.

6 SARAH RHATIGAN: Yeah, I'm sorry. I don't think
7 that we did provide one.

8 JIM MONTEVERDE: Mm-hm.

9 SARAH RHATIGAN: And -- you know, inadvertent just
10 from the speed with which we were trying to pull things
11 together.

12 JIM MONTEVERDE: So just trying to answer Steven's
13 question again. Steven, do you --

14 STEVEN NG: Yeah, I see the section. It's -- in
15 the packet, it's page 34, I guess. Yeah.

16 ASHA DANIERE: That -- just to be clear, that's
17 now out of date. That was before we did all the work to
18 reduce --

19 JIM MONTEVERDE: Right. Yeah, that's -- it's
20 marked up here, and in our file, it says, "old."

21 ASHA DANIERE: Yeah.

22 JIM MONTEVERDE: So I assume that was --

1 ASHA DANIERE: But it shows you where we started.
2 So maybe that's helpful.

3 JIM MONTEVERDE: No. Steven, did you get your
4 question answered?

5 STEVEN NG: Yeah. I'm kind of interpolating it.
6 Yeah.

7 JIM MONTEVERDE: Right.

8 STEVEN NG: Thank you.

9 JIM MONTEVERDE: Okay. Any other questions for
10 members? If not, I have one. Yeah, in the file, I'm just
11 -- I have the original file, which basically says -- Sarah,
12 do you know the date of when we heard this initially?

13 SARAH RHATIGAN: I -- February -- I know it's
14 February of 2023.

15 JIM MONTEVERDE: Yeah. And I see an extension.

16 SARAH RHATIGAN: Yes, there was an extension --

17 JIM MONTEVERDE: April 28.

18 SARAH RHATIGAN: -- granted. Yep.

19 JIM MONTEVERDE: Yep. So that was April 28. And
20 then I see -- and I'm just, where I'm getting to is so then
21 we have the letter from Hancock Associates which is
22 basically your surveyors, Civil Engineers, and they're the

1 ones who were giving the observation about the test pit and
2 the -- basically dated April 2.

3 So did you get this information after you went
4 through the process with the Board initially? Or --

5 SARAH RHATIGAN: Yeah, so the BZA granted relief
6 in February of 2023.

7 JIM MONTEVERDE: Okay.

8 SARAH RHATIGAN: It took some time for Asha to
9 pull together financing to be able to advance to the next
10 stage, which is why she needed an extension from this Board
11 to the variance and special permit.

12 JIM MONTEVERDE: Okay.

13 SARAH RHATIGAN: And then the construction
14 documents were prepared and a building permit issued in
15 April 2024. The onsite work was happening about
16 contemporaneously with the time that the building permit was
17 issued.

18 JIM MONTEVERDE: Mm-hm.

19 SARAH RHATIGAN: But it started -- so the building
20 permit issued while the team was now figuring out that they
21 potentially had an issue with the rear that they needed to
22 adjust to.

1 JIM MONTEVERDE: Okay, so that the work --

2 SARAH RHATIGAN: Their plans were -- yeah. And
3 then plans were, were revised, and then there was a
4 submission in July to Inspectional Services showing the new
5 proposed, raised elevation of the rear portion of the
6 structure that was uploaded to the portal, you know, in
7 connection with the construction documents.

8 JIM MONTEVERDE: Okay.

9 SARAH RHATIGAN: But apparently, you know, through
10 miscommunication it wasn't --

11 JIM MONTEVERDE: Yep.

12 SARAH RHATIGAN: -- it wasn't fully approved,
13 although we thought this it was.

14 JIM MONTEVERDE: The lesson learned, if I can make
15 an observation --

16 SARAH RHATIGAN: Mm-hm.

17 JIM MONTEVERDE: -- is you always do the
18 exploratory work before you get too far into your design or
19 documentation, and sure as heck before construction
20 commences.

21 But it's just a lesson learned.

22 Any other questions from Members of the Board

1 before we go to public comment?

2 THOMAS MILLER: Yes. There was a reference to a
3 tree being removed in some of the correspondence. Can you
4 explain to me where that tree was, and what happened with
5 that?

6 SARAH RHATIGAN: Sure. As we're looking at this
7 elevation right here, the tree was approximately 2' behind
8 the rear structure, located on the neighbor's property on
9 the 21 or 23 Bigelow Street side of the line, approximately
10 2' from the lot line.

11 But it was a very large tree. And so, there was
12 an effort to try to figure out if the tree could -- if they
13 could avoid, you know, disturbing the tree. Asha hired an
14 arborist to come do investigations, but the problem was that
15 the tree's roots had grown underneath her property and
16 underneath the structure, compromising that structure.

17 And also, the tree is kind of looming over this
18 rear portion of the -- of the building and was, you know,
19 not going to be safe.

20 So if they had done nothing -- I mean, even if
21 they had just, you know, done construction work, they would
22 have needed to cut the roots at the -- at the property line

1 in order to, you know, essentially preserve the existing
2 structure.

3 But obviously with the construction, you know,
4 plans for the -- for the poured foundation, you know, the --
5 you know, the tree was not going to be able to be kept in
6 place or saved.

7 THOMAS MILLER: Thank you.

8 JIM MONTEVERDE: Any other questions from Members
9 of the Board?

10 If not, I'll go to public comment. Let me
11 summarize some of the correspondence we have in the file.
12 My last count was four in favor, four in opposition. But
13 let me read through those.

14 We also have in the file, not speaking for or
15 against but kind of the rationale for the change a letter I
16 referred to from Hancock Associates, who are surveyors and
17 engineers dated November 20 talking about the -- their
18 observations from the test developers done, and their
19 recommendation made that the basement elevation for the
20 proposed Unit B along the back be no lower than the existing
21 basement.

22 And that's based on the observed water table

1 elevation, which is what's raising the -- raising the
2 structure here.

3 And correspondence from Cynthia MacDougall, 17
4 Bigelow; I put a question mark on this one because I can't
5 understand if it's for or against, so I'll read it. It
6 says,

7 "The change does not affect me; however, I can
8 understand objections by my neighbors, as it changes the
9 architectural design of the period when all these homes were
10 built."

11 Next, we have Drazen Prelec and Danica Prelec, 19
12 Bigelow. They are -- cannot -- they are not supporting the
13 proposal. In summary, it represents a significant change
14 relative to what was originally approved, and it would have
15 a negative impact on several back yards on Bigelow Street,
16 which they say is further explained by another
17 correspondence.

18 We have Sarah's letter of December 11, which she
19 summarized for us.

20 We have a letter from Kate Olivier and Alexandra
21 Irving of 23 Bigelow. This is they are sympathetic with
22 Asha's situation, but "We do not support the new proposal

1 for this project. The impact to the higher structure will
2 be substantial. Already we are one of the only yards with a
3 structure right up to the property line, and this will
4 further affect light, privacy, and the overall feel of the
5 back yard."

6 We have another correspondence from Patricia and
7 David Wagner at 12 Clinton Street. And it says they are in
8 support of the revised plans. They are grateful that the
9 owner and their team have taken great care to ensure that
10 their foundation accounts for flood risk and the neighbors'
11 runoff.

12 Molly Howard at 15 Clinton writing in support.

13 Heather E. Cole from 19 Clinton writing in
14 support.

15 Then we have a letter dated December 8, 20 Clinton
16 Street, Units 5,6, and 7, basically writing to express their
17 strong opposition for the revision to the part of the
18 project that abuts their property.

19 Again, this one is saying in summary that "the
20 proposed modification is a significantly taller and bulkier
21 structure, with significant additional building wall area
22 over the previously approved relief within the setback zone.

1 So the height of the façade of the property line,
2 which directly faces our homes, is proposed to be increased
3 by over 4' compared to the original structure, and the
4 renovation previously approved by the Board. It will
5 significantly reduce light and sunlight in the yards of the
6 units and patio and living room of Unit No. 5."

7 Next is Patricia McGovern, 20 Clinton Street, Unit
8 4 writing to voice her concern that, "The revised plans
9 place the big box light structure right next to our
10 property. It seems impossible that that structure would be
11 approved with the setback rules in Cambridge."

12 Amy Blitz, 20 Clinton Street, in support of the
13 plans going forward, including the adding height to the
14 building.

15 David Spillane - [unclear] and Linda Murphy, 21
16 Bigelow Street, abutters. "While we are happy to support
17 the 2023 proposal, we oppose the current request for
18 additional relief for the reasons outlined below." And it
19 goes on for a page and a half stating that they are in
20 opposition.

21 Sue Butler, who owns 14, 16, and 17 Clinton
22 Street. This one is in strong support of the proposal. And

1 that is the commentary we have in the file.

2 So I will open it to public comment. Any member
3 of the public who wishes to speak should now click the icon
4 at the bottom of your Zoom screen that says, "Raise hand."

5 If you're calling in by phone, you can raise your
6 hand by pressing *9 and unmute or mute by pressing *6.

7 I'll now ask Staff to unmute speakers one at a
8 time. You should begin by saying your name and address, and
9 Staff will confirm that we can hear you. After that you
10 will have up to three minutes to speak before I ask you to
11 wrap up.

12 Anybody out there?

13 STEPHEN NATOLA: David Spillane?

14 JIM MONTEVERDE: Mr. Spillane, are you on mute?

15 DAVID SPILLANE: I am, thank you. can you hear
16 me?

17 JIM MONTEVERDE: There you go. Yep. can you
18 introduce yourself please?

19 DAVID SPILLANE: Yes, I can. My name is David
20 Spillane. My wife, Linda Murphy, and I live at 21 Bigelow.
21 We have submitted comments to the file, but I would like to
22 sort of supplement those, you know, based on some of the

1 interesting conversation of this evening.

2 The rear portion of the 18 Clinton construction is
3 located two inches from our property line. As is being
4 discussed earlier, we've already suffered significant
5 impacts from the construction, including loss of a 60' tall
6 Elm tree that was the casualty of basement construction on
7 the property.

8 Our hope and that of our neighbors is that we
9 avoid additional and further impacts as a result of
10 additional relief that might be granted by the Board.

11 I just want to say, and to emphasize, that we
12 supported this project fully when it became before the Board
13 in 2023 for special permits and variances.

14 Today, all of the direct abutters on Bigelow
15 Street, the direct abutters on Bigelow Street, 19, 21, 23,
16 and the four homeowners on Clinton Street at No. 20 who are
17 directly affected, are in uniform opposition to the plan.

18 I recognize that many other neighbors have spoken
19 in favor of the plan, but none of those neighbors are the
20 direct abutters to the property, are directly affected by
21 it.

22 I want to share a couple concerns. I should also

1 say that I have a 30-year history in Planning and
2 Development Review. I am not confused about any of the
3 height issues here, as earlier.

4 The first issue for me is the additional height
5 being requested increasing the nonconformity in the
6 setbacks. When the City issued its non -- it's Stop Work
7 Order in October of this year, the construction of -- that
8 has already been completed was six feet higher than that
9 which was approved by the Board in '23.

10 What's not -- what's now proposed, as you know, is
11 4'1" higher at the property line than what had been
12 previously proposed, approximately a half story higher
13 directly at the property line.

14 The first floor of the building already
15 constructed is 6' above grade at our property line. it was
16 supposed to be at grade. All of the work that is now going
17 forward is based on the given that 6' elevated level stays
18 in place and all the mitigation is really looking from there
19 up.

20 I -- perhaps now is not the time to discuss in
21 detail here some of the renderings you looked at the
22 earlier. I do want the highlight that the renderings that

1 purport to be from our back yard looking at the structure
2 are inaccurate in a number of ways. I'd be happy to
3 elaborate on that, but don't want to take time on it and try
4 to complete my comments within the three minutes.

5 I'd like to ask the Board just to consider the
6 precedent it sets. If a petitioner who's granted multiple
7 variances, especially permits, returns to the Board in the
8 middle of construction having violated the original permit
9 to ask for new special permits and additional relief from
10 the Ordinance.

11 My hope is that the Board will consider the
12 combined impact of the relief it already granted together
13 with the additional relief now requested in making its
14 ruling.

15 The shadow studies you're looking at take it as a
16 given that the relief you already granted back in 2023 is a
17 given. What you're only looking at today is the additional
18 shadow increases beyond that.

19 My final sort of concern I want to raise relates
20 to the arguments concerning the water table. What kind of
21 precedent does it set if a petitioner can claim the high
22 water table as a sole justification for increasing zoning

1 and nonconformity that impacts neighbors? This relief would
2 surely apply to hundreds of properties across the city.

3 JIM MONTEVERDE: Mr. Spillane, I'm going to have
4 to ask you to wrap up, please.

5 DAVID SPILLANE: Yeah. Can you give me 30
6 seconds?

7 JIM MONTEVERDE: 30 seconds.

8 DAVID SPILLANE: I was just saying in closing that
9 if you are lucky enough to have a high water table, you may
10 be able to build higher on your property with impacts that
11 will impact your neighbors, and surely this is not the
12 intent of the Ordinance.

13 Thank you for your time.

14 JIM MONTEVERDE: Thank you for calling in.

15 STEPHEN NATOLA: Rohit Karnik?

16 UNIDENTIFIED SPEAKER: Can you hear me?

17 JIM MONTEVERDE: Yes. Can you introduce yourself,
18 please?

19 ROHIT KARNIK: This is Rohit Karnik, 20 Clinton
20 Street, Unit No. 5. So thank you for the opportunity to
21 speak and to share our perspective. So I'm a resident of
22 Cambridge for 18 years, and co-own Unit No. 5 and 20

1 Clinton, along with my wife. And I also reside there.

2 Just to point out 18 Clinton has been a rental
3 property for many, many years. So we are one of the
4 abutters, and 18 Clinton is really the front side of our
5 home.

6 So our living room has no windows on three sides,
7 and it has sliding doors that face 18 Clinton. There's a 6'
8 wide patio, and then 18' to the building at 18 Clinton.

9 So -- so this building and structure in question
10 is not facing a side window or a bedroom window, but it's
11 really facing the front side of our home.

12 Now, if you look at the original building, there
13 was already a façade right in front of our living room
14 within a foot of our property one floor high. There was a
15 gap to the left, and then the building in question. And the
16 prior variance relief allowed that gap to be filled in,
17 extending the rear building structure.

18 So the prior relief already allowed a 50' long
19 façade within, like, a foot of 20 Clinton, and so, pretty
20 much all of our yard and back of Unit No. 7 will have a
21 building façade within a foot.

22 So prior approval time, we thought it was

1 renovation and so filling the gap seemed like a reasonable
2 compromise, even though it created additional façade area.

3 But what is happening now is a complete
4 reconstruction. The building was completely removed, being
5 built ground-up. And the current proposal is further
6 increasing the size of the building over this prior relief.

7 So this building sits directly to the front and
8 also to the south of our yard and patio. It does not
9 receive much sunlight, but it does receive sunlight until
10 about noon and the sun is above this building in question.

11 So this proposal is going to make the façade
12 taller and increase the shadow length by about 8' in winter.
13 So the shadow calculations are incorrect because they do not
14 account for the elevation of the living room or the patio.

15 So we live here, we do get sunlight on the patio
16 even in winter, and the shadow is basically on the patio,
17 and it's going to be extended 8' because the height
18 increases by a foot, and the top gets 5' closer to our
19 property. And even at equinox, it's going to be about 4'.

20 So this is a pretty significant impact, this
21 higher façade and increased shadows for a small yard and a
22 living room with no other windows on the other three sides.

1 So if we look at the original versus now, it's a
2 complete rebuild rather than a renovation. So why does it
3 need to do to be within a foot of our property when there is
4 40' of space on the other side?

5 JIM MONTEVERDE: Mr. Karnik, I'm going to ask you
6 to wrap up in the next couple seconds.

7 ROHIT KARNIK: Yeah. Just 30 seconds.

8 JIM MONTEVERDE: Yep.

9 ROHIT KARNIK: So renovation is fine. And filling
10 in the gap already is going to have an impact, but this new
11 proposal is going to considerably worsen the impact. So
12 some of the neighbors are supportive, but none of them are
13 going to be walled in by this construction.

14 So 18 Clinton is going to be a multimillion-dollar
15 property, but why should it come at our expense when it is
16 within the setback zone, and there's so much space on the
17 other side?

18 So thank you for listening.

19 JIM MONTEVERDE: Thank you for calling in.

20 Anyone else? It seems that no one else is calling
21 in. I will close public testimony. Discussion among
22 Members of the Board?

1 [Pause]

2 If not, I'll start. This one I am perplexed by.

3 I could -- if everyone can see the drawing that's on the
4 screen, which I think is the rear yard elevation. I could
5 see the revised height to the ridge to the top of the roof.

6 That seems relatively de minimis, but the
7 modification to the profile, which is really what the -- I
8 think the neighborhood correspondence that I read -- on both
9 the side and the rear where it increases by a 4' height I
10 believe, I am troubled by.

11 And looking at the plans, I can see that currently
12 it looks like a basement level is three bedrooms, and it
13 looks like two bedrooms on the main second floor level --
14 living room, dining room, kitchen on the ground floor level
15 on the basement having another bedroom and family room set
16 up.

17 So I don't know how or if there's a way for the
18 proponent to organize their program or if need be, reduce
19 their program, so they can achieve the profile to be more in
20 keeping with what was previously approved.

21 So I'm perplexed on this one, and I'd like to hear
22 from other Board Members and hear their opinions. So at the

1 moment, I am not favoring the relief requested. Anyone else
2 have any comments?

3 STEVEN NG: Jim, I think I -- I'm -- I see -- I
4 can totally understand the direct abutters' concerns. I'm
5 not clear on, you know -- I'd like to see a new transverse
6 section, new longitudinal section just so I can -- I don't
7 know if there's any ways to mitigate that height need.

8 But yeah, I'm just trying to see if there's other
9 possibilities, trying to minimize that exposure on that side
10 of the site.

11 JIM MONTEVERDE: Yep. Okay. Anyone else?
12 Members of the Board? Any other comments?

13 THOMAS MILLER: I think I'm largely in the same
14 place as you, Jim. I feel like there could be maybe some
15 more creative thinking to address the concerns of the direct
16 abutters her.

17 JIM MONTEVERDE: Yeah. I've got to convince
18 myself looking at drawings for a while that I'm not sure
19 it's creative thinking; I'm sure it's going to be heartburn
20 for someone. Something has to give here. And it's probably
21 some programmatic space.

22 But so if I'm reading the tea leaves, that's three

1 who have some concerns and maybe, you, if we move to a
2 motion to vote, that would be a denial.

3 Sarah, are you with us?

4 SARAH RHATIGAN: Yes.

5 JIM MONTEVERDE: Daniel? I'm sorry. I'm sorry,
6 wait a minute. Let Daniel jump in.

7 DANIEL HIDALGO: Yeah, just this is -- I'm really
8 struggling with this one just because, you know, I feel for
9 the applicants', you know, conundrum. But I totally see,
10 understand what the neighbors are saying.

11 And in part, you know, I don't have the
12 architectural expertise to know that something could be done
13 either creatively or, you know, altering -- altering the
14 space --

15 JIM MONTEVERDE: Yeah.

16 DANIEL HIDALGO: -- to make it consonant with the
17 original plans. So -- but I'm -- given my kind of
18 uncertainty, I think I'll defer to you, Jim, and the others
19 who have spoken about the desire to see a little bit more, I
20 guess effort or explanation about what -- you know, other
21 changes --

22 JIM MONTEVERDE: Right.

1 DANIEL HIDALGO: -- that might advise us.

2 JIM MONTEVERDE: So Sarah?

3 SARAH RHATIGAN: Well, the applicant would really
4 appreciate a continuance to have an opportunity to review
5 this --

6 JIM MONTEVERDE: Yep.

7 SARAH RHATIGAN: -- with the design team and see
8 what we might be able to do.

9 ASHA DANIERE: I can just make one comment before
10 we wrap up? I know we --

11 JIM MONTEVERDE: Just introduce yourself, please,
12 for the record?

13 ASHA DANIERE: Asha Daniere, the proponent. One
14 of the challenges -- well, there have been many -- but one
15 of the challenges in trying to get to a resolution that
16 works for everybody is lack of communication. So there are
17 very strong opponents, some who have just really refused to
18 have a conversation.

19 So I take the Board's direction. We need to go
20 away and do some more thinking, but I don't know how we'll
21 ever get to resolution if I can't sit down and speak with
22 people.

1 But that's a big part of my struggle.

2 SAM KACHMAR: Yeah, Mr. Chairman --

3 JIM MONTEVERDE: Well, I just, you know, as part
4 of the process you need to make the attempt, and we've
5 certainly seen other cases and other instances where
6 neighbors do not want to participate, but you can show that
7 you've reached out and made every attempt to let them see
8 plans, see drawings, have a conversation, and then that all
9 factors into a decision.

10 So don't let that stand in your way from trying to
11 reach out, and certainly enough of your neighbors have felt
12 comfortable to write in or call in and we're getting a sense
13 from the abutters.

