

BOARD OF ZONING APPEAL
FOR THE
CITY OF CAMBRIDGE

GENERAL HEARING
THURSDAY, OCTOBER 9, 2025

6:00 p.m.

Remote Meeting
via

831 Massachusetts Avenue
Cambridge, Massachusetts 02139

Jim Monteverde, Chair
Steven Ng, Vice Chair
Virginia Keesler
Fernando Daniel Hidalgo
Zarya Miranda

City Employees
Olivia Ratay



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617.547.5690

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I N D E X

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BZA-1182932 -- 60 VASSAR STREET	20

P R O C E E D I N G S

* * * * *

(6:00 p.m.)

Sitting Members: Jim Monteverde, Steven Ng, Daniel Hidalgo,
Virginia Keesler, and Zarya Miranda

JIM MONTEVERDE: Good evening. Welcome to the
October 9, 2025 meeting of the Cambridge Board of Zoning
Appeal. My name is Jim Monteverde, and I am the Chair.

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

This meeting is being video and audio recorded and
is broadcast on cable television Channel 22 within
Cambridge. There will also be a transcript of the
proceedings.

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

Members of the public will be kept on mute until
it is time for public comment. I will give instructions for
public comment at that time, and you can also find

1 instructions on the City's webpage for remote BZA meetings.

2 Generally, you will have up to three minutes to speak.

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

5 OLIVIA RATAY: Steven Ng?

6 STEVEN NG: Present.

7 OLIVIA RATAY: Zarya Miranda?

8 ZARAYA MIRANDA: Present.

9 OLIVIA RATAY: Virginia Keesler?

10 VIRGINIA KEESLER: Present.

11 OLIVIA RATAY: Daniel Hidalgo?

12 DANIEL HIDALGO: Present.

13 OLIVIA RATAY: Jim Monteverde?

14 JIM MONTEVERDE: Present. Thank you.

15 There are no continued cases this evening.

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(6:03 p.m.)

Sitting Members: Jim Monteverde, Steven Ng, Daniel Hidalgo,
Virginia Keesler, and Zarya Miranda

JIM MONTEVERDE: The first case from the Regular
Agenda is BZA 1183283 -- 351 Cardinal Medeiros Avenue. Is
there anyone calling in who wishes to speak to that case?

OLIVIA RATAY: Paulo, you have to accept.

[Pause]

JIM MONTEVERDE: Anyone there?

UNIDENTIFIED SPEAKER: Is this for public, or is
this for our --

JIM MONTEVERDE: Nope. This is for the proponent
at the moment.

PATRICK BARRETT: I apologize. My name is Patrick
Barrett. I'm the attorney for the proponent, Paulo Santos.
We prepared a small presentation for you this evening, and
also, I submitted a memo with regard to what is referred to
as, "Contextual Lots" which is part of the new Multifamily
Housing Zoning, which is why we're here.

We are applying under a special permit under
Article 8 just as a means to get the project before you, but

1 we do also contend that the Contextual Lot should apply to
2 this project.

3 We did prepare a presentation. It is brief.

4 Thank you, Olivia.

5 We gave -- this is a typical triple-decker in East
6 Cambridge, just a block away on 3 Marcella, a similar corner
7 with a similar-sized project that's also four stories.

8 The plan is to add a fourth floor to this
9 building, make [unclear] additional unit. We are a zero-lot
10 line building, zero on all sides, and the new Multifamily
11 Zoning allows for additional gross floor area, and we are
12 looking for a special permit under Article 8 for increase in
13 non -- increases in buildings that are preexisting,
14 nonconforming.

15 Next slide, please, Olivia?

16 I'm just going to roll through these. These are
17 existing conditions to the building. The building's in a
18 pretty significant state of disrepair. It needs lots of
19 work.

20 The work that Paulo plans to bring this project
21 will revitalize the building, add another unit, and also
22 take care of the significant disrepair that you'll see on

1 the building.

2 And I think just slide through these, Olivia, and
3 I think I sent them as a separate attachment to the Board as
4 well.

5 I believe that -- because you can look at the
6 corners on the roof -- I believe that a special permit can
7 be given without detriment to the neighborhood. This is a
8 very similar design scheme that you see just only a block
9 away.

