

BOARD OF ZONING APPEAL
FOR THE
CITY OF CAMBRIDGE

GENERAL HEARING
THURSDAY March 13, 2025

6:00 p.m.

Remote Meeting

via

831 Massachusetts Avenue
Cambridge, Massachusetts 02139

Jim Monteverde, Chair
Steven Ng, Vice Chair
Virginia Kessler
Daniel Fernando Hidalgo
Carol Agate
Michael LaRosa

City Employees
Olivia Ratay



Precision, Speed, Reliability

617.547.5690

transcripts@ctran.com

I N D E X

CASE	PAGE
------	------

CONTINUED CASES

BZA 1142420 -- 18 CLINTON STREET	5
Original Hearing Date: 12/12/24	

BZA-1145011 -- 527 GREEN STREET	7
Original Hearing Date: 01/30/25	

REGULAR AGENDA

BZA-1147413 -- 171 HURON AVENUE	28
---------------------------------	----

BZA-1151091 -- 103 SCHOOL STREET	41
----------------------------------	----

BZA-1152107 -- 12 HUBBARD PARK ROAD	68
-------------------------------------	----

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

2 * * * * *

3 (6:00 p.m.)

4 Sitting Members: Jim Monteverde, Steven Ng, Virginia

5 Keesler, Daniel Hidalgo, and Carol Agate

6 JIM MONTEVERDE: Welcome to the March 13, 2025
7 meeting of the Cambridge Board of Zoning Appeal. My name is
8 Jim Monteverde, and I am the Chair.

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

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

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

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

21 Members of the public will be kept on mute until
22 it is time for public comment. I will give instructions for

1 public comment at that time, and you can also find
2 instructions on the City's webpage for remote BZA meetings.
3 Generally, you will have up to three minutes to speak.

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

6 OLIVIA RATAY: Steven Ng?

7 STEVEN NG: Present.

8 OLIVIA RATAY: Daniel Hidalgo?

9 DANIEL HIDALGO: Present.

10 OLIVIA RATAY: Carol Agate?

11 CAROL AGATE: Present.

12 OLIVIA RATAY: Virginia Keesler?

13 VIRGINIA KEESLER: Present.

14 OLIVIA RATAY: Jim Monteverde?

15 JIM MONTEVERDE: Present.

16

17

18

19

20

21

22

1 * * * * *

2 (6:02 p.m.)

3 Sitting Members: Jim Monteverde, Steven Ng, Virginia

4 Keesler, Daniel Hidalgo, and Carol Agate

5 JIM MONTEVERDE: First case is a continued case,
6 and that is Case 1142420 -- 18 Clinton Street. And we have
7 a letter from Sarah Rhatigan, dated March 10, reading:

8 "On behalf of the petitioner, we have a request
9 for withdrawal without prejudice of the above-referenced
10 case."

11 This one I'd like to read. The last paragraph is
12 an interesting one. We'll see how more of these come to us
13 as reasons.

14 "Therefore, the petitioners state that further
15 modifications to the design have been made in order to
16 conform both aspects of the Cambridge Zoning Ordinance as
17 recently amended. We believe that no relief from this Board
18 will be required subject to final review by City staff."

19 So that's an interesting one. We'll see how, if
20 any other cases go away that were pending in front of us
21 because of the new ordinance.

22 But anyway, on the motion to withdraw without

1 prejudice on a voice vote, please?

2 Steven?

3 STEVEN NG: In favor.

4 JIM MONTEVERDE: Virginia?

5 VIRGINIA KEESLER: In favor.

6 JIM MONTEVERDE: Thank you. Steven?

7 STEVEN NG: In favor.

8 JIM MONTEVERDE: Thank you.

9 Carol?

10 CAROL AGATE: In favor.

11 JIM MONTEVERDE: And Jim Monteverde in favor.

12 [All vote YES]

13 JIM MONTEVERDE: That's five in favor; the matter
14 is withdrawn.

15 SARAH RHATIGAN: Thank you.

16 JIM MONTEVERDE: Thank you.

17

18

19

20

21

22

* * * * *

(6:03 p.m.)

Sitting Members: Jim Monteverde, Steven Ng, Virginia
Keesler, Daniel Hidalgo, and Carol Agate

JIM MONTEVERDE: Next case is BZA-1145011 -- 527
Green Street. Is there anyone calling in to -- Mr.
Rafferty, are you with us this evening?

JAMES RAFFERTY: Good evening, Mr. Chair, and
Members of the Board.

JIM MONTEVERDE: Hi.

JAMES RAFFERTY: Hi. For the record, James
Rafferty, on behalf of the applicants. I'm an attorney with
offices located at 907 Massachusetts Avenue in Cambridge,
appearing this evening on behalf of Marc Schwartz and
Jennifer Trieu, T-r-i-e-u, and I believe both Dr. Schwartz
and Dr. Trieu are in the meeting. I don't know if they --
oh, I see Dr. Schwartz at the bottom, so.

Dr. Trieu and Dr. Schwartz purchased this house
last year on Green Street, but they're longtime residents of
Green Street. They're raising their three children there;
in fact, all three children were born on Green Street. And
all three children attend the King School, and they've been

1 very active in their neighborhood.

2 The one thing that they are desiring, however, is
3 to be able to have a driveway. Many homes on the street do
4 have a driveway, and they have sufficient frontage for the
5 driveway, but from a dimensional perspective, their
6 challenge is that the location of the parking space in the
7 driveway is within the front setback of the zoning district.

8 If you look at the site plan of the survey we've
9 submitted -- I wonder if that could be put up -- the
10 reality, however, is that the actual front setback here is
11 less than the required setback, given where the house is
12 located.

13 And if survey could be enlarged to see --

14 The actual house has a setback closer than 10' and
15 the vehicle will be parked beyond the face of the house.
16 But it's not within -- it's still within the 10' of the
17 driveway. The applicants went to a good deal of effort to
18 develop a driveway that has more than the average landscape
19 and curb appeal.

20 I wonder if the landscape plan from Verdant could
21 be shown. There it is, yes.

22 On the left, you can see they've chosen a design

1 for the driveway, which the Ordinance allows for two paved
2 strips with green down the middle that meet the side yard
3 setback, that meet the Open Space requirements.

4 The reason they need to zoning relief is they're
5 not going to be -- the parking space to the vehicle is not
6 going to be able to clear the 10' requirement.

7 The truth of the matter is, and probably most
8 people are aware of that, the 10' requirement or the front
9 setback requirement, is one that is candidly not often
10 accommodated with. People more often than not park their
11 vehicle in their driveway in cases where they are able to
12 fit the car.

13 So it would not be an unusual condition on the
14 street; this street or any other street in Cambridge that
15 this vehicle will be parked closer to the curblin than the
16 zoning requires. But it is intended to serve as a visual
17 open space when the vehicle isn't there.

18 Both doctors work locally, and the car is an
19 important element in their daily family life, transporting
20 the kids -- the kids walk to school, but transporting the
21 kids to all kinds of activity is something that any busy
22 family would know about.

1 Dr. Schwartz is a Pediatric Oncologist doing
2 research at Amgen in Cambridge. Dr. Trieu runs a Family
3 Medicine Clinic in Roslindale, part of the Community Health
4 Center. So they find they need to access the vehicle at
5 often odd times of the day and night. So this parking space
6 will truly be a benefit to them.

7 Like most parking spaces in Cambridge, it will
8 result in the reduction of one on-street parking space,
9 because there is parking in the area with drivers now, and
10 candidly, there's been a few letters submitted in the file
11 that bemoan the loss of the space, somewhat understandably.

12 But none of those letters speak to the issue
13 that's before the Board, and that is whether the relief on
14 the front setback is detrimental in any way. We're hoping
15 that the Board would conclude that the green nature of this
16 driveway and the fact that it is minimal hardscape would be
17 seen as mitigating factors to support the application.

18 There have been several thoughtful letters
19 submitted in support of the application from nearby
20 neighbors that reflects the family's long-standing
21 involvement in the neighborhood.

22 The reality is that this driveway will be one of

1 many driveways on the street. It's noted in one of the
2 letters that by removing the parking spaces here, actually
3 the site lines from the nearby crosswalk can improve because
4 the vehicle will no longer be parked where this driveway is.

5 This section of Green Street is right at the
6 corner of Hancock Street. So the photos would show that it
7 really involves a single vehicle. And the photo that's
8 before you now, you can actually see the family vehicle
9 parked there. It's the vehicle on the left.

10 So if that vehicle -- if the curb cut were to be
11 allowed -- the driveway I should say -- were to be allowed,
12 that's -- that space would no longer be on the street, but
13 similarly that vehicle would no longer be on the street.
14 That's the family car that would be able to go into the
15 space.

16 There's adequate setbacks on the side; the open
17 spaces I noted remains unchanged. And there have been
18 significant attempts to mitigate the impact.

19 So the hardship is related to the fact that the
20 setback for the existing house is actually nonconforming
21 already. So while it's not within the zoning setback, it is
22 actually not the case that the car will be parked in the

1 actual setback.

2 And I think that's the unique circumstance in this
3 case that would support the applicant's request for a
4 variance and demonstrate the hardship on the lot. But the
5 existing or actual setback is actually less than the zoning
6 required setback of 10'.

7 Plus, it's not derogating from the intent of the
8 Ordinance. Both of the property owners are here and present
9 and happy to address the Board and they've asked if -- well,
10 one of them at least might explain to you the personal
11 hardship of the impact of the value of having this driveway
12 would be.

13 With the Board's indulgence, I would ask if Dr.
14 Schwartz might be allowed to speak to the curb cut.

15 MARC SCHWARTZ: Sure. Can I go ahead, or am I
16 waiting for approval?

17 JIM MONTEVERDE: Just tell us your name and go
18 right ahead.

19 MARC SCHWARTZ: Sure. I'm Marc Schwartz, and one
20 of the owners of 527 Green Street. So thanks for the
21 introduction, James, and thanks everybody for listening to
22 our application for a variance.

1 You know, as he said, we've lived on the street
2 for almost 10 years now. We've got a few kids. We're a
3 pretty busy family. We're both physicians with variable
4 work hours. So the driveway would certainly be very
5 helpful.

6 I think the strongest opposition has been from
7 neighbors that worry about the loss of street parking.
8 We've tried to be as thoughtful as possible with the design,
9 and we are pretty confident that we would lose one spot from
10 the street and then put our car in the driveway instead.

11 Just a quick note that that's -- that wasn't
12 actually our family car in that picture. Our family car is
13 a little bit bigger, so we take our large SUV that we use
14 for the three kids and take that off the street and put it
15 in the driveway.

16 We do try to be very active on the street. We've
17 hosted a couple of block parties on Green Street last year.
18 And during one of them, we grilled for the street in the
19 doorway. So we try to make use of our driveway in lots of
20 ways.

21 And one other thing we would love to do if we're
22 able to put a driveway in is we'd like to put solar panels

1 on our house, and based on our current estimates, we'd be
2 able to produce renewable energy both for our house and have
3 enough access to charge a car as well. So that would be
4 another nice benefit of being able to put the driveway in
5 our yard.

6 So thank you for considering.

7 JAMES RAFFERTY: I just want to clarify one thing.
8 When Dr. Schwartz was referring to the block party in the
9 driveway, their perioperative home further down Green Street
10 had a driveway. Obviously, they don't have a driveway
11 currently. But if you're wondering what driveway he was
12 referring to, it's in their prior home.

13 So they moved here about a year ago, as I recall,
14 Dr. Schwartz?

15 MARC SCHWARTZ: About a year ago, yeah, from about
16 a block and a half away.

17 JIM MONTEVERDE: All right. Thank you.

18 Any questions from Members of the Board? If not,
19 let me ask a question. We're just going to bring up the
20 plot plan. Is it up?

21 JAMES RAFFERTY: Yep.

22 JIM MONTEVERDE: What is it that determines the

1 location of the parking space such that it can't be -- that
2 it has to be within the front yard setback? Why can't you
3 make the front yard setback work?

4 JAMES RAFFERTY: The short answer is there would
5 be -- the driver would have to go further into the yard and
6 reduce the open space. So this was a case where in
7 determining what zoning relief to seek, it -- we'd either
8 need a request, a reduction, the required amount of open
9 space, or a reduction in the front setback.

10 And knowing how valuable open space is, we elected
11 to seek relief from the front setback, recognizing that the
12 actual setback is different -- the existing house has a
13 nonconforming front setback.

14 JIM MONTEVERDE: That's not my question, Mr.
15 Rafferty. I think you answered it with your first part; the
16 second part is we heard you say that previously.

17 JAMES RAFFERTY: Oh, okay.

18 JIM MONTEVERDE: So you don't have to give up any
19 of the back yard space; what's listed on this drawing is
20 existing patio?

21 JAMES RAFFERTY: Yes. That's right.

22 JIM MONTEVERDE: Okay.

1 JAMES RAFFERTY: And it's counting towards the --
2 we -- it's counting towards the required open space.

3 JIM MONTEVERDE: Open space, understood. Thank
4 you.

5 JAMES RAFFERTY: Thank you.

6 JIM MONTEVERDE: Secondly, just to make sure we're
7 clear, this is a Variance Request. The Variance Request is
8 you have to meet all of the following: that

9 A literal enforcement of the provisions of the
10 ordinance would involve a substantial hardship.

11 And the hardship is owing to the circumstances
12 relating to soil conditions, shape, or topography of such
13 land or structures,

14 And lastly, desirable relief may be granted
15 without either substantial detriment to the public good or
16 nullifying or substantially derogating from the intent or
17 purpose of the Ordinance.

18 So Mr. Rafferty, do you want to speak for a second
19 about the substantial hardship involved here?

20 JAMES RAFFERTY: Well, yes. The hardship is
21 related to the layout of the lot. They bought this house as
22 it was redeveloped.

1 So there is this patio area that prevents bringing
2 the driveway further into the lot. It's a somewhat not
3 asymmetrical lot, given its angle, so there is just no other
4 place for the vehicle to go. So the lot is constrained in
5 terms of its depth.

6 And I think the fact of the matter is that the
7 existing -- I think it's somewhat questionable whether the
8 policy issue -- and I'm moving beyond hardship, so that's
9 why I was, I moved onto not detrimental to the intent of the
10 ordinance -- the hardship is the size of the lot. The depth
11 of the lot doesn't allow a vehicle to go in there without
12 losing open space.

13 JIM MONTEVERDE: Mm-hm. And I think you said that
14 the owners took possession of this a year ago?

15 JAMES RAFFERTY: Around that time, yes.

16 JIM MONTEVERDE: Yep. That whole discussion
17 didn't figure into that discussions before the purchase? I
18 mean, they did this willing -- or knowing what they --

19 JAMES RAFFERTY: No, I --

20 JIM MONTEVERDE: -- had.

21 JAMES RAFFERTY: No, it's -- it was done
22 knowingly, and correct.

1 JIM MONTEVERDE: Yeah. Okay.

2 JAMES RAFFERTY: And we're not suggesting this was
3 a surprise. But --

4 JIM MONTEVERDE: Yep.

5 JAMES RAFFERTY: There are a number of homes on
6 the street that have similar conditions that enjoy
7 driveways. And granted, they predate, I'm sure, most of the
8 restrictions from 1962 that established the Dimensional
9 Requirements for the driveway.

10 Yes, they were not --

11 JIM MONTEVERDE: Right.

12 JAMES RAFFERTY: -- unmindful of the fact that the
13 property did not have.

14 JIM MONTEVERDE: Thank you.

15 Any other questions from Members of the Board? If
16 not --

17 CAROL AGATE: Yes.

18 JIM MONTEVERDE: Yep.

19 CAROL AGATE: I have one. You have a fence there
20 now; is that correct?

21 JIM MONTEVERDE: Yes. There's a fence across the
22 face of it.

1 CAROL AGATE: Would the car be extending out
2 further than the fence does? In other words --

3 JAMES RAFFERTY: No, the fence is --

4 CAROL AGATE: -- I gather -- the fence will be
5 removed. When the car is parked, will it extend further
6 towards the sidewalk than the fence does now?

