

BOARD OF ZONING APPEAL
FOR THE
CITY OF CAMBRIDGE

GENERAL HEARING
THURSDAY, NOVEMBER 6, 2025

6:00 p.m.

Remote Meeting
via

831 Massachusetts Avenue
Cambridge, Massachusetts 02139

Jim Monteverde, Chair
Fernando Daniel Hidalgo
Carol Agate
Wendy Leiserson
Michael LaRosa

City Employees
Stephen Natola



Precision, Speed, Reliability

617.547.5690

transcripts@ctran.com

I N D E X

CASE	PAGE
CONTINUED CASES	
BZA-1178118 -- 63 WASHBURN NAVENUE Original Hearing Date: 09/11/25	6
BZA-286224 -- SIX MONTH EXTENSION REQUEST 10 EIGHTH STREET Original Hearing Date 10/24/24 Decision filed on 12/12/24	25
REGULAR AGENDA	
BZA-1184057 -- 23 HOLLIS STREET	26
BZA-1185007 -- 319 MAIN STREET	35

P R O C E E D I N G S

* * * * *

(6:01 p.m.)

Sitting Members: Jim Monteverde, Daniel Hidalgo, Carol

Agate, Wendy Leiserson, and Michael LaRosa

JIM MONTEVERDE: Good evening. And welcome to the November 6, 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 STEPHEN NATOLA: Michael LaRosa?

6 MICHAEL LAROSA: Present.

7 STEPHEN NATOLA: Daniel Hidalgo?

8 DANIEL HIDALGO: Present.

9 STEPHEN NATOLA: Wendy Leiserson?

10 WENDY LEISERSON: Here.

11 STEPHEN NATOLA: Jim Monteverde?

12 JIM MONTEVERDE: Present.

13 STEPHEN NATOLA: Carol Agate?

14 [Pause]

15 Carol's not, but if we hold on.

16 JIM MONTEVERDE: Yep. Let's hold on a minute, see
17 if we can get Carol.

18 [Pause]

19 STEPHEN NATOLA: Okay. I sent an e-mail to Carol
20 as a reminder.

21 JIM MONTEVERDE: Okay. Let's just take a moment.
22 We're waiting for Carol Agate to call in.

1 STEPHEN NATOLA: Let me call Carol as well.

2 [Pause]

3 STEPHEN NATOLA: Okay.

4 JIM MONTEVERDE: Good?

5 STEPHEN NATOLA: Yep.

6 JIM MONTEVERDE: Did she announce herself?

7 STEPHEN NATOLA: Carol's here. Carol Agate?

8 CAROL AGATE: My apologies. Sorry --

9 STEPHEN NATOLA: No, Carol, thank you.

10 CAROL AGATE: -- for the --

11 JIM MONTEVERDE: Okay. Welcome. All right.

12

13

14

15

16

17

18

19

20

21

22

* * * * *

(6:08 p.m.)

Sitting Members: Jim Monteverde, Daniel Hidalgo, Carol
Agate, Wendy Leiserson, and Michael LaRosa

JIM MONTEVERDE: The first cases tonight are
continued cases. They were started previously and not
resolved. The first case is BZA-1178118 -- 63 Washburn
Avenue. Is there anyone calling in for this address?

STEPHEN NATOLA: Ivan Toft?

IVAN TOFT: Hi. That's me.

JIM MONTEVERDE: Yep. Can you introduce yourself,
please?

IVAN TOFT: Sure. My name is Ivan Toft, and I
live at 63 Washburn Avenue. Monica and I have lived here
for a bit over 20 years.

JIM MONTEVERDE: Okay. Thank you. Now let me
just remind everybody what got continued here. So you were
looking to -- as the advertisement says, you're looking for
a variance to park within the front yard setback and modify
the minimum parking space dimensions.

The question we had for you had to do with parking
in the front yard and determining the setback.

1 And it had to do with the curious survey -- not
2 curious, but the survey that was submitted initially that
3 showed that the piece of the property that you were doing
4 most of the parking on was outside of your property line.

5 So we asked you to provide some survey and
6 description of how you could do that, or a survey showing
7 that it was your property so you could park on it. Right?
8 Something to that effect?

9 IVAN TOFT: Yep. That's correct.

10 JIM MONTEVERDE: Okay. So -- and I don't know if
11 other members saw -- I came into the office on Monday. I
12 don't know if this made it into the electronic file. By
13 Monday, there was no new information in the file, but as of
14 this evening, we have -- yeah. Stephen's going to bring it
15 on the screen.