14 So we're going to make a motion to continue, then.

15 SAM KACHMAR: Mr. Chairman, could I make one
16 comment, just before we wrap up as well?

17 JIM MONTEVERDE: Introduce yourself, Sam, for the
18 record?

19 SAM KACHMAR: Sam Kachmar from SKA Architects. We
20 did reach out to Mr. Spillane, both via e-mail and phone
21 call multiple times, to no response. We have made a lot of
22 efforts to speak with all of the direct abutters that have

1 any form of opposition, as well as the ones who have spoken
2 in support of the project, and we will continue to do so.

3 JIM MONTEVERDE: Okay. Very good. Thank you.
4 All right. Motion. Let me make an --

5 SARAH RHATIGAN: Excuse me, Mr. Chairman?

6 JIM MONTEVERDE: Yes.

7 SARAH RHATIGAN: Yeah. I was just going to ask
8 about the date. We would love to be on the January 9
9 hearing date that you referenced earlier, if that were
10 possible.

11 JIM MONTEVERDE: How about the thirtieth, Sarah?

12 SARAH RHATIGAN: Um --

13 JIM MONTEVERDE: Please? What's that again? You
14 tell me. I mean, I know you're under construction, I'm sure
15 you don't want any delay.

16 SAM KACHMAR: Right.

17 [Side conversation]

18 JIM MONTEVERDE: Yeah. We already have some cases
19 on the ninth that are going to take a bit of time, so can we
20 do the January 30?

21 SARAH RHATIGAN: Just checking here with our team.
22 Yes, we will --

1 JIM MONTEVERDE: Okay.

2 SARAH RHATIGAN: -- accept the January 30 date.

3 JIM MONTEVERDE: Thank you. Thank you.

4 Let me make a motion to continue this matter until
5 January 30, 2025 on the condition that the petitioner change
6 the posting sign to reflect the new date of January 30, 2025
7 and the new time of 6 p.m.

8 Also, that the petitioner sign a waiver to the
9 statutory requirements for the hearing. This waiver can be
10 obtained from Maria Pacheco or Olivia Ratay at the
11 Inspectional Services Department.

12 I ask that you sign the waiver and return it to
13 the Inspectional Services Department by a week from this
14 coming Monday. Failure to do so will de facto cause this
15 Board to give an adverse ruling on this case.

16 Also, that if there are any new submittals,
17 changes to the drawings, dimensional forms, or any
18 supporting statements that those be in our files by 5 p.m.
19 on the Monday prior to the continued meeting date.

20 On the motion to continue this matter until
21 January 30, 2025, by a voice vote of the Board Members,
22 please? Tom?

1 THOMAS MILLER: In favor.

2 JIM MONTEVERDE: Thank you. Daniel?

3 DANIEL HIDALGO: In favor.

4 JIM MONTEVERDE: Thank you. Virginia?

5 VIRGINIA KEESLER: In favor.

6 JIM MONTEVERDE: Thank you. Steven?

7 STEVEN NG: In favor.

8 JIM MONTEVERDE: Thank you. And Jim Monteverde in
9 favor.

10 [All vote YES]

11 JIM MONTEVERDE: That's five in favor. You are
12 continued.

13 ASHA DANIERE: Thank you.

14 SARAH RHATIGAN: Thank you.

15 JIM MONTEVERDE: Good luck.

16 SARAH RHATIGAN: Thanks.

17

18

19

20

21

22

1 * * * * *

2 (8:14 p.m.)

3 Sitting Members: Jim Monteverde, Steven Ng, Virginia
4 Keesler, Daniel Hidalgo, and Thomas
5 Miller

6 JIM MONTEVERDE: Next case is BZA-1140668 -- 41
7 Concord Avenue. This one's a Variance.

8 Anyone calling in for 41 Concord Avenue?

9 CHRISTIAN KLEIN: Sorry, Mr. Chairman, it took a
10 while to flip over to panelist mode. My name is Christian
11 Klein, and I'm the -- from Approach Architects.

12 JIM MONTEVERDE: Yep. Okay.

13 CHRISTIAN KLEIN: So I'm here representing --

14 JIM MONTEVERDE: Go ahead.

15 CHRISTIAN KLEIN: -- Concord Avenue Trust. They
16 are the owners of the property at 41 Concord Ave. This is a
17 multifamily house. It used to be a single-family, and we
18 are seeking to make some modifications to the left side,
19 which are within the setback.

20 If you could advance the slide, please?

21 So what we are proposing to do is to remove an
22 existing deck entryway and steps that are on the side of the

1 house and replace them with a new deck the same size and a
2 new entryway that is slightly longer but not any wider, and
3 new entry steps that, again, are a little bit longer but not
4 as wide.

5 But we are not changing the nature of -- the
6 extent of the nonconformity in regards to the setback, and
7 all the expansion will be towards the front, and none of it
8 would be made towards the side.

9 If you could, next slide, please?

10 So the red circle shows where we are. You can see
11 the proximity to the side lot line. I don't know the
12 history of why this was chosen to be the location for the
13 entrance for the majority of the units in the building. But
14 that's where it is.

15 And the photo on the right, you can just see the
16 tightness of the space. you can catch a little bit of the
17 stairs, the landing leading to the front entryway.

18 Next slide?

19 So what we're proposing, so on the top is what's
20 existing. So the entryway has a door leading from the
21 outside into the little entryway, which is very tight and
22 then into the building, and what we are proposing to do is

1 to make that a little bit larger and change the door, so it
2 opens out so that there is room in there. As you know,
3 these days there's a lot more packages being delivered.

4 We would like some space there where things could
5 be dropped off. And this also allows the outer door to be
6 closed before the inner door is opened, which they cannot
7 currently do.

8 And then the steps themselves, they are currently
9 very steep. And so, we're looking to change the steps so
10 that they would be code compliant.

11 You can go to the next.

12 And here you can see it from the side. You can
13 see the size of the entryway with the single window. It
14 will be expanded on the right to a double window.

15 At the same time, we're replacing the front steps,
16 we're also going to be pouring the steps that lead to the
17 basement unit. There's no change in elevation there, it's
18 just making the steps less steep, so that they're a little
19 bit safer.

20 Next slide?

21 And so, these are some photos from the
22 application. You can see there's the landing on the front

1 door. Then backing up you can see the steps leading up to
2 the front door, and then again that photo sort of skewed
3 looking down the side of the building.

4 Next slide?

5 So the -- on the left is looking in throughout
6 front door, so you can see the swing of the door leads all
7 the way back to the -- there's just a thin bookcase at the
8 end there for packages, so they're hoping to expand that.

9 Middle slide is looking to the left once you're in
10 the entryway, so it's that existing door looking out, and
11 then again turning and looking back out the front door.
12 Right now, packages tend to be left outside because it's --
13 there's just not room often insight.

14 Next slide?

15 And so, the existing other side entryway is in the
16 side yard, which I why -- and we're putting a window facing
17 the side yard, so those are both the reasons for why this is
18 a variance.

19 In the absence of a variance, the enlargement to
20 the entryway either couldn't take place, or it would need to
21 happen on a side of the building where there currently is no
22 entrance, which would involve reconfiguring this -- all of

1 the units on the interior on that first floor, which would
2 be a considerable expense and imposition to the residents.

3 The position of the existing entrance on the side
4 of the building is not typical for the district, and is
5 rather unusual, which is why we're -- it's really the only
6 reason that we're asking for this request. Were the shape
7 of the building different, would it be farther away from the
8 side lot line, we would not be needing a variance.

9 And then the next slide.

10 So how the relief can be granted, we're seeking an
11 additional 5.9 square feet in that entryway that is within
12 the side lot setback, and it will not be discernible from
13 the street, it'll only be visible from the abutting
14 properties on that side of the building. Public good will
15 not be affected by this change.

16 The requested expansion of the entryway would it
17 have been allowed if this had remained a single by special
18 permit, if it had remained a single-family.

19 But it -- since it's multifamily, it does require
20 a variance. It will not change the residential character of
21 the house, and it will improve the egress and the safety
22 access in the units.

1 And it doesn't do anything to oppose the purpose
2 of the design bylaw for the City of Cambridge.

3 And for those reasons, we are asking for your
4 approval of the Variance Request.

5 Thank you, Mr. Chairman.

6 JIM MONTEVERDE: Thank you. And the proponent is
7 -- it's a condominium, correct?

8 CHRISTIAN KLEIN: It is a condominium, yes.

9 JIM MONTEVERDE: And the proponent is the Condo
10 Trust?

11 CHRISTIAN KLEIN: It's the -- yes, it's the Condo
12 Trust. There are representatives here from CHARLESGATE.
13 They're the managers of the property on behalf of the condo
14 association.

15 JIM MONTEVERDE: Yep. The reason I'm asking:
16 typically, if it's a condominium, we just ask for a letter
17 from the condo association approving the plans, the
18 revision. But I'm assuming we don't need that because this
19 is proposed by Trust itself, correct?

20 CHRISTIAN KLEIN: That is -- that is my
21 understanding.

22 JIM MONTEVERDE: Okay. Let me -- give me one

1 second.

2 CHRISTIAN KLEIN: Thank you.

3 JIM MONTEVERDE: My assistant just disappeared.

4 So Mr. Klein, if you don't mind --

5 CHRISTIAN KLEIN: Mm-hm.

6 JIM MONTEVERDE: Just to cover all my bases, I'd
7 like to make it a condition of the -- if we approve, give
8 you the relief you're looking for that you submit a letter
9 from the condominium association approving this
10 modification. Would that be all right?

11 CHRISTIAN KLEIN: We have no issue with that, no.

12 JIM MONTEVERDE: Okay. Any questions from Members
13 of the Board?

14 If not, there is no correspondence in the file.
15 And we will momentarily see if there's anyone on the next
16 phone. Can we see if there's anyone calling in before I
17 make my speech?

18 STEPHEN NATOLA: No one's calling in.

19 JIM MONTEVERDE: Anybody there? All right. No
20 one's calling in. I will close public testimony. Any
21 discussion among Members of the Board?

22 STEVEN NG: Package management, that's a big thing

1 these days.

2 JIM MONTEVERDE: Say that again?

3 STEVEN NG: Package management -- a package room
4 or shelf or something.

5 JIM MONTEVERDE: Oh, okay. Yep. Exactly. All
6 right. And this is a -- one of our two variances for the
7 evening. So the variance we need to find, will be able to
8 have explained to us the hardship.

9 But I think as I'm reading through that criteria,
10 it's really owing to the, you know, shape or topography of
11 such land or structures, and it's certainly about the
12 structure and its position on the site, and the fact that
13 the existing entry enters from the side of the building and
14 that this is just a fairly minor improvement of the existing
15 entry circumstance.

16 So I will enter that as the hardship.

17 If no discussion, I will move on to a motion,
18 then.

19 The Chair makes a motion to grant relief from the
20 requirements of the Ordinance under Sections 5.31 --

21 DANIEL HIDALGO: Sorry, Jim?

22 JIM MONTEVERDE: Yep.

1 DANIEL HIDALGO: Sorry, did you ask about special
2 -- the public comment? Or maybe I missed that, but I just
3 --

4 JIM MONTEVERDE: Yes. There was no one. No one
5 calling in.

6 DANIEL HIDALGO: Oh, okay. Sorry. Sorry about
7 that.

8 JIM MONTEVERDE: I just decided not to make my
9 usual soliloquy until I needed -- I found out if there was
10 someone there.

11 DANIEL HIDALGO: Oh, okay. Got it.

12 JIM MONTEVERDE: But there was no one calling in.
13 So a motion.

14 The Chair makes a motion to grant relief from the
15 requirements of the Ordinance under Section 5.31 and that
16 has to do with the left side setback, since this
17 construction and the window will be in the left -- new
18 window will be in the left side setback.

19 And Section 8.22.3 for a Nonconforming Structure
20 and 10.30 for a Variance. And those conditions, which we
21 need to find all of the following are:

22 a) a literal enforcement would involve a

1 substantial hardship. I think that is correct, because they
2 wouldn't be able to improve this little entry, and the entry
3 is minuscule as it stands.

4 b) The hardship is owing to -- and as I said, it's
5 really the topography of such land or structures, and it's
6 really the structure's position on the land close to the
7 property line and the fact that the building enters from the
8 side and the existing entry is really de minimis and needs
9 to be enlarged.

10 c) And lastly that desirable relief may be granted
11 without either substantial detriment to the public good or
12 nullifying or substantially derogating from the intent or
13 purpose of this ordinance, which is correct.

14 So it would meet all the criteria of Section 10.31
15 for a variance.

16 On the condition that the work proposed conforms
17 to the drawings entitled, "41 Concord Avenue Condominium"
18 prepared by Approach3, dated June 7, 2024; initialed and
19 dated by the Chair.

20 And further, that we incorporate the supporting
21 statements and dimensional form submitted as part of the
22 application.

1 Further, that the variance is granted
2 incorporating the following condition: and that is that the
3 proponent will submit to Inspectional Services for the file
4 a letter from the condominium association approving these
5 plans.

6 On a voice vote, please?

7 Steven?

8 STEVEN NG: In favor.

9 JIM MONTEVERDE: Thank you. Virginia?

10 VIRGINIA KEESLER: In favor.

11 JIM MONTEVERDE: Thank you. Daniel?

12 DANIEL HIDALGO: In favor.

13 JIM MONTEVERDE: Thank you. Tom?

14 THOMAS MILLER: In favor.

15 JIM MONTEVERDE: Thank you. And Jim Monteverde in
16 favor.

17 [All vote YES]

18 JIM MONTEVERDE: Five in favor. The relief is
19 granted.

20 CHRISTIAN KLEIN: Thank you, Mr. Chairman. Thank
21 you to the Board.

22 JIM MONTEVERDE: You're welcome.

1 * * * * *

2 (8:27 p.m.)

3 Sitting Members: Jim Monteverde, Steven Ng, Virginia
4 Keesler, Daniel Hidalgo, and Thomas
5 Miller

6 JIM MONTEVERDE: Next case is BZA-1140091 -- 325
7 Binney Street.

8 Mr. Le Ray, are you joining us this evening to
9 present this to us?

10 CHARLES LE RAY: Yes, sir. I'm here. There was a
11 bit of a delay as I was getting promoted.

12 JIM MONTEVERDE: Okay. If you're with us, if you
13 could introduce yourself and begin.

14 CHRISTIAN KLEIN: Certainly. Good evening. I'm
15 Charles Le Ray with Dain, Torpy, Le Ray, Wiest & Garner at
16 175 Federal Street in Boston, representing Moderna.

17 There's a little bit of a mistake on the form that
18 says the petitioner is ARE. ARE is the owner of the
19 building, and they've signed the ownership form, and have
20 agreed to the proposal. But the proponent is actually
21 Moderna, who is the tenant of the entire building.

22 JIM MONTEVERDE: Okay.

1 CHRISTIAN KLEIN: With me tonight are Jamie Kinch,
2 who's the Head of Corporate Real Estate for Moderna and
3 Michael Vickers of DCL Boston; that's the company that
4 designed but proposed sign.

5 A little background: Moderna was formed in
6 Cambridge in 2010. The company grew rapidly, expanding to
7 several additional locations in the city. Today it employs
8 over 200 Cambridge residents.

9 And when Alexandria Real estate permitted a lab
10 office building at 325 Binney a couple years back, Moderna
11 saw this as an opportunity to consolidate scattered
12 operations into a single location in a location that would
13 also have room for growth.

14 So today, 325 Binney Street is Moderna's global
15 headquarters and its center for innovation. Moderna is
16 proud to be located in Cambridge, proud of the role it's
17 playing in the city's growing life-sciences ecosystem, and
18 proud of the company's cutting-edge work with mRNA vaccine
19 therapies. These include vaccines for COVID-19, influenza,
20 and RSV that are on the market, and also many more in the
21 pipeline.

22 And so Moderna would like to celebrate its

1 presence in Cambridge by displaying its name on its global
2 headquarters. The Zoning Ordinance Sign Regulations would
3 limit us to a wall sign with an area of not more than 60
4 square feet and a height of not more than 20' with external
5 illumination. This is because we're in the Industry A-1
6 District.

7 By contrast, if we were directly across the street
8 in the MXD District, none of these restrictions would apply.

9 The problem is that a fully compliant sign would
10 be essentially invisible. As you approach the building on
11 Galileo Way, there are beautiful street trees on both sides
12 of the road.

13 And Galileo Way, as you approach the building,
14 arcs to the right to join Binney Street. So the trees that
15 were on your left march across in front of you.

16 And there's also a lovely pocket park that's been
17 recently renovated directly in front of the building between
18 Binney Street and Galileo Way. It's got both mature and new
19 plantings, and further obscures the view of the bottom
20 floors in Moderna's building. So a compliant sign would be
21 invisible.

22 We're seeking relief to locate a sign nearer the

1 top of the building where it would be visible above the
2 trees and given the height and the need for the sign to be
3 actually legible, we're asking for a somewhat larger sign.

4 As I think you know, Cambridge measures signs by
5 the size of the smallest geometric shape that would
6 encompass all of the elements. So in this case, it's a
7 rectangle 5'9" tall, 24' 8" wide. That's an area of
8 approximately 182 -- sorry, 142 square feet.

9 As you'll see when we get to the application
10 materials, the letter use an open font with relatively
11 narrow lines, and then there are blue bars below. So most
12 of the sign area will be empty with the building's façade
13 visible behind and around the letters.

14 And finally, the building's façade, this end of
15 the building is not a flat wall. It reads like two
16 rectangular masses coming through each other at an angle, or
17 like fingers starting to interweave with each other. And
18 so, -- and the building façade itself also has an
19 articulation.

20 So if you look at this, and we'll see a larger
21 version of this later, but you see each window has sort of a
22 triangular shadow behind it. That's because that wall goes

1 in and out, in and out, in and out, in and out, as you go
2 along.

3 And so, if we did a halo illumination like Amgen
4 does at the building basically across the park, with a halo
5 illumination you have lights at the back of your sign
6 elements. They project onto the building façade, and the
7 light then reflects off the façade past the sign elements
8 towards the viewer. And so, the sign elements end up
9 looking sort of like shadows or dark outlines, with the halo
10 light around them.

11 But when you try to do that on an uneven wall, you
12 have some lights that are closer, some lights that are
13 farther apart. And so as you read across the suggest or
14 across even individual letters, you get lighter and darker
15 backlighting, night and you end up with sort of a very
16 muddy, unpleasant look to it.

17 So for that reason, we're asking to do internal
18 illumination.

19 And this design has evolved over many months in
20 internal discussions, discussions with the DCL, the
21 engineering team that designed the sign and with various
22 stakeholders.

1 Originally, we proposed it for the upper left-hand
2 corner of the building, and because of the way that this
3 façade sort of bends, that would have faced more towards --
4 more towards the engine building and the southwest of
5 Galileo Way.

6 Whereas the current location on the right-hand
7 façade points directly at the MXD District, and it's visible
8 for a teeny sliver of the Industry B District that Amgen is
9 in as you go basically along the edge of Galileo Way.

10 So if you look at the picture there, the original
11 proposal was the upper left-hand corner. And the sign would
12 have been bigger so that it would have read appropriately
13 for the size of that area.

14 We moved the proposal to the right, reduced the
15 size of the sign to what we think is adequate to be visible,
16 but not overly large.

17 In terms of the Variance Standards, the first is a
18 literal enforcement would be hardship. Well, a literal
19 enforcement would put the sign down at the very bottom, and
20 as I mentioned, it would be essentially invisible.

21 And it needs to be related to soil, shape, or
22 topography. Well, there aren't any soil conditions, and

1 this is an unusually shaped lot, but that's not really the
2 issue either. It's the topography of the land and
3 structures.

4 If we were on a hill, we'd be all set. The bottom
5 of the building would be up above the trees. But because
6 we're not on a hill, we're at the same level as the park and
7 Galileo Way, we've got all these beautiful trees that are
8 directly in the way blocking the view.

9 And we think relief can be granted without
10 substantial detriment or nullifying the Ordinance. This is
11 a really unique situation where you have a building facing
12 the MXD District where the proposed sign would be allowed by
13 right, and where it's blocked by a public park.

14 And in fact, if you put this sign across the
15 street in the MXD District, it would be visible from
16 residential neighbors behind us and to the sides of us,
17 whereas at the current location, it's essentially only
18 visible from the MXD District.

19 And so, we don't think it's injurious to the
20 neighborhood, and you're not in danger of creating any sort
21 of a bad precedent, because there just aren't other places
22 where you've got a building facing the MXD District with a

1 public park in the way.

2 And, as you know, the file includes letters of
3 support from Councillor Azeem, Councillor Toner, the
4 Cambridge Chamber of Commerce, and East Cambridge Business
5 Association.

6 And we were before the Planning Board two nights
7 ago, and as some of you know, the Planning Board has a near
8 perfect record of voting to recommend against sign
9 variances. And in this case, they decided not to vote
10 against this, to make no recommendation whatsoever, which as
11 they told him was, "the happiest I've ever been to receive
12 no recommendation."