7 JIM MONTEVERDE: No.

8 CAROL AGATE: No. Okay.

9 JIM MONTEVERDE: So if I read the drawing
10 correctly -- Carol, the fence is on the property line so --

11 JAMES RAFFERTY: That's correct.

12 JIM MONTEVERDE: -- the vehicle couldn't in any
13 circumstance be beyond the property line.

14 CAROL AGATE: Okay.

15 JIM MONTEVERDE: Anyway, does that answer your
16 question, Carol?

17 CAROL AGATE: Yes.

18 JIM MONTEVERDE: Very good. Anyone else have any
19 question? We'll open it to public comment.

20 And in the file, we have by my count four speaking
21 in favor, two objecting. We have one from Atkins Noyes
22 dated today, who lives on Green Street. This was speaking

1 -- objecting -- not in support.

2 We have Meg Rithmire and David Hampton -- I don't
3 see it addressed. They are speaking in support. Sophia and
4 Rem Koning from 45A Hancock Street speaking in support.
5 Lauren and Matt Crowe, 515 Green Street, in support; Heather
6 Caramello, 551 Green Street in opposition; and a group 1
7 from the residence of 521 Green Street in opposition.

8 I think my count was wrong; I think that's three
9 against, four in favor. But that's what we have in the file
10 at the moment.

11 So any member of the public who wishes to speak
12 should now click the icon at the bottom of your Zoom screen
13 that reads, "Raise hand."

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

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

21 No one out there? So we'll close public
22 testimony. Any discussion among Members of the Board? Or

1 are you ready for a vote?

2 DANIEL HIDALGO: I guess I'm finding myself
3 somewhat reluctant to vote in favor. Just, I don't find the
4 argument for the variance very compelling -- you know, given
5 that, I don't know I don't see anything really particular to
6 this property that merits, you know, extraordinary relief.

7 And I -- yeah. I'm just struggling to accept the
8 -- you know, higher standards of the variance.

9 JIM MONTEVERDE: All right. Thank you, Daniel.
10 Anybody else?

11 CAROL AGATE: I also have a slight problem in that
12 it is a choice of two problems. And patio versus the car
13 sticking out, but it seems the car isn't really going to be
14 sticking out, and because of the neighborhood it's in, I
15 would wind up being in favor.

16 JIM MONTEVERDE: Okay.

17 VIRGINIA KEESLER: I would say that I don't find
18 the request to be detrimental. It sounds like there's been
19 a lot of consideration around only impacting the one-street
20 parking space. And I do think there is an argument to be
21 made about the shape of the lot and the space that's
22 available. And so, I would be in favor.

1 JIM MONTEVERDE: Okay. Thank you, Virginia.

2 STEVEN NG: Yeah. I think most of the properties
3 on Green Street that have the driveway, they've got the
4 benefit of a full depth of the properties.

5 But I think for 527 Green they've got I think it's
6 50 Hancock Street is right behind them, so they lose that --
7 the benefit of that extra site depth.

8 But I mean, they've got the patio back there that
9 could get to the 10', but I'm kind of satisfied as long as
10 the vehicle's behind the gate or the fence.

11 I -- yeah, I'm kind of leaning towards approval.

12 JIM MONTEVERDE: Okay. One quick question, since
13 you mentioned, Steven, the vehicle being behind the gate.

14 Can you go back to the site plan, please, Olivia?
15 It's not what I read on the site plan. I don't see the
16 fence continuing. I see the notes that say, "Remove
17 existing wall."

18 So Mr. Rafferty, could you confirm does the fence
19 go back?

20 JAMES RAFFERTY: Well, no, the --

21 JIM MONTEVERDE: In the --

22 JAMES RAFFERTY: -- fence goes --

1 JIM MONTEVERDE: -- driveway?

2 JAMES RAFFERTY: -- the fence goes across the
3 front of the property. So obviously to access the property,
4 the fence -- now whether the fence turns into a gate, I'd
5 have to ask my client, but obviously that's the point --

6 JIM MONTEVERDE: Ask your client, please? because
7 the note says, "Remove existing wall" which I can
8 understand, but the question for your client is whether this
9 intention is to put a gate here or not, to drive through.
10 So basically, when it's -- when the car is parked, the view
11 is exactly what the photograph shows.

12 That's -- did you ask?

13 STEVEN NG: Yeah, it's not --

14 JIM MONTEVERDE: Is the client still here? Can
15 they --

16 JAMES RAFFERTY: Yes.

17 JIM MONTEVERDE: -- respond?

18 STEVEN NG: Yeah.

19 JAMES RAFFERTY: Yes, Marc, could you address what
20 your intention is once the portion of fence across -- do you
21 intend to replace that with any kind of a gate?

22 MARC SCHWARTZ: You know, my first comment would

1 be if there's something that the Board prefers, we'd be
2 happy to do that. We hadn't gotten to that stage since we
3 did not yet have the variance approval.

4 So if the Board would prefer that we put a gate
5 back in front of the driveway, we'd be happy to do that. We
6 had not planned on it previously.

7 JIM MONTEVERDE: Okay. Steven, would that help
8 you?

9 STEVEN NG: Yeah, no, I appreciate the response.
10 But I bet if you have two swinging gates there, like two
11 panels, it probably -- the sidewalk's probably not wide
12 enough to help you out with that. But it's not -- it wasn't
13 a requirement for me; it's more there's room for the vehicle
14 to be within side that boundary line, I would still be
15 inclined to grant approval.

16 JIM MONTEVERDE: Okay. So --

17 JAMES RAFFERTY: Mr. Chair, I don't know if it was
18 made clear in my presentation, but we're talking here the
19 difference between the 10' required setback. There's still
20 going to be a setback, so it's going to be about 3' shy of
21 the 10' requirement.

22 JIM MONTEVERDE: It says, "4'3." It's going to be

1 5.7' off, correct?

2 JAMES RAFFERTY: I think it's been determined --
3 we looked at it that the space could go a little further --
4 I thought that the Verdant plan showed that; I've been
5 looking at it; I don't see it.

6 JIM MONTEVERDE: All I have to -- all we have to
7 react to is the drawing that's on the screen, and that says
8 "4.3" to the -- I'm sorry, feet -- to the nearest corner.

9 All right. Board Members, are we ready for a
10 motion?

11 COLLECTIVE: Yes.

12 JIM MONTEVERDE: Take that as a yes. The Chair
13 makes a motion to grant relief from the requirements of the
14 Ordinance under Sections 5.31 and 6.44.1.c, Layout of Off-
15 Street Parking Spaces; specifically the vehicle being closer
16 -- within the front yard setback and 10.30 for a variance.
17 And that article that we're -- is 10.31.

18 We find all of the following:

19 The literal enforcement of the provisions of the
20 ordinance would involve a substantial hardship.

21 And that the hardship is owing to really the shape
22 and size of the lot.

1 And desirable relief may be granted without either
2 substantial detriment or nullifying or substantially
3 derogating from the intent or purpose of the Ordinance.

4 On the condition that the work proposed conforms
5 to the drawings entitled -- sorry, I had it a second ago -
6 "527 Green Street," prepared by Peter Nolan and Associates,
7 Land Surveyors, dated 10/21/24.

8 JAMES RAFFERTY: Mr. Chair, do you wish to include
9 the landscape plan as well as a condition?

10 JIM MONTEVERDE: Happy to do that. Let me grab
11 that.

12 JAMES RAFFERTY: Yeah. I think it's a mitigating
13 factor for the relief.

14 JIM MONTEVERDE: That's okay. I'll mention it as
15 a condition. Initialed and dated by the Chair.

16 And further that we incorporate the supporting
17 statements and dimensional forms submitted as part of the
18 application.

19 Further, that the variance is granted
20 incorporating the following conditions. And that is
21 recognizing that the work will include what is illustrated
22 in the drawing called, "Landscape Plan Driveway, 527 Green

1 Street," prepared January 13, 2024, prepared by Verdant.

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

3 STEVEN NG: In favor.

4 JIM MONTEVERDE: Virginia?

5 VIRGINIA KEESLER: In favor.

6 JIM MONTEVERDE: Daniel?

7 DANIEL HIDALGO: In favor.

8 JIM MONTEVERDE: Carol?

9 CAROL AGATE: In favor.

10 JIM MONTEVERDE: Jim Monteverde opposed.

11 [FOUR vote YES, ONE vote NO]

12 JIM MONTEVERDE: That's four in favor, one
13 opposed. The relief is granted. Thank you.

14 JAMES RAFFERTY: Thank you very much. Have a good
15 evening.

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

* * * * *

(6:30 p.m.)

Sitting Members: Jim Monteverde, Steven Ng, Virginia
Keesler, Daniel Hidalgo, and Michael
LaRosa

JIM MONTEVERDE: Next on the Regular Agenda is
Case BZA-1147413 -- 17--

CAROL AGATE: Uh, do --

JIM MONTEVERDE: Oh.

CAROL AGATE: -- I'm -- there are only five of us,
and I was supposed to be just a fill-in for the continued
case.

JIM MONTEVERDE: Yeah, I think if --

OLIVIA RATAY: Sitting for the Regular Agenda is
Michael LaRosa, Steven Ng, Daniel Hidalgo --

CAROL AGATE: Oh.

OLIVIA RATAY: -- Virginia Keesler and Jim.

So Carol, you can --

CAROL AGATE: Okay.

JIM MONTEVERDE: So you're all done, Carol.

CAROL AGATE: Okay.

JIM MONTEVERDE: Thank you.

1 CAROL AGATE: Bye, goodnight.

2 MARTHA PENZENIK: Good evening. My name is Martha
3 Penzenik, of Martha Penzenik Architects in Arlington. And
4 I'm here to represent Elizabeth's Day Care and Preschool
5 Center, which is located at 171 Huron Avenue.

6 I would like to say first of all that the reason
7 that we are here is because part of the building is in the
8 Business District and part of it is in Residential.

9 And the way that this happened was that when the
10 -- in the initial zoning map of 1924, it showed that the
11 full lot was in the Business District.

12 And then by 1943, the districts had been redrawn,
13 and the district lines are parallel to Concord Ave and then
14 parallel to Huron Ave -- perpendicular to Huron Ave. And
15 so, -- and they just meet in the funny spot in the building.

16 So this building was built in 1942, and as you can
17 see in the photo, it was always a commercial building.
18 Everybody thought that it wasn't a commercial building all
19 this time.

20 And in putting in a nursery school, construction
21 has begun, is ongoing, and hopefully the facility will be
22 open soon. And it's being constructed in the part of the

1 building that is a business.

2 If we could go to the second --

3 Okay. So here you see --

4 JIM MONTEVERDE: Can you talk to us about the
5 zoning relief you're requesting?

6 MARTHA PENZENIK: Okay. So we want to move the
7 line -- the zoning line -- by 25', which you can see in
8 Number 3. In pink is the business and the yellow is the
9 residential.

10 And the requirement is that the more restrictive
11 area, the less than 50 percent of the total lot area, which
12 this is -- the total lot area is 13,538 square feet -- the
13 residential portion is 1,942 and the business area within
14 the building itself is 4,369.

15 And so you can see the peculiar way that the
16 building is divided up. It's a triangle reflecting the
17 parallel line from --

18 JIM MONTEVERDE: Yep. Can I --

19 MARTHA PENZENIK: -- Concord Ave.

20 JIM MONTEVERDE: -- interrupt you? Can I
21 interrupt you for one second?

22 MARTHA PENZENIK: Of course.

1 JIM MONTEVERDE: We're -- what's before us tonight
2 is not to move the line between the two -- the Business
3 District and the Residential District; it's to what your
4 application is requesting, a special permit, is in -- I'll
5 call it an exemption -- and it showed on that particular
6 screen if you can go back to that one, that basically --
7 that Ordinance Section 3.33.1 in your illustration on the
8 left -- basically allows you to strike a line 25' into the
9 more restrictive area.

10 MARTHA PENZENIK: Correct. Yes.

11 JIM MONTEVERDE: Which I think is what you've done
12 in the graphic to the right-hand side that leaves that small
13 triangle of yellow, which is still in the more restrictive
14 zone. So --

15 MARTHA PENZENIK: Correct.

16 JIM MONTEVERDE: -- in no way are we moving the
17 zoning line.

18 MARTHA PENZENIK: Yes. I'm sorry I misspoke.

19 JIM MONTEVERDE: That's okay. But that -- just so
20 we're clear for the Board Members what we're voting for.

21 MARTHA PENZENIK: Yeah.

22 JIM MONTEVERDE: So we're really giving you the

1 allowance, which the Ordinance does allow to --

2 MARTHA PENZENIK: Yeah.

3 JIM MONTEVERDE: -- allow the use within that 25'
4 zone. Right? Okay.

5 Go ahead.

6 MARTHA PENZENIK: Okay. So then, if we move down
7 to Number 4, please.

8 Here we go.

9 You can see that what we've done is in order to
10 move forward with the construction of the nursery school
11 that a wall was built -- a dividing wall -- along that
12 diagonal, so that construction is taking place on one side,
13 and then nothing is happening on the other. But it shows
14 what we would do in the future.

15 And there's --

16 JIM MONTEVERDE: So if I understand you correctly,
17 when you said the facility's under construction now --

18 MARTHA PENZENIK: Yes?

19 JIM MONTEVERDE: -- it's actually the area to the
20 right of that --

21 MARTHA PENZENIK: Correct.

22 JIM MONTEVERDE: -- new line, that --

1 MARTHA PENZENIK: Correct.

2 JIM MONTEVERDE: -- where we basically can do that
3 as-of-right?

4 MARTHA PENZENIK: Correct.

5 JIM MONTEVERDE: Correct? Okay. Thanks.

6 MARTHA PENZENIK: Yep. And then the next one,
7 Number 5, shows again the angled wall and what we're
8 proposing to do -- put in three classrooms.

9 And then the next one is the furnishings -- so you
10 can see what the actual nursery school will look like -- and
11 there is a playground in the back and two parking spaces
12 that are assigned to the nursery school.

13 And then there are some trash barrels and a
14 dumpster for the businesses that are there; one of which is
15 a pizza shop; the other a dry cleaner, and then the bakery.

16 And we -- in terms of the reasons for -- oh, yes,
17 these are the neighborhood buildings here -- there is a
18 large demand for childcare facilities in Cambridge, as it is
19 true in many places.

20 And this will provide a substantial number of
21 spaces adding to what's available in Cambridge.

22 And there have been parents who would have liked

1 to have been here, but instead have come all the way into
2 Arlington to the original facility of Elizabeth's Day Care
3 and Preschool Center, and are anxiously awaiting the opening
4 of this nursery school on Huron Avenue because this is the
5 neighborhood that they live in.

6 So we have received letters from those people.
7 And then in the fall, the owners of Elizabeth's had a
8 neighborhood ice cream social, so that -- you know,
9 passersby and neighbors and so on could come and learn about
10 what was coming for them in the way of the first phase of
11 the nursery school.

12 And then also asking them for support of the
13 special permit to be able to have use of the whole building,
14 except for that one little spot.

15 And so, we got over 80 signatures. It was a very
16 nice response.

17 And let's see. So that the benefits to the
18 neighborhood in granting the special permit is that it
19 eliminates an empty storefront in the village. The city of
20 Cambridge gains 41 universal pre-K spaces. It eases the
21 shortage of day care centers, and families will increase
22 foot traffic to the local businesses. So there's -- that's

1 a nice benefit for those shops.

2 In terms of traffic and parking controls, they --
3 we had approached the City about having the metered spaces
4 in front of the building have -- you know, no stopping, no
5 parking during the times of drop-off and pickup, although
6 those times will be staggered to help control the traffic.

7 And the town ended up taking the meters out, so --
8 you know, we have three spots where people can just come and
9 turn in, drop their children off, the staff will meet the
10 children, and so the -- it's a very short-term time that a
11 parent will be parked in front of the building.