10 There's only one additional unit. It will not
11 overburden the neighborhood with congestion or traffic or
12 parking issues like that, and will bring this building into
13 not only -- not only beautify the building but also bring it
14 into sort of regulatory Building Code compliance. As you
15 can see, it is not in a very good state.

16 I'll be happy to answer any questions that you may
17 have and do apologize because I'm also in the middle of a
18 Historical Commission hearing as well.

19 JIM MONTEVERDE: All right. Thank you.

20 PATRICK BARRETT: Yes.

21 JIM MONTEVERDE: Are there any questions from
22 members of the Board? If not, before I open it up to public

1 comment, let me just go through some background.

2 I scratched my head over this one; went and looked
3 at the Google Earth view of the neighborhood, and it seems
4 that everything in the neighborhood -- close to everything
5 in the neighborhood is three stories tall, just like the
6 existing building is, although the fourth floor does seem to
7 be what the current, or the new Zoning Ordinance encourages
8 in general.

9 The discussion here is about a special permit, and
10 it's with regard to -- the issue is in regard to in the new
11 Zoning Ordinance Footnote 3 that occurs in the Table of
12 Dimensional Requirements for this district. And it reads:

13 "A dwelling need not be set back from the street
14 line or building line, where such may have been established
15 on the lot more than the average of the setbacks of the
16 buildings, other than Accessory Buildings, on the lots
17 adjacent thereto on either side."

18 Okay. Once I tried to wrap my head around that
19 one, I think what -- or I understand what ISD -- I also
20 reached out to the Legal Department for their reading on
21 this -- is that this Footnote does not apply to a corner
22 lot.

1 That was ISD's opinion, that's the Legal
2 Department s opinion, and that's why -- and correct me if
3 I'm wrong, Mr. Barett, but that's why the applicant is in
4 front of us this evening for a special permit?

5 PATRICK BARRETT: That is correct.

6 JIM MONTEVERDE: Right? Okay. Just want to make
7 the Board members understand the -- I won't call it a
8 nuance, but the -- some background to this.

9 So if there are no questions from members of the
10 Board, I'll open this up to public comment. I saw no
11 correspondence in the file either for or against.

12 Any member of the public who wishes to speak
13 should now click the icon at the bottom of your Zoom screen
14 that says, "Raise hand."

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

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

22 OLIVIA RATAY: Joel Fishman?

1 JOEL FISHMAN: My name is Joel Fishman. I live at
2 1 James Way in Cambridge, which is the property which is
3 immediately due east of the property in question here,
4 directly [unclear; background noise] Cardinal Medeiros.

5 Can you hear what I'm saying?

6 JIM MONTEVERDE: Yep, we can. Go right ahead.

7 JOEL FISHMAN: I want to point out, as was
8 mentioned earlier, there are no other four-story buildings
9 anywhere around here, and this entire neighborhood, which is
10 directly across the street, is composed of majority two-
11 story buildings.

12 The building that is looking for the variance is
13 nearly due west of our house. And therefore, an additional
14 floor would increase the shadow over our property and our
15 trees.

16 I would also note that the property on Marcella
17 that was mentioned that was also planned for four stories,
18 directly across the street from it is a parking lot. There
19 is no property -- no buildings directly across the street,
20 since that's the parking lot of the church.

21 So these are really not commensurate properties on
22 the corner of Marcella and the corner of Marney.

1 That's basically what I wanted to say. I don't
2 think it's appropriate to have a four-story building in a
3 neighborhood which is all threes.

4 And I've also heard nothing about any of this
5 being affordable housing. So simply adding a unit to this I
6 don't think is really in the spirit of what the rezoning was
7 meant to achieve in Cambridge.

8 JIM MONTEVERDE: Thank you for calling in. Anyone
9 else?

10 OLIVIA RATAY: Jim Quagliaroli?

11 UNIDENTIFIED SPEAKER: Excuse me. We are -- can
12 you hear us? Excuse me?

13 JIM MONTEVERDE: We can hear you. Can you
14 introduce --

15 UNIDENTIFIED SPEAKER: Okay, so.

16 JIM MONTEVERDE: -- yourself, please?

17 HENRY QUAGLIOROLI: We are two young boys from the
18 Roxbury Latin School. We are here doing a history project.
19 We are just young guys that were here, and now we're excited
20 to listen.