13 And with that, we're -- why don't we go through
14 the slides.

15 This one is the end of the building, and to the
16 right you see the visibility map.

17 If we go to the next screen, the visibility map is
18 larger.

19 So you can see where the sign location would be.
20 The green is where the sign will be very visible and easily
21 read. As you get down into the orange, you're farther away
22 so that you can see it, but farther away the harder it is to

1 read. And beyond that, it's not visible.

2 So as you see, it's really visible in the MXD
3 District across the street and down Galileo Way and not in
4 other areas.

5 Next slide, please?

6 So this is a rendering of what it would look like.
7 And you can see here a little better the façade of the
8 building; articulates in and out. And then to the left you
9 see the -- where the two masses of this façade sort of push
10 through each other, if you will.

11 Next slide, please?

12 This is a rendering of what it would look like at
13 night. And we understand under the Cambridge General Sign
14 Regulations we could not keep it illuminated after 11:00
15 p.m.

16 Next slide, please?

17 And this is a view from -- as it says, Broadway on
18 Galileo. And so, you can see sign on the building there.
19 And obviously as you drive down Galileo Way or walk down the
20 sidewalks closer to the building, the sign becomes larger
21 and easier to read.

22 And next please?

1 And this is just an end-view rendering showing the
2 sign on the building. And I think the next slide shows the
3 sign in some detail. So here's the full sign. You see the
4 height at 5'9" and the width at 24'8".

5 And the top of the sign, the top of the D would be
6 98'6" above grade.

7 And that's the presentation.

8 JIM MONTEVERDE: All right. Thank you. Any
9 questions from Members of the Board?

10 If not, I will summarize the correspondence we
11 have in the file, and then open it up for public comments.

12 First, we have a letter from Heather Hoffman dated
13 today, December 12 asking that the BZA "uphold the Sign
14 Regulations and deny this request. You should not encourage
15 this behavior by granting the request.

16 "The fact that the nearby MXD District allows such
17 signs is a reason to get rid of the district's exemption
18 from Article 7, not an argument in favor of spreading the
19 exemption to places the City Council was forced to rescind,
20 et cetera, et cetera."

21 And there is Councillor Burhan Azeem, dated
22 November 26, writing in support of the proposal.

1 There is a letter from Paul Toner, the Councillor,
2 dated December 10, expressing support for the application.

3 A letter from Dan Katz, 218 Thorndike Street dated
4 December 10. "Strongly encourage the Board to deny
5 Moderna's request." And it ends, "If the current
6 regulations are felt to be inappropriate, then the
7 regulations should be changed for everyone, not just
8 Moderna."

9 And from Jason Alves of the East Cambridge
10 Business Association, dated November 14, offering their
11 enthusiastic support.

12 David Mayer, Cambridge chamber of Commerce dated
13 October 30, expressing support.

14 And that is the correspondence we have in the file
15 summarized.

16 Do we have anybody calling in?

17 STEPHEN NATOLA: Yes.

18 JIM MONTEVERDE: All right. Hold on. Let me do
19 my thing.

20 STEPHEN NATOLA: Jason Alves?

21 JIM MONTEVERDE: Oop.

22 JASON ALVES: Did you want to do your thing?

1 JIM MONTEVERDE: Go right ahead. Just state your
2 name and introduce yourself.

3 JASON ALVES: Jason Alves. I'm the Executive
4 Director of the East Cambridge Business Association, 544
5 Cambridge Street. As you mentioned, we sent out a letter in
6 support of this, and I think it's great that Moderna has
7 chosen Cambridge as its headquarters. It's certainly
8 something that the city should celebrate.

9 But we're supportive of the sign. I think it's
10 kind of been stated you can't see the sign from anywhere
11 except the MXD. It's -- the way the building's shaped, it's
12 at an angle that faces all the buildings that are allowed to
13 have this type of signage. I think there's lots of reasons
14 that it makes it okay for these folks to have a sign as
15 well.

16 So if you just, you know, I we sent a letter, but
17 wanted to take a minute and offer some -- offer our verbal
18 support for this application as well and hope that you find
19 favor with it.

20 Thanks.

21 JIM MONTEVERDE: Thank you for calling in.
22 Anybody else?

1 STEPHEN NATOLA: Nope.

2 JIM MONTEVERDE: No one else? That's it? We will
3 close public testimony.

4 Any discussion among Members of the Board? Let me
5 start.

6 I took a ride around -- I'm concerned with it.
7 But I'm concerned anytime we have a request to place a sign
8 at the top of a building. I took a ride around Kendall
9 Square, and I noticed the signage that apparently is allowed
10 in the adjacent block of buildings were primarily very
11 simplified, which was interesting.

12 Google was represented up at the top of their new
13 building with a simple, "G". Marriott Hotel was represented
14 at the top of their building with a simple, "M". Whether
15 those were illuminated at night, I don't know.

16 I didn't see many other signs up top. I saw one
17 or two for some of the lab companies on their buildings.
18 Most of those were fairly understated, in that they were,
19 yes, up high, but they were usually close to the color of
20 the façade. They were there. You just had to look for it,
21 but it was there.

22 This one I think beside the size -- and I also

1 notice that there's a large sign for Moderna above their
2 front entry, which -- behind the glass, which if illuminated
3 or highlighted would seem to be quite visible from the
4 street and not needing to be at the top of the building.

5 So at the moment, I object to the height of the
6 sign or the fact that there's no other investigation of
7 alternatives; for instance, I see on the elevations we have
8 in front of us on one of the 3D views that there is an
9 eyebrow parapet above the two-story glass at the entry that
10 would, I think, resolve the issue of the being at the tree
11 or above the tree level, and yet not be at the top of the
12 building.

13 So yes, it would -- may require some relief for
14 the height, but not be as high as this proposal.

15 So that's my speech. I don't know how anyone else
16 feels, but at the moment I'm not feeling I could support
17 this one.

18 Anyone else?

19 STEVEN NG: Yeah, Jim. It's Steven Ng. I'm going
20 to have to disagree with you on the view of this
21 application. I think the siting, or the location of the
22 sign has been very thoughtful. It does not really impose

1 itself on noncommercial site lines.

2 I think the façade design, since it's a faceted
3 face, I think the current intent of going with it internally
4 illuminated letters and so forth are probably the right way
5 to go, and it also -- and to me the glowing type signs,
6 sometimes they seem more imposing than currently what's
7 proposed. It would just illuminate the letters and the
8 accent, dotted, dashed line below.

9 So I'm kind of in support of it, just because of
10 when I do ride my bike down that main thoroughfare, it is
11 well -- the trees are wonderful to have on the street, but
12 really, I think to put up a sign there, you know, I think
13 the only place is that face of the façade that's way up at
14 the top.

15 And yeah, I think that's -- I think it's well
16 thought-out, and I think it does what they want it to do,
17 and it doesn't impose on the neighborhood, and -- you know,
18 I think it's a way to support the business in Cambridge.

19 JIM MONTEVERDE: Okay. Thank you. Anyone else?
20 Any other Board Member have any comment?

21 VIRGINIA KEESLER: I agree with Steven, and I
22 think the visibility map to me was convincing in terms of

1 not finding the sign to be imposing on residential areas.

2 JIM MONTEVERDE: Okay. Thank you. Daniel?

3 Thomas?

4 THOMAS MILLER: I agree with Steven also. And I
5 do think that it's one of the purposes that we need to bear
6 in mind to encourage appropriate economic development.

7 And I -- to me it is meaningful that this is a
8 company that's had a truly global impact, and we should be
9 happy that they've chosen to locate in Cambridge.

10 And I also agree this is just an unusual situation
11 and given that they've done a very tasteful job of creating
12 the sign.

13 JIM MONTEVERDE: Thank you. Daniel?

14 DANIEL HIDALGO: Yeah. I am -- I agree with this.
15 I pass by this area all the time. And I think it's in
16 keeping with the neighborhood, and I see the point about the
17 trees. So.

18 JIM MONTEVERDE: Okay. Very good. Let me move,
19 then, to a motion. And this is a variance.

20 The Chair makes a motion to grant relief from the
21 requirements of the Ordinance under Sections 7.16.22.c and
22 Section 10.30 for a Variance. And I think the proponent

1 talked about the hardship because of the lot, the way that
2 the building faces and the park in front of the building.

3 On the condition that the work proposed conforms
4 to the drawings entitled "Moderna, Cambridge, Building ID
5 Signage," prepared by DCL Design Communications Limited and
6 dated -- undated. I'll put today's date on it -- initialed
7 and dated by the Chair.

8 And further, that we incorporate the supporting
9 statements and Dimensional Form submitted as part of the
10 application.

11 Board Members, on a voice vote, please? Thomas?

12 THOMAS MILLER: In favor.

13 JIM MONTEVERDE: Thank you. Daniel?

14 DANIEL HIDALGO: In favor.

15 JIM MONTEVERDE: Thank you. Virginia?

16 VIRGINIA KEESLER: In favor.

17 JIM MONTEVERDE: Thank you. Steven?

18 STEVEN NG: In favor.

19 JIM MONTEVERDE: Thank you.

20 JIM MONTEVERDE: And Jim Monteverde opposed.

21 [Four vote YES, one vote NO]

22 JIM MONTEVERDE: That's four in favor. And the

1 relief is granted.

2 CHARLES LE RAY: Thank you all.

3 JAMIE KINCH: Thank you.

4 JIM MONTEVERDE: You're welcome.

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

* * * * *

(8:51 p.m.)

Sitting Members: Jim Monteverde, Steven Ng, Virginia
Keesler, Daniel Hidalgo, and Thomas
Miller

JIM MONTEVERDE: Next case is BZA-114310 -- 14
Greenough Avenue.

Richard Curl, or Daniel?

RICHARD CURL: Richard Curl here.

JIM MONTEVERDE: Okay. Just introduce yourself
for the record.

RICHARD CURL: Yes. I'm the architect for the
project at 14 Greenough. We're applying for a special
permit for a 3' x 18' single-story addition to an existing
single-family home that's currently nonconforming for a
side, rear setback. Our addition does not create any new
nonconformity.

Yeah, let me start this. So the addition is the
part that's highlighted in red there. So we're not any
closer to the rear yard or closer to the side yard than the
house is currently. It's not really visible from the
street, it's a single story.

1 And you can flip to the next page.

2 The page after that, we'll look at the elevations.

3 And so, this is the plan. So basically, what
4 we're doing is we're expanding to increase the kitchen size.

5 And then flip to the next one.

6 And you can see on the right, on the lower left
7 the four windows. And then on the left it's that narrow
8 window. So it's just a single-story adjacent with a small
9 shed roof on top.

10 And I'm happy to answer any kind of questions you
11 have.

12 JIM MONTEVERDE: And the relief you need to do to
13 be able to do this is --

14 RICHARD CURL: A special permit.

15 JIM MONTEVERDE: Right. But why? Because you're
16 in the --

17 RICHARD CURL: Because the existing house is
18 within both the side and rear setbacks.

19 JIM MONTEVERDE: Right. So it's the side and rear
20 setback that you're --

21 RICHARD CURL: Correct.

22 JIM MONTEVERDE: Okay. Any questions from Members

1 of the Board?

2 If not, I'll open it up to public commentary. We
3 have no correspondence in the file. So let me open it up to
4 anyone calling in. Anyone out there?

5 STEPHEN NATOLA: There's two people. No, you're
6 all good.

7 JIM MONTEVERDE: Okay. There's no one calling in,
8 so I will close public commentary. Any discussion among
9 Members of the Board? Or are we ready for a motion? And
10 this is a special permit.

11 All right. I will move to a motion.

12 The Chair makes a motion to grant relief from the
13 requirements of the Ordinance under Sections 5.31, and
14 that's specifically for the rear yard and right-side setback
15 for the proposed addition. And under Section 8.22.2.d for a
16 Nonconforming Structure and 10.40 for a Special Permit. And
17 those requirements -- that criteria is:

18 a) It appears the requirements of this ordinance
19 cannot or will not be met. That is correct.

20 b) Traffic generated or patterns of access or
21 egress would cause congestion, hazard, or substantial
22 change. It will not.

1 c) The continued operation of or the development
2 of the adjacent uses as permitted in the Zoning Ordinance
3 would be adversely affected. They will not.

4 d) Nuisance or hazard would be created to the
5 detriment of the health, safety, and/or welfare. It will
6 not. And

7 e) For other reasons, the proposed use would
8 impair the integrity of the district or adjoining district.
9 And it will not.

10 So it meets all the criteria for Section 10.43 for
11 a Special Permit.

12 On the condition that the work proposed conform to
13 the drawings entitled, "Shirai - Da Costa Residence, 14
14 Greenough Avenue," prepared by Curl Architecture, dated
15 November 11, 2024; initialed and dated by the Chair.

16 And further, that we incorporate the supporting
17 statements and Dimensional Form submitted as part of the
18 application.

19 Board Members, on a voice vote, please? Steven?

20 STEVEN NG: In favor.

21 JIM MONTEVERDE: Thank you. Virginia?

22 VIRGINIA KEESLER: In favor.

1 JIM MONTEVERDE: Thank you. Daniel?

2 DANIEL HIDALGO: In favor.

3 JIM MONTEVERDE: Thank you. Thomas?

4 THOMAS MILLER: In favor.

5 JIM MONTEVERDE: Thank you. And Jim Monteverde in
6 favor.

7 [All vote YES]

8 JIM MONTEVERDE: That's five in favor. Relief is
9 granted.

10 RICHARD CURL: Great. Thank you very much.

11 JIM MONTEVERDE: You're welcome.

12

13

14

15

16

17

18

19

20

21

22

1 Board Members, if you could hang around for a
2 moment?

3 So I wanted to give you all an update on the
4 Dormer Petition for the revision to the Zoning Ordinance
5 that we prepared and sent on its merry way to the City
6 Clerk's Office.

7 So it wound its -- it was presented to the
8 Ordinance Committee of the City Council. I think I told
9 everyone about that. And at the end of that discussion, the
10 Ordinance Committee asked Staff, that being the Law
11 Department and the Community Development Department, to edit
12 the petition as we had drafted it. And they did that.

13 And that actually was available to us late this
14 afternoon. And I think it circulated that to everyone;
15 hopefully everyone got it.

16 And that is to be presented to the full City
17 Council this coming Monday, and there's an opportunity for
18 public comment, either by writing in or by -- it'll be a
19 remote meeting, and I think you can join in electronically.
20 I think Bill and I have -- Bill Boehm and I have talked
21 about being there in person to speak.

22 I read what the Community Development -- the edits

1 they made, and I have -- I take no exception to it. They've
2 -- we've got just about everything we were looking for.

3 One thing -- two things that changed based on
4 comments from the [open that thing I sent you?] -- comments
5 from the City Councillors who were members of the Ordinance
6 Committee is one. It was separating additions from dormers.

7 Yeah, if you could drop down a bit. You go to the
8 -- I think the second page or the third page.

9 No, the documents were on -- yeah, keep going.
10 Keep going. Keep going. Keep going.

11 Okay. Here are the changes. So when we wrote
12 this up originally, I will admit that I inadvertently, or
13 certainly didn't realize we were striking out not just
14 construction of a dormer, but an addition.

15 So we -- when we were trying to specific that we
16 were looking to create some as-of-right condition for
17 dormers, we actually got rid of additions, inadvertently.

18 So what -- and so, Community Development saw that
19 and some Councillors commented on the difference between an
20 addition and a dormer, and I think what the Community
21 Development has done here under paragraph h) is they left
22 that verbiage in place where -- and I think this is just the

1 way the Ordinance reads now: it just takes out the word,
2 "dormer" so that you could do an addition now to a second
3 story of a single or two-family that would violate the yard
4 or height requirements, but if it violates the FAR or
5 anything else, you've got to come in front of the Board,
6 which was our intent.

7 THOMAS MILLER: Right.

8 JIM MONTEVERDE: And then it introduced paragraph
9 i) which now has all the dormer verbiage that we created
10 before. So that part I'm fine with. It's a little
11 complicated, but I'm fine with it.

12 The -- can you go down a little further, Stephen?

13 The one other comment that changed -- edit, that
14 came from the Councillor is item 5). Where this originally
15 had said -- and we repeated the language that's in the
16 Dormer Guidelines now, that each dormer should have a
17 minimum of 50 percent glazing window, they wanted to reduce
18 that.

19 City Councillors were concerned this was really on
20 an energy efficiency discussion, which I kind of -- I gave
21 up arguing about it, because I don't know that it has
22 anything to do with the percentage of glass, it's more the

1 energy performance of the whole component that you're
2 constructing.

3 But Community Development interpreted it this way
4 and said it'll have a minimum of 30 percent. This was
5 reviewed by the Historic Commission and by the Planning
6 Board, and they were both okay with it, so I don't feel like
7 falling on my sword for that. The rest of it worked fine.

8 So if everybody is okay with this, then I will go
9 on Monday. Hopefully I can speak, and basically say we the
10 Board and me on behalf of the Board, support the edits, and
11 ask the City Council to -- whatever they do, approve it.

12 STEVEN NG: Sounds good.

13 JIM MONTEVERDE: Everybody agree? Any objections?

14 DANIEL HIDALGO: Sounds great to me.

15 STEVEN NG: Yeah.

16 JIM MONTEVERDE: If not -- and a lesson learned is
17 anyone wanting to make a change, it takes you a year and a
18 half. [Laughter] Got to love the democratic process.

19 Okay. That was it. Thank you very much.

20 COLLECTIVE: Thank you.

21 JIM MONTEVERDE: Enjoy your holidays, have a happy
22 New Year, see you in January.

1 STEVEN NG: You too. Thanks.

2 JIM MONTEVERDE: All right. Take care.

3 THOMAS MILLER: Bye.

4 JIM MONTEVERDE: Bye-bye. Goodnight.

5 [8:30 p.m. End of Proceedings]

6

7

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

CERTIFICATE

Commonwealth of Massachusetts
Middlesex, ss.

I, Elizabeth McAvoy, 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.

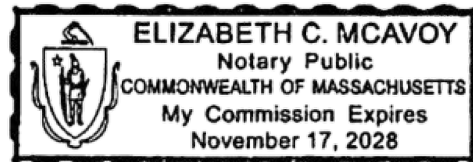
In witness whereof, I have hereunto set my hand this third day of January 2025.