12 And otherwise, if parents have to stay for
13 meetings or whatever, there are the metered spaces. But
14 also, the owner of the building has offered additional
15 spaces in some of the other properties that they own, so
16 that, you know, there's other off-street parking that can be
17 made available.

18 And we found through surveys and questionnaires
19 that both in Arlington and here on Huron Avenue, that a
20 substantial number of people will be walking, will be riding
21 bikes, will be sort of bicycle pooling with -- you know, the
22 large trailers that they have and put multiple children in.

1 There are bus stops that are nearby.

2 And so, there's plenty of public transportation
3 and ways to get there by foot or wheel, beyond cars.

4 JIM MONTEVERDE: All right. Thank you.

5 MARTHA PENZENIK: You're welcome.

6 JIM MONTEVERDE: Any questions from Members of the
7 Board?

8 So -- just so we're all clear, as it's stated on
9 the application form, and I'll quote this, "What we're
10 looking to do here is to grant per Article 3, Section 3.23.1
11 is to extend by 25' the less restrictive use -- a Business
12 A-1 District into the more restrictive use -- Residence B,
13 which is assume now is Residence C-1, to accommodate an
14 Institutional, Educational Use for a daycare and preschool."
15 That is what's before us with this one.

16 If there are no questions from Members of the
17 Board, I'll open it up to public comment.

18 And there are by my count 83 signatures speaking
19 for. Most of these by -- this is a from letter that was
20 filled out; people just signed up their name and address --
21 most of these, there are a few that are in fact neighbors.
22 There are a good number of those 83 that are not here from

1 Cambridge, but they're otherwise in other locations.

2 And then there are some specific ones; Karima
3 Lamani in support; Margaret Laws and Missael Garcia in
4 strong support; Carlos and Liz Loya 21 Field Street, in
5 support, writing to emphasize the crucial importance of
6 allowing Elizabeth's Day Care and Preschool Center to fully
7 utilize the space at 171 Huron. This is a form letter.

8 I have the same one from Esther Loayza, and that's
9 the correspondence we have in the file.

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

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

20 Nobody calling in. So I'll close public
21 testimony.

22 Any discussion among Members of the Board? If

1 not, this is a Special Permit. So we'll make a motion.

2 The Chair makes a motion to grant relief from the
3 requirements of the Ordinance under Sections -- as I said,
4 as it's stated on the application form from Section 3.32.1,
5 which again allows the extension of the less restrictive use
6 25' past the demarcation line for the zone.

7 And as the advertisement states, Section 3.30;
8 4.33.b.2; 4.30; 4.50; 4.55.1.2; 4.56.c.1; and then the
9 Requirements for the Special Permit. And that criteria is
10 -- and that's Section 10.43 -- the criteria are:

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 zoning ordinance
18 would be adversely affected. It will not.

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

22 e) For other reasons, the proposed use would

1 impair the integrity of the district or adjoining district.

2 And it will not.

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

5 On the condition that the work proposed conform to
6 the drawings entitled, "Elizabeth's Daycare and Preschool
7 Center 171 Huron Avenue," prepared by Martha Penzenik,
8 Architect, dated March 13, 2025; initialed and dated by the
9 Chair.

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

13 On a voice vote, please?

14 Virginia?

15 VIRGINIA KEESLER: In favor.

16 DANIEL HIDALGO: Thank you. Daniel?

17 DANIEL HIDALGO: In favor.

18 JIM MONTEVERDE: Thank you. Steven?

19 STEVEN NG: In favor.

20 JIM MONTEVERDE: Thank you. Michael?

21 MICHAEL LAROSA: In favor.

22 JIM MONTEVERDE: And Jim Monteverde in favor.

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

[All vote YES]

JIM MONTEVERDE: That's five in favor. The relief is granted.

MARTHA PENZENIK: Thank you --

JIM MONTEVERDE: You're welcome.

MARTHA PENZENIK: -- Board Members, thank you, Mr. Chairman.

1 * * * * *

2 (6:48 p.m.)

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

6 JIM MONTEVERDE: Next case is BZA-1151091 -- 103
7 School Street. And this is a two-part. There's a Variance
8 and then a Special Permit. And we have a letter in the file
9 from Sarah Rhatigan, asking -- requesting to accept this
10 withdrawal without prejudice of the Special Permit only.

11 And I'll mention later in this letter it says --
12 and this affects the Variance Request -- and then just so we
13 all keep in mind, "The new zoning also reduces the scope of
14 the Variance Request; the proposed vertical addition of the
15 fourth story is now permissible as-of-right under the newly
16 amended Zoning Ordinance, except with respect to the portion
17 of the addition that lies within the front 10' of the lot.

18 See our architectural plans."

19 So that's what we are here for tonight.

20 Sarah, are you with us?

21 SARAH RHATIGAN: I am. Good evening, Mr.
22 Chairman. Sarah Rhatigan, for the record, Trilogy Law LLC,

1 at 12 Marshall Street in Boston. Thanks very much for
2 hearing our case this evening.

3 I'm here for the petitioner, who's the owner of
4 this building, which we'll put a photo up on the screen.

5 But just briefly, the history of this: This is a
6 building that has been used historically as a boarding house
7 with four- -- it was described as a four-unit boarding house
8 but essentially has been a boarding house in pretty
9 significant disrepair over a number of years.

10 And the owner has purchased this with the
11 intention of doing a major renovation of the existing
12 structure and adding to it, as you've seen from the plans.

13 And the goal here is to create some modern, you
14 know, solid, livable residential rental property, and the
15 proposed unit count is eight units once the construction is
16 complete at this point, and we'll run through those plans
17 with you.

18 When we initially filed the application -- you'll
19 see the initial application was filed before the zoning
20 change had been fully ordained, although -- you know, the
21 team was sort of watching the zoning and expectation that
22 their proposal was going to be in line with what the current

1 zoning proposal was trying to achieve in terms of allowing
2 for multifamily residential construction to improve housing
3 within the city of Cambridge.

4 We filed -- again, we filed before the zoning
5 change occurred, and then revised the application, which
6 then resulted in us being able to take advantage of some of
7 the new provisions of the Zoning Ordinance, which I know
8 will be -- it's taking all of us some time getting used to
9 these things, but we spent some time with Staff at
10 Inspectional Services to make sure that we were fully
11 conforming as much as possible with the new zoning.

12 And what we discovered is that there was really
13 one element of the project that does require a variance,
14 which we'll describe better with a visual.

15 Olivia, would you mind putting the slides --

16 JIM MONTEVERDE: We're pulling that up.

17 SARAH RHATIGAN: -- up on the screen for us?

18 JIM MONTEVERDE: Yep.

19 SARAH RHATIGAN: Great. Thank you so much. So,
20 if you don't mind --

21 JIM MONTEVERDE: I think it's the lower right
22 diagram that kind of gets to the point?

1 SARAH RHATIGAN: Yeah, the lower right would be
2 helpful. Yep. Yep. So if you Zoom out just a tinge.

3 So you can see the lot is an irregular shaped lot,
4 and the -- it's a structure that sits, you know, pretty
5 tight on the lot. There's not a lot of space in terms of
6 setbacks. And it does have some yard space in the rear,
7 which is helpful.

8 And do you have a page that has the -- just a
9 photo of building, just so we can see what the massing looks
10 like? There we go, perfect. Thank you. That's exactly
11 what I'm looking for.

12 So as you can see, the image on the left is the
13 house as it looks today. So there's some sort of
14 interesting but odd features of the historic feature.

15 So it looks like a two-story, and it is a two-
16 story effectively, although the basement level, which is
17 unimproved right now, is high enough off the average grade
18 that it's categorized as a story above grade.

19 So under the new zoning, we're allowed to
20 construct up to four stories or 45 feet -- no higher than 45
21 feet. So the proposal for this project -- as you can see,
22 the image on the right side, is that the sort of -- I'm

1 going to call it the garden level, the basement level, which
2 is really raised -- you know -- quite a bit off the ground,
3 will actually be livable space with two apartments: one on
4 the right, one on the left.

5 And then we add a story on the top of the
6 structure that will match it and, you know, the
7 architectural intent is to be consistent with what the
8 apartment building looked like previously, just one story
9 higher.

10 And the element that requires relief -- when the
11 City of Cambridge Ordinance was revised, they made
12 allowances for side setbacks that were preexisting,
13 nonconforming. So it allows for vertical extensions
14 straight up that are within setbacks.

15 So everything about that top floor is permissible
16 under the new zoning that allows the additional height,
17 except that they didn't factor in front setbacks --
18 preexisting, nonconforming front setbacks.

19 And as you'll see from -- or as we saw from the
20 survey and we'll see again -- the front of this house sits
21 right -- and you can see it in that image -- that it sits
22 right on the lot line, with essentially a zero setback at

1 the front.

2 So to the extent our fourth story -- it looks like
3 a third story, but our fourth story of the house -- sits
4 within 10 feet of the front of the lot, that whole portion
5 is a nonconformity that's not permissible without a
6 variance.

7 And that's the reason to be here before you today.

8 And then just briefly, and I wanted to just sort
9 of explain the removal of the special permit -- so
10 previously we needed a special permit to allow for
11 additional windows on the side setbacks, which were
12 nonconforming. But now that they are conforming under the
13 new zoning, we're not required to have that special permit
14 for those windows.

15 So you'll see the --

16 JIM MONTEVERDE: Thank you.

17 SARAH RHATIGAN: -- as I mentioned, the plans
18 again are all otherwise as-of-right.

19 JIM MONTEVERDE: Thank you.

20 SARAH RHATIGAN: I think -- I hope --

21 JIM MONTEVERDE: Can I ask you one question --

22 SARAH RHATIGAN: That's helpful.

1 JIM MONTEVERDE: -- just so I'm clear?

2 SARAH RHATIGAN: Sure. Yes.

3 JIM MONTEVERDE: On -- sorry, the diagram that was
4 on my screen a second ago, in that lower right-hand corner
5 diagram -- and as you just said, the fact that the side yard
6 setbacks now -- or the Ordinance now allows someone to go
7 one, go to the four-story height and allows the outside wall
8 to track exactly along the face of the existing wall,
9 correct? And so, you no longer need any --

10 SARAH RHATIGAN: Correct.

11 JIM MONTEVERDE: -- variance for the side yard
12 setbacks; you're not doing anything in the back, so that's
13 not affected. And really the only thing you need now is
14 that front -- the setback in the front, correct?

15 SARAH RHATIGAN: That's correct.

16 JIM MONTEVERDE: That's the only thing here.

17 SARAH RHATIGAN: That's correct. Now, just to
18 clarify, we are actually making some changes at the rear of
19 the building, but they're all within the area, you know --

20 JIM MONTEVERDE: Right.

21 SARAH RHATIGAN: -- outside of --

22 JIM MONTEVERDE: Correct.

1 SARAH RHATIGAN: -- outside of --

2 JIM MONTEVERDE: Correct.

3 SARAH RHATIGAN: -- setbacks. Yep.

4 JIM MONTEVERDE: There's nothing --

5 SARAH RHATIGAN: Exactly.

6 JIM MONTEVERDE: -- that needs any zoning relief.

7 Okay.

8 SARAH RHATIGAN: Correct. Yeah.

9 JIM MONTEVERDE: So that's --

10 SARAH RHATIGAN: Yeah.

11 JIM MONTEVERDE: -- the narrow ledge that we have
12 to walk on to make our determination.

13 SARAH RHATIGAN: Exactly. Exactly.

14 JIM MONTEVERDE: Okay.

15 SARAH RHATIGAN: What I think -- if it's all
16 right, and I'm sorry that I didn't introduce him being on
17 the screen here, but Steve Hoheb from SKA is our architect.
18 And Steve, do you -- are you -- you're with us, right?

19 STEVE HOHEB: Yes, and I didn't take off --

20 SARAH RHATIGAN: Excellent. There you are.

21 STEVE HOHEB: I'm here.

22 SARAH RHATIGAN: Great.

1 STEVE HOHEB: And --

2 SARAH RHATIGAN: So Steve will walk us through the
3 plans --

4 JIM MONTEVERDE: Steve?

5 SARAH RHATIGAN: -- the plans, just to make sure
6 that everybody's got --

7 JIM MONTEVERDE: If you could help the Board,
8 please, and address any comments you'd like to make to the
9 piece that you're actually requesting the variance for, and
10 that being the setback in front, and why that setback can't
11 be 10 feet from the property line, and why it is where it
12 is? That's -- that's basically the issue in front of us.
13 So if you could enlighten us on that, that would be helpful.

14 STEVE HOHEB: Sure. Then, Olivia, could you
15 actually go to the [unclear]; I believe it's the page
16 before.

17 And so on our site currently, the building, as
18 Sarah had mentioned, is currently on the property line. We
19 had looked at options where we were on our third-floor
20 addition pushing back into -- to be in conformance with the
21 10' setback.

22 But it just didn't really fit the neighborhood.

1 And it would have been kind of like this postmodern building
2 in an otherwise fairly traditional neighborhood.

3 And so, we looked to kind of keep some of the
4 improvements of the building as in line with the
5 neighborhood as we could. We sat the addition on the
6 property line and just extended everything up.

7 And as we started working through some of the
8 circulation issues -- we could actually pan down over to the
9 third-floor level, I believe it's on the twelfth sheet --
10 you'll see here essentially that the circulation kind of
11 became a big component to the project, where we essentially
12 needed a central corridor.

13 Increasing it up to eight units also requires us
14 to kind of meet the Commercial Building Code instead of the
15 residential, so this became more of a constraint, based on
16 what we could use as per Code reasons, along with kind of
17 the request from the client to improve the density of the
18 neighborhood. We looked to kind of keep that front area as
19 cohesive with the building as we could.

20 And I just -- just for some clarity, I believe
21 when we were looking at the setback requirements, because
22 our -- essentially our, for all intents and purposes, our

1 neighbor to the north is a parking lot. There is no
2 setback.

3 And I believe there was an average of the two
4 adjacent lots: the parking lot which has a 10' setback, and
5 then the preexisting neighbor to the south, which is
6 essentially a mirroring of this image is also a lot, so we
7 came up with five. Particularly this is what we're allowed
8 -- this is our condition on this lot.

9 But we'd love to try to keep most of the
10 improvements as minimal and as undisruptive as we could to
11 kind of make the project work within these guidelines.

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

14 STEVEN NG: So there is -- these are all going to
15 be market-rate units, but there's no affordable units in
16 this particular project?

17 SARAH RHATIGAN: That's right. That's right, Mr.
18 Ng. There are no deed-restricted units in the project. In
19 terms of the marketing, I'm not sure that they have price
20 points, but the unit sizes are relatively -- I mean, I don't
21 want to say modest; I mean, they're nice units.

22 But, you know, the size is such that we would

1 expect that it would be a good sort of middle product.

2 STEVEN NG: Thank you.

3 JIM MONTEVERDE: Any other questions from Members
4 of the Board? If not, public comment. Let me just look in
5 the file.

6 Yes, we have one piece of correspondence from
7 Jacquelyn Arbuckle (phonetic), a neighbor at 1 Pine Street
8 who wrote in support. And that's all we have for
9 correspondence in the file.

10 So I'll open it up to public comment.

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

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

21 Nobody calling in, so I will close public
22 testimony. Any discussion among Members of the Board?

1 DANIEL HIDALGO: So given that the existing
2 setback is essentially to the property line, it strikes me
3 as kind of just a natural way of making the building larger.

4 I live fairly close to that area, and I think it
5 would be consistent with the neighborhood. So I'm happy to
6 support it.

7 JIM MONTEVERDE: Very good. Thank you. Any other
8 discussion from Members of the Board?

9 MICHAEL LAROSA: Hi, Jim. I'm not necessarily
10 against it, but my only concern is, with this relatively new
11 Zoning Ordinance, obviously there's mixed feelings about it
12 across the city.

13 But I feel like the front setback was for a
14 reason, so that we don't have towering boxes everywhere now.
15 And I understand they did their best to match the façade
16 that's there now. But I don't know that I'm convinced that
17 there's any special reasoning for the lot to ask for a
18 variance.