21 HENRY QUAGLIOROLI: My name is Henry Quaglioroi.

22 BEN FRANK: And my name is Ben Frank. We live on

1 126 Brattle Street and 157 Brattle Street.

2 JIM MONTEVERDE: I'm sorry. Are you calling in
3 with a public comment, or public comment for a BZA case?

4 BEN FRANK: No.

5 JIM MONTEVERDE: Okay, thanks. Bye-bye.

6 Anyone else calling in? That's our first prank.
7 A prank!

8 All right. No one else is calling in. I will
9 close public testimony. Discussion among members of the
10 Board, please?

11 DIEGO MACIAS: I'm inclined to go for this, given
12 that it -- you know, given the new zoning allows for four-
13 story buildings, it strikes me that this is in keeping with
14 the zoning.

15 And given it's a special permit, I don't really
16 see any major detriment to the neighborhood in terms of, you
17 know, traffic or anything else. So I'm inclined to vote for
18 this.

19 JIM MONTEVERDE: Thank you. Thank you, Daniel.
20 Anyone else?

21 STEVEN NG: Yeah, Jim, Steve Ng here. So you were
22 saying the Footnote Number 3 kind of clarifies that the

1 corner lot is -- doesn't have to kind of address that
2 particular Footnote, correct?

3 JIM MONTEVERDE: Well, no. The way I understand
4 it is what ISD, and the opinion I have from the Legal
5 Department is that Footnote 3 is not applicable to a corner
6 lot.

7 In other words, where it reads, "You can
8 basically, if the adjacent buildings --" sorry, "-- no more
9 than the average setbacks in buildings, other than extension
10 on lots adjacent thereto on either side."

11 And I think the point here -- Olivia, tell me if
12 I'm wrong, but since it's a corner lot, there are actually
13 two fronts, --

14 STEVEN NG: Mm-hm.

15 JIM MONTEVERDE: -- one side, and one back. And
16 where this reads, "adjacent thereto on either side" it
17 really -- a corner lot can't comply, because it's -- it only
18 has one side.

19 STEVEN NG: Right.

20 JIM MONTEVERDE: Technically, right?

21 STEVEN NG: Right.

22 JIM MONTEVERDE: Which is the part that I scratch

1 my head over, because if everybody else in the neighborhood
2 wanted to do exactly what I think the Ordinance -- the new
3 Ordinance allows everyone to do, which is vote it to four
4 stories because the lot adjacent on either side they are
5 without a setback, because that's what the lots adjacent to
6 them do, then the four corners wouldn't be allowed to do
7 this by this Footnote, which I think is just curious, which
8 is why I asked for Legal's opinion.

9 I just thought it was -- it sounded like something
10 that either could have been worded a bit more -- not
11 carefully, but to specifically address whether the intent
12 was to not allow the corners to be the same four-story
13 height that you would be allowed within the block, assuming
14 that that everybody had, you know, zero setbacks. That's
15 the issue.

16 So I hear Daniel. Daniel's fine with it.

17 DIEGO MACIAS: Yep.

18 JIM MONTEVERDE: That's the part I'm scratching my
19 head over; just how Footnote 3 is written, and whether I
20 concur that it is not applicable the a corner lot, or
21 whether it should be applicable to a corner lot, which I
22 think basically is what the proponent is asking us for.

1 PATRICK BARRETT: Just to be clear, Jim, I'm not
2 asking for you guys to make a determination on corner lots,
3 I raised that as an issue.

4 JIM MONTEVERDE: Oh, sorry, no. I -- sorry, and I
5 -- we're not, we're not doing that. We --

6 PATRICK BARRETT: Right.

7 JIM MONTEVERDE: All we can rule on, all we can
8 vote on is the request for the special permit.

9 PATRICK BARRETT: Correct, yes.

10 JIM MONTEVERDE: But in essence what it does, it
11 basically gives the proponent the right to -- and I think as
12 they present it to ISD otherwise, they don't agree with
13 ISD's interpretation that that Footnote does not apply to a
14 corner lot.