Elizabeth C. McAvoy

Notary Public

My commission expires:

November 17, 2028



A				
A-1 97:5	additional 9:3	ahead 8:8 16:14	apart 99:13	98:8
ability 123:7	10:1 48:12	23:14 33:12	apparently 62:9	April 60:17,19
able 36:22 61:9	51:12 66:21	36:12 40:20	107:9	61:2,15
64:5 72:10	67:18 69:9,10	49:3 84:14	Appeal 1:1 3:8	arborist 63:14
79:8 91:7 93:2	70:4 71:9,13	106:1	3:13	architect 7:20
114:13	71:17 74:2	aisles 59:3	appears 13:11	8:12,14 16:11
absence 87:19	88:11 96:7	Alexandra	20:20 30:17	58:4 113:12
absolutely 36:12	additions 119:6	65:20	115:18	architects 21:16
56:11	119:17	Alexandria 96:9	applicant 79:3	42:6 80:19
abuts 66:18	address 11:19	allow 9:11 25:18	applicants 3:19	84:11
abutters 54:22	20:3 29:14	36:13 42:13	78:9	architectural
67:16 69:14,15	68:8 77:15	allowed 5:20	application	40:18 65:9
69:20 73:4	adds 57:6	25:7 37:7	14:11 22:8	78:12
77:4,16 80:13	adequate 100:15	52:19 73:16,18	31:22 40:5	Architecture
80:22	adequately 9:21	88:17 101:12	86:22 93:22	14:7 31:13
abutting 88:13	adjacent 13:17	106:12 107:9	98:9 105:2	116:14
accent 109:8	21:4 31:1	allowing 42:21	106:18 108:21	arcs 97:14
accept 82:2	107:10 114:8	allows 5:11 38:3	111:10 116:18	area 10:11,12
accepting 6:1	116:2	86:5 104:16	applied 37:6	13:7,7 27:17
access 9:15	adjoining 14:1	Alterations	apply 53:8 72:2	27:20 38:7,19
13:13 20:22	21:10 31:7	30:14	97:8	39:16 41:8
30:19 88:22	116:8	altering 78:13	applying 113:13	42:22 43:12
115:20	adjust 61:22	78:13	appreciate 79:4	48:8,14 50:3,4
accommodate	administers	alternatives	approach 84:11	50:6,12,13
8:15,18 9:7	53:12	108:7	97:10,13	51:19 52:1,4
account 74:14	admit 119:12	Alves 105:9,20	Approach3	52:13 66:21
accounts 66:10	adopted 3:10	105:22 106:3,3	93:18	74:2 97:3 98:7
achieve 57:8	advance 24:1	ameliorate	appropriate	98:12 100:13
76:19	39:2 61:9	55:12	110:6	110:15
acquire 36:22	84:20	Amgen 99:3	appropriately	areas 24:18 43:8
Act 5:16	adverse 82:15	100:8	100:12	52:7 103:4
action 123:9,11	adversely 13:18	amount 42:21	approval 27:14	110:1
Acts 3:10 5:17	21:4 31:2	47:11	38:12 73:22	aren't 100:22
5:21	116:3	Amy 67:12	89:4	101:21
add 16:22 48:16	advise 79:1	and/or 116:5	approve 90:7	argue 57:22
57:8	advised 37:16	Andy 29:5	121:11	arguing 120:21
added 48:4	38:1	angle 42:2 51:5	approved 3:11	argument
adding 48:20	aerial 51:9	98:16 106:12	25:8 39:10	104:18
67:13	affect 65:7 66:4	answer 53:21	41:7 48:2,10	arguments
addition 9:5,8	afternoon	55:19,20 58:22	55:4 62:12	71:20
9:20 10:21,22	118:14	59:12 114:10	65:14 66:22	arrows 25:13
11:1 35:3	AGENDA 2:7	answered 30:3	67:4,11 70:9	Article 104:18
45:17 57:21	ago 102:7	60:4	76:20	articulated 55:6
59:3 113:14,16	agree 28:11	anybody 13:2	approving 19:16	articulates
113:18 115:15	44:14 109:21	29:7,18 43:20	31:16 89:17	103:8
119:14,20	110:4,10,14	68:12 90:19	90:9 94:4	articulation
120:2	121:13	105:16 106:22	approximately	98:19
	agreed 95:20	anytime 107:7	63:7,9 70:12	as-of- 38:7

as-of-right 25:7 27:3 38:11 119:16	avoid 53:17 63:13 69:9	66:16 74:16 99:4 100:9 114:3 121:9	18:13 24:22 52:11 78:19 81:19 85:3,16 86:1,19 95:11 95:17 119:7	19:20 25:12 29:9 39:22 68:4 97:19 100:19 101:4
Asha 33:21 36:13,13,22 37:3 40:14 46:16 49:21 52:17 59:16,21 60:1 61:8 63:13 79:9,13 79:13 83:13	aware 5:16 49:18	bathroom 16:21 17:5,8,15	black 24:21	box 67:9
Asha's 43:13 65:22	Axel 46:18,19 49:3,4 55:20 56:7,9,11 57:12	bathrooms 57:5	blank 44:7 55:2 55:16	brand-new 16:16
asked 118:10	Azeem 102:3 104:21	baths 9:7	Blitz 67:12	brief 35:21,21 36:1 39:3,5
asking 4:6 9:5 9:10 10:7 43:20 88:6 89:3,15 98:3 99:17 104:13	B	bear 110:5	block 107:10	briefly 46:9
Assessor 28:8	b 13:13 20:22 30:19 64:20 93:4 100:8 115:20	beautiful 97:11 101:7	blocked 101:13	bring 10:7 17:22 18:8 38:6 40:1 40:16 41:11 43:15
assistant 22:2 90:3	back 9:8 17:17 17:22 34:20 37:20 38:21 39:14,19 48:5 56:13 57:6 58:14 64:20 65:15 66:5 71:1,16 73:20 87:7,11 96:10 99:5	bedroom 73:10 76:15	blocking 101:8	broadcast 3:15
Associates 21:16 60:21 64:16	background 96:5	bedrooms 26:20 76:12,13	blue 41:4 47:1 98:11	Broadway 103:17
association 19:15 31:18 89:14,17 90:9 94:4 102:5 105:10 106:4	backing 87:1	began 38:20	Board 1:1 3:8 3:13,19 4:6 11:10 12:3,4 12:11 13:3 14:12 19:8 20:11 22:9 25:6 28:21 30:7 32:1 34:11,12,15 36:7 38:22 46:12,19 50:2 54:1 58:3 61:4 61:10 62:22 64:9 67:4 69:10,12 70:9 71:5,7,11 75:22 76:22 77:12 82:15,21 90:13,21 94:21 102:6,7 104:9 105:4 107:4 109:20 111:11 115:1,9 116:19 118:1 120:5 121:6,10,10	brought 40:6
assume 59:22	backlighting 99:15	behalf 89:13 121:10	beyond 10:11,12 52:22 71:18 103:1	bubbling 37:14
assuming 12:13 35:2 54:21 89:18	bad 101:21	behavior 104:15	best 39:12 123:6	build 72:10 building 9:2 11:2 41:3 42:13,14 46:22 47:4 48:2 49:6 49:9,12 50:22 51:13 53:1,17 55:3 57:18 59:1 61:14,16 61:19 63:18 66:21 67:14 70:14 73:8,9 73:12,15,17,21 74:4,6,7,10 85:13,22 87:3 87:21 88:4,7 88:14 91:13 93:7 95:19,21 96:10 97:10,13 97:17,20 98:1 98:15,18 99:4 99:6 100:2,4 101:5,11,22 102:15 103:8 103:18,20 104:2 107:8,13 107:14 108:4 108:12 111:2,2 111:4
attendance 4:7	bars 98:11	believe 5:22 10:13 25:12 26:22 34:10,11 51:9 54:9 76:10	better 16:18 17:21 18:13 36:18 103:7	building 9:2 11:2 41:3 42:13,14 46:22 47:4 48:2 49:6 49:9,12 50:22 51:13 53:1,17 55:3 57:18 59:1 61:14,16 61:19 63:18 66:21 67:14 70:14 73:8,9 73:12,15,17,21 74:4,6,7,10 85:13,22 87:3 87:21 88:4,7 88:14 91:13 93:7 95:19,21 96:10 97:10,13 97:17,20 98:1 98:15,18 99:4 99:6 100:2,4 101:5,11,22 102:15 103:8 103:18,20 104:2 107:8,13 107:14 108:4 108:12 111:2,2 111:4
attic 9:21	based 64:22 68:22 70:17 119:3	benefits 52:19	big 18:15 26:14 28:11 47:6 49:7 56:21 67:9 80:1 90:22	bottom 11:14
audible 4:7	basement 24:6 24:18 25:3,14 25:19 26:3 37:10 45:17 46:1 52:6 64:19,21 69:6 76:12,15 86:17	best 39:12 123:6	Bigelow 49:19 63:9 65:4,12 65:15,21 67:16 68:20 69:14,15	
audio 3:14	bases 90:6	bigger 100:12	big 18:15 26:14 28:11 47:6 49:7 56:21 67:9 80:1 90:22	
authorized 3:12	basically 12:7 17:4 41:13 42:21 43:3 60:11,22 61:2	bike 109:10	binney 2:13 95:7 96:10,14 97:14,18	
available 118:13		Bill 118:20,20	Binney 2:13 95:7 96:10,14 97:14,18	
Ave 84:16		Binney 2:13 95:7 96:10,14 97:14,18	bit 17:22 18:5	
Avenue 1:5 2:8 2:10,12,14 7:7 14:6 23:7,18 29:2 84:7,8,15 93:17 113:7 116:14		bit 17:22 18:5		

building's 98:12 98:14 106:11	30:22 93:10 116:1	ceiling 42:3 47:7 56:13	35:8 65:8 78:21 82:17 119:11	click 11:14 19:20 29:9 68:3
buildings 50:3 106:12 107:10 107:17	cable 3:15	celebrate 96:22 106:8	changing 18:21 85:5	client 5:13 33:22 54:16
built 17:13 65:10 74:5	calculations 51:3 74:13	center 17:11 49:6,6,6 96:15	Channel 3:15	Clinton 2:11 33:7,21 45:11 49:20 50:9,13 51:19,21 52:16 66:7,12,13,15 67:7,12,21 69:2,16 72:19 73:1,2,4,7,8,19 75:14
bulkier 66:20	call 3:21 41:18 80:12,21	century 8:17	Chapter 3:10 5:17,20	close 12:2 20:10 49:10 56:20 58:7,10 75:21 90:20 93:6 107:3,19 115:8
Burhan 104:21	called 53:4	certainly 10:2 80:5,11 91:11 95:14 106:7 119:13	character 88:20	closed 86:6
business 102:4 105:10 106:4 109:18	calling 11:12,15 12:2 16:8 19:18,21 23:7 29:7,11 30:5,6 68:5 72:14 75:19,20 84:8 90:16,18,20 92:5,12 105:16 106:21 115:4,7	CERTIFICA... 123:1	charge 36:12	closer 25:1 45:13 50:10 74:18 99:12 103:20 113:20 113:20
Butler 67:21	Cambridge 1:2 1:6 3:8,13,16 7:17 9:19 25:9 31:16 67:11 72:22 89:2 96:6,8,16 97:1 98:4 102:4,4 103:13 105:9 105:12 106:4,5 106:7 109:18 110:9 111:4	certify 123:5,8	Charles 95:10 95:15 112:2	closing 72:8
by--quote 53:1	called 53:4	cetera 104:20,20	CHARLESG... 89:12	co-own 72:22
Bye 122:3	calling 11:12,15	ch 42:12	checking 81:21	code 86:10
Bye-bye 122:4	Cambridge 1:2	Chair 1:7,7 3:9 13:5 14:8 20:13 22:5 30:10 31:19 33:11 91:19 92:14 93:19 110:20 111:7 115:12 116:15	child 36:20	coefficient 18:18 17:11
bylaw 89:2	Cambridge 1:2	Chairman 23:8 34:8 80:2,15 81:5 84:9 89:5 94:20	children 7:19 26:15	Cole 66:13
BZA 4:3 5:7,20 36:13 37:7 39:9 41:6 48:1 48:15 61:5 104:13	Cambridge 1:2	challenges 57:7 79:14,15	chosen 85:12 106:7 110:9	COLLECTIVE 121:20
BZA-7:6 16:6	Cameron 2:8 7:7 14:6	chamber 102:4 105:12	Christian 84:9 84:10,13,15 89:8,11,20 90:2,5,11 94:20 95:14 96:1	color 107:19
BZA-1139935 2:8	can't 5:19 65:4 79:21 106:10	chance 25:6 36:7	circle 85:10	combined 71:12 63:14 75:15 120:5
BZA-1140091 2:13 95:6	care 66:9 122:2	change 8:17 13:15 17:19 21:2 25:7 26:3 30:21 35:6,8 38:12 41:9 42:2,10 64:15 65:7,13 82:5 86:1,9,17 88:15,20 115:22 121:17	circulated 118:14	come 38:21 75:15 120:5
BZA-1140111 2:9	Carey 23:18	changed 41:15 58:19 105:7 119:3 120:13	circumstance 38:14 91:15	commences
BZA-1140668 2:12 84:6	carriage 37:11	changes 18:22	circumstances 52:18	
BZA-1141278 2:10	case 2:3,4 5:6,7 7:6 16:6 23:6 24:4 33:6 34:9 34:13 46:12 82:15 84:6 95:6 98:6 102:9 113:6		city 1:2,10 3:12 70:6 72:2 89:2 96:7 104:19 106:8 118:5,8 118:16 119:5 120:19 121:11	
BZA-1142420 2:11 33:6	Carey 23:18		City's 4:3	
BZA-114310 113:6	cases 80:5 81:18		city's 96:17	
BZA-1143100 2:14	casualty 69:6		civil 37:15 60:22	
BZA-141278 23:6	catch 85:16		claim 71:21	
BZA-180779 2:4	cause 13:14 21:1 30:20 82:14 115:21		clapboard-sided 55:16	
BZA-approved 39:20 45:8 51:2			clear 53:9 59:16 77:5	
<hr/> C <hr/>			Clerk's 118:6	
c 3:1 13:16 21:3				

62:20 comment 4:1,2 12:13 13:3 19:9,18 63:1 64:10 68:2 79:9 80:16 92:2 109:20 118:18 120:13 commentary 11:10 28:22 68:1 115:2,8 commented 119:19 comments 68:21 71:4 77:2,12 104:11 119:4,4 Commerce 102:4 105:12 commission 121:5 123:17 Committee 118:8,10 119:6 Commonwealth 123:2,5 communicate 49:21 communication 79:16 Communicati... 111:5 Community 118:11,22 119:18,20 121:3 companies 107:17 company 96:3,6 110:8 company's 96:18 compared 48:9 67:3 complete 71:4 74:3 75:2 completed 70:8 completely 74:4 compliant 86:10 97:9,20	complicated 8:16 120:11 component 121:1 compromise 74:2 compromising 63:16 conceivable 56:1 concern 67:8 71:19 concerned 107:6 107:7 120:19 concerning 71:20 concerns 12:6 18:15 27:22 49:19 53:16 55:13 69:22 77:4,15 78:1 conclusions 10:5 Concord 2:12 84:7,8,15,16 93:17 condition 14:5 21:14 27:12 31:11 45:20 82:5 90:7 93:16 94:2 111:3 116:12 119:16 conditions 38:16 41:4 49:4 53:17 92:20 100:22 condo 19:15 89:9,11,13,17 condominium 24:16 31:17 89:7,8,16 90:9 93:17 94:4 confines 11:2 confirm 11:20 20:4 29:15 68:9 conform 14:5 21:14 31:11	116:12 conforms 93:16 111:3 confused 35:4 44:10 70:2 confusion 35:5 35:14 36:5 40:4 congestion 13:14 21:1 30:20 115:21 connection 17:21 62:7 Conservation 25:9 31:16 conservative 9:2 consider 24:4 71:5,11 considerable 88:2 considerably 75:11 consolidate 96:11 consonant 78:16 constrained 43:5 construct 24:5 57:21 constructed 70:15 constructing 121:2 construction 37:6 52:4 54:4 61:13 62:7,19 63:21 64:3 69:2,5,6 70:7 71:8 75:13 81:14 92:17 119:14 contemporane... 61:16 continuance 79:4 continue 80:14 81:2 82:4,20 continued 2:4	5:6 13:16 21:3 30:22 82:19 83:12 116:1 contractor 38:20 contrast 97:7 conundrum 78:9 conversation 69:1 79:18 80:8 81:17 conversations 37:20 38:20 convince 77:17 convincing 109:22 corner 48:11 100:2,11 corners 48:12 Corporate 96:2 correct 13:12 20:21 21:18 26:21 30:18 35:1 45:2,14 45:21 54:5,6,8 54:13,17 58:19 89:7,19 93:1 93:13 114:21 115:19 correctly 42:14 correspondence 5:22 11:11 29:6 35:5,12 44:6 63:3 64:11 65:3,17 66:6 76:8 90:14 104:10 105:14 115:3 corresponding 55:7 Costa 116:13 couldn't 87:20 Council 104:19 118:8,17 121:11 Councillor 102:3,3 104:21 105:1 120:14	Councillors 119:5,19 120:19 counsel 123:9 count 64:12 counts 19:14 couple 16:16 17:9 54:2 69:22 75:6 96:10 course 52:14 Court 3:11 cover 90:6 covered 46:13 COVID-19 96:19 crazy 37:16 create 9:16 113:16 119:16 created 13:19 21:6 31:3 74:2 116:4 120:9 creating 101:20 110:11 creative 77:15 77:19 creatively 78:13 criteria 13:10 14:3,4 20:19 21:12 30:16 31:9 91:9 93:14 115:17 116:10 critical 46:2 56:5 Cummins 29:1 Curl 113:8,9,9 113:12 114:14 114:17,21 116:14 117:10 current 49:8,13 67:17 74:5 100:6 101:17 105:5 109:3 currently 9:13 18:4 25:15 53:13 76:11 86:7,8 87:21
---	--	---	--	---

109:6 113:15 113:21 cut 59:1,2,3 63:22 cutting-edge 96:18 Cynthia 29:19 29:20,20 65:3	dated 14:7,8 21:16 22:5 31:13,18 61:2 64:17 66:15 93:18,19 104:12,21 105:2,3,10,12 111:6,7 116:14 116:15 daughter 16:16 David 7:22 8:1,4 8:10,12 14:7 66:7 67:15 68:13,15,19,19 72:5,8 105:12 day 123:13 days 86:3 91:1 DCL 96:3 99:20 111:5 de 76:6 82:14 93:8 decades 41:5,5 December 1:3 3:7 65:18 66:15 104:13 105:2,4 decided 92:8 102:9 decision 2:6 80:9 deck 12:5,8,12 84:22 85:1 deeper 25:21 defer 78:18 deficient 8:21 delay 81:15 95:11 delivered 86:3 democratic 121:18 Dempsey 29:3 denial 78:2 deny 104:14 105:4 Department 82:11,13 118:11,11 derogating	93:12 describe 34:22 40:18 design 41:16 54:21 55:11 62:18 65:9 79:7 89:2 99:19 109:2 111:5 designations 26:9 designed 96:4 99:21 desirable 93:10 desire 78:19 detail 70:21 104:3 determined 43:13 detriment 13:20 21:7 31:4 93:11 101:10 116:5 developers 64:18 development 13:16 21:3 30:22 70:2 110:6 116:1 118:11,22 119:18,21 121:3 didn't 9:22 23:10 107:16 119:13 difference 26:14 28:12 44:5 119:19 different 28:5 88:7 difficult 8:21 dimensional 10:10 14:10 22:7 31:21 40:10 82:17 93:21 111:9 116:17 dimensions	12:12 44:4 dining 76:14 direct 69:14,15 69:20 77:4,15 80:22 direction 27:22 59:2 79:19 directly 67:2 69:17,20 70:13 74:7 97:7,17 100:7 101:8 Director 106:4 disagree 108:20 disappeared 90:3 discernible 88:12 discuss 70:20 discussed 69:4 discussion 12:3 12:11 13:3 20:10 30:7 39:17 55:22 75:21 90:21 91:17 107:4 115:8 118:9 120:20 discussions 99:20,20 dismantled 52:12 displaying 97:1 disrespectful 52:15 distance 50:5 distances 50:3 district 14:1,1 21:10,10 25:9 31:7,7,16 88:4 97:6,8 100:7,8 101:12,15,18 101:22 103:3 104:16 116:8,8 district's 104:17 disturbing 63:13 divides 27:18 documentation	62:19 documents 31:18 61:14 62:7 119:9 doesn't 9:14,17 51:7 53:15 89:1 109:17 doing 8:19 17:2 18:19 37:8 43:14 114:4 don't 5:13 6:4 10:22 21:20 24:14 26:10 28:14 34:11 40:19 41:18 53:8 55:15 59:6 71:3 76:17 77:6 78:11 79:20 80:10 81:15 85:11 89:18 90:4 101:19 102:13 107:15 108:15 120:21 121:6 door 16:22 17:12,19,20 18:22 85:20 86:1,5,6 87:1,2 87:6,6,10,11 doors 73:7 dormer 9:11,11 9:16 118:4 119:14,20 120:2,9,16,16 dormers 9:19 119:6,17 dotted 109:8 double 86:14 DPW 53:11,13 drafted 118:12 drawing 76:3 drawings 14:6 21:15 31:12 77:18 80:8 82:17 93:17 111:4 116:13 Drazen 65:11
---	--	--	--	--

drive 46:22 103:19	87:20 93:11 101:2 118:18	100:19	et 104:20,20	explained 47:20 53:13 65:16 91:8
drives 45:19	el 48:3	engine 100:4	evaluate 37:19	explanation 78:20
drop 119:7	elaborate 71:3	engineer 37:7,15 37:16 40:16 56:15	evening 23:8,21 46:18 69:1 91:7 95:8,14	exploratory 62:18
dropped 86:5	electrical 26:10	engineering 47:7 52:21 56:14 99:21	eventually 36:22	exposure 77:9
due 51:16	electronically 118:19	engineers 60:22 64:17	everybody 79:16 121:8,13	express 66:16
<hr/>	elements 98:6 99:6,7,8	Enjoy 121:21	everything's 12:13	expressing 105:2,13
E	elevated 70:17	enlarged 93:9	evolved 99:19	extend 5:13
e 2:1 3:1,1 13:22 21:9 31:6 66:13 116:7	elevation 12:15 25:11,13,17 40:22 42:15 43:21 44:2,3,5 46:21 47:2,9 47:10,16,20,22 48:6,18 50:7 55:9 58:15 62:5 63:7 64:19 65:1 74:14 76:4 86:17	enlargement 87:19	exactly 27:2 35:11 91:5	extended 74:17
e-mail 80:20	elevations 25:5 46:17 49:8 58:13,14 108:7 114:2	ensure 66:9	exception 55:1 119:1	extending 11:3 73:17
earlier 69:4 70:3 70:22 81:9	Elizabeth 123:4	entailed 56:10	Excuse 81:5	extension 2:5,6 5:8,16,19,20 6:1,2 7:18 60:15,16 61:10
easier 103:21	Ellsworth 2:10 23:7,18 27:18 29:1,4,5,21 31:12	enters 91:13 93:7	Executive 106:3	extensive 7:18
easily 102:20	Elm 69:6	entire 12:8 95:21	exemption 104:17,19	extent 85:6
East 102:4 105:9 106:4	emphasize 69:11	entitled 14:6 21:15 31:12 93:17 111:4 116:13	existed 36:16	exterior 19:16 24:7
easy 6:8	employed 123:9	entrance 85:13 87:22 88:3	existing 17:5,9 24:21 25:13 26:19 27:12 41:4 49:4,8,13 64:1,20 84:22 85:20 87:10,15 88:3 91:13,14 93:8 113:14 114:17	external 97:4
eave 47:10	Employees 1:10	entry 85:3 91:13 91:15 93:2,2,8 108:2,9	exemption 104:17,19	extremely 37:5
eave's 57:2	employs 96:7	entryway 84:22 85:2,17,20,21 86:13 87:10,15 87:20 88:11,16	existed 36:16	eye 26:13
economic 110:6	empty 98:12	equinox 51:14 74:19	existing 17:5,9 24:21 25:13 26:19 27:12 41:4 49:4,8,13 64:1,20 84:22 85:20 87:10,15 88:3 91:13,14 93:8 113:14 114:17	eyebrow 108:9
ecosystem 96:17	encompass 98:6	Erker 29:4	expand 24:5 87:8	<hr/>
edge 100:9	encourage 104:14 105:4 110:6	especially 71:7	expanded 86:14	F
edit 118:11 120:13	encourage 104:14 105:4 110:6	essential 10:1 25:21 37:11,21 39:17 40:12 41:17 64:1 97:10 100:20 101:17	expanding 25:17 96:6 114:4	façade 44:13 55:2,6 67:1 73:13,19,21 74:2,11,21 98:12,14,18 99:6,7 100:3,7 103:7,9 107:20 109:2,13
edits 118:22 121:10	ends 105:5	essentially 16:19 25:21 37:11,21 39:17 40:12 41:17 64:1 97:10 100:20 101:17	expansion 85:7 88:16	face 73:7 109:3 109:13
effect 5:11 28:15 41:13	energy 120:20 121:1	estate 96:2,9	expected 9:20 53:18	faced 100:3
effectively 51:8 51:10	enforcement 92:22 100:18		expense 75:15 88:2	faces 55:8 67:2 106:12 111:2
effects 28:16			expensive 37:5	faceted 109:2
efficiency 120:20			experience 9:8	facing 73:10,11 87:16 101:11 101:22
efficient 35:18			expertise 78:12	fact 91:12 93:7 101:14 104:16
effort 9:1 47:5 55:12 63:12 78:20			expires 2:6 123:17	
efforts 40:19 49:18 52:17 80:22			explain 35:8 63:4	
egress 13:14 21:1 25:20 30:20 88:21 115:21				
either 11:11 27:22,22 78:13				