19 JIM MONTEVERDE: No, I can --

20 MICHAEL LAROSA: Now, if you can convince me --

21 JIM MONTEVERDE: Because the variance --

22 MICHAEL LAROSA: I don't see any difference than

1 any other developer that's going to try to go four stories
2 right to the sidewalk.

3 JIM MONTEVERDE: Okay. Thank you. Yeah, I think,
4 Mike, it's a Variance Request. So you want to be able to
5 speak to the substantial hardship.

6 Okay. Anyone?

7 SARAH RHATIGAN: Mr. Chairman, did you -- oh, I'm
8 sorry.

9 JIM MONTEVERDE: No, that's -- you don't need to
10 address that. Thank you.

11 Any other discussion from Members of the Board?

12 STEVEN NG: Yeah, I'm kind of agree -- I agree
13 with Mike that with the new bylaw, you know, zoning changes,
14 I mean, I don't -- I think the hardship there is, you know,
15 I'm not that convinced to support that, especially with --
16 you know, it's kind of a new situation and to suddenly --
17 you know, to support a variance of that type when it's
18 brand-new, I think I need to be convinced if others on the
19 Board feel otherwise.

20 VIRGINIA KEESLER: I'm in agreement with Daniel
21 that this seems like the most -- the, I guess the cleanest
22 way to me to expand the building to just add another story,

1 keeping the same setback as the existing building. So I'm
2 inclined to support.

3 JIM MONTEVERDE: Okay. Here -- yeah, I
4 misunderstood what you were saying in the beginning and
5 initially. So you're inclined to support. Steven, you've
6 got a question, and Michael, were you -- where did you fall
7 on this?

8 MICHAEL LAROSA: Well, as I was saying, I'm not
9 necessarily against it at the moment; I just don't know.
10 This is a relatively new Zoning Ordinance, and I feel like,
11 as I said I know there's mixed feelings about it across the
12 city, but there was a lot of thought put into it.

13 And I think there was a reason for not including
14 the front setbacks.

15 So I don't know what -- I mean, Sarah, you're
16 welcome to sway me, I just don't know what the --

17 SARAH RHATIGAN: Mm-hm.

18 MICHAEL LAROSA: -- hardship is here, other than
19 they want an eighth unit --

20 JIM MONTEVERDE: Yeah.

21 MICHAEL LAROSA: -- not seven units with a
22 setback.

1 JIM MONTEVERDE: Yeah. At the moment, this
2 discussion is really among Members of the Board. So let me
3 just --

4 MICHAEL LAROSA: I'm sorry.

5 JIM MONTEVERDE: -- I'll refer back to the --
6 there's a supporting statement --

7 SARAH RHATIGAN: Mr. --

8 JIM MONTEVERDE: -- for the variance.

9 SARAH RHATIGAN: -- Mr. Chairman, could -- do --

10 JIM MONTEVERDE: Yeah?

11 SARAH RHATIGAN: If you don't -- if you don't
12 mind, I just wanted to augment something or sort of point
13 out something that Mr. Hoheb mentioned about the
14 architectural elements of this --

15 JIM MONTEVERDE: Yeah --

16 SARAH RHATIGAN: -- just to --

17 JIM MONTEVERDE: -- can you give me one --

18 SARAH RHATIGAN: -- assist you, and then --

19 JIM MONTEVERDE: -- Sarah, can you give me one
20 moment and let me finish my comment --

21 SARAH RHATIGAN: Oh, absolutely.

22 JIM MONTEVERDE: -- to the other Board Members?

1 SARAH RHATIGAN: Yeah.

2 JIM MONTEVERDE: So --

3 SARAH RHATIGAN: Yes.

4 JIM MONTEVERDE: Michael, I think specifically
5 about -- I've struggled with the same thing about the
6 hardship. Because we've seen -- the Board has seen a number
7 of issues like this, and anyway, similar to what this
8 description is, it basically reads that this is a
9 description of what the hardship is, and:

10 "The building is in significant disrepair and
11 requires extensive work. Construction costs will be
12 substantial, and additional residential units are necessary
13 to make the project financially feasible."

14 In years past, that has not been an argument that
15 swayed the Board that there was a hardship, in that the
16 owners, the proponents, knew full well what they were
17 getting into in terms of the building that they were buying,
18 and that if they find that they need to do -- in order for
19 their own financial benefit significant repair, and do
20 extensive work. And therefore, they need to add additional
21 residential units, which they're going to do in the basement
22 anyway as-of-right, that there's really a strong case for

1 the hardship with doing the units above.

2 That said, the addition of the fourth floor is as-
3 of-right. So really the only issue is, is that enough of a
4 rationale, is there a hardship for not being able to
5 maintain the 10' setback -- front yard setback?

6 Thank you.

7 Sarah? You wanted to comment?

8 SARAH RHATIGAN: Thank you. Yeah. My comment --
9 I appreciate the care that the Board is taking with the
10 issue and with the case.

11 As I see it, when I look at the internal layout of
12 the proposed additional floor, and if you see what happens
13 to the stair and the ability to get the full set of stairs,
14 you know, code-compliant stairs up to the proposed
15 additional level, that's what renders the -- that's what --
16 it's the structure. It's like sort of the, the internal
17 elements of the structure that are causing the hardship in
18 this case.

19 JIM MONTEVERDE: Yeah.

20 SARAH RHATIGAN: There's probably also some
21 element of if you're trying to build an additional story on
22 this type of historic structure, that building vertically

1 straight up on the front portion of the building, as opposed
2 to having it notched back, I'm not sure what type of
3 additional structural elements they might need to add to be
4 able to, you know, to support an addition that's sort of
5 staggered back.

6 JIM MONTEVERDE: I think --

7 SARAH RHATIGAN: But I think that the loss is not
8 just, you know, losing a bit of bedroom space, but it's
9 going to require an entire reworking of stairs.

10 So thinking back to -- I realize, you know, the
11 hardship argument is always a difficult legal standard. But
12 in this case, when you think about the practicalities of how
13 the construction would happen, and what it does to the
14 project if you are not allowing for this additional sort of
15 sliver of building to occur, it really will be a financial
16 hardship on the project, making that top floor much less
17 usable, practical.

18 JIM MONTEVERDE: Thank you.

19 SARAH RHATIGAN: Hoping that that's a little bit
20 helpful in your --

21 JIM MONTEVERDE: Yep.

22 SARAH RHATIGAN: -- thinking.

1 JIM MONTEVERDE: Any other discussion among
2 Members of the Board?

3 VIRGINIA KEESLER: So Jim, I'm just curious
4 whether -- so for you and Michael, would it be a preferred
5 outcome if there were a few fourth floor, but it were
6 notched back?

7 JIM MONTEVERDE: That would help quite a bit.

8 VIRGINIA KEESLER: Hm. Okay.

9 JIM MONTEVERDE: It would be compliant. They
10 wouldn't be here.

11 SAM KACHMAR: Mr. Chairman?

12 JIM MONTEVERDE: Sam.

13 SAM KACHMAR: Sam Kachmar from SKA.

14 JIM MONTEVERDE: I'm sorry. No. This is for
15 Members of the Board. So please.

16 SAM KACHMAR: Oops, sorry.

17 JIM MONTEVERDE: Do not interject. So in the
18 discussion about the -- now, the architects among us, the
19 designers, there's a way to carry the front load of the
20 façade if it's set back 10'. There's a way to have the
21 stair. Even if that were the only element that protruded
22 from the roof, that would be a different assembly than

1 what's shown.

2 So yeah, simply it's -- there's a way to be
3 compliant and yes, what you do is you lose two out of --
4 right now I counted 24 bedrooms if I counted correctly --
5 six per floor times four floors. So you lose two bedrooms.

6 And if that financially -- again, the Board has
7 never been sensitive to a proponent coming in saying, "Geez,
8 you know, I bought this property and now I have to do all
9 this work, and the only way I can get the money back is if I
10 build all this additional space." The two bedrooms I'm not
11 sure I can see that.

12 So yeah, that's my concern. My concern. I don't
13 know if Michael or Steven are in the same boat.

14 MICHAEL LAROSA: It's partly that. And Virginia,
15 it's not -- it's actually aesthetically it looks nice.

16 VIRGINIA KEESLER: Mm-hm.

17 MICHAEL LAROSA: The concern is all the thought
18 that just went into this new Zoning Ordinance, which is a
19 massive change, we're already, like, "Okay, now you can have
20 four floors, and you can go further."

21 I mean, we're only a couple weeks in and we're
22 already -- everybody's already pulling applications and

1 coming back with -- asking for even more, basically. And I
2 don't know now that it's a precedent as a hardship.

3 So again, I'm not -- I can probably be swayed; I
4 just, I don't know. It's so fairly new that I feel like to
5 already be asking for a variance to go even further is a big
6 ask, basically.

7 JIM MONTEVERDE: Yep.

8 VIRGINIA KEESLER: I guess kind of in keeping with
9 -- I believe what Daniel said in his initial comment, I'm
10 not an architect, but to me it just seems like it's more
11 aesthetically pleasing for the building --

12 MICHAEL LAROSA: Yep.

13 VIRGINIA KEESLER: -- to go straight up, versus
14 being notched back. So that was I guess my initial
15 reaction.

16 I do feel like we hear cases where the
17 deterioration of the building is a grounds for a variance.
18 You know, maybe the frack pattern is not exactly the same as
19 it is here, but in my mind, I do think that that contributes
20 as well, and that -- you know, there is a public interest as
21 well in not having deteriorating buildings throughout the
22 city.

1 JIM MONTEVERDE: Thank you. I just -- I follow
2 Mike's discussion about the precedent this sets. Because if
3 you look not at this lot -- even the lot we just did a
4 little while ago go on School Street, all of these
5 properties that we've seen, residential units that sit
6 closer to the property line than 10' with the new order
7 revised Ordinance, if all the proponents start to come in
8 wanting to add up to four floors on top of their buildings
9 that sit closer to the property line in the front -- and the
10 only setback requirement actually is front and back, but
11 front -- and come in trying to do the same thing where we
12 don't think architecturally or for the neighborhood it's as
13 appropriate, it's just setting the precedent for it, that's
14 all.

15 That's the conundrum for me.

16 SAM KACHMAR: Mr. Chairman --

17 JIM MONTEVERDE: Any other --

18 SAM KACHMAR: -- can I address that?

19 JIM MONTEVERDE: Sorry?

20 SAM KACHMAR: May I address that, Mr. Chairman?

21 This is Sam Kachmar from SKA.

22 JIM MONTEVERDE: Who's speaking?

1 SAM KACHMAR: Sam Kachmar, from Sam Kachmar
2 Architects, the architect in the project.

3 JIM MONTEVERDE: Sam, no, sorry. This is a
4 discussion among Members of the Board, please.

5 SAM KACHMAR: No problem. I just wanted to
6 address the architectural part.

7 JIM MONTEVERDE: Any other discussion among
8 Members of the Board? Or are we ready for a motion? Motion
9 it is. And this is a variance.

10 The Chair makes a motion to grant relief from the
11 requirements of the Ordinance under Sections 5.31, Table of
12 Dimensional Requirements, and that is specifically for the
13 front yard setback at the added third level; Section 8.22.3,
14 Alterations of Nonconforming Structure; and the Section
15 10.31, the Conditions for a Variance, which read that the
16 Board will find all of the following:

17 One, a literal enforcement of the provisions of
18 the Ordinance would involve a substantial hardship,
19 financial or otherwise to the petitioner.

20 Two, the hardship is owing to the circumstances
21 relating to the soil conditions, shape, or topography of
22 such land or structures, not affecting generally the zoning

1 district in which it is located. And,

2 Third, desirable relief may be granted without
3 either substantial detriment to the public good, or
4 nullifying or substantially derogating from the intent or
5 purpose of this Ordinance.

6 On the condition that the work proposed conforms
7 to the drawings entitled, "103-109 School Street," prepared
8 by SKA and dated 03/05/2025; initialed and dated by the
9 Chair.

10 And further, that we incorporate the supporting
11 statements and dimensional form submitted as part of the
12 application.

13 On a voice vote, please? Steven?

14 STEVEN NG: Opposed.

15 JIM MONTEVERDE: Virginia?

16 VIRGINIA KEESLER: In favor.

17 JIM MONTEVERDE: Daniel?

18 DANIEL HIDALGO: In favor.

19 JIM MONTEVERDE: Michael?

20 MICHAEL LAROSA: Opposed.

21 JIM MONTEVERDE: Sorry, was that opposed?

22 MICHAEL LAROSA: Sorry, my volume was --

1 JIM MONTEVERDE: Michael, could you say that
2 again?

3 MICHAEL LAROSA: Opposed.

4 JIM MONTEVERDE: Thank you. And Jim Monteverde
5 opposed.

6 [THREE vote NO, Two vote YES]

7 JIM MONTEVERDE: That's three opposed, two in
8 favor, so the variance is denied. Now we have to vote on
9 why it's denied.

10 And I will offer that it is being denied because
11 we're in the requirements of the variance, the Board --
12 those members are not seeing the hardship that would allow
13 the variance, and that requires the new construction to be
14 set intruding on that front yard setback.

15 JIM MONTEVERDE: Done. The motion is -- the
16 variance is denied. Now, do we have to vote on the special
17 permit? Withdrawn without prejudice?

18 All right; we're going to vote on the special
19 permit. And again, this is withdrawn without prejudice.

20 So on a motion to withdraw the request for a
21 special permit for enlarging, relocating, and adding
22 windows, as it's no longer necessary by the revised

1 ordinance, it's being withdrawn without prejudice.

2 On a voice vote, please?

3 Michael?

4 MICHAEL LAROSA: In favor of withdrawal.

5 JIM MONTEVERDE: Yep. Steven?

6 STEVEN NG: In favor.

7 JIM MONTEVERDE: Virginia?

8 VIRGINIA KEESLER: In favor.

9 JIM MONTEVERDE: Daniel?

10 DANIEL HIDALGO: In favor.

11 JIM MONTEVERDE: And Jim Monteverde in favor of
12 the withdrawal for the special permit.

13 [All vote YES]

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

* * * * *

(7:10 p.m.)

Sitting Members: Jim Monteverde, Steven Ng, Virginia
Keesler, Daniel Hidalgo, and Michael
LaRosa

JIM MONTEVERDE: Next case is BZA-1152107 -- 12
Hubbard Park Road. Is there anyone calling in who wishes to
-- oh, Sarah, you're back up.

SARAH RHATIGAN: I am. For the transcript: Sarah
Rhatigan, Trilogy Law LLC, 12 Marshall Street in Boston. I
am here for the petitioner, the owner of the property.

We actually are requesting a continuance this
evening. And apologies that we were not able to get this
determined and sent in as a letter earlier than now. There
had been the hope to be able to pull things together for a
hearing this evening, but we were not able to do so.

JIM MONTEVERDE: Okay, that's --

SARAH RHATIGAN: I wanted to ask --

JIM MONTEVERDE: Go ahead, sorry.

SARAH RHATIGAN: -- as well if there were -- if
there were a discussion as to what date we might be able to
request for a continuance.

1 JIM MONTEVERDE: Yep. April 10?

2 SARAH RHATIGAN: April 10 works for our team, yes.

3 JIM MONTEVERDE: Does it work for the members of
4 the Board? Oh no, case not heard. We're golden. All
5 right.

6 Let me make a motion to continue this matter until
7 April 10, 2025, on the condition that the petitioner change
8 the posting sign to reflect the new date of April 10, 2025
9 and the new time of 6 p.m.

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

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

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

22 On the motion to continue this matter until April

1 10, 2025, by a voice vote, Board Members please?