16 And this is -- in fact, the survey was updated by
17 WDA Design Group, and we have a letter -- could you bring up
18 a copy of the letter, or if there's -- read it.

19 We have a letter from John Nardone, the
20 Commissioner of Public Works. Here you go. So -- and I
21 will read from it and then refer back to the graphic.

22 It says,

1 "Following a review by the City Engineer in
2 comparison with records on file, the survey accurately
3 reflects the right-of-way line on Washburn Avenue. On the
4 survey, I've highlighted this right-of-way line in yellow.
5 The area between the right-of-way line and the back of the
6 sidewalk is shaded in blue. Portions of the brick driveway"
7 -- this is the existing driveway -- "brick walk, and shrubs
8 located within this blue-shaded area fall within the City's
9 right-of-way."

10 Can you go to the graphic for a second? So, and
11 following that description, that yellow line has been
12 highlighted, which was the line that was on the original
13 survey as the extent of your property line.

14 John Nardone is saying is the right-of-way line,
15 and between that and the back of the sidewalk with the area
16 shaded in blue, which if I read this letter correctly is
17 saying that is within City's right-of-way.

18 And the last paragraph of the letter says,
19 "The WDA survey aligns with the historic street
20 acceptance plan and reflects the City's understanding of the
21 right-of-way boundary. Based on this review, the Department
22 of Public Works has no objection to the proposed

1 improvements outlined in your application, provided they
2 remain within the limits of your property as shown on the
3 WDA survey."

4 I'm going to repeat that last line one more time,
5 or part of it. It says, "provided --" This is it, sorry:

6 "The Department of Public Works has no objection
7 to the proposed improvements outlined in your application,
8 provided they remain within the limits of your property, as
9 shown on the WDA survey."

10 So, Mr. Toft, before we go much further, I'm not
11 familiar with what the right-of-way description means;
12 whether you own it and the City has rights over it, or
13 whether it's City property.

14 Because as I look at the latest survey from WDA,
15 it doesn't move through or amend your property line that's
16 shown here on the screen in yellow.

17 So tell me how you understand the City right-of-
18 way. Are you parking on --

19 IVAN TOFT: Let me ask --

20 JIM MONTEVERDE: -- City's property?

21 IVAN TOFT: Yeah, I'm going to ask my wife to jump
22 in here, since she did most of the communication. Her name

1 is Monica Toft. She lives at the same address, and she can
2 speak for herself, obviously.

3 But you guys will already know that that last
4 sentence is sort of paradoxical.

5 MONICA TOFT: Yeah.

6 IVAN TOFT: But I'll let her speak.

7 MONICA TOFT: So yes, thank you. So we've been
8 dealing with this for about 20 years actually, or 10 years
9 trying to get this remedied.

10 So the City has told us that that is our right-of-
11 way at this point, because it has been established for
12 decades. So Washburn Avenue was straightened.

13 And what's going to happen next -- this is what
14 we've been told by the Legal Department and the Commissioner
15 -- that it is going to be conveyed to us that the City has
16 no interest in that property that -- and if you notice, 65
17 Washburn Avenue has a similar problem, and then a little bit
18 on 61 Washburn Avenue.

19 JIM MONTEVERDE: Okay.

20 MONICA TOFT: So my understanding -- and there is
21 a series of e-mail exchanges as well in the file exchanging
22 the back -- explaining the back and forth.

1 And what happened is is because we had this
2 hearing today, the person who is supposed to have written
3 the letter went on holiday. And so, John Nardone came in
4 late on this. I appreciate that he wrote the letter, but he
5 wrote it in such a way that it's confusing.

6 But our understanding in talking to the Legal
7 Department and with the Commissioner's Office that that --
8 what they're saying is that that is okay for us to build and
9 that the City has no claim to that at this point, and that
10 they plan if they can do it soon to convey that property to
11 us. They just have to figure out how to do that.

12
13 JIM MONTEVERDE: Okay. And the person who went on
14 vacation, that was --

15 MONICA TOFT: Jim Wilcox.

16 JIM MONTEVERDE: -- they were drafting a letter to
17 --

18 MONICA TOFT: It was Jim --

19 JIM MONTEVERDE: -- say that?

20 MONICA TOFT: -- it was Jim Wilcox.

21 JIM MONTEVERDE: Yeah.

22 MONICA TOFT: And what he said was just share the

1 exchanges of e-mails, it's clear from them. And I said,
2 "Well, Jim, it would be nice to have a clear statement of
3 it, because we don't want to have you guys have to read
4 through a series, you know, months long of e-mails."