108:6	felt 52:22 80:11	114:5	forward 24:4	gable 13:1 17:11
facto 82:14	105:6	flipping 59:5	50:14 67:13	Galileo 97:11,13
factors 80:9	fence 27:18	flood 38:1,4,4,7	70:17	97:18 100:5,9
factual 50:1	Fernando 1:8	53:6 66:10	found 92:9	101:7 103:3,18
Failure 82:14	4:12	flooding 53:17	foundation 37:9	103:19
fair 55:2	field 38:12	floor 9:11,15,17	37:16 38:11,15	gap 73:15,16
fairly 91:14	figure 55:22	9:21 10:11,12	40:1,7 54:4,5	74:1 75:10
107:18	63:12	12:7 13:7,7	64:4 66:10	Garner 95:15
Falise 53:11	figuring 61:20	16:20 17:4,20	four 26:20 32:18	General 1:3
fall 53:8	file 11:11 19:10	24:17 26:2	64:12,12 69:16	103:13
falling 121:7	19:17 29:1	42:3,15,22	111:21,22	generally 4:4
family 8:16,17	31:15 36:8,9	43:12 46:16	114:7	55:20
24:18 25:18	59:20 60:10,11	54:8 56:16,19	framed 54:7	generated 13:13
26:4,14 46:3	64:11,14 68:1	57:5 70:14	framing 47:7	20:22 30:19
76:15	68:21 90:14	73:14 76:13,14	49:7	115:20
far 62:18 120:4	94:3 102:2	88:1	framings 56:16	geometric 98:5
farther 88:7	104:11 105:14	floor-to-floor	front 25:6 27:12	George 29:21
99:13 102:21	115:3	58:5	27:17 40:22	getting 25:20
102:22	filed 2:6 40:4,6	floors 9:7 47:8	41:1 44:3	26:15 52:11
favor 14:14,16	files 82:18	97:20	47:15 58:8,15	60:20 80:12
14:18,20,21	filled 73:16	flows 53:14	73:4,11,13	95:11
15:1 22:10,12	filling 74:1 75:9	focus 8:14 22:1	74:7 85:7,17	give 4:1 12:16
22:14,16,18,20	final 71:19	folks 26:13 37:5	86:15,22 87:2	17:21 25:5
32:3,5,7,10,12	finally 98:14	39:13 45:11	87:6,11 97:15	35:19 72:5
32:14 64:12	financially	49:19,22 50:5	97:17 108:2,8	77:20 82:15
69:19 83:1,3,5	123:10	50:9 52:16	111:2 120:5	89:22 90:7
83:7,9,11 94:8	financing 61:9	106:14	front-most 25:2	118:3
94:10,12,14,16	find 4:2 14:3	follow 35:22	fronts 17:17	given 70:17
94:18 104:18	18:19 91:7	following 92:21	full 29:2,4,6	71:16,17 78:17
106:19 111:12	92:21 106:18	94:2	30:4 34:5	98:2 110:11
111:14,16,18	finding 110:1	font 98:10	104:3 118:16	gives 17:14
111:22 116:20	fine 12:13 75:9	foot 73:14,19,21	fully 62:12	36:17
116:22 117:2,4	120:10,11	74:18 75:3	69:12 97:9	giving 28:5 61:1
117:6,8	121:7	footage 9:4 10:1	function 9:21	glad 36:11
favoring 77:1	fingers 98:17	footprint 9:6	functional 10:1	glass 18:22
feasible 46:2	first 5:6 7:6	18:22	funny 18:10	108:2,9 120:22
February 60:13	17:20 24:3,17	footprints 11:2	further 10:4	glazing 120:17
60:14 61:6	38:6 70:4,14	forced 104:19	14:9 22:6	global 96:14
Federal 95:16	88:1 100:17	form 14:10	31:20 52:22	97:1 110:8
feel 52:18 53:3	104:12	31:21 81:1	65:16 66:4	glowing 109:5
66:4 77:14	five 15:1 22:20	93:21 95:17,19	69:9 74:5	go 6:10 8:8
78:8 121:6	26:21 32:14	111:9 116:17	93:20 94:1	10:13 12:7,10
feeling 108:16	42:5 83:11	formed 96:5	97:19 111:8	12:21 16:13
feels 108:16	94:18 117:8	former 49:8	116:16 120:12	23:11,13,13
feet 9:6 50:7	flat 41:17 58:16	forms 22:7	123:8	24:10 26:10
70:8 88:11	98:15	82:17		32:19,20 33:12
97:4 98:8	flatter 55:5	forth 37:20	G	43:21 46:13,16
fellow 12:4	flip 84:10 114:1	109:4	G 3:1 107:13	47:17,19,21

48:6 49:3,15 55:14 58:10,14 63:1 64:10 68:17 79:19 84:14 86:11 99:1 100:9 102:13,17 106:1 109:5 119:7 120:12 121:8 goal 8:15 23:22 goes 9:16 12:8 18:16 26:20 67:19 98:22 going 7:21 12:9 12:9,9,17 18:10 29:3 33:14 35:17 36:6 37:10 38:18,22 39:3 40:21 42:6 47:3 49:2 55:1 63:19 64:5 67:13 70:16 72:3 74:11,17 74:19 75:5,10 75:11,13,14 77:19 80:14 81:7,19 86:16 108:19 109:3 119:9,10,10,10 good 11:8 16:15 23:8 46:18 52:20 81:3 83:15 88:14 93:11 95:14 110:18 115:6 121:12 good- 17:7 Goodnight 122:4 Google 51:9 107:12 Governor 3:11 grab 21:22 grade 37:12 70:15,16 104:6 grant 13:5 20:13	30:10 32:1 34:17 91:19 92:14 110:20 115:12 granted 15:2 22:21 32:15 36:13 60:18 61:5 69:10 71:6,12,16 88:10 93:10 94:1,19 101:9 112:1 117:9 granting 104:15 grateful 10:2 66:8 great 22:22 23:15 24:4 27:16 30:5 44:1 46:15 54:13 66:9 106:6 117:10 121:14 greater 44:8 green 23:18 102:20 Greenough 2:14 113:7,13 116:14 grew 96:6 gross 10:11,12 13:7 43:12 ground 54:8 76:14 ground-up 74:5 groundwater 34:21 53:1,8 growing 96:17 grown 63:15 growth 96:13 guess 59:15 78:20 Guidelines 120:16 <hr/> H <hr/> h 119:21 half 67:19 70:12 121:18	halo 99:3,4,9 Hampshire 2:4 5:7 Hancock 60:21 64:16 hand 11:15,16 19:21,22 20:10 29:10,12 68:4 68:6 123:12 hands 20:8 hang 118:1 Hannah 7:15,15 7:16,20 8:3,5 8:11,13 10:22 15:3 Hao 7:16 happen 87:21 happened 39:22 63:4 happening 25:6 61:15 74:3 happens 6:3,6 17:12 happiest 102:11 happy 53:21 67:16 71:2 110:9 114:10 121:21 harder 102:22 hardship 91:8 91:16 93:1,4 100:18 111:1 Harmon 7:22 8:2,4,10,12 14:7 hazard 13:14,19 21:1,6 30:20 31:3 115:21 116:4 Head 96:2 headed 19:3 headquarters 96:15 97:2 106:7 health 13:20 21:7 31:4 116:5 hear 11:20	16:12 20:4 29:15 68:9,15 72:16 76:21,22 heard 10:3 34:9 60:12 hearing 1:3 2:5 12:13 33:17 40:13 41:7 81:9 82:9 heartburn 77:19 Heather 66:13 104:12 heck 62:19 heigh 48:19 height 18:21 35:11 38:5 40:2,9,16 41:6 41:10,14 42:5 45:5 47:6 48:2 48:3 51:1,16 56:1,13,14 57:1,2,11,14 67:1,13 70:3,4 74:17 76:5,9 77:7 97:4 98:2 104:4 108:5,14 120:4 heights 42:3 47:7 51:12 58:5 help 35:10 50:2 helped 8:13 helpful 46:8 60:2 here's 27:12 28:4 39:8 hereunto 123:12 Hi 7:13,22 29:20 Hibbard 29:19 29:20,20 Hidalgo 1:8 3:5 4:12,13 5:4 7:4 14:18 16:4 22:12 23:4 32:7 33:4 78:7 78:16 79:1 83:3 84:4 91:21 92:1,6	92:11 94:12 95:4 110:14 111:14 113:4 117:2 121:14 high 47:5 71:21 72:9 73:14 107:19 108:14 higher 18:5,8 66:1 70:8,11 70:12 72:10 74:21 highest 18:18 41:15 highlight 70:22 highlighted 108:3 113:19 hill 101:4,6 hip 48:4 55:6 57:6,9 58:12 hired 63:13 Historic 121:5 history 36:1 70:1 85:12 hm 44:16 56:18 57:12 Hoffman 104:12 Hoheb 50:18,21 50:21 hold 12:17 105:18 holidays 121:21 home 7:17 24:7 26:17 27:11 36:14,16,16 37:3 38:5,6 45:13 73:5,11 113:15 homeowners 53:17 69:16 homes 65:9 67:2 honestly 21:20 hope 28:10 69:8 71:11 106:18 hopefully 118:15 121:9 hoping 87:8 Hotel 107:13 house 8:13,18
---	--	---	---	--

8:20 34:5 37:12 41:2,5 47:12,16,18 84:17 85:1 88:21 113:21 114:17 Howard 66:12 Huffman 29:1 hundreds 72:2 husband 29:21	29:9 68:3 ID 111:4 identify 33:14 illegal 8:22 illuminate 109:7 illuminated 103:14 107:15 108:2 109:4 illumination 97:5 99:3,5,18 image 24:3 25:12,16 26:11 39:21 41:20 images 27:11 46:9 50:13 immediately 40:14 impact 47:6 48:5 57:9 65:15 66:1 71:12 72:11 74:20 75:10,11 110:8 impactful 57:22 impacts 41:21 52:21 69:5,9 72:1,10 impair 14:1 21:10 31:7 116:8 implemented 38:3 impose 108:22 109:17 imposing 109:6 110:1 imposition 88:2 impossible 67:10 improve 16:21 17:1 88:21 93:2 improvement 91:14 inaccurate 44:20 71:2 inadvertent 59:9	inadvertently 119:12,17 inappropriate 105:6 inches 69:3 include 96:19 includes 102:2 including 67:13 69:5 incorporate 14:9 22:6 31:20 93:20 111:8 116:16 incorporating 94:2 incorrect 74:13 increase 9:6 10:12 38:5 40:9 41:14 45:5 50:7 51:1 51:16 55:1,16 74:12 114:4 increased 28:15 40:2 53:18 67:2 74:21 increases 51:6 71:18 74:18 76:9 increasing 10:11 35:11,12 51:4 70:5 71:22 74:6 indicated 26:4 individual 99:14 Industry 97:5 100:8 inefficient 9:14 influenza 96:19 information 46:20 47:4 49:17 50:2 61:3 initialed 14:7 22:5 31:18 93:18 111:6 116:15 initially 40:4 53:7 60:12	61:4 injurious 101:19 inner 86:6 innovation 96:15 inside 18:11 26:13 insight 87:13 Inspectional 37:20 62:4 82:11,13 94:3 inspector 38:19 installed 26:6 instance 28:14 108:7 instances 80:5 instructions 4:1 4:3 integrity 14:1 21:10 31:7 116:8 intent 72:12 93:12 109:3 120:6 interested 17:2 123:10 interesting 69:1 107:11 interior 18:13 25:22 27:2,6 28:4 41:11 48:19 88:1 internal 99:17 99:20 internally 109:3 interpolating 60:5 interpreted 121:3 interrupt 23:12 interweave 98:17 introduce 7:11 34:6 68:18 72:17 79:11 80:17 95:13 106:2 113:10 introduced 8:7	120:8 introduction 8:6 introductions 34:4 investigation 108:6 investigations 63:14 invisible 97:10 97:21 100:20 involve 87:22 92:22 involved 30:2 involves 35:2 involving 24:5 Irving 65:21 isn't 38:18 issue 17:4 34:21 61:21 70:4 90:11 101:2 108:10 issued 61:14,17 61:20 70:6 issues 13:1 70:3 it'll 88:13 118:18 121:4 it's 6:3,4 8:1,20 8:20 9:14,19 11:4,4,5 12:18 18:10,12,20,20 24:2,22 25:1 25:20 28:1,11 34:5 37:4 39:18 41:5,6 41:17,17 43:9 43:13 44:5 46:8 51:1 52:4 54:7 57:7 59:14,15,19 60:13 62:21 65:5 70:6 73:10 74:17,19 75:1 77:19,19 77:20 86:17 87:10,12 88:5 88:19 89:7,11 89:11 91:10 93:4,5 96:16
I				
I'd 16:11 71:2,5 76:21 77:5 90:6 I'll 11:12 45:4 49:2,16 64:10 65:5 76:2 78:18 111:6 115:2 I'm 5:18 8:12,13 10:7 12:13 17:13 23:17 24:1,14 25:1 29:3 33:20 34:21 35:2 36:6,9 39:2,3,3 39:3,11 42:6 43:20 44:20,20 44:21 47:3 49:3 50:15,15 54:10 55:21 57:19 59:5,6 60:5,10,20,20 72:3,21 75:5 76:21 77:3,4,8 77:13,18,19,22 78:5,5,7,17 81:14 84:11,13 89:15,18 91:9 95:10,14 106:3 107:6,7 108:16 108:19 109:9 113:12 114:10 120:10,11 I've 77:17 102:11 icon 11:14 19:20				

97:18 98:6	33:16,18 34:2	113:3,6,10	kids 37:4	109:17 120:21
100:7 101:2,13	34:7,9,14,17	114:12,15,19	Kinch 96:1	KNUPP 7:16
101:17,19	34:20 35:2,16	114:22 115:7	112:3	11:1,7 15:4
103:1,2 106:6	35:20,22 36:2	116:21 117:1,3	kind 9:20 18:12	Krupp 7:13,13
106:7,9,11,11	36:8,10 39:4,7	117:5,5,8,11	27:20 39:12	Kyle 29:1
108:19 109:2	40:8,11 42:8	120:8 121:13	40:20 46:13	
109:15,18	42:10,13,18,20	121:16,21	49:13 54:3	L
110:5,15	43:3,7,10,16	122:2,4	56:5 57:16	lab 96:9 107:17
113:21,22	43:18,20 44:2	job 110:11	60:5 63:17	lack 79:16
114:7,8,19	44:12,15,18,22	Johnson 21:16	64:15 71:20	land 91:11 93:5
120:10,22	45:2,7,9,14,16	join 97:14	78:17 106:10	93:6 101:2
item 120:14	45:19,22 46:4	118:19	109:9 114:10	landing 85:17
J	46:6,10 53:22	joining 7:7 95:8	120:20	86:22
James 19:10	54:7,10,14,18	July 62:4	kitchen 9:7	language 55:21
Jamie 96:1	54:20 55:18	jump 40:20 78:6	76:14 114:4	120:15
112:3	56:3,6 58:2,21	June 21:18 22:3	Klein 84:9,11,13	large 63:11
January 21:17	58:22 59:8,12	22:4 93:18	84:15 89:8,11	100:16 108:1
34:12 81:8,20	59:19,22 60:3	justification	89:20 90:2,4,5	largely 77:13
82:2,5,6,21	60:7,9,15,17	53:4 71:22	90:11 94:20	larger 26:16
121:22 123:13	60:19 61:7,12	K	95:14 96:1	27:13 86:1
Jason 7:13,13	61:18 62:1,8	Kachmar 57:10	knee 42:4	98:3,20 102:18
7:16 8:13 11:1	62:11,14,17	57:13 58:7,10	know 8:19,20	103:20
11:7 15:4	64:8 68:14,17	80:2,15,19,19	9:1 13:1 18:16	lastly 31:5 93:10
105:9,20,22	72:3,7,14,17	81:16	21:20 25:7	late 36:6 118:13
106:3,3	75:5,8,19 77:3	Kara 53:11	26:15 27:20	Laughter
Jim 1:7 3:4,7,9	77:11,14,17	Karnik 72:15,19	37:5,14,18,19	121:18
4:14,15,18 5:3	78:5,15,18,22	72:19 75:5,7,9	38:4,19 40:14	Laura 23:18
5:6 6:4,7 7:3,6	79:2,6,11 80:3	Kate 65:20	41:11,14,18	24:17 29:22
7:11 8:7 10:7	80:17 81:3,6	Katz 105:3	42:1,4 43:8,11	30:1
10:16,20 11:4	81:11,13,18	keep 12:9,9,17	44:7 45:12	Law 23:16 33:19
11:8 12:1,14	82:1,3 83:2,4,6	23:20 42:1	46:2,11 50:2,5	118:10
12:16,19,21	83:8,8,11,15	103:14 119:9	52:7,10,14,15	Le 95:8,10,15,15
13:2 14:15,17	84:3,6,12,14	119:10,10,10	52:17,20,22	112:2
14:19,21,21	89:6,9,15,22	keeping 76:20	55:15,15,21	lead 86:16
15:1,5 16:3,6	90:3,6,12,19	110:16	56:13 57:17,20	leading 85:17,20
16:13 18:2	91:2,5,21,22	Keesler 1:8 3:5	59:9 60:12,13	87:1
19:2,6 20:9	92:4,8,12 94:9	4:8,9 5:4 7:4	62:6,9 63:13	leads 87:6
21:22 22:3,4	94:11,13,15,15	14:16 16:4	63:18,21 64:1	learned 62:14
22:11,13,15,17	94:18,22 95:3	22:14 23:4	64:3,4,5 68:22	62:21 121:16
22:17,20 23:3	95:6,12,22	32:5 33:4 83:5	70:10 76:17	learning 53:10
23:6,9,11,13	104:8 105:18	84:4 94:10	77:5,7 78:8,9	leaves 77:22
24:10 26:19	105:21 106:1	95:4 109:21	78:11,12,13,20	left 19:4 20:15
27:1,4,7 28:18	106:21 107:2	111:16 113:4	79:10,20 80:3	41:1,19 73:15
28:20 30:5	108:19 109:19	116:22	81:14 85:11	84:18 87:5,9
32:4,6,8,11,11	110:2,13,18	Kendall 107:8	86:2 91:10	87:12 92:16,17
32:14,17,20	111:13,15,17	kept 3:22 40:7	98:4 102:2,7	92:18 97:15
33:3,6,10,12	111:19,20,20	64:5	106:16 107:15	103:8 114:6,7
	111:22 112:4		108:15 109:12	119:21