2 Virginia?

3 VIRGINIA KEESLER: In favor.

4 JIM MONTEVERDE: Thank you. Daniel?

5 DANIEL HIDALGO: In favor.

6 JIM MONTEVERDE: Thank you. Steven?

7 STEVEN NG: In favor.

8 JIM MONTEVERDE: Thank you. Michael?

9 MICHAEL LAROSA: In favor.

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

12 [All vote YES]

13 JIM MONTEVERDE: So the meeting is -- matter is
14 continued. Thank you. And --

15 SARAH RHATIGAN: Thank you.

16 JIM MONTEVERDE: -- that's a wrap. Thank you for
17 your help, Board Members.

18 MICHAEL LAROSA: Thank you.

19 JIM MONTEVERDE: See you next time.

20 COLLECTIVE: Goodnight.

21 [7:10 p.m. End of Proceedings]

22

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

CERTIFICATE

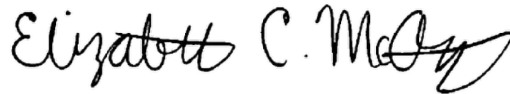
Commonwealth of Massachusetts

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.

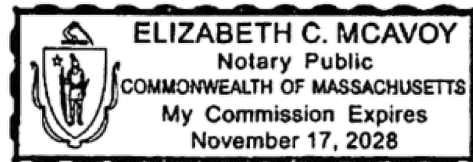
In witness whereof, I have hereunto set my hand this ninth day of April 2025.



Notary Public

My commission expires:

November 17, 2028



A	<p>addressed 20:3 adequate 11:16 adjacent 38:17 51:4 adjoining 39:1 adopted 3:9 advantage 43:6 adverse 69:17 adversely 38:18 advertisement 38:7 aesthetically 61:15 62:11 affordable 51:15 Agate 1:9 3:5 4:10,11 5:4 6:10 7:4 18:17 18:19 19:1,4,8 19:14,17 21:11 27:9 28:8,10 28:16,19,21 29:1 Agenda 2:7 28:6 28:14 ago 14:13,15 17:14 26:5 47:4 63:4 agree 54:12,12 agreement 54:20 ahead 12:15,18 32:5 68:19 allow 17:11 32:1 32:3 46:10 66:12 allowance 32:1 allowances 45:12 allowed 11:11 11:11 12:14 44:19 51:7 allowing 37:6 43:1 59:14 allows 9:1 31:8 38:5 45:13,16 47:6,7 Alterations</p>	<p>64:14 amended 5:17 41:16 Amgen 10:2 amount 15:8 angle 17:3 angled 33:7 answer 15:4 19:15 answered 15:15 anxiously 34:3 Anybody 21:10 anyway 5:22 19:15 57:7,22 apartment 45:8 apartments 45:3 apologies 68:13 appeal 1:1 3:7 3:12 8:19 appearing 7:14 appears 38:11 applicant's 12:3 applicants 3:18 7:12 8:17 application 10:17,19 12:22 26:18 31:4 36:9 38:4 39:12 42:18,19 43:5 65:12 applications 61:22 appreciate 24:9 58:9 approached 35:3 appropriate 63:13 approval 12:16 22:11 24:3,15 approved 3:10 April 69:1,2,7,8 69:22 71:13 Arbuckle 52:7 architect 39:8 48:17 62:10 64:2 architects 29:3</p>	<p>60:18 64:2 architectural 41:18 45:7 56:14 64:6 architecturally 63:12 area 10:9 17:1 30:11,11,12,13 31:9 32:19 47:19 50:18 53:4 argument 21:4 21:20 57:14 59:11 Arlington 29:3 34:2 35:19 article 25:17 36:10 as- 58:2 as-of-right 33:3 41:15 46:18 57:22 asked 12:9 asking 4:4 34:12 41:9 62:1,5 aspects 5:16 assembly 60:22 assigned 33:12 assist 56:18 Associates 26:6 assume 36:13 asymmetrical 17:3 Atkins 19:21 attempts 11:18 attend 7:22 attendance 4:5 attorney 7:12 audible 4:5 audio 3:13 augment 56:12 authorized 3:11 available 21:22 33:21 35:17 Ave 29:13,14,14 30:19 Avenue 1:5 2:8 7:13 29:5 34:4</p>	<p>35:19 39:7 average 8:18 44:17 51:3 awaiting 34:3 aware 9:8</p> <hr/> <p style="text-align: center;">B</p> <p>b 36:12 38:13 back 15:19 22:8 22:14,19 24:5 31:6 33:11 47:12 49:20 56:5 59:2,5,10 60:6,20 61:9 62:1,14 63:10 68:8 bakery 33:15 barrels 33:13 based 14:1 50:15 basement 44:16 45:1 57:21 basically 23:10 31:6,8 33:2 49:12 57:8 62:1,6 bedroom 59:8 bedrooms 61:4 61:5,10 beginning 55:4 begun 29:21 behalf 5:8 7:12 7:14 believe 5:17 7:15 49:15 50:9,20 51:3 62:9 bemoan 10:11 benefit 10:6 14:4 22:4,7 35:1 57:19 benefits 34:17 best 53:15 71:6 bet 24:10 better 43:14 beyond 8:15 17:8 19:13 36:3</p>
----------	--	---	--	---

bicycle 35:21	29:16,17,18	10:2,7 33:18	certainly 13:4	clear 9:6 16:7
big 50:11 62:5	30:1,14,16	33:21 34:20	CERTIFICA...	24:18 31:20
bigger 13:13	34:13 35:4,11	37:1 43:3	71:1	36:8 47:1
bikes 35:21	35:14 42:4,6	45:11	certify 71:5,8	click 20:12
bit 13:13 45:2	44:9 45:8	can't 15:1,2	Chair 1:7,7 3:8	37:11 52:12
59:8,19 60:7	47:19 49:17	49:10	7:8 24:17	client 23:5,6,8
block 13:17 14:8	50:1,4,14,19	candidly 9:9	25:12 26:8,15	23:14 50:17
14:16	53:3 54:22	10:10	38:2 39:9	Clinic 10:3
Board 1:1 3:7	55:1 57:10,17	car 9:12,18	64:10 65:9	Clinton 2:4 5:6
3:12,18 4:4	58:22 59:1,15	11:14,22 13:10	Chairman 40:7	close 20:21
5:17 7:9 10:13	62:11,17	13:12,12 14:3	41:22 54:7	37:20 52:21
10:15 12:9	buildings 33:17	19:1,5 21:12	56:9 60:11	53:4
14:18 18:15	62:21 63:8	21:13 23:10	63:16,20	closer 8:14 9:15
20:22 24:1,4	built 29:16	Caramello 20:6	challenge 8:6	25:15 63:6,9
25:9 27:2	32:11	care 29:4 34:2	change 38:15	Code 50:14,16
31:20 36:7,17	bus 36:1	34:21 37:6	42:20 43:5	code-compliant
37:22 40:6	business 29:8,11	58:9	61:19 69:7	58:14
49:7 51:13	30:1,8,13 31:2	Carlos 37:4	changes 47:18	cohesive 50:19
52:4,22 53:8	36:11	Carol 1:9 3:5	54:13 69:19	COLLECTIVE
54:11,19 56:2	businesses 33:14	4:10,11 5:4 6:9	Channel 3:14	25:11 70:20
56:22 57:6,15	34:22	6:10 7:4 18:17	Chapter 3:9	come 5:12 34:1
58:9 60:2,15	busy 9:21 13:3	18:19 19:1,4,8	charge 14:3	34:9 35:8 63:7
61:6 64:4,8,16	buying 57:17	19:10,14,16,17	childcare 33:18	63:11
66:11 69:4,17	Bye 29:1	21:11 27:8,9	children 7:20,21	coming 34:10
70:1,17	bylaw 54:13	28:8,10,16,18	7:22 35:9,10	61:7 62:1
Board's 12:13	BZA 2:4 4:2	28:19,20,21	35:22	69:16
boarding 42:6,7	BZA-1145011	29:1	choice 21:12	comment 3:22
42:8	2:5 7:5	carry 60:19	chosen 8:22	4:1 19:19
boat 61:13	BZA-1147413	cars 36:3	circulation 50:8	23:22 36:17
born 7:21	2:8 28:7	case 2:2 5:5,5,6	50:10	52:4,10 56:20
Boston 42:1	BZA-1151091	5:10 7:5 11:22	circumstance	58:7,8 62:9
68:10	2:9 41:6	12:3 15:6 28:7	12:2 19:13	comments 49:8
bottom 7:17	BZA-1152107	28:12 41:6	circumstances	commercial
20:12 37:11	2:10 68:6	42:2 57:22	16:11 64:20	29:17,18 50:14
52:12		58:10,18 59:12	citizens 38:21	commission
bought 16:21	C	68:6 69:4,17	city 1:2,10 3:11	71:17
61:8	c 3:1 38:16	cases 2:3 5:20	5:18 34:19	Commonwealth
boundary 24:14	C-1 36:13	9:11 62:16	35:3 38:21	71:2,5
boxes 53:14	cable 3:14	categorized	43:3 45:11	Community
brand-new	call 3:20 31:5	44:18	53:12 55:12	10:3
54:18	45:1	cause 38:14	62:22	compelling 21:4
briefly 42:5 46:8	called 26:22	69:16	City's 4:2	complete 42:16
bring 14:19	calling 7:6 20:14	causing 58:17	clarify 14:7	compliant 60:9
bringing 17:1	37:12,20 52:13	Center 10:4	47:18	61:3
broadcast 3:14	52:21 68:7	29:5 34:3 37:6	clarity 50:20	component
build 58:21	Cambridge 1:2	39:7	classrooms 33:8	50:11
61:10	1:6 3:7,12,15	centers 34:21	cleaner 33:15	concern 53:10
building 29:7,15	5:16 7:13 9:14	central 50:12	cleanest 54:21	61:12,12,17

conclude 10:15	22:16	42:22	described 42:7	discussion 17:16
Concord 29:13	contributes	currently 14:11	description 57:8	20:22 37:22
30:19	62:19	49:17,18	57:9	52:22 53:8
condition 9:13	control 35:6	cut 11:10 12:14	design 5:15 8:22	54:11 56:2
26:4,9,15 39:5	controls 35:2		13:8	60:1,18 63:2
51:8 65:6 69:7	conundrum	D	designers 60:19	64:4,7 68:21
conditions 16:12	63:15	d 2:1 3:1 38:19	desirable 16:14	discussions
18:6 26:20	convince 53:20	daily 9:19	26:1 65:2	17:17
64:15,21	convinced 53:16	Daniel 1:8 3:5	desiring 8:2	disrepair 42:9
confident 13:9	54:15,18	4:8,9 5:4 7:4	deteriorating	57:10
confirm 20:18	corner 11:6 25:8	21:2,9 27:6,7	62:21	district 8:7 29:8
22:18 37:17	47:4	28:4,15 39:16	deterioration	29:11,13 31:3
52:18	correct 17:22	39:16,17 41:4	62:17	31:3 36:12
conform 5:16	18:20 19:11	53:1 54:20	determination	39:1,1 65:1
39:5	25:1 31:10,15	62:9 65:17,18	48:12	districts 29:12
conformance	32:21 33:1,4,5	67:9,10 68:4	determined 25:2	divided 30:16
49:20	38:12 47:9,10	70:4,5	68:14	dividing 32:11
conforming	47:14,15,17,22	date 2:4,6 68:21	determines	doctors 9:18
43:11 46:12	48:2,8	69:8,21	14:22	doesn't 17:11
conforms 26:4	correctly 19:10	dated 5:7 19:22	determining	doing 10:1 42:11
65:6	32:16 61:4	26:7,15 39:8,8	15:7	47:12 58:1
congestion	correspondence	65:8,8	detriment 16:15	don't 7:16 14:10
38:14	37:9 52:6,9	David 20:2	26:2 38:20	15:18 20:2
consideration	corridor 50:12	day 10:5 29:4	65:3	21:3,5,5,17
21:19	costs 57:11	34:2,21 37:6	detrimental	22:15 24:17
considering	couldn't 19:12	71:13	10:14 17:9	25:5 43:20
14:6	counsel 71:9	daycare 36:14	21:18	51:20 53:14,16
consistent 45:7	count 19:20 20:8	39:6	develop 8:18	53:22 54:9,14
53:5	36:18 42:15	de 69:16	developer 54:1	55:9,15,16
constrained	counted 61:4,4	deal 8:17	development	56:11,11 61:12
17:4	counting 16:1,2	deed-restricted	38:16	62:2,4 63:12
constraint 50:15	couple 13:17	51:18	diagonal 32:12	doorway 13:19
construct 44:20	61:21	demand 33:18	diagram 43:22	Dr 7:15,16,17,18
constructed	course 30:22	demarcation	47:3,5	7:18 10:1,2
29:22	Court 3:10	38:6	didn't 17:17	12:13 14:8,14
construction	cream 34:8	demonstrate	45:17 48:16,19	drawing 15:19
29:20 32:10,12	create 42:13	12:4	49:22	19:9 25:7
32:17 42:15	created 38:19	denied 66:8,9,10	difference 24:19	26:22
43:2 57:11	criteria 38:9,10	66:16	53:22	drawings 26:5
59:13 66:13	39:3	density 50:17	different 15:12	39:6 65:7
continuance	crosswalk 11:3	Department	60:22	69:19
68:12,22	Crowe 20:5	69:13,15	difficult 59:11	drive 23:9
continue 69:6,22	crucial 37:5	depth 17:5,10	dimensional 8:5	driver 15:5
continued 2:3	curb 8:19 11:10	22:4,7	18:8 26:17	drivers 10:9
5:5 28:11	12:14	derogating 12:7	39:11 64:12	driveway 8:3,4
38:16 69:21	curbline 9:15	16:16 26:3	65:11 69:19	8:5,7,17,18 9:1
70:14	curious 60:3	65:4	discovered	9:11 10:16,22
continuing	current 14:1	describe 43:14	43:12	11:4,11 12:11