5 And so, John -- so I e-mailed Jim again on Monday
6 saying, "Jim, I have to get these papers in." He had gone
7 away; he's on holiday. So John -- so I contacted Kathy
8 Watkins. She said, "John should handle this." So John came
9 in late and not fully understanding --

10 JIM MONTEVERDE: Yep.

11 MONICA TOFT: -- I think --

12 JIM MONTEVERDE: Yep.

13 MONICA TOFT: -- what was happening here.

14 JIM MONTEVERDE: No, I get it. Okay.

15 MONICA TOFT: Which is why -- I apologize, the
16 letter did not make it into our file until Tuesday.

17 JIM MONTEVERDE: Yep. Okay. Well, it gets us
18 closer but I don't think it gets us there. At least, this
19 is my opinion. Other Board members may feel differently.
20 But I'm not sure how we can vote on this, in essence giving
21 you the right to use what the letter -- the current letter
22 from John Nardone says is the City right-of-way.

1 And the survey doesn't show that. Because I'm
2 familiar with the other right-of-ways.

3 MONICA TOFT: Mm-hm.

4 JIM MONTEVERDE: MWRA has right-of-ways that cut
5 right across people's property. And it basically -- but the
6 property lines are clear, and there's a clear designation
7 that says there's a -- you know, that property owner has
8 granted a right-of-way to someone. Your case is different.

9 MONICA TOFT: Yes.

10 JIM MONTEVERDE: Just because of that survey.
11 Your property ends at that yellow line. So I'm in no better
12 place than I was --

13 MONICA TOFT: Mm-hm.

14 JIM MONTEVERDE: -- although I'm hearing what
15 you're saying, and that certainly seems like an advancement,
16 and once they do get -- turn that property over to you, then
17 I think it's pretty clear we could proceed with this matter.
18 But I don't see how we can with the way it is.

19 Can I ask one of our Board members, Wendy?

20 WENDY LEISERSON: Yes.

21 JIM MONTEVERDE: Do you have a sense of this one?

22 WENDY LEISERSON: I agree with you, Jim. But I

1 did wonder if it made sense to give the owners any feedback
2 about the proposal on the assumption that they would be able
3 to produce that letter showing that they have permission to
4 -- we don't have to, it's optional.

5 JIM MONTEVERDE: Yeah. Nope.

6 WENDY LEISERSON: And --

7 JIM MONTEVERDE: Short of a vote, yeah. Without a
8 vote.

9 WENDY LEISERSON: Yeah. But --

10 JIM MONTEVERDE: It's kind of the lay of the land.

11 WENDY LEISERSON: -- but I agree that we would
12 need a letter from -- I guess the Law Department; would it
13 be the Law Department? To say that that is not --

14 JIM MONTEVERDE: Yeah, well I would -- I think we
15 could defer to the Legal Department to state an opinion.

16 WENDY LEISERSON: Yeah.

17 JIM MONTEVERDE: Or if -- and again, whether
18 there's something here that we can vote on, or whether we
19 really have to wait for the proponent to get the paperwork
20 from the City that says the property is either theirs or
21 theirs to use as they wish --

22 WENDY LEISERSON: Yeah.

1 JIM MONTEVERDE: -- before we go forward.

2 WENDY LEISERSON: Because I agree, because of
3 where the property line is here that we wouldn't be able to
4 interpret this as a usual right-of-way situation. Yeah.

5 JIM MONTEVERDE: So what you're saying is
6 interesting, though. If we can do a -- if we want to do an
7 informal read of the tea leaves, if everyone's familiar with
8 the file and knows what's being proposed, parking in that
9 blue zone on the graphic in the screen, surrounded by some
10 shrubbery -- just to give some guidance to the proponent.
11 Does anyone have any comments relative to that request?

12 WENDY LEISERSON: Do we want to hear the full
13 proposal, or no?

14 JIM MONTEVERDE: Yep, yep, assuming that they can
15 square away the legalities and use that property,
16 informally, not as a vote? Is everybody leaning in favor of
17 it, if that were possible?

18 MICHAEL LAROSA: Jim, this is Mike LaRosa. Can --
19 is there any way to zoom in on the plan as it's shown right
20 now, just so we can see that area better?

21 [Pause]

22 Here we go.

1 JIM MONTEVERDE: So -- yeah, so the yellow line
2 going diagonally across the sheet there from lower left to
3 upper right is the property line.

4 And the blue shaded area -- again, this is from
5 the description from John Nardone, the Commissioner of
6 Public Works -- the blue shaded area is, as it reads,
7 "within the City's right-of-way."