15 So the special permit is a way to get around that
16 discussion and then put it in front of us for a vote.

17 So yes, we're not voting on what the Footnote
18 says, we're voting on whether they --

19 STEVEN NG: Right, special permit.

20 JIM MONTEVERDE: -- allow that special permit.

21 STEVEN NG: Yep. Yeah, no, I also would be
22 inclined to be in favor of this application as a special

1 permit.

2 JIM MONTEVERDE: Okay. All right. Thank you.

3 Anyone else? Any other comments from members of
4 the Board?

5 VIRGINIA KEESLER: I agree. I am also in favor of
6 this application, and I don't believe it creates any kind of
7 a hazard or impairs the integrity of the district, and it
8 sounds like the building is in a state of disrepair, and it
9 would -- you know, be to the benefit of the surrounding area
10 to --

11 JIM MONTEVERDE: Thank you.

12 VIRGINIA KEESLER: -- move forward.

13 JIM MONTEVERDE: Yep. To me, the state of
14 disrepair of the existing building has nothing to do with
15 anything. It needs, or it's due for maintenance and update.

16 To me, that doesn't necessarily justify the fourth
17 floor, but that's a whole different issue.

18 But as long as you're comfortable with this
19 happening on the corner lot, then that's -- and for this
20 special permit, then that's fine. Thank you.

21 Anyone else have a comment? Any other Board
22 member have a comment? Any other discussion? If not, I

1 will move for a motion.

2 The Chair makes a motion to grant relief from the
3 requirements of the Ordinance under Sections 5.31, and
4 that's the Table of Dimensional Requirements. And then
5 Section 8.22.2.c, Nonconforming Structures. And also 10.40
6 for the Special Permit on the condition that the work
7 proposed conforms to the drawings entitled, "Property
8 Renovations, 351 Cardinal Medeiros Avenue," prepared by
9 DWG Design Group and dated June 19, 2025; initialed and
10 dated by the Chair.

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

14 On a voice vote, please? Virginia?

15 VIRGINIA KEESLER: Virginia Keesler in favor.

16 JIM MONTEVERDE: Oh, let me take half a step back.
17 Since this is -- sorry, since the this is a special permit,
18 the criteria is:

19 a) It appears the requirements of this Ordinance
20 cannot or will not be met. That's correct.

21 b) Traffic generated or patterns of access or
22 egress would cause congestion, hazard, or substantial change

1 in the established neighborhood. It will not.

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

5 d) Nuisance or hazard would be created to the
6 detriment of the health, safety, or welfare of the occupant
7 of the proposed use. That will not.

8 e) And for other reasons, the proposed use would
9 impair the integrity of the district or adjoining district.
10 And that will not.

11 So we find that all the criteria under 10.43 for a
12 Special Permit are met.

13 So Virginia, you were voting in the affirmative?

14 VIRGINIA KEESLER: Yes. Virginia Keesler in
15 favor.

16 JIM MONTEVERDE: Thank you. Steven?

17 STEVEN NG: Steven Ng in favor.

18 JIM MONTEVERDE: Thank you. Zarya?

19 ZARAYA MIRANDA: Zarya Miranda in favor.

20 JIM MONTEVERDE: Thank you. Daniel?

21 DANIEL HIDALGO: Daniel Hidalgo in favor.

22 JIM MONTEVERDE: And Jim Monteverde in favor.

1 [All vote YES]

2 JIM MONTEVERDE: That's five in favor. The
3 special permit is granted.

4 PATRICK BARRETT: Thank you very much.

5 JIM MONTEVERDE: You're welcome.

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(6:20 p.m.)

Sitting Members: Jim Monteverde, Steven Ng, Daniel Hidalgo,
Virginia Keesler, and Zarya Miranda

JIM MONTEVERDE: Next case: BZA 1182932 -- 60
Vassar Street. This one is also a special permit. This is
a Telcom case.