<p>13:4,10,15,19 13:22 14:4,9 14:10,10,11 17:2 18:9 22:3 23:1 24:5 26:22 driveways 11:1 18:7 drop 35:9 drop-off 35:5 dry 33:15 dumpster 33:14</p> <hr/> <p style="text-align: center;">E</p> <hr/> <p>e 2:1 3:1,1 38:22 earlier 68:14 eases 34:20 Educational 36:14 effectively 44:16 effort 8:17 egress 38:14 eight 42:15 50:13 eighth 55:19 either 15:7 16:15 26:1 65:3 elected 15:10 element 9:19 43:13 45:10 58:21 60:21 elements 56:14 58:17 59:3 eliminates 34:19 Elizabeth 71:4 Elizabeth's 29:4 34:2,7 37:6 39:6 emphasize 37:5 employed 71:9 Employees 1:10 empty 34:19 ended 35:7 energy 14:2 enforcement 16:9 25:19 64:17</p>	<p>enjoy 18:6 enlarged 8:13 enlarging 66:21 enlighten 49:13 entire 59:9 entitled 26:5 39:6 65:7 especially 54:15 essentially 42:8 45:22 50:10,11 50:22 51:6 53:2 established 18:8 Esther 37:8 estimates 14:1 evening 7:7,8,14 27:15 29:2 41:21 42:2 68:13,16 everybody 12:21 29:18 everybody's 49:6 61:22 exactly 23:11 44:10 47:8 48:5,13,13 62:18 Excellent 48:20 exemption 31:5 existing 11:20 12:5 15:12,20 17:7 22:17 23:7 42:11 47:8 53:1 55:1 expand 54:22 expect 52:1 expectation 42:21 expires 71:17 explain 12:10 46:9 extend 19:5 36:11 extended 50:6 extending 19:1 extension 38:5 extensions 45:13 extensive 57:11</p>	<p>57:20 extent 46:2 extra 22:7 extraordinary 21:6</p> <hr/> <p style="text-align: center;">F</p> <hr/> <p>façade 53:15 60:20 face 8:15 18:22 47:8 facilities 33:18 facility 29:21 34:2 facility's 32:17 fact 7:21 10:16 11:19 17:6 18:12 36:21 47:5 facto 69:16 factor 26:13 45:17 factors 10:17 Failure 69:16 fairly 50:2 53:4 62:4 fall 34:7 55:6 families 34:21 family 9:19,22 10:2 11:8,14 13:3,12,12 family's 10:20 favor 6:3,5,7,10 6:11,13 19:21 20:9 21:3,15 21:22 27:3,5,7 27:9,12 39:15 39:17,19,21,22 40:2 65:16,18 66:8 67:4,6,8 67:10,11 70:3 70:5,7,9,11 feasible 57:13 feature 44:14 features 44:14 feel 53:13 54:19 55:10 62:4,16 feelings 53:11</p>	<p>55:11 feet 25:8 30:12 44:20,21 46:4 49:11 fence 18:19,21 19:2,3,4,6,10 22:10,16,18,22 23:2,4,4,20 Fernando 1:8 Field 37:4 figure 17:17 file 10:10 19:20 20:9 37:9 41:8 52:5,9 69:20 filed 42:18,19 43:4,4 fill-in 28:11 filled 36:20 final 5:18 financial 57:19 59:15 64:19 financially 57:13 61:6 71:10 find 4:1 10:4 21:3,17 25:18 57:18 64:16 finding 21:2 finish 56:20 first 5:5 15:15 23:22 29:6 34:10 fit 9:12 49:22 five 6:13 28:10 40:2 51:7 floor 45:15 58:2 58:12 59:16 60:5 61:5 floors 61:5,20 63:8 follow 63:1 following 16:8 25:18 26:20 64:16 foot 34:22 36:3 form 36:9 37:7 38:4 39:11 65:11</p>	<p>forms 26:17 69:19 forward 32:10 found 35:18 four 19:20 20:9 27:11,12 44:20 54:1 61:5,20 63:8 four- 42:7 four-story 47:7 four-unit 42:7 fourth 41:15 46:2,3 58:2 60:5 frack 62:18 front 5:20 8:7 8:10 9:8 10:14 15:2,3,9,11,13 23:3 24:5 25:16 35:4,11 41:17 45:17,18 45:20 46:1,4 47:14,14 49:10 49:12 50:18 53:13 55:14 58:5 59:1 60:19 63:9,10 63:11 64:13 66:14 frontage 8:4 full 22:4 29:11 57:16 58:13 fully 37:6 42:20 43:10 funny 29:15 furnishings 33:9 further 5:14 14:9 15:5 17:2 19:2,5 25:3 26:16,19 39:10 61:20 62:5 65:10 71:8 future 32:14</p> <hr/> <p style="text-align: center;">G</p> <hr/> <p>G 3:1 gains 34:20 Garcia 37:3</p>
---	--	--	---	---

garden 45:1	grade 44:17,18	17:8,10 25:20	hope 46:20	impact 11:18
gate 22:10,13	grant 24:15	25:21 54:5,14	68:15	12:11
23:4,9,21 24:4	25:13 36:10	55:18 57:6,9	hopefully 29:21	impacting 21:19
gates 24:10	38:2 64:10	57:15 58:1,4	hoping 10:14	impair 39:1
gather 19:4	granted 16:14	58:17 59:11,16	59:19	importance 37:5
Geez 61:7	18:7 26:1,19	62:2 64:18,20	hosted 13:17	important 9:19
General 1:3	27:13 40:3	66:12	hours 13:4	improve 11:3
3:10	65:2	hazard 38:14,19	house 7:18 8:11	43:2 50:17
generally 4:3	granting 34:18	health 10:3	8:14,15 11:20	improvements
64:22	graphic 31:12	38:20	14:1,2 15:12	50:4 51:10
generated 38:13	Great 43:19	hear 20:18	16:21 42:6,7,8	inclined 24:15
getting 43:8	48:22	37:17 52:18	44:13 45:20	55:2,5
57:17	green 2:5 7:6,19	62:16	46:3	include 26:8,21
give 3:22 15:18	7:20,21 9:2	heard 15:16	housing 43:2	including 55:13
56:17,19 69:17	10:15 11:5	69:4	Hubbard 2:10	incorporate
given 8:11 17:3	12:20 13:17	hearing 1:3 2:4	68:7	26:16 39:10
21:4 53:1	14:9 19:22	2:6 42:2 68:16	Huron 2:8 29:5	65:10
giving 31:22	20:5,6,7 22:3,5	69:11	29:14,14 34:4	incorporating
go 5:20 11:14	26:6,22	Heather 20:5	35:19 37:7	26:20
12:15,17 15:5	grilled 13:18	height 45:16	39:7	increase 34:21
17:4,11 22:14	ground 45:2	47:7	<hr/> I <hr/>	Increasing
22:19 25:3	grounds 62:17	help 24:7,12	I'd 5:11 23:4	50:13
30:2 31:6 32:5	group 20:6	35:6 49:7 60:7	I'll 26:14 31:4	indulgence
32:8 44:10	guess 21:2 54:21	70:17	36:9,17 37:20	12:13
47:6,7 49:15	62:8,14	helpful 13:5	41:11 52:10	initial 29:10
54:1 61:20	guidelines 51:11	44:2,7 46:22	56:5	42:19 62:9,14
62:5,13 63:4	<hr/> H <hr/>	49:13 59:20	I'm 7:12 12:19	initialed 26:15
68:19	hadn't 24:2	hereunto 71:12	17:8 18:7 21:2	39:8 65:8
goal 42:13	half 14:16	Hi 7:10,11 53:9	21:7 22:9,11	initially 42:18
goes 22:22 23:2	Hampton 20:2	Hidalgo 1:8 3:5	25:8 28:10	55:5
going 9:5,6	Hancock 11:6	4:8,9 5:4 7:4	29:4 31:18	Inspectional
14:19 21:13	20:4 22:6	21:2 27:7 28:4	42:3 44:22	43:10 69:13,15
24:20,20,22	hand 20:13,15	28:15 39:16,17	47:1 48:16,21	Institutional
42:22 45:1	37:12,13 52:13	41:4 53:1	51:19 53:5,9	36:14
51:14 54:1	52:14 71:12	65:18 67:10	53:16 54:7,12	instructions
57:21 59:9	happen 59:13	68:4 70:5	54:15,20 55:1	3:22 4:2
66:18	happened 29:9	high 44:17	55:8 56:4 59:2	integrity 39:1
golden 69:4	happening	higher 21:8 45:9	60:3,14 61:10	intend 23:21
good 7:8 8:17	32:13	historic 44:14	62:3,9	intended 9:16
16:15 19:18	happens 58:12	58:22	I've 25:4 57:5	intent 12:7
27:14 29:2	happy 12:9 24:2	historically 42:6	ice 34:8	16:16 17:9
36:22 41:21	24:5 26:10	history 42:5	icon 20:12 37:11	26:3 45:7 65:4
52:1 53:7 65:3	53:5	Hm 60:8	52:12	intention 23:9
goodnight 29:1	hardscape 10:16	Hoheb 48:17,19	illustrated 26:21	23:20 42:11
70:20	hardship 11:19	48:21 49:1,14	illustration 31:7	intents 50:22
gotten 24:2	12:4,11 16:10	56:13	image 44:12,22	interest 62:20
Governor 3:11	16:11,19,20	home 14:9,12	45:21 51:6	interested 71:10
grab 26:10		homes 8:3 18:5		interesting 5:12

5:19 44:14 interject 60:17 internal 58:11 58:16 interrupt 30:20 30:21 introduce 48:16 introduction 12:21 intruding 66:14 involve 16:10 25:20 64:18 involved 16:19 involvement 10:21 involves 11:7 irregular 44:3 isn't 9:17 21:13 issue 10:12 17:8 49:12 58:3,10 issues 50:8 57:7 it's 8:16,16 11:1 11:9,21 12:7 14:12 16:1,2 17:2,7,21 21:14 22:5,15 23:10,13 24:12 24:13,20,22 25:2 26:12 29:22 30:16 31:3 32:19 35:10 36:8 38:4 43:8,21 44:4,18 48:15 49:15 50:9 54:4,16,17 58:16,16 59:8 60:20 61:2,14 61:15,15 62:2 62:4,10 63:12 63:13 66:9,22 67:1	16:1,5,20 17:15,19,21 18:2,5,12 19:3 19:11 22:20,22 23:2,16,19 24:17 25:2 26:8,12 27:14 January 27:1 Jennifer 7:15 Jim 1:7 3:4,6,8 4:14,15 5:3,5 6:4,6,8,11,11 6:13,16 7:3,5 7:10 12:17 14:17,22 15:14 15:18,22 16:3 16:6 17:13,16 17:20 18:1,4 18:11,14,18,21 19:7,9,12,15 19:18 21:9,16 22:1,12,21 23:1,6,14,17 24:7,16,22 25:6,12 26:10 26:14 27:4,6,8 27:10,10,12 28:3,6,9,13,17 28:20,22 30:4 30:18,20 31:1 31:11,16,19,22 32:3,16,19,22 33:2,5 36:4,6 39:18,20,22,22 40:2,5 41:3,6 43:16,18,21 46:16,19,21 47:1,3,11,16 47:20,22 48:2 48:4,6,9,11,14 49:4,7 51:12 52:3 53:7,9,19 53:21 54:3,9 55:3,20 56:1,5 56:8,10,15,17 56:19,22 57:2 57:4 58:19 59:6,18,21	60:1,3,7,9,12 60:14,17 62:7 63:1,17,19,22 64:3,7 65:15 65:17,19,21 66:1,4,4,7,15 67:5,7,9,11,11 68:3,6,17,19 69:1,3 70:4,6,8 70:10,10,13,16 70:19	45:6 47:19 51:22 53:16 54:13,14,16,17 55:9,11,15,16 58:14 59:4,8 59:10 61:8,13 62:2,4,18,20 knowing 15:10 17:18 knowingly 17:22 Koning 20:4	37:7 41:8,11 68:14 letters 10:10,12 10:18 11:2 34:6 level 44:16 45:1 45:1 50:9 58:15 64:13 lies 41:17 life 9:19 liked 33:22 line 19:10,13 24:14 30:7,7 30:17 31:2,8 31:17 32:22 38:6 42:22 45:22 49:11,18 50:4,6 53:2 63:6,9 lines 11:3 29:13 listed 15:19 listening 12:21 literal 16:9 25:19 64:17 little 13:13 25:3 34:14 59:19 63:4 livable 42:14 45:3 live 34:5 53:4 lived 13:1 lives 19:22 Liz 37:4 LLC 41:22 68:10 load 60:19 Loayza 37:8 local 34:22 locally 9:18 located 7:13 8:12 29:5 65:1 location 8:6 15:1 locations 37:1 long 22:9 long-standing 10:20 longer 11:4,12 11:13 47:9
<hr/> J <hr/> Jacquelyn 52:7 James 7:8,11,11 12:21 14:7,21 15:4,17,21		<hr/> K <hr/> Kachmar 60:11 60:13,13,16 63:16,18,20,21 64:1,1,1,5 Karima 37:2 keep 41:13 50:3 50:18 51:9 keeping 55:1 62:8 Keesler 1:8 3:5 4:12,13 5:4 6:5 7:4 21:17 27:5 28:4,17 39:15 41:4 54:20 60:3,8 61:16 62:8,13 65:16 67:8 68:4 70:3 kept 3:21 kids 9:20,20,21 13:2,14 kind 22:9,11 23:21 43:22 50:1,3,10,14 50:16,18 51:11 53:3 54:12,16 62:8 kinds 9:21 King 7:22 knew 57:16 know 7:16 9:22 13:1 21:4,5,6,8 23:22 24:17 34:8 35:4,8,16 35:21 42:14,20 43:7 44:4 45:2	<hr/> L <hr/> Lamani 37:3 land 16:13 26:7 64:22 landscape 8:18 8:20 26:9,22 large 13:13 33:18 35:22 larger 53:3 LaRosa 1:9 28:5 28:15 39:21 41:5 53:9,20 53:22 55:8,18 55:21 56:4 61:14,17 62:12 65:20,22 66:3 67:4 68:5 70:9 70:18 lastly 16:14 38:21 Lauren 20:5 Law 41:22 68:10 Laws 37:3 layout 16:21 25:14 58:11 leaning 22:11 learn 34:9 leaves 31:12 ledge 48:11 left 8:22 11:9 31:8 44:12 45:4 legal 59:11 let's 34:17 letter 5:7 36:19	

66:22 longtime 7:19 look 8:8 33:10 52:4 58:11 63:3 looked 25:3 45:8 49:19 50:3,18 looking 25:5 36:10 44:11 50:21 looks 44:9,13,15 46:2 61:15 lose 13:9 22:6 61:3,5 losing 17:12 59:8 loss 10:11 13:7 59:7 lot 12:4 16:21 17:2,3,4,10,11 21:19,21 25:22 29:11 30:11,12 41:17 44:3,3,5 44:5 45:22 46:4 51:1,4,6,8 53:17 55:12 63:3,3 lots 13:19 51:4 love 13:21 51:9 lower 43:21 44:1 47:4 Loya 37:4	marketing 51:19 Marshall 42:1 68:10 Martha 29:2,2,3 30:6,19,22 31:10,15,18,21 32:2,6,18,21 33:1,4,6 36:5 39:7 40:4,6 Massachusetts 1:5,6 3:10 7:13 71:2,5 massing 44:9 massive 61:19 match 45:6 53:15 Matt 20:5 matter 6:13 9:7 17:6 69:6,22 70:13 McAvoy 71:4 mean 17:18 22:8 51:20,21 54:14 55:15 61:21 Medicine 10:3 meet 9:2,3 16:8 29:15 35:9 50:14 meeting 1:4 3:7 3:13 7:16 69:21 70:13 meetings 3:12 4:2 35:13 meets 39:3 Meg 20:2 member 20:11 members 3:4,18 3:18,21 4:4,5 5:3 7:3,9 14:18 18:15 20:22 25:9 27:2 28:3 31:20 36:6,16 37:10,22 40:6 41:3 51:13 52:3,11,22 53:8 54:11 56:2,22 60:2	60:15 64:4,8 66:12 68:3 69:3 70:1,17 mention 26:14 41:11 mentioned 22:13 46:17 49:18 56:13 merits 21:6 met 38:12 metered 35:3,13 meters 35:7 Michael 1:9 28:4,15 39:20 39:21 41:4 53:9,20,22 55:6,8,18,21 56:4 57:4 60:4 61:13,14,17 62:12 65:19,20 65:22 66:1,3 67:3,4 68:4 70:8,9,18 middle 9:2 52:1 Middlesex 71:3 Mike 54:4,13 Mike's 63:2 mind 41:13 43:15,20 56:12 62:19 minimal 10:16 51:10 minutes 4:3 20:19 37:18 52:19 mirroring 51:6 Missael 37:3 misspoke 31:18 misunderstood 55:4 mitigate 11:18 mitigating 10:17 26:12 mixed 53:11 55:11 Mm-hm 17:13 55:17 61:16 modern 42:13	modest 51:21 modifications 5:15 moment 20:10 55:9 56:1,20 Monday 69:16 69:21 money 61:9 Monteverde 1:7 3:4,6,8 4:14,15 5:3,5 6:4,6,8 6:11,11,13,16 7:3,5,10 12:17 14:17,22 15:14 15:18,22 16:3 16:6 17:13,16 17:20 18:1,4 18:11,14,18,21 19:7,9,12,15 19:18 21:9,16 22:1,12,21 23:1,6,14,17 24:7,16,22 25:6,12 26:10 26:14 27:4,6,8 27:10,10,12 28:3,6,9,13,20 28:22 30:4,18 30:20 31:1,11 31:16,19,22 32:3,16,19,22 33:2,5 36:4,6 39:18,20,22,22 40:2,5 41:3,6 43:16,18,21 46:16,19,21 47:1,3,11,16 47:20,22 48:2 48:4,6,9,11,14 49:4,7 51:12 52:3 53:7,19 53:21 54:3,9 55:3,20 56:1,5 56:8,10,15,17 56:19,22 57:2 57:4 58:19 59:6,18,21 60:1,7,9,12,14	60:17 62:7 63:1,17,19,22 64:3,7 65:15 65:17,19,21 66:1,4,4,7,15 67:5,7,9,11,11 68:3,6,17,19 69:1,3 70:4,6,8 70:10,10,13,16 70:19 motion 5:22 25:10,13 38:1 38:2 64:8,8,10 66:15,20 69:6 69:22 move 30:6 31:2 32:6,10 moved 14:13 17:9 moving 17:8 31:16 multifamily 43:2 multiple 35:22 mute 3:21 20:15 37:13 52:14
<hr/> M <hr/>				<hr/> N <hr/>
maintain 58:5 major 42:11 making 47:18 53:3 59:16 map 29:10 Marc 7:14 12:15 12:19,19 14:15 23:19,22 March 1:3 3:6 5:7 39:8 Margaret 37:3 Maria 69:12 market-rate 51:15				N 2:1 3:1 name 3:7,19 12:17 20:17 29:2 36:20 37:16 52:17 narrow 48:11 natural 53:3 nature 10:15 nearby 10:19 11:3 36:1 nearest 25:8 necessarily 53:9 55:9 necessary 57:12 66:22 need 9:4 10:4 15:8 47:9,13 54:9,18 57:18 57:20 59:3 needed 46:10