left-hand 100:1 100:11	49:10 63:9,10 63:22 66:3	longer 85:2,3	lucky 72:9	mean 23:12 46:7 47:3 55:19
legible 98:3	67:1 69:3	longitudinal 59:2 77:6	<hr/> M <hr/>	57:6,7 63:20 81:14
Legislature 5:9 6:8	70:11,13,15 85:11 88:8	look 18:10 25:16 36:17 46:8	M 107:14	meaningful 110:7
length 12:8 51:4 74:12	93:7 109:8	50:18 73:12 75:1 98:20	MacDougall 65:3	means 17:9
lesson 62:14,21 121:16	lines 98:11 109:1	99:16 100:10 103:6,12	main 9:1 46:22 76:13 109:10	measures 98:4
let's 22:1 46:8	listening 75:18	107:20 114:2	maintain 49:13	meet 93:14
letter 19:9,12,13 19:15 31:15,17	literal 92:22 100:18,18	looked 70:21	majority 85:13	meeting 1:4 3:8 3:14 40:15
36:4 44:19	little 5:15 12:22 17:22 18:5,13	looking 28:4 39:12 40:22	making 46:2 52:17 71:13	82:19 118:19
49:18 60:21	50:9 78:19	44:3,13 52:10	86:18	meetings 3:13 4:3 55:22
64:15 65:18,20	85:3,16,21	54:11 58:21	management 90:22 91:3	meets 14:3 21:12 31:9
66:15 89:16	86:1,18 93:2	63:6 70:18	managers 89:13	116:10
90:8 94:4	95:17 96:5	71:1,15,17	mansard 41:18	Megan 16:15
98:10 104:12	103:7 120:10 120:12	76:11 77:18	mantel 47:1	member 29:8 68:2 109:20
105:1,3 106:5 106:16	live 17:1 23:18 24:17 29:21	86:9 87:3,5,9 87:10,11 90:8	map 28:8 50:4 102:16,17 109:22	members 3:4,19 3:19,22 4:6,7
letters 28:22 52:1 54:21	43:14 52:16 68:20 74:15	99:9 119:2,16	Maps 51:9	5:3 7:3 11:9,13 12:3,4,11 13:3
98:13 99:14	lived 36:19	looks 12:22 21:16 26:20	March 97:15	14:12 16:3 19:8,19 20:7
102:2 109:4,7	living 9:8 17:1 24:18 46:1	55:16 76:12,13	Maria 82:10	20:11 22:9 23:3 28:21
level 26:13 35:5 37:14 38:6,10	50:10 67:6	looming 63:17	mark 65:4	30:7 32:1 33:3 34:4,12 36:7
47:6,7 52:6	73:6,13 74:14 74:22 76:14	lose 42:2	marked 59:20	46:12,18 53:22 58:3 60:10
54:8 56:16,16	LLC 23:16 33:19	losing 52:2 56:5	market 96:20	62:22 64:8 75:22 76:22
58:6,7,10,11	locate 97:22 110:9	loss 43:13 69:5	Marriott 107:13	77:12 82:21 84:3 90:12,21
70:17 76:12,13	located 24:6 63:8 69:3	lot 9:13 37:8 41:19 46:13	Marshall 23:16 33:20	95:3 104:9 107:4 111:11
76:14 101:6 108:11	96:16	47:5 49:21	mass 55:2	113:3 114:22 115:9 116:19
licensed 8:14	location 7:19 25:2,14 26:6	53:20 55:22	Massachusetts 1:5,6 3:11	118:1 119:5
life-sciences 96:17	26:12 28:6 41:6 49:13,14	58:11 63:10	123:2,5	mention 18:14 31:14 45:20 56:8
lifting 35:3	57:22 85:12 96:12,12 100:6	80:21 85:11	masses 98:16 103:9	mentioned 31:15 46:21 56:14 100:20 106:5
light 17:1,22 25:18,21 27:21	101:17 102:19 108:21	86:3 88:8,12 101:1 111:1	match 17:12 18:9	
66:4 67:5,9 99:7,10	locations 96:7	lots 106:13	18:9	
lighter 99:14	long 34:4 36:17 46:7 59:2	love 81:8 121:18	matching 58:8	
lights 99:5,12,12	73:18	lovely 97:16	materials 98:10	
limit 97:3		low 18:4 51:5 57:17	matter 82:4,20	
Limited 111:5		lower 18:9 39:15 39:21 43:1	mature 97:18	
Linda 67:15 68:20		44:2 56:1,2 58:5,7 64:20	maximize 58:16 58:17	
line 23:20 41:4 41:19 47:1		114:6	maximum 57:1	
		LP 33:21	Mayer 105:12	
		luck 83:15	McAvoy 123:4	
			McGovern 67:7	

merry 118:5	misspeak 40:19	12:19,21 13:2	90:3,6,12,19	multigenerati...
met 13:12 20:21	mistake 95:17	14:15,17,19,21	91:2,5,22 92:4	8:16
30:18 53:11	mistaken 38:15	14:21 15:1,5	92:8,12 94:9	multimillion-...
115:19	mistakenly 26:9	16:3,6,13 18:2	94:11,13,15,15	75:14
Michael 23:17	misunderstan...	19:2,6 20:9	94:18,22 95:3	multiple 71:6
96:3	37:22 38:9	21:22 22:4,11	95:6,12,22	80:21
Mid 25:8 31:15	mitigate 77:7	22:13,15,17,17	104:8 105:18	Murphy 67:15
middle 9:17	mitigation 70:18	22:20 23:3,6,9	105:21 106:1	68:20
71:8 87:9	Mm- 44:15	23:11,13 24:10	106:21 107:2	mute 3:22 11:16
Middlesex 123:3	Mm-hm 27:4	26:19 27:1,4,7	109:19 110:2	19:22 29:12
Mike 24:17	40:11 43:7	28:18,20 30:5	110:13,18	68:6,14
29:22 30:1	56:6 58:2 59:8	32:4,6,8,11,11	111:13,15,17	MXD 97:8 100:7
Miller 1:9 3:6	61:18 62:16	32:14,17,20	111:19,20,20	101:12,15,18
4:16,17 5:5 7:5	90:5	33:3,6,10,12	111:22 112:4	101:22 103:2
14:20 16:5	mode 84:10	33:16,18 34:2	113:3,6,10	104:16 106:11
22:10 23:5	modern 8:17	34:7,9,14,17	114:12,15,19	
32:10 33:5	Moderna 95:16	34:20 35:2,16	114:22 115:7	<hr/> N <hr/>
63:2 64:7	95:21 96:2,5	35:20,22 36:2	116:21 117:1,3	N 2:1 3:1
77:13 83:1	96:10,15,22	36:8,10 39:4,7	117:5,5,8,11	name 3:8,20
84:5 94:14	105:8 106:6	40:8,11 42:8	120:8 121:13	7:13,15,22 8:1
95:5 110:4	108:1 111:4	42:10,13,18,20	121:16,21	11:19 20:3
111:12 113:5	Moderna's	43:3,7,10,16	122:2,4	29:14,20 68:8
117:4 120:7	96:14 97:20	43:18,20 44:2	Month 2:5 5:8	68:19 84:10
122:3	105:5	44:12,15,18,22	months 16:16	97:1 106:2
mind 24:14	modification	45:2,7,9,14,16	51:5 99:19	narrow 98:11
40:20 50:17	31:17 40:6	45:19,22 46:4	Moody 29:5	114:7
90:4 110:6	52:19 66:20	46:6,10 53:22	motion 13:4,5	Nate 16:15
minimal 48:13	76:7 90:10	54:7,10,14,18	20:12,13 30:8	Natola 1:11 4:8
50:7 51:13	modifications	54:20 55:18	30:10 78:2	4:10,12,14,16
minimis 76:6	19:16 27:5	56:3,6 58:2,21	80:14 81:4	6:3,6 7:9 10:15
93:8	84:18	58:22 59:8,12	82:4,20 91:17	10:19 20:7
minimize 77:9	modified 42:20	59:19,22 60:3	91:19 92:13,14	22:3 29:19
minimizing	45:16	60:7,9,15,17	110:19,20	68:13 72:15
52:21	Molly 66:12	60:19 61:7,12	115:9,11,12	90:18 105:17
minimum	mom 36:21	61:18 62:1,8	move 6:9 13:4	105:20 107:1
120:17 121:4	moment 77:1	62:11,14,17	17:7,10 20:12	115:5
minor 91:14	108:5,16 118:2	64:8 68:14,17	30:8 37:3	natural 17:22
minuscule 93:3	momentarily	72:3,7,14,17	50:14 57:20	nature 85:5
minute 38:18	90:15	75:5,8,19	78:1 91:17	near 102:7
78:6 106:17	Monday 82:14	77:11,17 78:5	110:18 115:11	nearby 104:16
minutes 4:4	82:19 118:17	78:15,22 79:2	moved 100:14	nearer 97:22
11:21 18:16	121:9	79:6,11 80:3	moving 7:18	necessary 52:20
20:5 29:16	Monteverde 1:7	80:17 81:3,6	17:10,14 18:20	need 5:13 6:2,4
32:18 68:10	3:4,7,9 4:14,15	81:11,13,18	MRNA 96:18	9:15 10:17,20
71:4	4:18 5:3,6 6:4	82:1,3 83:2,4,6	muddy 99:16	18:6 26:10,16
miscommunic...	6:7 7:3,6,11	83:8,8,11,15	multifamily	39:7,17 49:11
37:21 62:10	8:7 10:7,16,20	84:3,6,12,14	36:19 84:17	75:3 76:18
missed 92:2	11:4,8 12:1,16	89:6,9,15,22	88:19	77:7 79:19

80:4 87:20	4:11 5:3 7:3	number 51:8	89:22 90:12	67:20 69:17
89:18 91:7	12:14,14,18,20	71:2	91:5 92:6,11	81:1
92:21 98:2	12:22 14:14	numbers 43:12	95:12,22	orange 102:21
110:5 114:12	16:3 22:16		106:14 109:19	order 38:6 42:2
needed 37:9	23:3 32:3 33:3	O	110:2,18	64:1 70:7
42:1,1,4 61:10	58:4,9 59:14	O 3:1	113:10 114:22	ordinance 10:11
61:21 63:22	60:5,8 77:3	object 108:5	115:7 119:11	10:12 13:6,11
92:9	83:7 84:3	objecting 35:6	121:6,8,19	13:17 20:14,20
needing 88:8	90:22 91:3	44:6	old 8:20 16:17	30:11,17 31:1
108:4	94:8 95:3	objection 44:15	37:11 59:20	53:5 71:10
needs 93:8	108:19,19	objections 65:8	older 26:15	72:12 91:20
100:21	111:18 113:3	121:13	Olivia 24:2	92:15 93:13
negative 28:16	116:20 121:12	obscures 97:19	82:10	97:2 101:10
65:15	121:15 122:1	observation	Olivier 65:20	110:21 115:13
neighbor 27:19	nice 28:11	61:1 62:15	once 37:4 38:14	115:18 116:2
28:1 48:17	night 99:15	observations	38:14,16 87:9	118:4,8,10
55:8 58:1	103:13 107:15	64:18	one's 20:9 84:7	119:5 120:1
neighbor's 63:8	nights 102:6	observed 64:22	90:18,20	organize 76:18
neighborhood	ninth 81:19	obtained 82:10	ones 61:1 81:1	orient 39:13
25:9 28:17	non 70:6	obviously 64:3	onsite 61:15	oriented 27:9
31:16 51:9	noncommercial	103:19	Oop 105:21	original 2:5 9:2
57:9 76:8	109:1	occupant 13:20	oops 10:13	40:10 44:8
101:20 109:17	Nonconforma...	31:4	24:14	45:6 48:2
110:16	30:13	October 31:13	open 9:7 11:10	56:19 57:2
neighbors 28:16	nonconforming	70:7 105:13	11:12 19:18	59:3 60:11
30:2 38:17	13:9 20:17	offer 106:17,17	68:2 98:10	67:3 71:8
40:4 41:22	30:14 92:19	offering 105:10	104:11 115:2,3	73:12 75:1
43:21 48:21	113:15 115:16	office 96:10	119:4	78:17 100:10
49:22 55:13	nonconformity	118:6	opened 86:6	originally 36:19
65:8 66:10	70:5 72:1 85:6	oh 8:5 29:8	opening 30:12	65:14 100:1
69:8,18,19	113:17	31:14 47:9	openings 19:3	119:12 120:14
72:1,11 75:12	noon 74:10	49:3 91:5 92:6	opens 86:2	outcome 123:10
78:10 80:6,11	nope 12:9,9	92:11	operation 13:16	outer 86:5
101:16	107:1	okay 8:11 11:4,8	21:3 30:22	outlined 67:18
neither 123:8	Notary 123:4,16	12:6,12,22	116:1	outlines 99:9
new 7:19 9:7,8	noted 24:21	13:2 16:6,15	operations	outreach 49:18
9:11 11:1	notes 34:11	18:2 19:2,7,14	96:12	outside 85:21
30:12 37:9	notice 108:1	21:22 23:15	opinions 76:22	87:12
38:1,4 48:3,9	noticed 107:9	27:7 28:18	opponents 79:17	overall 41:14
49:12 54:4	November 40:5	32:19 33:6,18	opportunity	51:4,16 56:1
62:4 65:22	64:17 104:22	34:2 39:5,8	10:2 72:20	66:4
71:9 75:10	105:10 116:15	42:8 43:10	79:4 96:11	overly 100:16
77:5,6 82:6,7	123:18	44:18 45:2,22	118:17	owing 91:10
82:16 85:1,2,3	Nuisance 13:19	46:4 54:13	oppose 67:17	93:4
92:17 97:18	21:6 31:3	58:2,9 60:9	89:1	owner 28:12
107:12 113:16	116:4	61:7,12 62:1,8	opposed 111:20	38:3 66:9
121:22	nullifying 93:12	77:11 81:3	opposition	95:18
Ng 1:7 3:4 4:10	101:10	82:1 84:12	64:12 66:17	owners 84:16

ownership 95:19	73:8 74:8,14 74:15,16	person 33:22 48:19 53:11 118:21	24:15,19 26:8 26:10,20 39:10 69:17,19 114:3	position 88:3 91:12 93:6
owns 67:21	patios 52:5	perspective 72:21	plane 45:12	possibilities 77:9
P	Patricia 66:6 67:7	petition 118:4 118:12	planning 7:18 18:17 30:2 37:3 70:1 102:6,7 121:5	possible 9:2 35:7 41:21 56:4 81:10
P 3:1	patterns 13:13 20:22 30:19 115:20	petitioner 33:21 71:6,21 82:5,8 95:18	plans 26:2 37:7 37:17 39:9,10 40:6 45:6,8 62:2,3 64:4 66:8 67:8,13 76:11 78:17 80:8 89:17 94:5	posting 82:6
p.m 1:4 3:3 5:2 7:2 16:2 23:2 33:2 82:7,18 84:2 95:2 103:15 113:2 122:5	Paul 105:1	petitioners 23:17	plantings 97:19	potential 34:21
pace 23:21	Pause 76:1	phone 11:15 19:21 29:11 68:5 80:20 90:16	playing 96:17	potentially 61:21
Pacheco 82:10	PDF 46:14	phonetic 50:16	please 10:16 14:12 22:9 24:9 25:4,10 26:1,7,18 27:8 32:1 35:16 47:14,17,19,22 51:17 52:8 58:15,18 68:18 72:4,18 79:11 81:13 82:22 84:20 85:9 94:6 103:5,11 103:16,22 111:11 116:19	poured 37:16 38:15 54:5 64:4
package 90:22 91:3,3	Pemberton 2:9 16:7,9 19:10	photo 39:21 45:5 51:9 52:9 52:9 54:3,4 85:15 87:2	plantings 97:19	pouring 86:16
packages 86:3 87:8,12	people 35:6 44:13 57:10,13 79:22 115:5	photograph 54:11,11	playing 96:17	precedent 71:6 71:21 101:21
packet 59:15	percent 120:17 121:4	photos 51:18 52:3 54:14 86:21	please 10:16	Prelec 65:11,11
page 2:3 46:14 59:15 67:19 114:1,2 119:8 119:8	percentage 120:22	picture 36:17 49:6 100:10	please 10:16	prepared 14:6 21:15 31:13 61:14 93:18 111:5 116:14 118:5
palladium 18:12	perfect 102:8	pipeline 96:21	please 10:16	presence 97:1
panelist 84:10	performance 121:1	pit 37:13 61:1	please 10:16	present 4:9,11 4:13,15,17 7:21 8:4,6,8 16:12 34:12 46:6 95:9
paragraph 119:21 120:8	perimeter 19:4 56:20 58:11	pitch 40:7 41:16 56:2 58:20	please 10:16	presentation 8:1 11:9 19:7 34:15,22 42:7 104:7
parapet 108:9	period 65:9	pitched 39:15 55:4	plot 24:19	presented 34:13 47:16 118:7,16
park 97:16 99:4 101:6,13 102:1 111:2	permission 38:22	pits 37:8	plus 50:7	presenting 33:8
part 14:10 18:6 22:7 31:21 41:1 42:7 66:17 78:11 80:1,3 93:21 111:9 113:19 116:17 120:10	permit 5:16 13:4 13:9 14:4 20:13,18 21:13 25:12 28:13 30:9,15,16 31:10 37:6 53:3 61:11,14 61:16,20 71:8 88:18 113:14 114:14 115:10 115:16 116:11	place 17:5 54:15 54:18 64:6 67:9 70:18 77:14 87:20 107:7 109:13 119:22	pocket 97:16	presents 47:15
participate 80:6	permits 5:11 28:10 69:13 71:7,9	placeholder 40:13	point 35:3 38:20 41:15 49:5 53:6 73:2 110:16	preserve 64:1
participation 3:12	permitted 13:17 21:4 31:1 96:9 116:2	places 101:21 104:19	pointing 25:14	pressing 11:16 11:17 19:22 20:1 29:12,12 68:6,6
particular 44:5 55:3	permitting 10:3	plan 9:17 12:7 12:22 18:1	points 100:7	pretty 46:20 50:6 52:4 73:19 74:20
parties 123:9	perplexed 76:2 76:21		pole 47:4	previous 5:12 12:18 48:10 51:1
pass 110:15			portal 62:6	
passed 5:9 12:19 36:21 38:3			portion 33:17 37:2,3,8,9,11 41:3,17 51:21 57:17 62:5 63:18 69:2	
patio 52:1 67:6				