DIEGO MACIAS: Jim, sorry, can I raise an issue
with you? I should have mentioned this, or I should have
maybe e-mailed earlier, but I might -- I think I might have
to recuse myself just because I work at MIT, and I think MIT
is one of the parties. So I don't know.

JIM MONTEVERDE: Well, we can ask the proponent if
they're okay going ahead with only four of us to vote.

DIEGO MACIAS: Okay.

TIMOTHY GREENE: We're okay with you going forward
with four.

JIM MONTEVERDE: I'm sorry, can you introduce
yourself?

TIMOTHY GREENE: I'm sorry. My name is Tim
Greene. I'm here on behalf of --

JIM MONTEVERDE: Yep.

1 TIMOTHY GREENE: -- Cingular Wireless d/b/a AT&T.
2 And we are okay going forward with four.

3 JIM MONTEVERDE: Okay. Thank you. In that case,
4 goodnight, Daniel and --

5 DANIEL HIDALGO: Thank you.

6 JIM MONTEVERDE: -- Mr. Greene, you want to just
7 walk us through in general what the changes -- what's being
8 requested, what either the changes or additions are?

9 TIMOTHY GREENE: Sure.

10 JIM MONTEVERDE: And then just walk us through the
11 photo simulations?

12 TIMOTHY GREENE: Mm-hm. So AT&T has had a
13 facility here for -- oh, probably close to 20 years now. I
14 personally have upgraded it in 2017 and then again in 2019.

15 As part of network upgrades and constantly
16 evolving technologies and everybody using the phone and
17 making things faster, AT&T switches out the antennas and the
18 equipment to new upgraded equipment.

19 The equipment itself is on the Dorrance Building.
20 It's called Building 16. It's cut -- it's in the middle of
21 the MIT campus.

22 The only viewpoint from a public way would be

1 Memorial Drive and it got a small sliver; you're really
2 going to have to look fast. Otherwise, it's providing
3 coverage to that side of Cambridge, but it really has no
4 public view.

5 And there is going to technically be an addition
6 of three antennas; however, the antennas have -- rather than
7 being one antenna on the mount that's 6' tall, you know, 6'
8 long, there's two 2.5' antennas.

9 And I think if you went down that and probably
10 look at the numbers here, the number of maybe 18 and 19, it
11 will probably -- if you look at -- go to page 18 there,
12 that's probably a -- that's what it currently looks like
13 now.

14 And if you go to 19, you'll see that one of the
15 antennas breaks up into two. One of the other antennas is
16 replaced. That's the extent of it.

17 JIM MONTEVERDE: Okay. Very good.

18 TIMOTHY GREENE: Yeah. I really --

19 JIM MONTEVERDE: That's the story, right?

20 TIMOTHY GREENE: -- that's my thoughts about, on
21 it.

22 JIM MONTEVERDE: No, that's good. Thank you.

1 Any questions from members of the Board? If not,
2 I find no correspondence in the file either for or against,
3 so I'll open it up to public comment.

4 Any members of the public who wish to speak should
5 now click the icon at the bottom of your Zoom screen that
6 says, "Raise hand." If you are calling in by phone, you can
7 raise your hand by pressing *9 and unmute or mute by
8 pressing *6.

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

14 No one out there, so I'll close public testimony.
15 Any discussion among members of the Board? If not, I will
16 move to a motion. And bear with me while we make -- I make
17 a speech.

18 Based on the findings, the Chair moves that the
19 petitioner be granted the special permit it is seeking,
20 subject to the following conditions:

21 One, that the work proceed in accordance with the
22 plans submitted by the petitioner, and initialed by the

1 Chair.

2 Two, that upon completion of the work, the
3 physical appearance and visual impact of the proposed work
4 will be consistent with the photo simulations submitted by
5 the petitioner and initialed by the Chair.

6 Three, that the petitioner shall at all times
7 maintain the proposed work, so that its physical appearance
8 and visual impact will remain consistent with the photo
9 simulations previously referred to.

10 Four, that should the petitioner cease to utilize
11 the equipment approved tonight for a continuous period of
12 six months or more, it shall promptly thereafter remove such
13 equipment and restore the building on which it is located to
14 its prior condition and appearance, to the exact reasonably
15 practicable.