<p>50:12 needs 48:6 neighbor 51:1,5 52:7 neighborhood 8:1 10:21 21:14 33:17 34:5,8,18 49:22 50:2,5 50:18 53:5 63:12 neighbors 10:20 13:7 34:9 36:21 neither 71:8 never 61:7 new 5:21 32:22 41:13 43:7,11 44:19 45:16 46:13 53:10 54:13,16 55:10 61:18 62:4 63:6 66:13 69:8,9,18 newly 41:15 Ng 1:7 3:4 4:6,7 5:3 6:3,7 7:3 22:2 23:13,18 24:9 27:3 28:3 28:15 39:19 41:3 51:14,18 52:2 54:12 65:14 67:6 68:3 70:7 nice 14:4 34:16 35:1 51:21 61:15 nigher 44:20 night 10:5 ninth 71:13 Nolan 26:6 nonconforming 11:20 15:13 45:13,18 46:12 64:14 nonconformity 46:5 north 51:1</p>	<p>Notary 71:4,16 notched 59:2 60:6 62:14 note 13:11 23:7 noted 11:1,17 notes 22:16 November 71:18 Noyes 19:21 Nuisance 38:19 nullifying 16:16 26:2 65:4 number 18:5 30:8 32:7 33:7 33:20 35:20 36:22 42:9 57:6 nursery 29:20 32:10 33:10,12 34:4,11</p> <hr/> <p style="text-align: center;">O</p> <hr/> <p>O 3:1 objecting 19:21 20:1 obtained 69:12 obviously 14:10 23:3,5 53:11 occupant 38:20 occur 59:15 occurred 43:5 odd 10:5 44:14 of-right 58:3 Off- 25:14 off-street 35:16 offer 66:10 offered 35:14 offices 7:13 oh 7:17 15:17 28:9,16 33:16 54:7 56:21 68:8 69:4 okay 15:17,22 18:1 19:8,14 21:16 22:1,12 24:7,16 26:14 28:19,21 30:3 30:6 31:19</p>	<p>32:4,6 33:5 48:7,14 54:3,6 55:3 60:8 61:19 68:17 Olivia 1:11 4:6,8 4:10,12,14 22:14 28:14,17 43:15 49:14 69:12 on-street 10:8 once 23:20 42:15 Oncologist 10:1 one-street 21:19 ones 37:2 ongoing 29:21 Oops 60:16 open 9:3,17 11:16 15:6,8 15:10 16:2,3 17:12 19:19 29:22 36:17 52:10 opening 34:3 operation 38:16 opposed 27:10 27:13 59:1 65:14,20,21 66:3,5,7 opposition 13:6 20:6,7 options 49:19 ordained 42:20 order 5:15 32:9 57:18 63:6 ordinance 5:16 5:21 9:1 12:8 16:10,17 17:10 25:14,20 26:3 31:7 32:1 38:3 38:11,17 41:16 43:7 45:11 47:6 53:11 55:10 61:18 63:7 64:11,18 65:5 67:1 original 2:4,6 34:2</p>	<p>outcome 60:5 71:10 outside 47:7,21 48:1 owing 16:11 25:21 64:20 owner 35:14 42:3,10 68:11 owners 12:8,20 17:14 34:7 57:16</p> <hr/> <p style="text-align: center;">P</p> <hr/> <p>P 3:1 p.m 1:4 3:3 5:2 7:2 28:2 41:2 68:2 69:9,20 70:21 Pacheco 69:12 page 2:2 44:8 49:15 pan 50:8 panels 13:22 24:11 paragraph 5:11 parallel 29:13 29:14 30:17 parent 35:11 parents 33:22 35:12 park 2:10 9:10 68:7 parked 8:15 9:15 11:4,9,22 19:5 23:10 35:11 parking 8:6 9:5 10:5,7,8,9 11:2 13:7 15:1 21:20 25:15 33:11 35:2,5 35:16 51:1,4 part 10:3 15:15 15:16 26:17 29:7,8,22 39:11 64:6 65:11 participation</p>	<p>3:11 particular 21:5 31:5 51:16 Particularly 51:7 parties 13:17 71:9 partly 61:14 party 14:8 passersby 34:9 patio 15:20 17:1 21:12 22:8 pattern 62:18 patterns 38:13 paved 9:1 peculiar 30:15 Pediatric 10:1 pending 5:20 Penzenik 29:2,3 29:3 30:6,19 30:22 31:10,15 31:18,21 32:2 32:6,18,21 33:1,4,6 36:5 39:7 40:4,6 people 9:8,10 34:6 35:8,20 36:20 percent 30:11 perfect 44:10 perioperative 14:9 permissible 41:15 45:15 46:5 permit 31:4 34:13,18 38:1 38:9 39:4 41:8 41:10 46:9,10 46:13 66:17,19 66:21 67:12 permitted 38:17 perpendicular 29:14 personal 12:10 perspective 8:5 Peter 26:6 petitioner 5:8</p>
--	---	--	--	--

<p>42:3 64:19 68:11 69:7,10 petitioners 5:14 phase 34:10 phone 20:14 37:12 52:13 phonetic 52:7 photo 11:7 29:17 42:4 44:9 photograph 23:11 photos 11:6 physicians 13:3 pickup 35:5 picture 13:12 piece 49:9 52:6 Pine 52:7 pink 30:8 pizza 33:15 place 17:4 32:12 places 33:19 plan 8:8,20 14:20 22:14,15 25:4 26:9,22 planned 24:6 plans 41:18 42:12,16 46:17 49:3,5 playground 33:11 please 6:1 22:14 23:6 27:2 32:7 39:13 49:8 60:15 64:4 65:13 67:2 70:1 pleasing 62:11 plenty 36:2 plot 14:20 Plus 12:7 point 23:5 42:16 43:22 56:12 points 51:20 policy 17:8 pooling 35:21 portion 23:20 30:13 41:16</p>	<p>46:4 59:1 possession 17:14 possible 13:8 43:11 posting 69:8 postmodern 50:1 practical 59:17 practicalities 59:12 pre-K 34:20 precedent 62:2 63:2,13 predate 18:7 preexisting 45:12,18 51:5 prefer 24:4 preferred 60:4 prefers 24:1 prejudice 5:9 6:1 41:10 66:17,19 67:1 prepared 26:6 27:1,1 39:7 65:7 preschool 29:4 34:3 36:14 37:6 39:6 present 4:7,9,11 4:13,15 12:8 presentation 24:18 pressing 20:15 20:15 37:13,14 52:14,15 pretty 13:3,9 42:8 44:4 prevents 17:1 previously 15:16 24:6 45:8 46:10 price 51:19 prior 14:12 69:21 probably 9:7 24:11,11 58:20 62:3 problem 21:11</p>	<p>64:5 problems 21:12 proceedings 3:17 70:21 71:7 produce 14:2 product 52:1 project 43:13 44:21 50:11 51:11,16,18 57:13 59:14,16 64:2 properties 22:2 22:4 35:15 63:5 property 12:8 18:13 19:10,13 21:6 23:3,3 42:14 49:11,18 50:6 53:2 61:8 63:6,9 68:11 proponent 61:7 proponents 57:16 63:7 proposal 42:22 43:1 44:21 proposed 26:4 38:22 39:5 41:14 42:15 58:12,14 65:6 proposing 33:8 protruded 60:21 provide 33:20 provisions 16:9 25:19 43:7 64:17 public 3:19,21 3:22 4:1 16:15 19:19 20:11,21 36:2,17 37:10 37:20 52:4,10 52:11,21 62:20 65:3 71:4,16 pull 68:15 pulling 43:16 61:22 purchase 17:17 purchased 7:18</p>	<p>42:10 purpose 16:17 26:3 65:5 purposes 50:22 Pursuant 3:9 pushing 49:20 put 8:9 13:10,14 13:22,22 14:4 23:9 24:4 33:8 35:22 42:4 55:12 putting 29:20 43:15</p> <hr/> <p style="text-align: center;">Q</p> <hr/> <p>question 14:19 15:14 19:16,19 22:12 23:8 46:21 55:6 questionable 17:7 questionnaires 35:18 questions 14:18 18:15 36:6,16 51:13 52:3 quick 13:11 22:12 quite 45:2 60:7 quote 36:9</p> <hr/> <p style="text-align: center;">R</p> <hr/> <p>R 3:1 Rafferty 7:7,8 7:11,12 14:7 14:21 15:4,15 15:17,21 16:1 16:5,18,20 17:15,19,21 18:2,5,12 19:3 19:11 22:18,20 22:22 23:2,16 23:19 24:17 25:2 26:8,12 27:14 raise 20:13,14 37:12,13 52:13 52:14 raised 45:2</p>	<p>raising 7:20 Ratay 1:11 4:6,8 4:10,12,14 28:14,17 69:12 rationale 58:4 react 25:7 reaction 62:15 read 5:11 19:9 22:15 64:15 reading 5:7 reads 20:13 57:8 ready 21:1 25:9 64:8 reality 8:10 10:22 realize 59:10 really 11:7 21:5 21:13 25:21 31:22 43:12 45:2 47:13 49:22 56:2 57:22 58:3 59:15 rear 44:6 47:18 reason 9:4 29:6 46:7 53:14 55:13 reasoning 53:17 reasons 5:13 33:16 38:22 50:16 recall 14:13 received 34:6 recognizing 15:11 26:21 record 7:11 41:22 71:6 recorded 3:13 redeveloped 16:22 redrawn 29:12 reduce 15:6 reduces 41:13 reduction 10:8 15:8,9 refer 56:5 referring 14:8 14:12</p>
--	--	--	---	---

<p>reflect 69:8 reflecting 30:16 reflects 10:20 Regular 2:7 28:6,14 related 11:19 16:21 71:8 relating 16:12 64:21 relatively 51:20 53:10 55:10 relief 5:17 9:4 10:13 15:7,11 16:14 21:6 25:13 26:1,13 27:13 30:5 38:2 40:2 45:10 48:6 64:10 65:2 relocating 66:21 reluctant 21:3 Rem 20:4 remains 11:17 remote 1:4 3:11 4:2 removal 46:9 Remove 22:16 23:7 removed 19:5 removing 11:2 renders 58:15 renewable 14:2 renovation 42:11 rental 42:14 repair 57:19 replace 23:21 represent 29:4 request 5:8 12:3 15:8 16:7,7 21:18 41:12,14 50:17 54:4 66:20 68:22 requesting 30:5 31:4 41:9 49:9 68:12 require 43:13 59:9</p>	<p>required 5:18 8:11 12:6 15:8 16:2 24:19 46:13 requirement 9:6 9:8,9 24:13,21 30:10 63:10 requirements 9:3 18:9 25:13 38:3,9,11 50:21 64:11,12 66:11 69:11 requires 9:16 45:10 50:13 57:11 66:13 research 10:2 residence 20:7 36:12,13 residential 29:8 30:9,13 31:3 42:14 43:2 50:15 57:12,21 63:5 residents 7:19 respect 41:16 respond 23:17 response 24:9 34:16 restrictions 18:8 restrictive 30:10 31:9,13 36:11 36:12 38:5 result 10:8 resulted 43:6 return 69:14 review 5:18 revised 43:5 45:11 63:7 66:22 reworking 59:9 Rhatigan 5:7 6:15 41:9,21 41:22 43:17,19 44:1 46:17,20 46:22 47:2,10 47:15,17,21 48:1,3,5,8,10 48:13,15,20,22</p>	<p>49:2,5 51:17 54:7 55:17 56:7,9,11,16 56:18,21 57:1 57:3 58:8,20 59:7,19,22 68:9,10,18,20 69:2 70:15 riding 35:20 right 11:5 12:18 14:17 15:21 18:11 21:9 22:6 25:9 32:4 32:20 36:4 43:21 44:1,17 44:22 45:4,21 45:22 47:20 48:16,18 51:12 51:17,17 54:2 61:4 66:18 69:5 right-hand 31:12 47:4 Rithmire 20:2 Road 2:10 68:7 roll 3:20 roof 60:22 room 24:13 Roslindale 10:3 ruling 69:17 run 42:16 runs 10:2</p> <hr/> <p style="text-align: center;">S</p> <hr/> <p>S 3:1 safety 38:20 Sam 60:11,12,13 60:13,16 63:16 63:18,20,21 64:1,1,1,3,5 Sarah 5:7 6:15 41:9,20,21,22 43:17,19 44:1 46:17,20,22 47:2,10,15,17 47:21 48:1,3,5 48:8,10,13,15 48:20,22 49:2</p>	<p>49:5,18 51:17 54:7 55:15,17 56:7,9,11,16 56:18,19,21 57:1,3 58:7,8 58:20 59:7,19 59:22 68:8,9,9 68:18,20 69:2 70:15 sat 50:5 satisfied 22:9 saw 45:19 saying 20:17 37:16 52:17 55:4,8 61:7 says 23:7 24:22 25:7 37:12 41:11 52:13 school 2:9 7:22 9:20 29:20 32:10 33:10,12 34:4,11 41:7 63:4 65:7 Schwartz 7:14 7:15,17,18 10:1 12:14,15 12:19,19 14:8 14:14,15 23:22 scope 41:13 screen 20:12 25:7 31:6 37:11 42:4 43:17 47:4 48:17 52:12 second 15:16 16:18 26:5 30:2,21 47:4 Secondly 16:6 section 11:5 31:7 36:10 38:4,7,10 39:3 64:13,14 Sections 25:14 38:3 64:11 see 5:12,19 7:17 8:13,22 11:8 20:3 21:5 22:15,16 25:5</p>	<p>29:17 30:3,7 30:15 32:9 33:10 34:17 41:18 42:19 44:3,9,12,21 45:19,20,21 46:15 50:10 53:22 58:11,12 61:11 70:19 seeing 66:12 seek 15:7,11 seen 10:17 42:12 57:6,6 63:5 sensitive 61:7 sent 68:14 serve 9:16 Services 43:10 69:13,15 set 58:13 60:20 66:14 71:12 setback 8:7,10 8:11,14 9:3,9 10:14 11:20,21 12:1,5,6 15:2,3 15:9,11,12,13 24:19,20 25:16 45:22 47:14 49:10,10,21 50:21 51:2,4 53:2,13 55:1 55:22 58:5,5 63:10 64:13 66:14 setbacks 11:16 44:6 45:12,14 45:17,18 46:11 47:6,12 48:3 55:14 sets 63:2 setting 63:13 seven 55:21 shape 16:12 21:21 25:21 64:21 shaped 44:3 sheet 50:9 shop 33:15 shops 35:1</p>
---	--	--	--	---