previously 34:9 34:15 35:9 55:4 59:1 66:22 67:4 70:12 76:20	69:3,7,20 70:11,13,15 72:10 73:3,14 74:19 75:3,15 84:16 89:13 93:7	proximity 85:11	58:3 60:9 62:22 64:8 90:12 104:9 114:10,22	77:22 91:9
primarily 16:21 107:10	proponent 5:18 25:17 42:21 76:18 79:13 89:6,9 94:3 95:20 110:22	public 3:20,22 4:1,2 11:10,13 12:2 19:9,18 19:19 20:7,10 28:22 29:8 30:6 63:1 64:10 68:2,3 75:21 88:14 90:20 92:2 93:11 101:13 102:1 104:11 107:3 115:2,8 118:18 123:4 123:16	quick 23:21 quickly 16:12 40:13 quite 17:13 50:5 108:3	reads 98:15 120:1 ready 115:9 Real 96:2,9 realize 119:13 really 5:13 17:21 19:13 27:20 28:1 42:13 43:15 45:19 47:5,11 49:10 51:7 52:20 53:3 56:12,15 57:4 57:6 70:18 73:4,11 76:7 78:7 79:3,17 88:5 91:10 93:5,6,8 101:1 101:11 103:2 108:22 109:12 113:21 120:19
Principal 33:22	proponents 19:13	pull 59:10 61:9	<hr/> R <hr/>	rear 9:5 10:17 11:5 13:8 19:4 34:1 35:3 37:2 37:2,8,9,11 38:11,21 40:16 41:2,10,15,20 45:17 46:3 47:10,12,22 48:17 49:9 50:5 51:21 55:7 57:9 61:21 62:5 63:8,18 69:2 73:17 76:4,9 113:16,20 114:18,19 115:14
prior 73:16,18 73:22 74:6 82:19	proposal 44:8 45:16 65:13,22 67:17,22 74:5 74:11 75:11 95:20 100:11 100:14 104:22 108:14	pulled 51:18	R 3:1	reading 40:20
privacy 27:22 48:17,20 66:4	proposed 13:21 13:22 14:5 21:9,14 25:17 26:20 31:6,11 35:9 39:10 41:9 48:15 50:22 58:1 62:5 64:20 66:20 67:2 70:10,12 89:19 93:16 96:4 100:1 101:12 109:7 111:3 115:15 116:7 116:12	purchased 7:17	railroad 17:2,18 18:15	reason 88:6 89:15 99:17 104:17
probably 8:20 25:1 77:20 109:4	proposals 41:9 48:15 50:22 58:1 62:5 64:20 66:20 67:2 70:10,12 89:19 93:16 96:4 100:1 101:12 109:7 111:3 115:15 116:7 116:12	Purmort/Rob... 21:15	rainfall 53:18	reasonable 74:1
problem 63:14 97:9	proposed 13:21 13:22 14:5 21:9,14 25:17 26:20 31:6,11 35:9 39:10 41:9 48:15 50:22 58:1 62:5 64:20 66:20 67:2 70:10,12 89:19 93:16 96:4 100:1 101:12 109:7 111:3 115:15 116:7 116:12	purpose 71:1	raise 11:15,16 19:21,22 29:10 29:11 38:5,10 46:22 47:4 50:22 68:4,5 71:19	reasons 10:2 13:22 21:9 31:6 40:3 67:18 87:17
problems 8:19	proposed 13:21 13:22 14:5 21:9,14 25:17 26:20 31:6,11 35:9 39:10 41:9 48:15 50:22 58:1 62:5 64:20 66:20 67:2 70:10,12 89:19 93:16 96:4 100:1 101:12 109:7 111:3 115:15 116:7 116:12	purpose 89:1 93:13	raised 20:9 39:22 42:15,16 45:20 54:4 62:5	
proceedings 3:18 122:5 123:7	proposed 13:21 13:22 14:5 21:9,14 25:17 26:20 31:6,11 35:9 39:10 41:9 48:15 50:22 58:1 62:5 64:20 66:20 67:2 70:10,12 89:19 93:16 96:4 100:1 101:12 109:7 111:3 115:15 116:7 116:12	purport 71:1	raising 20:8 65:1,1	
process 10:3 61:4 80:4 121:18	proposed 13:21 13:22 14:5 21:9,14 25:17 26:20 31:6,11 35:9 39:10 41:9 48:15 50:22 58:1 62:5 64:20 66:20 67:2 70:10,12 89:19 93:16 96:4 100:1 101:12 109:7 111:3 115:15 116:7 116:12	purpose 89:1 93:13	Ramirez-Pala... 46:18,19 49:4 56:9,11 57:12	
profile 42:10,20 76:7,19	proposed 13:21 13:22 14:5 21:9,14 25:17 26:20 31:6,11 35:9 39:10 41:9 48:15 50:22 58:1 62:5 64:20 66:20 67:2 70:10,12 89:19 93:16 96:4 100:1 101:12 109:7 111:3 115:15 116:7 116:12	Pursuant 3:10	rapidly 96:6	
program 46:2 57:4 76:18,19	proposed 13:21 13:22 14:5 21:9,14 25:17 26:20 31:6,11 35:9 39:10 41:9 48:15 50:22 58:1 62:5 64:20 66:20 67:2 70:10,12 89:19 93:16 96:4 100:1 101:12 109:7 111:3 115:15 116:7 116:12	push 103:9	Ratay 82:10	
programmatic 77:21	proposed 13:21 13:22 14:5 21:9,14 25:17 26:20 31:6,11 35:9 39:10 41:9 48:15 50:22 58:1 62:5 64:20 66:20 67:2 70:10,12 89:19 93:16 96:4 100:1 101:12 109:7 111:3 115:15 116:7 116:12	put 18:6 37:10 65:4 100:19 101:14 109:12 111:6	ratio 10:12 13:8	
progress 54:4	proposed 13:21 13:22 14:5 21:9,14 25:17 26:20 31:6,11 35:9 39:10 41:9 48:15 50:22 58:1 62:5 64:20 66:20 67:2 70:10,12 89:19 93:16 96:4 100:1 101:12 109:7 111:3 115:15 116:7 116:12	putting 18:17,21 87:16	rational 64:15	
project 8:13 16:11 30:3,4 37:1,4 39:16 53:7 66:1,18 69:12 81:2 99:6 113:13	proposed 13:21 13:22 14:5 21:9,14 25:17 26:20 31:6,11 35:9 39:10 41:9 48:15 50:22 58:1 62:5 64:20 66:20 67:2 70:10,12 89:19 93:16 96:4 100:1 101:12 109:7 111:3 115:15 116:7 116:12	Quan 7:15,16,16 7:20 8:3,5,11 10:22 15:3	Ray 95:8,10,15 95:15 112:2	
projections 51:15	proposed 13:21 13:22 14:5 21:9,14 25:17 26:20 31:6,11 35:9 39:10 41:9 48:15 50:22 58:1 62:5 64:20 66:20 67:2 70:10,12 89:19 93:16 96:4 100:1 101:12 109:7 111:3 115:15 116:7 116:12	question 12:4 25:2 27:17 39:16 50:3 54:20 55:11 58:22 59:13 60:4 65:4 73:9 73:15 74:10	reach 80:11,20 reached 80:7 read 5:19 20:18 22:2 34:20 35:4,5 36:7 43:22 44:9 64:13 65:5 76:8 97:12 99:13 100:12 102:21 103:1 103:21 118:22	
promoted 95:11	proposed 13:21 13:22 14:5 21:9,14 25:17 26:20 31:6,11 35:9 39:10 41:9 48:15 50:22 58:1 62:5 64:20 66:20 67:2 70:10,12 89:19 93:16 96:4 100:1 101:12 109:7 111:3 115:15 116:7 116:12	questions 10:4 11:9 19:8 28:20 30:3 46:12 53:21,22	reading 40:20	
properties 72:2 88:14	proposed 13:21 13:22 14:5 21:9,14 25:17 26:20 31:6,11 35:9 39:10 41:9 48:15 50:22 58:1 62:5 64:20 66:20 67:2 70:10,12 89:19 93:16 96:4 100:1 101:12 109:7 111:3 115:15 116:7 116:12			
property 36:22 49:10 51:19 52:6,10 63:8 63:15,22 66:3 66:18 67:1,10	proposed 13:21 13:22 14:5 21:9,14 25:17 26:20 31:6,11 35:9 39:10 41:9 48:15 50:22 58:1 62:5 64:20 66:20 67:2 70:10,12 89:19 93:16 96:4 100:1 101:12 109:7 111:3 115:15 116:7 116:12			

89:3 106:13 116:7 rebuild 75:2 recede 53:15 receive 74:9,9 102:11 recognize 69:18 recommend 102:8 recommendat... 64:19 102:10 102:12 reconfiguration 27:6 reconfiguring 87:22 reconsider 37:18 reconstruction 74:4 record 23:15 33:15 79:12 80:18 102:8 113:11 123:6 recorded 3:14 rectangle 98:7 rectangular 98:16 red 41:9 85:10 113:19 redesign 8:13 redesigning 41:11 reduce 41:20 47:5 56:12,22 58:19 59:18 67:5 76:18 120:17 reduced 42:3 47:11 56:19,21 57:1,2 100:14 reducing 47:7 56:13,18 reduction 18:18 reference 51:22 63:2 referenced 81:9 referred 44:20	64:16 referring 50:19 reflect 82:6 reflects 99:7 refused 79:17 regards 85:6 regular 2:7 7:6 regulates 53:14 regulations 97:2 103:14 104:14 105:6,7 reinstalled 49:11 reiterate 57:16 related 100:21 123:8 relates 71:19 relative 65:14 relatively 76:6 98:10 relatives 37:1 release 49:12 relief 8:9 10:9 10:17,21 13:5 15:1 20:13 22:20 28:13 30:4,10 32:2 32:14 34:17 36:13 41:9 48:8,14 61:5 66:22 67:18 69:10 71:9,12 71:13,16 72:1 73:16,18 74:6 77:1 88:10 90:8 91:19 92:14 93:10 94:18 97:22 101:9 108:13 110:20 112:1 114:12 115:12 117:8 relocated 48:16 rely 5:20 remain 5:12 remained 88:17 88:18 remains 39:16	remote 1:4 3:12 4:3 118:19 remove 84:21 removed 48:15 48:16 63:3 74:4 removing 47:6 render 39:20 48:1,3 rendering 103:6 103:12 104:1 renderings 70:21,22 renovate 36:14 renovated 97:17 renovating 8:20 renovation 7:18 31:12 67:4 74:1 75:2,9 renovations 16:17,20 18:6 27:3 rental 73:2 repeat 45:4 47:3 repeated 120:15 repeatedly 40:15 replace 85:1 replacing 86:15 representatives 89:12 represented 47:1 107:12,13 representing 23:17 33:20 84:13 95:16 represents 65:13 request 2:5 9:20 10:3 24:5 28:11 53:10 67:17 88:6 89:4 104:14,15 105:5 107:7 requested 5:8 34:18 70:5 71:13 77:1 88:16	requesting 40:5 57:19 requests 5:14 require 28:13 88:19 108:13 required 9:3 38:6 52:20 requirements 10:10 13:6,11 20:14,20 30:11 30:17 82:9 91:20 92:15 110:21 115:13 115:17,18 120:4 requires 7:17 25:11 requiring 38:12 rescind 104:19 reside 46:3 73:1 Residence 21:15 116:13 resident 72:21 residential 8:15 88:20 101:16 110:1 residents 88:2 96:8 residing 34:1 resilience 38:2 53:6 resolution 79:15 79:21 resolve 108:10 responding 36:4 response 80:21 responsive 49:22 rest 121:7 restriction 57:11,14 restrictions 97:8 result 69:9 resulted 41:13 return 82:12 returns 71:7 review 70:2 79:4 reviewed 25:8	121:5 revised 39:10,21 62:3 66:8 67:8 76:5 revision 66:17 89:18 118:4 Rhatigan 23:8 23:10,12,15,16 24:12 26:22 27:2,5,8 28:19 32:16,19,21 33:9,11,14,17 33:19,19 34:3 34:8,10,16,19 35:1,15,17,21 36:1,3,9,11 39:5,8 40:9,12 42:9,12,17,19 43:2,4,8,11,17 43:19 44:1,11 44:14,17,19 45:1,3,8,10,15 45:18,21 46:1 46:5,7,11 49:2 49:16 50:19 51:17 54:6,9 54:13,17,19 55:17,19 56:4 56:7,10 57:15 59:6,9 60:13 60:16,18 61:5 61:8,13,19 62:2,9,12,16 63:6 78:4 79:3 79:7 81:5,7,12 81:21 82:2 83:14,16 Richard 113:8,9 113:9,12 114:14,17,21 117:10 rid 104:17 119:17 ride 107:6,8 109:10 ridge 76:5 right 6:9 7:11 10:19 11:7
--	---	---	--	--

12:1 13:2	25:22 26:4,4,9	47:3,16,20	30:13 31:9	106:16 118:5
16:13 17:1	26:16 34:5	49:1,2,16	39:18 59:1,14	119:4
20:9 23:13	48:19 57:5	50:19 51:17	77:6,6 92:15	separating
24:7,10,13,20	67:6 73:6,13	54:6,9,13,17	92:19 93:14	119:6
26:5 27:19	74:14,22 76:14	54:19,20 55:17	110:22 115:15	Services 37:21
29:22 35:20	76:14,15 86:2	55:19 56:4,7	116:10	62:4 82:11,13
36:12 38:8	87:13 91:3	56:10 57:15	Sections 13:6	94:3
40:8 41:8	96:13	59:6,9 60:11	20:14 30:11	set 40:6 45:6
44:22 49:5	roots 63:15,22	60:13,16,18	91:20 110:21	48:15 59:4,5
54:16 55:4	rounded 51:15	61:5,8,13,19	115:13	71:21 76:15
56:20 58:13	RSV 96:20	62:2,9,12,16	see 12:14 22:1	101:4 123:12
59:19 60:7	rules 67:11	63:6 78:3,4	24:13,19,20	setback 10:18
63:7 66:3 67:9	ruling 71:14	79:2,3,7 81:5,7	25:6,13,17	10:21 11:5,6
73:13 78:22	82:15	81:11,12,21	26:3,14 27:12	13:8 24:6,10
81:4,16 85:15	run 13:10	82:2 83:14,16	27:17 34:15	24:12,22 28:12
86:14 87:12	runoff 66:11	Sarah's 65:18	36:11,15 39:9	30:13 49:13,14
90:10,19 91:6		sat 55:21	39:11,20 41:8	57:21 66:22
97:14 100:14		saved 64:6	41:19 45:5	67:11 75:16
101:13 102:16	S	saw 96:11	46:8,22 47:9	84:19 85:6
104:8 105:18	S 3:1	107:16 119:18	47:12 48:1,3	88:12 92:16,18
106:1 109:4	sadly 36:21	Saya 29:3	48:11,15,18	113:16 114:20
114:6,15,19	safe 63:19	saying 11:19	51:11,20 52:10	115:14
115:11 120:7	safer 86:19	20:3 29:14	58:13 59:14	setbacks 19:4
122:2	safety 13:20	52:14 57:16	60:15,20 76:3	20:16 70:6
right-hand 55:3	21:7 31:4	66:19 68:8	76:5,11 77:3,5	114:18
100:6	88:21 116:5	72:8 78:10	77:8 78:9,19	sets 71:6
right-side 24:12	Sam 57:10,13,16	says 11:15 19:21	79:7 80:7,8	setup 18:12
30:12 115:14	58:7,10 80:2	29:10 59:20	85:10,15 86:12	seven 36:21
risk 38:4,7	80:15,17,19,19	60:11 65:6	86:13,22 87:1	severe 48:5
66:10	81:16	66:7 68:4	87:6 90:15,16	shaded 52:7
Roberts 16:10	Sarah 23:8,9,10	95:18 103:17	98:9,20,21	shadow 51:4,7
16:11,15 18:3	23:12,15,16	scattered 96:11	102:16,19,22	71:15,18 74:12
19:5 21:16,19	24:12 26:19,22	screen 11:14	103:2,7,9,18	74:13,16 98:22
21:20 22:22	27:2,5,8 28:19	19:20 24:8	104:3 106:10	shadows 74:21
Rohit 72:15,19	31:14 32:16,17	29:10 36:15	107:16 108:7	99:9
72:19 75:7,9	32:19,21 33:8	39:11 68:4	110:16 114:6	shady 52:4,13
role 96:16	33:9,11,14,17	76:4 102:17	121:22	shape 48:9
roll 3:21	33:19,19 34:3	second 9:10	seeing 24:8	56:21 88:6
roof 39:14,15	34:8,10,16,19	12:16 16:20	45:12	91:10 98:5
40:7 41:16	35:1,15,17,21	17:4 24:15	seeking 8:9 10:9	100:21
42:2,10,20	36:1,3,9,11	56:18,19 57:5	84:18 88:10	shaped 101:1
47:8 48:4,9,9	39:5,8 40:9,12	76:13 90:1	97:22	106:11
55:5,6 56:17	42:9,12,17,19	119:8 120:2	seen 9:19 38:17	share 69:22
56:21,21 57:9	43:2,4,8,11,17	seconds 72:6,7	43:22 80:5	72:21
58:12,16,20	43:19 44:1,11	75:6,7	select 5:18,19	she's 43:14
76:5 114:9	44:14,17,19	section 13:8	sense 50:2 52:7	shed 114:9
room 17:1,14	45:1,3,8,10,15	14:4 20:17	80:12	sheet 22:1 47:13
24:18 25:19,21	45:18,21 46:1	21:12 25:12	sent 36:4 106:5	47:14,17
	46:5,7,11,20			

shelf 91:4	100:11,15,19	65:22 101:11	51:13 98:3	14:4 20:13,18
shielded 28:1	101:12,14	110:10	sorry 5:18 23:10	21:13 25:11
Shirai 116:13	102:8,19,20	six 2:5 5:8 36:21	24:14 25:1	28:10,13 30:9
short 8:1	103:13,18,20	42:5 70:8	26:9 27:9 29:8	30:15,16 31:10
show 26:11 51:7	104:2,3,3,5,13	size 12:5 74:6	33:13 34:3	53:3 61:11
80:6	106:9,10,14	85:1 86:13	39:2 42:6 49:3	69:13 71:9
showed 54:3	107:7 108:1,6	98:5 100:13,15	50:15 55:7	88:17 92:1
showing 25:5	108:22 109:12	107:22 114:4	57:20 58:21	113:13 114:14
26:2,5,9 37:17	110:1,12	sized 17:8	59:6 78:5,5	115:10,16
41:2 48:7,19	signage 106:13	SKA 34:3,4	84:9 91:21	116:11
48:20 51:14	107:9 111:5	46:19 50:21	92:1,6,6 98:8	specific 35:7
62:4 104:1	signed 95:19	80:19	sort 18:11 26:12	119:15
shows 50:4,22	significant	skewed 87:2	26:15 27:21	specifically 5:14
51:1,10 54:12	65:13 66:21	skipping 50:15	36:4 52:5	13:7 20:15
60:1 85:10	69:4 74:20	slab 37:12	68:22 71:19	30:12 115:14
104:2	significantly	slide 24:1,9 25:4	87:2 98:21	speech 5:15
sic 49:12 57:13	66:20 67:5	25:10 26:1,7	99:9,15 100:3	90:17 108:15
side 10:21,22	signs 98:4	26:18 27:8,15	101:20 103:9	speed 59:10
11:5 17:17	104:17 107:16	28:3,7 39:2	sound 18:18	spillage 27:22
18:3 19:4	109:5	40:21 46:13	soundproofing	Spillane 67:15
20:15 24:6,7	sill 18:5,8,9	50:14 51:17	17:3 18:15,19	68:13,14,15,19
24:10,20,22	sills 24:21	52:8 84:20	Sounds 121:12	68:20 72:3,5,8
26:5 41:1,8,19	simple 107:13	85:9,18 86:20	121:14	80:20
45:12 47:18	107:14	87:4,9,14 88:9	south 17:16 74:8	spoken 55:13
55:4,7 63:9	simplified	103:5,11,16	southwest 100:4	69:18 78:19
73:4,10,11	107:11	104:2	Soza 31:13	81:1
75:4,17 76:9	simply 40:6	slides 24:2	space 9:18,21	spreading
77:9 81:17	single 86:13	102:14	27:6 43:5,13	104:18
84:18,22 85:8	88:17 96:12	sliding 73:7	45:17 46:1	square 9:4,6
85:11 86:12	113:22 120:3	sliding- 18:21	50:11 56:5	10:1 88:11
87:3,15,16,17	single-family	sliding-glass	75:4,16 77:21	97:4 98:8
87:21 88:3,8	84:17 88:18	16:22 17:20	78:14 85:16	107:9
88:12,14 91:13	113:15	slightly 85:2	86:4	ss 123:3
92:16,18 93:8	single-story	sliver 100:8	spaces 41:11	Staff 4:6 10:7
113:16,20	113:14 114:8	slope 58:17	speak 4:5 7:8	11:18,20 20:2
114:18,19	sir 95:10	slopes 41:18,20	11:13,21 19:19	20:4 29:13,15
sides 73:6 74:22	sit 19:4 79:21	small 9:5 74:21	20:5 29:9,16	68:7,9 118:10
97:11 101:16	site 24:15 38:17	114:8	68:3,10 72:21	stage 61:10
sidewalks	52:10,21,22	smallest 98:5	79:21 80:22	stair 9:16
103:20	77:10 91:12	smart-aleck	118:21 121:9	staircase 9:13
siding 45:12	109:1	22:2	SPEAKER	stairs 85:17
47:11 48:4,5	siting 108:21	soil 100:21,22	72:16	stakeholders
48:12 51:20	sits 74:7	solar 50:22 51:2	speakers 8:8	99:22
sign 6:9 82:6,8	Sitting 3:4 5:3	sole 71:22	11:18 20:2	stand 80:10
82:12 96:4	7:3 16:3 23:3	solid 27:18	29:13 68:7	standards 8:22
97:2,3,9,20,22	33:3 84:3 95:3	soliloquy 92:9	speaking 3:20	100:17
98:2,3,12 99:5	113:3	solstice 51:11,12	29:6 64:14	stands 93:3
99:7,8,21	situation 53:4	somewhat 44:7	special 13:4,9	start 4:6 33:12