16 Five, that the petitioner is in compliance with
17 and will continue to comply with in all respects the
18 condition imposed by this Board with regard to previous
19 special permits granted to the petitioner, with regard to
20 the site in question.

21 In as much as the health effects of the
22 transmission of electromagnetic energy waves is a matter of

1 ongoing societal concern and scientific study, the special
2 permit is also subject to the following conditions:

3 a) That the petitioner shall file with the
4 Inspectional Services Department each report it files with
5 the federal authorities regarding electromagnetic energy
6 wave emissions emanating from all the petitioner's equipment
7 on the site.

8 Each such report shall be filed with the
9 Inspectional Services Department no later than 10 business
10 days after the report has been filed with the federal
11 authorities.

12 Failure to timely file any such report with the
13 Inspectional Services Department shall ipso facto terminate
14 the special permit granted tonight.

15 b) That in the event that at any time federal
16 authorities notify the petitioner that its equipment on the
17 site, including but not limited to the special permit
18 granted tonight, fails to comply with the requirements of
19 law or governmental regulations -- whether with regard to
20 the emissions of electromagnetic energy waves or otherwise -
21 - the petitioner, within 10 business days of receipt of such
22 notification of such failure, shall file with the

1 Inspectional Services Department a report disclosing in
2 reasonable detail that such failure has occurred, and the
3 basis for such claimed failure.

4 The special permit granted tonight shall ipso
5 facto terminate if any of the petitioner's federal licenses
6 is or are suspended, revoked, or terminated.

7 c) That to the extent a special permit has
8 terminated, pursuant to the foregoing paragraphs a) and b),
9 the petitioner may apply to this Board for a new special
10 permit, provided that the public notice concerning such
11 application discloses in reasonable detail that the
12 application has been filed because of the termination of the
13 special permit, pursuant to paragraphs a) and b) above.

14 Any such new application shall not be deemed a
15 repetitive petition and therefore would not be subject to
16 the two-year period during which repetitive petitions may
17 not be filed. And finally:

18 d) That within 10 business days after receipt of a
19 building permit for the installation of the equipment
20 subject to this petition, the petitioner shall file with the
21 Inspectional Services Department a sworn affidavit of the
22 person in charge of the installation of equipment by the

1 petitioner with the geographical area that includes
2 Cambridge stating that:

3 a) he or she has such responsibility, and
4 b) that the equipment being installed pursuant to
5 the special permit we are granting tonight will comply with
6 all federal safety rules and will be situated and maintained
7 in locations with appropriate barricades and other
8 protections, such that individuals, including nearby
9 residents and occupants of nearby structures, will be
10 sufficiently protected from excessive radiofrequency
11 radiation under federal law.

12 The end. Thank you.

13 So Board members, on a voice vote, please?
14 Virginia?

15 VIRGINIA KEESLER: In favor.

16 JIM MONTEVERDE: Thank you. Steven?

17 STEVEN NG: In favor.

18 JIM MONTEVERDE: Zarya?

19 ZARAYA MIRANDA: In favor.

20 JIM MONTEVERDE: And Jim Monteverde in favor.

21 [FOUR VOTE YES]

22 JIM MONTEVERDE: That's four in favor. The

1 special permit is granted. Thank you.

2 TIMOTHY GREENE: Thank you very much.

3 JIM MONTEVERDE: And Board members, that is the
4 fastest Board meeting I'm aware of that's happened tonight.
5 So thank you all for your help and see you next time.

6 STEVEN NG: Thank you. See you.

7 ZARYA MIRANDA: Thanks, guys. Bye.

8 [06:29 p.m. End of Proceedings]

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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.

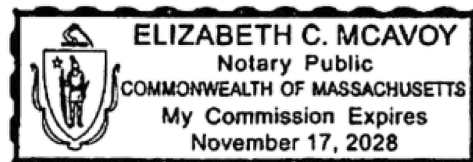
In witness whereof, I have hereunto set my hand this
10th day of October 2025.

Elizabeth C. McAvoy

Notary Public

My commission expires:

November 17, 2028



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