<p>short 15:4 short-term 35:10 shortage 34:21 show 11:6 showed 25:4 29:10 31:5 shown 8:21 61:1 shows 23:11 32:13 33:7 shy 24:20 side 9:2 11:16 24:14 31:12 32:12 44:22 45:12 46:11 47:5,11 sidewalk 19:6 54:2 sidewalk's 24:11 sign 69:8,10,14 signatures 34:15 36:18 signed 36:20 significant 11:18 42:9 57:10,19 similar 18:6 57:7 similarly 11:13 simply 61:2 single 11:7 sit 63:5,9 site 8:8 11:3 22:7,14,15 49:17 sits 44:4 45:20 45:21 46:3 Sitting 3:4 5:3 7:3 28:3,14 41:3 68:3 situation 54:16 six 61:5 size 17:10 25:22 51:22 sizes 51:20 SKA 48:17 60:13 63:21</p>	<p>65:8 slides 43:15 slight 21:11 sliver 59:15 small 31:12 social 34:8 soil 16:12 64:21 solar 13:22 solid 42:14 somewhat 10:11 17:2,7 21:3 soon 29:22 Sophia 20:3 sorry 25:8 26:5 31:18 47:3 48:16 54:8 56:4 60:14,16 63:19 64:3 65:21,22 68:19 sort 35:21 42:21 44:13,22 46:8 52:1 56:12 58:16 59:4,14 sounds 21:18 south 51:5 space 8:6 9:3,5 9:17 10:5,8,11 11:12,15 15:1 15:6,9,10,19 16:2,3 17:12 21:20,21 25:3 37:7 44:5,6 45:3 59:8 61:10 spaces 10:7 11:2 11:17 25:15 33:11,21 34:20 35:3,13,15 speak 4:3 10:12 12:14 16:18 20:11,19 37:10 37:18 52:11,19 54:5 speakers 20:16 37:15 52:16 speaking 3:19 19:20,22 20:3 20:4 36:18</p>	<p>63:22 special 31:4 34:13,18 38:1 38:9 39:4 41:8 41:10 46:9,10 46:13 53:17 66:16,18,21 67:12 specific 37:2 specifically 25:15 57:4 64:12 spent 43:9 spot 13:9 29:15 34:14 spots 35:8 square 30:12 ss 71:3 staff 4:4 5:18 20:16,18 35:9 37:15,17 43:9 52:16,18 stage 24:2 staggered 35:6 59:5 stair 58:13 60:21 stairs 58:13,14 59:9 standard 59:11 standards 21:8 start 4:4 63:7 started 50:7 state 3:19 5:14 stated 36:8 38:4 statement 56:6 statements 26:17 39:11 65:11 69:20 states 38:7 statutory 69:11 stay 35:12 Steve 48:17,18 48:19,21 49:1 49:2,4,14 Steven 1:7 3:4 4:6,7 5:3 6:2,3 6:6,7 7:3 22:2</p>	<p>22:13 23:13,18 24:7,9 27:2,3 28:3,15 39:18 39:19 41:3 51:14 52:2 54:12 55:5 61:13 65:13,14 67:5,6 68:3 70:6,7 sticking 21:13 21:14 stopping 35:4 stops 36:1 storefront 34:19 stories 44:20 54:1 story 41:15 44:16,18 45:5 45:8 46:2,3,3 54:22 58:21 straight 45:14 59:1 62:13 street 2:4,5,9 5:6 7:6,19,20,21 8:3 9:14,14,14 11:1,5,6,12,13 12:20 13:1,7 13:10,14,16,17 13:18 14:9 18:6 19:22 20:4,5,6,7 22:3 22:6 25:15 26:6 27:1 37:4 41:7 42:1 52:7 63:4 65:7 68:10 strike 31:8 strikes 53:2 strips 9:2 strong 37:4 57:22 strongest 13:6 structural 59:3 structure 42:12 44:4 45:6 58:16,17,22 64:14 structures 16:13</p>	<p>64:22 struggled 57:5 struggling 21:7 subject 5:18 submittals 69:18 submitted 8:9 10:10,19 26:17 39:11 65:11 substantial 16:10,15,19 25:20 26:2 33:20 35:20 38:14 54:5 57:12 64:18 65:3 substantially 16:16 26:2 65:4 suddenly 54:16 sufficient 8:4 suggesting 18:2 support 10:17 10:19 12:3 20:1,3,4,5 34:12 37:3,4,5 52:8 53:6 54:15,17 55:2 55:5 59:4 supporting 26:16 39:10 56:6 65:10 69:20 supposed 28:11 sure 12:15,19 16:6 18:7 43:10 47:2 49:5,14 51:19 59:2 61:11 surprise 18:3 survey 8:8,13 45:20 Surveyors 26:7 surveys 35:18 SUV 13:13 sway 55:16 swayed 57:15 62:3</p>
--	--	--	---	---

<p>swinging 24:10</p> <hr/> <p style="text-align: center;">T</p> <hr/> <p>T-r-i-e-u 7:15 Table 64:11 take 4:4 13:13 13:14 25:12 43:6 48:19 taken 3:20 talk 30:4 talking 24:18 team 42:21 69:2 television 3:14 tell 12:17 terms 17:5 33:16 35:2 43:1 44:5 51:19 57:17 testimony 20:22 37:21 52:22 thank 6:6,8,15 6:16 14:6,17 16:3,5 18:14 21:9 22:1 27:13,14 28:22 36:4 39:16,18 39:20 40:4,6 43:19 44:10 46:16,19 51:12 52:2 53:7 54:3 54:10 58:6,8 59:18 63:1 66:4 70:4,6,8 70:10,14,15,16 70:18 thanks 12:20,21 33:5 42:1 that's 5:19 6:13 10:13 11:7,12 11:14 12:2 13:11 15:14,21 17:8 19:11 20:8,9 21:21 23:5,12 25:7 26:14 27:12 31:19 34:22 37:8 38:10 40:2 41:19</p>	<p>44:10 46:5,7 46:22 47:12,15 47:16,17 48:9 49:12,12 51:17 51:17 52:8 53:16 54:1,9 58:15,15 59:4 59:19 61:12 63:13,15 66:7 68:17 70:16 there's 10:10 11:16 18:21 21:18 24:1,13 24:19 32:15 34:22 35:16 36:2 41:7 44:5 44:13 48:4 51:15 53:11,17 55:11 56:6 57:22 58:20 60:19,20 61:2 they're 7:19,20 9:4 37:1 47:19 51:21 57:21 they've 7:22 8:22 12:9 22:3 22:5,8 thing 8:2 13:21 14:7 47:13,16 57:5 63:11 things 43:9 68:15 think 12:2 13:6 15:15 17:6,7 17:13 20:8,8 21:20 22:2,5,5 25:2 26:12 28:13 31:11 43:21 46:20 48:15 53:4 54:3,14,18 55:13 57:4 59:6,7,12 62:19 63:12 thinking 59:10 59:22 third 46:3 64:13 65:2</p>	<p>third-floor 49:19 50:9 thought 25:4 29:18 55:12 61:17 thoughtful 10:18 13:8 three 4:3 7:20 7:21,22 13:14 20:8,19 33:8 35:8 37:18 52:19 66:6,7 THURSDAY 1:3 tight 44:5 time 3:22 4:1 17:15 20:17 29:19 35:10 37:16 43:8,9 52:17 69:9 70:19 times 10:5 35:5 35:6 61:5 tinge 44:2 today 19:22 44:13 46:7 tonight 31:1 41:19 top 45:5,15 59:16 63:8 topography 16:12 64:21 total 30:11,12 towering 53:14 town 35:7 track 47:8 traditional 50:2 traffic 34:22 35:2,6 38:13 trailers 35:22 transcript 3:16 68:9 71:6 transportation 36:2 transporting 9:19,20 trash 33:13 triangle 30:16</p>	<p>31:13 tried 13:8 Trieu 7:15,16,18 10:2 Trilogy 41:22 68:10 true 33:19 71:6 truly 10:6 truth 9:7 try 13:16,19 51:9 54:1 trying 43:1 58:21 63:11 turn 35:9 turns 23:4 twelfth 50:9 two 9:1 19:21 21:12 24:10,10 31:2 33:11 45:3 51:3 61:3 61:5,10 64:20 66:6,7 two- 44:15 two-part 41:7 two-story 44:15 type 54:17 58:22 59:2</p> <hr/> <p style="text-align: center;">U</p> <hr/> <p>Uh 28:8 unchanged 11:17 unclear 49:15 understand 23:8 32:16 53:15 understandably 10:11 understood 16:3 undisruptive 51:10 unimproved 44:17 unique 12:2 unit 42:15 51:20 55:19 units 42:15 50:13 51:15,15 51:18,21 55:21</p>	<p>57:12,21 58:1 63:5 universal 34:20 unmindful 18:12 unmute 20:15 20:16 37:13,15 52:14,16 unusual 9:13 usable 59:17 use 3:11 13:13 13:19 32:3 34:13 36:11,12 36:14 38:5,22 50:16 uses 38:17 utilize 37:7</p> <hr/> <p style="text-align: center;">V</p> <hr/> <p>valuable 15:10 value 12:11 variable 13:3 variance 12:4,22 16:7,7 21:4,8 24:3 25:16 26:19 41:7,12 41:14 43:13 46:6 47:11 49:9 53:18,21 54:4,17 56:8 62:5,17 64:9 64:15 66:8,11 66:13,16 vehicle 8:15 9:5 9:11,15,17 10:4 11:4,7,8,9 11:10,13 17:4 17:11 19:12 22:13 24:13 25:15 vehicle's 22:10 Verdant 8:20 25:4 27:1 verify 4:5 versus 21:12 62:13 vertical 41:14 45:13</p>
--	---	---	--	---

vertically 58:22	wanting 63:8	windows 46:11	55:20 56:1,10	52:12
Vice 1:7	wasn't 13:11	46:14 66:22	56:15 57:1	<hr/>
video 3:13	24:12 29:18	wish 26:8 37:10	58:8,19 61:2	0
view 23:10	watching 42:21	52:11	61:12	<hr/>
village 34:19	way 10:14 29:9	wishes 20:11	year 7:19 13:17	01/30/25 2:6
Virginia 1:8 3:4	30:15 31:16	68:7	14:13,15 17:14	02139 1:6
4:12,13 5:3 6:4	34:1,10 53:3	withdraw 5:22	years 13:2 42:9	03/05/2025 65:8
6:5 7:3 21:17	54:22 60:19,20	66:20	57:14	<hr/>
22:1 27:4,5	61:2,9	withdrawal 5:9	yellow 30:8	1
28:3,17 39:14	ways 13:20 36:3	41:10 67:4,12	31:13	<hr/>
39:15 41:3	we'd 13:22 14:1	withdrawn 6:14	Yep 14:21 17:16	1 20:6 52:7
54:20 60:3,8	15:7 24:1,5	66:17,19 67:1	18:4,18 30:18	1,942 30:13
61:14,16 62:8	51:9	witness 71:12	33:6 43:18	10 5:7 8:14,16
62:13 65:15,16	we'll 5:12,19	wonder 8:9,20	44:2,2 48:3	9:6,8 12:6 13:2
67:7,8 68:3	19:19 20:21	wondering	59:21 62:7,12	22:9 24:19,21
70:2,3	38:1 42:4,16	14:11	67:5 69:1	41:17 46:4
visual 9:16	43:14 45:20	words 19:2	you'd 49:8	49:11,21 51:4
43:14	we're 10:14 13:2	work 9:18 13:4	you'll 42:18	58:5 60:20
voice 6:1 27:2	13:3,21 14:19	15:3 26:4,21	45:19 46:15	63:6 69:1,2,7,8
39:13 65:13	16:6 18:2	39:5 51:11	50:10	70:1
67:2 70:1	24:18 25:17	57:11,20 61:9	you're 14:11	10.30 25:16
volume 65:22	31:1,20,20,22	65:6 69:3	28:20 30:5	10.31 25:17
vote 6:1,12 21:1	33:7 36:8,9	working 50:7	36:5 40:5	64:15
21:3 27:2,11	43:16 44:19	works 69:2	47:12 48:18	10.43 38:10 39:3
27:11 39:13	46:13 51:7	worry 13:7	49:9 55:5,15	10/21/24 26:7
40:1 65:13	61:19,21,21	wouldn't 60:10	58:21 68:8	103 2:9 41:6
66:6,6,8,16,18	66:11,18 69:4	wrap 20:20	you've 31:11	103-109 65:7
67:2,13 70:1	we've 8:8 13:1,2	37:19 52:20	42:12 55:5	1142420 2:4 5:6
70:12	13:8,16 32:9	70:16	<hr/>	12 2:10 42:1
votes 3:19	57:6 63:5	writing 37:5	Z	68:6,10
voting 31:20	webpage 4:2	wrong 20:8	zero 45:22	12/12/24 2:4
<hr/>	week 69:15	wrote 52:8	zone 31:14 32:4	13 1:3 3:6 27:1
W	weeks 61:21	<hr/>	38:6	39:8
waiting 12:16	welcome 3:6	X	zoning 1:1 3:7	13,538 30:12
waiver 69:10,11	36:5 40:5	<hr/>	3:12 5:16 8:7	17 71:18
69:14	55:16	X 2:1	9:4,16 11:21	17-- 28:7
walk 9:20 48:12	welfare 38:20	<hr/>	12:5 15:7	171 2:8 29:5
49:2	went 8:17 61:18	Y	29:10 30:5,7	37:7 39:7
walking 35:20	what's 15:19	yard 9:2 14:5	31:17 38:17	18 2:4 5:6
wall 22:17 23:7	31:1 33:21	15:2,3,5,19	41:13,16 42:19	1924 29:10
32:11,11 33:7	36:15 61:1	25:16 44:6	42:21 43:1,4,7	1942 29:16
47:7,8	wheel 36:3	47:5,11 58:5	43:11 44:19	1943 29:12
want 14:7 16:18	whereof 71:12	64:13 66:14	45:16 46:13	1962 18:8
30:6 51:21	who's 42:3	yeah 14:15 18:1	48:6 53:11	<hr/>
54:4 55:19	63:22	21:7 22:2,11	54:13 55:10	2
wanted 46:8	wide 24:11	23:13,18 24:9	61:18 64:22	2 3:9
56:12 58:7	willing 17:18	26:12 28:13	Zoom 20:12	2023 3:9
64:5 68:18	wind 21:15	31:21 32:2	37:11 44:2	2024 27:1
		44:1 48:8,10		2025 1:3 3:6
		54:3,12 55:3		39:8 69:7,8
				70:1 71:13

<p>2028 71:18 21 37:4 22 3:14 24 61:4 25 30:7 31:8 32:3 36:11 38:6 28 2:8</p> <hr/> <p style="text-align: center;">3</p> <hr/> <p>3 24:20 30:8 36:10 3.23.1 36:10 3.30 38:7 3.32.1 38:4 3.33.1 31:7</p> <hr/> <p style="text-align: center;">4</p> <hr/> <p>4 32:7 4,369 30:14 4.3 25:8 4.30 38:8 4.33.b.2 38:8 4.50 38:8 4.55.1.2 38:8 4.56.c.1 38:8 4'3 24:22 41 2:9 34:20 45 44:20,20 45A 20:4</p> <hr/> <p style="text-align: center;">5</p> <hr/> <p>5 2:4 33:7 69:20 5.31 25:14 64:11 5.7 25:1 50 22:6 30:11 515 20:5 521 20:7 527 2:5 7:5 12:20 22:5 26:6,22 551 20:6</p> <hr/> <p style="text-align: center;">6</p> <hr/> <p>6 20:15 37:14 52:15 69:9 6.44.1.c 25:14 6:00 1:4 3:3 6:02 5:2</p>	<p>6:03 7:2 6:30 28:2 6:48 41:2 68 2:10</p> <hr/> <p style="text-align: center;">7</p> <hr/> <p>7 2:5 7:10 68:2 70:21</p> <hr/> <p style="text-align: center;">8</p> <hr/> <p>8.22.3 64:13 80 34:15 83 36:18,22 831 1:5</p> <hr/> <p style="text-align: center;">9</p> <hr/> <p>9 20:15 37:13 52:14 907 7:13</p>			
---	--	--	--	--