37:1 46:14 76:2 107:5 113:18 started 37:19 38:19 60:1 61:19 starting 8:3 58:5 98:17 state 3:20 106:1 stated 106:10 statements 14:10 22:7 31:21 82:18 93:21 111:9 116:17 stating 67:19 statute 5:9 statutory 82:9 stays 41:2 70:17 steep 86:9,18 step 48:6 Stephen 1:11 4:8,10,12,14 4:16 6:3,6 7:9 10:15,19 20:7 21:22 22:3 24:2 29:19 40:20 43:21 55:9 68:13 72:15 90:18 105:17,20 107:1 115:5 120:12 steps 84:22 85:3 86:8,9,15,16 86:18 87:1 Steve 50:16,18 50:21,21 Steven 1:7 3:4 4:10,11 5:3 7:3 12:14,14,18,20 12:22 14:13,14 16:3 22:15,16 23:3 32:2,3 33:3 50:16 58:4,9 59:13 59:14 60:3,5,8 77:3 83:6,7	84:3 90:22 91:3 94:7,8 95:3 108:19,19 109:21 110:4 111:17,18 113:3 116:19 116:20 121:12 121:15 122:1 Steven's 58:22 59:12 Stewart 16:10 16:10,15 18:3 19:5 21:20 22:22 Stone 29:5 stop 38:21 53:10 54:16 70:6 stopping 24:14 storms 53:19 stormwater 37:7 story 70:12 113:22 120:3 street 2:4,9,11 2:13 5:7 9:9 16:7,9 19:10 23:16 28:2,5 33:7,20 45:11 49:20 50:9,13 51:19,21 52:16 63:9 65:15 66:7,16 67:7 67:12,16,22 69:15,15,16 72:20 88:13 95:7,16 96:14 97:7,11,14,18 101:15 103:3 105:3 106:5 108:4 109:11 113:22 streets 53:14 stretch 26:16 striking 119:13 strong 66:17 67:22 79:17 Strongly 105:4 structural 37:15	37:15 56:15,15 structure 13:9 20:18 24:20 26:5 30:14 38:11 39:15,18 40:2,16 41:10 41:15 42:14,15 43:1 51:21 52:12 62:6 63:8,16,16 64:2 65:2 66:1 66:3,21 67:3,9 67:10 71:1 73:9,17 91:12 92:19 115:16 structure's 93:6 structures 91:11 93:5 101:3 struggle 80:1 struggling 78:8 studies 50:16 71:15 study 50:22 51:2 51:7,12 submission 62:4 submit 90:8 94:3 submittals 82:16 submitted 14:10 22:7 31:21 36:6 59:1,5 68:21 93:21 111:9 116:17 substantial 13:14 21:1 30:20 66:2 93:1,11 101:10 115:21 substantially 93:12 successfully 57:8 Sue 67:21 suffered 69:4 suggest 99:13 summarize 29:3 64:11 104:10	summarized 65:19 105:15 summary 19:3 65:13 66:19 summer 51:3,11 sun 50:16 51:6 52:2,11 57:7 74:10 sunken 52:5 sunlight 67:5 74:9,9,15 supplement 68:22 support 19:11 29:2,5,6 30:4 65:22 66:8,12 66:14 67:12,16 67:22 81:2 102:3 104:22 105:2,11,13 106:6,18 108:16 109:9 109:18 121:10 supported 69:12 supporting 14:9 22:6 31:20 65:12 82:18 93:20 111:8 116:16 supportive 75:12 106:9 supposed 70:16 sure 7:13 17:13 24:1 34:21 35:19 36:7 44:21 46:11 62:19 63:6 77:18,19 81:14 surely 72:2,11 surprised 37:14 survey 10:8,13 10:15,16 surveyors 60:22 64:16 Susan 19:10 29:5 swing 87:6 sword 121:7	sympathetic 65:21 <hr/> T <hr/> table 10:10 40:1 40:10 64:22 71:20,22 72:9 take 4:6 18:8 35:16,17 39:7 42:6 46:16 49:16 50:18 71:3,15 79:19 81:19 87:20 106:17 119:1 122:2 taken 3:21 52:3 54:14 66:9 takes 120:1 121:17 talk 16:8 32:18 52:17 talked 53:20 111:1 118:20 talking 45:11 56:14 64:17 tall 57:21 69:5 98:7 taller 55:5 66:20 74:12 tasteful 110:11 tea 77:22 team 34:4 36:14 37:19 38:9 40:14,18 54:21 55:11 61:20 66:9 79:7 81:21 99:21 technical 55:21 Technically 43:4 teeny 100:8 television 3:15 tell 58:4 81:14 temporarily 52:12 tenant 95:21 tend 87:12 terms 10:9
---	--	--	---	---

26:12 52:22 100:17 109:22 test 37:8,13 61:1 64:18 testimony 12:2 20:10 75:21 90:20 107:3 thank 4:18 6:8 8:11 11:8 14:15,17,19 15:3,4 16:13 18:2 19:2,7 22:4,11,13,15 22:17,21,22 23:20 27:10,16 28:19,20 30:5 32:4,6,8,11,16 33:9 34:8 50:19 53:20 60:8 64:7 68:15 72:13,14 72:20 75:18,19 81:3 82:3,3 83:2,4,6,8,13 83:14 89:5,6 90:2 94:9,11 94:13,15,20,20 104:8 106:21 109:19 110:2 110:13 111:13 111:15,17,19 112:2,3 116:21 117:1,3,5,10 121:19,20 Thanks 10:6 32:21 83:16 106:20 122:1 that's 9:21 15:1 17:12,19,21 19:6,14,17 24:21 25:16 26:14 27:13 28:8 30:6,11 32:14 35:20 37:17 38:5,13 39:4 41:9 42:8 44:9,20 45:13 47:8 48:8	51:20,20 52:19 54:9,10,11,13 54:18 55:2 56:19 58:18 59:16,19 60:2 64:22 76:3 77:22 80:1 83:11 85:14 90:22 96:3 97:16 98:7,22 101:1 104:7 107:2 108:15 109:13,15 110:8 113:15 113:19 115:14 117:8 120:15 Thats 22:20 therapies 96:19 there's 9:13,13 18:20,22 24:17 24:20 27:18 35:4 39:17 43:5,8,12 50:6 50:12 51:22 53:4 73:7 75:16 76:17 77:7,8 86:3,17 86:22 87:7,13 90:15,16 95:17 97:16 106:13 108:1,6 115:5 115:7 118:17 they'd 16:17,22 They'll 34:5 they're 8:17 17:2 18:14 27:9 45:12 49:10 52:5 60:22 86:18 87:8 89:13 they've 30:2,3 95:19 110:9,11 119:1 thin 56:15 87:7 thing 9:10 36:3 51:7,14 53:6 90:22 105:19 105:22 119:3,4	things 16:19 59:10 86:4 119:3 think 6:3,6 9:22 10:9 12:17,18 12:19 19:13 26:8 28:8,14 35:4 36:20 38:16 40:3,10 42:5 43:4,21 44:9,10 45:4 46:8 47:12 50:6 51:22 54:10 55:3,7 55:14 57:7 59:6 76:4,8 77:3,13 78:18 91:9 93:1 98:4 100:15 101:9 101:19 104:2 106:6,9,13 107:22 108:10 108:21 109:2,3 109:12,12,15 109:15,16,18 109:22 110:5 110:15,22 118:8,14,19,20 119:8,20,22 thinking 77:15 77:19 79:20 thinks 22:2 third 9:11,15,21 119:8 123:13 thirtieth 81:11 Thomas 1:9 3:5 4:16,17 5:4 7:4 14:20 16:4 22:10 23:4 32:9,10 33:4 63:2 64:7 77:13 83:1 84:4 94:14 95:4 110:3,4 111:11,12 113:4 117:3,4 120:7 122:3 Thorndike	105:3 thoroughfare 109:10 thought 36:5 38:18 39:12 53:7 62:13 73:22 thought-out 109:16 thoughtful 108:22 three 4:4 11:21 16:19 18:4 20:5 28:22 29:16 68:10 71:4 73:6 74:22 76:12 77:22 three-unit 24:16 THURSDAY 1:3 tight 57:4 85:21 tightness 85:16 time 4:1,2 11:19 20:3 29:14 35:18 36:21 39:7 49:12 53:9 61:8,16 68:8 70:20 71:3 72:13 73:22 81:19 82:7 86:15 110:15 times 80:21 today 7:21 24:2 38:13 69:14 71:17 96:7,14 104:13 today's 8:22 111:6 told 38:10,21 54:15,16 102:11 118:8 Tom 14:19 22:9 29:1 82:22 94:13 Toner 102:3 105:1	tonight 5:6 7:8 8:9 19:7 96:1 top 25:16 39:11 49:6 55:6 58:12,16 74:18 76:5 85:19 98:1 104:5,5 107:8,12,14,16 108:4,11 109:14 114:9 topography 91:10 93:5 100:22 101:2 Torpy 95:15 total 45:5 57:1 totally 77:4 78:9 Traffic 13:13 20:22 30:19 115:20 train 18:16 transcript 3:17 123:6 transverse 77:5 tree 63:3,4,7,11 63:12,13,17 64:5 69:6 108:10,11 tree's 63:15 trees 51:8 52:13 97:11,14 98:2 101:5,7 109:11 110:17 triangle 48:11 49:7 triangular 98:22 tried 49:17 55:11 56:12 Trilogy 23:16 33:19 triple-glazed 18:17 troubled 76:10 true 54:9 123:6 truly 110:8 Trust 84:15 89:10,12,19 try 23:20 35:18 40:13 43:14
---	---	--	--	--

53:17 56:12 63:12 71:3 99:11 trying 8:17 39:5 40:15 41:20 49:21 52:15 55:22 59:10,12 77:8,9 79:15 80:10 119:15 turning 87:11 two 5:12 7:19 9:6 18:5,7,8 44:3 48:11 51:22 69:3 76:13 91:6 98:15 102:6 103:9 107:17 115:5 119:3 two-family 120:3 two-minute 8:1 two-story 39:15 57:17,17 108:9 two-year 5:20 6:1 type 106:13 109:5 typical 9:20 88:4 typically 8:16 89:16	89:21 understated 107:18 Understood 35:15 undertaking 37:5 uneven 99:11 UNIDENTIFL... 72:16 uniform 69:17 unique 101:11 unit 2:10 16:17 17:12 19:10 23:7,19 29:4 29:21 31:12 34:1 37:2 46:3 56:13 58:8,8 64:20 67:6,7 72:20,22 73:20 86:17 units 36:21 66:16 67:6 85:13 88:1,22 unmute 7:9 11:16,18 19:22 20:2 29:12,13 68:6,7 unmuted 7:10 unpleasant 99:16 unquote-- 53:1 unseen 9:9 unusual 88:5 110:10 unusually 101:1 update 118:3 uphold 104:13 uploaded 62:6 upper 12:7 42:3 42:22 48:18 100:1,11 upstairs 29:22 usability 42:2 usable 42:22 use 3:12 13:21 13:22 21:9 31:6 43:13	98:10 116:7 uses 13:17 21:4 31:1 116:2 usual 29:3 92:9 usually 107:19 utmost 43:14	32:4,5 33:3 83:4,5 84:3 94:9,10 95:3 109:21 111:15 111:16 113:3 116:21,22 visibility 102:16 102:17 109:22 visible 88:13 98:1,13 100:7 100:15 101:15 101:18 102:20 103:1,2 108:3 113:21 voice 14:12 22:9 32:1 67:8 82:21 94:6 111:11 116:19 volume 47:11 vote 6:2,4,7 14:12,22 22:9 22:19 32:1,13 78:2 82:21 83:10 94:6,17 102:9 111:11 111:21,21 116:19 117:7 votes 3:20 voting 102:8	69:22 70:22 71:3,19 80:6 81:15 105:22 109:16 wanted 26:11 30:1 50:1 56:7 106:17 118:3 120:17 wanting 121:17 wants 7:8 wasn't 6:7 62:10 62:12 water 37:14,17 40:1 45:20 46:22 53:2,14 64:22 71:20,22 72:9 way 12:6 17:13 25:8 27:9 28:16 39:12 40:16 47:9 52:15 55:1 56:1 76:17 80:10 87:7 97:11,13,18 100:2,5,9 101:7,8 102:1 103:3,19 106:11 109:4 109:13,18 111:1 118:5 120:1 121:3 ways 71:2 77:7 we'd 16:12 17:6 18:7 53:21 101:4 we'll 6:9 24:13 26:14 32:17 36:17 41:19 79:20 98:20 114:2 we're 7:9,18 9:5 9:10 10:2 11:2 18:17 25:5 38:22 39:19 40:22 51:14 52:15 56:18 57:4,10,13,19
<hr/> U <hr/> Um 81:12 Um-- 42:9 uncertainty 78:18 unclear 8:21 67:15 undated 111:6 underneath 37:13 63:15,16 understand 10:17 35:10 44:10 45:4 65:5,8 77:4 78:10 103:13 understanding 38:16 42:14			<hr/> V <hr/> vaccine 96:18 vaccines 96:19 variance 2:5 5:8 61:11 73:16 84:7 87:18,19 88:8,20 89:4 91:7 92:20 93:15 94:1 100:17 110:19 110:22 variances 69:13 71:7 91:6 102:9 various 99:21 verbal 106:17 verbally 38:10 verbiage 119:22 120:9 verify 4:7 version 26:8 98:21 versus 48:9 75:1 Vice 1:7 Vickers 96:3 video 3:14 view 27:16,21 28:4,5 36:18 39:9 55:3 97:19 101:8 103:17 108:20 viewer 99:8 viewers 38:5 views 108:8 violate 120:3 violated 71:8 violates 120:4 Virginia 1:8 3:4 4:8,9 5:3 7:3 14:15,16 16:3 22:13,14 23:3	<hr/> W <hr/> Wagner 66:7 wait 38:17 78:6 waiver 82:8,9,12 walk 103:19 wall 18:7,11 24:7 42:5 44:7 50:10,10 55:16 56:20 57:5 66:21 97:3 98:15,22 99:11 walled 75:13 walls 17:7 18:19 58:11 want 5:18 16:19 31:14 35:19 37:18 40:19 46:6,16 69:11

63:6 80:12,14 85:19 86:9,15 86:16 87:16 88:5,6,10 97:5 97:22 98:3 99:17 101:6,6 102:13 106:9 113:13,19 114:4,4 we've 39:22 53:20 56:14 58:1 69:4 80:4 101:7 119:2 webpage 4:3 week 82:13 welcome 3:7 10:4 15:5 32:17 94:22 112:4 117:11 welfare 13:20 21:7 31:4 116:5 went 61:3 west 18:3 what's 25:6 39:21 65:1 70:10,10 81:13 85:19 109:6 whatsoever 102:10 whereof 123:12 white 49:7 who's 16:16 53:11 71:6 96:2 wide 17:6 73:8 85:4 98:7 widen 24:6 widened 26:6 wider 85:2 width 12:8 25:18 28:15 104:4 Wiest 95:15 wife 7:14 68:20 73:1 window 18:4,9 18:12 24:6,21	25:3,7,14,20 25:21 26:6 27:13 28:6,15 30:4,12 44:7 48:14,20 73:10 73:10 86:13,14 87:16 92:17,18 98:21 114:8 120:17 windows 17:9 17:14 18:4,7,8 18:17,21 26:12 48:16 73:6 74:22 114:7 window sill 18:21 winter 51:5,12 74:12,16 wise 57:7 wish 7:8 11:13 19:19 wishes 16:8 29:8 68:3 witness 123:12 won't 27:21 32:19 wonderful 30:2 109:11 wood 27:18 word 120:1 work 8:15 9:3,3 9:12,14,17 14:5 17:5 21:14 31:11 38:21 49:21 52:10 53:10 59:17 61:15 62:1,18 63:21 70:6,16 93:16 96:18 111:3 116:12 worked 121:7 working 24:2 works 16:18 18:13 55:14 79:16 worries 52:1 worse 53:18	worsen 75:11 wouldn't 9:22 93:2 wound 118:7 wrap 11:22 20:6 29:17 68:11 72:4 75:6 79:10 80:16 write 80:12 writing 5:19 19:11 66:12,13 66:16 67:8 104:22 118:18 written 35:6 wrong 27:9 wrote 119:11 <hr/> X <hr/> x 2:1 113:14 <hr/> Y <hr/> yard 9:5 10:17 10:21 11:5 17:17,22 50:12 52:1 55:7 66:5 71:1 73:20 74:8,21 76:4 87:16,17 113:20,20 115:14 120:3 yards 65:15 66:2 67:5 yeah 6:6 7:9 8:5 8:7 12:20,22 21:20 36:10 43:19 46:18 49:2,4 50:18 50:21 55:17 56:3,9,11,19 57:15 58:4 59:6,14,15,19 59:21 60:5,6 60:10,15 61:5 62:2 72:5 75:7 77:8,17 78:7 78:15 80:2 81:7,18 108:19 109:15 110:14 113:18 119:7,9	121:15 year 40:5 70:7 121:17,22 years 5:12 8:14 72:22 73:3 96:10 yellow 36:15 49:7 51:20 yep 8:10,12 12:9 12:16 19:5 24:12 27:1 33:16 34:7 35:15,15 36:2 44:11,17 45:9 45:21 46:10 60:18,19 62:11 68:17 75:8 77:11 79:6 84:12 89:15 91:5,22 yesterday 36:6 yesterday's 53:19 you'll 24:20 39:9 98:9 you're 8:9 10:9 10:11 15:5 19:6 24:7 32:17 34:20 36:12 71:15,17 81:14 87:9 90:8 94:22 95:12 101:20 102:21 112:4 114:15,20 115:5 117:11 121:1 you've 8:7 80:7 101:22 120:5 young 36:20 <hr/> Z <hr/> Zall 19:10 zone 66:22 75:16 zoning 1:1 3:8 3:13 27:14 31:1 38:12,22	71:22 97:2 116:2 118:4 Zoom 11:14 19:20 29:9 68:4 <hr/> 0 <hr/> 0 47:7 02139 1:6 05/05/23 2:5 07/14/23 2:6 <hr/> 1 <hr/> 1 2:10 23:7,19 31:12 41:14 45:5 51:1 56:16 58:10 1/14/25 2:6 10 105:2,4 10.30 92:20 110:22 10.31 93:14 10.40 13:9 20:18 30:14 115:16 10.43 14:4 21:12 31:9 116:10 10/07/2024 14:7 11 51:16 65:18 116:15 11:00 103:14 113 2:14 1139935 7:7 1140111 16:7 12 1:3 3:7 23:16 33:20 57:10,13 66:7 104:13 14 2:14 31:13 67:21 105:10 113:6,13 116:13 142 98:8 15 18:16 66:12 16 2:9 67:21 17 65:3 67:21 123:18 175 95:16 18 2:11 33:7,21 35:13 44:10 51:21 69:2
--	---	--	--	---

72:22 73:2,4,7 73:8,8 75:14 113:14 180779 5:7 182 98:8 19 65:11 66:13 69:15 19th 8:17 1st 2:6	70:9 23'4.5 57:20 238 5:17,20 24 98:7 24'11 50:10 24'8 104:4 25 21:17 22:3,4 29:1 26 51:6 104:22 28 60:17,19 2ND 2:5	82:18 120:14 5,6 66:16 5.31 13:6 20:14 30:11 91:20 92:15 115:13 5.9 88:11 5'6 43:9 5'9 98:7 104:4 50 73:18 120:17 544 106:4	8:30 122:5 8:51 113:2 831 1:5 84 2:12
<hr/> 2 <hr/>	<hr/> 3 <hr/>	<hr/> 6 <hr/>	<hr/> 9 <hr/>
2 3:10 29:21 56:16 58:11 61:2 63:7,10 2.9 24:22 20 8:14 45:11 49:20 50:9,12 51:19 52:16 57:19 64:17 66:15 67:7,12 69:16 72:19,22 73:19 97:4 200 96:8 2010 96:6 2023 3:10 34:13 41:7 60:14 61:6 67:17 69:13 71:16 2024 1:3 3:7 5:17,21 21:17 22:4 31:13 61:15 93:18 116:15 2025 82:5,6,21 123:13 2028 123:18 203 19:10 203-5 2:9 16:7 21 29:4,5 49:19 63:9 67:15 68:20 69:15 218 105:3 22 3:15 23 2:10,10 23:6 23:18 27:18 29:21 31:12 49:19 63:9 65:21 69:15	3 29:4 57:2 113:14 3.5 17:6 3'4 44:4 30 72:5,7 75:7 81:20 82:2,5,6 82:21 105:13 121:4 30-year 70:1 325 2:13 95:6 96:10,14 33 2:11 57:10 34 59:15 35 57:13,21 3D 108:8	6 11:17 19:11 20:1 29:12 44:20 48:19 56:20 68:6 70:15,17 73:7 82:7 6:00 1:4 6:30 3:3 6:32 5:2 6:33 7:2 6:45 16:2,6 60 69:5 97:3 612 58:19	9 11:16 19:22 29:12 44:4 68:6 81:8 95 2:13 98'6 104:6
	<hr/> 4 <hr/>	<hr/> 7 <hr/>	
	4 25:1 35:13 40:9 44:4,8,10 44:12 45:15 51:4 67:3,8 74:19 76:9 4.3 40:10 4.5 57:3 4'1 70:11 40 75:4 41 2:4,12 5:7 84:6,8,16 93:17 43 2:8 7:7 14:6 47 50:7	7 2:8 46:14 57:20 58:8 66:16 73:20 93:18 104:18 7.16.22.c 110:21 7:00 23:2 7:15 33:2 712 58:19 76 9:6	
	<hr/> 5 <hr/>	<hr/> 8 <hr/>	
	5 2:5 56:20 58:11 67:6 72:20,22 74:18	8 58:10 66:15 74:12,17 98:7 8.22.1.d 25:12 30:13 8.22.2.c 20:17 30:13 8.22.2.d 13:8 115:15 8.22.3 92:19 8:14 84:2 8:27 95:2	