8 And I'm assuming this had to do with an alignment
9 or realignment of Washburn Avenue at some point in the past.

10 And if you look at the diagrams that were
11 submitted initially, the proposed parking space falls within
12 -- primarily, most of it -- falls within that blue zone,
13 which means it's within the right-of-way, which we can't
14 determine right now whether they have the right to use it or
15 not.

16 WENDY LEISERSON: Well, it's also not within their
17 property line, based on this map. Right?

18 JIM MONTEVERDE: Correct.

19 WENDY LEISERSON: Yeah.

20 JEFF ROBERTS: Correct. Not as shown on this
21 yellow line, it's outside of their property line. So --

22 CAROL AGATE: Shouldn't we just continue it?

1 JIM MONTEVERDE: Yeah. That's a point. I think
2 Wendy was suggesting kind of a -- and correct me if I'm
3 wrong, kind of reading the tea leaves so we don't --

4 WENDY LEISERSON: Well, I just wondered how
5 familiar people were with -- if people already -- I don't
6 know if it would be a short reading of the tea leaves or a
7 long reading the tea leaves, but if there's something that
8 we're going to ask the owners to change or whatever, I was
9 just thinking about expediting it, because clearly they have
10 been going to -- around the City trying to get this
11 resolved.

12 So I was just trying to see if there was a way to
13 give them some guidance and make them feel like they're not
14 delayed again, you know, and then come back and find out
15 that they could have done something in between; I don't
16 know. So.

17 JIM MONTEVERDE: Right. So do you have any --
18 anyone have any comments relative to that, and in essence
19 any modification of what they propose?

20 DIEGO MACIAS: I mean I -- just a procedural point
21 is if we do that, does that mean that this would count as a
22 heard case so that we would have to be --

1 WENDY LEISERSON: Yes.

2 DIEGO MACIAS: Yeah.

3 WENDY LEISERSON: It would. It would.

4 DIEGO MACIAS: Yeah. Okay.

5 JIM MONTEVERDE: Yeah.

6 WENDY LEISERSON: That's true. That is a --

7 JIM MONTEVERDE: Yeah.

8 WENDY LEISERSON: -- downside.

9 JIM MONTEVERDE: Right.

10 WENDY LEISERSON: Yeah. Okay.

11 JIM MONTEVERDE: Let's not go there.

12 WENDY LEISERSON: Yep.

13 MONICA TOFT: Yeah. I appreciate that. Thank
14 you, Wendy. We can wait. I mean, look. We've been --

15 JIM MONTEVERDE: Okay.

16 MONICA TOFT: -- dealing with this for 20-
17 something years, honestly. It's kind of frustrating. We
18 thought we had what we needed for this. And, you know, I
19 will work with the Legal Department.

20 My one question is, because it's probably going to
21 take another 20 years for the City to convey this property
22 to us, is would it be enough to have a letter from the Legal

1 Department to state the Tofts are allowed to develop within
2 that blue area to the sidewalk?

3 Would that be satisfactory to the BZA to say?

4 Because that is what our plan is premised on, is
5 that front yard, our real property, and then that blue area.
6 Would that be enough to say, yes, the City does plan to
7 convey that property to the Tofts for their use?

8 JIM MONTEVERDE: That would satisfy me.

9 MONICA TOFT: Okay.

10 WENDY LEISERSON: Jim, is this a situation where
11 the BZA -- since you're Chair, I'm not as familiar with this
12 sort of procedural point, but is this a situation where we
13 could ask the Legal Department for guidance on this to --

14 JIM MONTEVERDE: Yeah, we could do it
15 simultaneously. Just let them know that, you know, the
16 Tofts are coming to them, and we just need some guidance on
17 whether they can use that piece of -- piece of that -- piece
18 of land for the parking in the front yard.

19 So I think we'll reach out to the Legal
20 Department, I will and ask for an opinion.

21 IVAN TOFT: We'd be grateful for that. Thank you.

22 JIM MONTEVERDE: Okay. Just talking with our

1 zoning expert. So I'll contact via e-mail -- the Legal
2 Department. When I do that, I always copy the Building
3 Commissioner and folks at ISD zoning specialists.

4 So I will do that and ask them to review the info
5 you have, and you've been given and what you've been told,
6 and to basically give us an opinion if we can assume that
7 you can use the -- or if you can use that piece of property.

8 I would suggest if you also, Monica and Ivan --

9 MONICA TOFT: Mm-hm.

10 JIM MONTEVERDE: -- would contact ISD, the folks
11 you've been dealing with.

12 MONICA TOFT: Okay.

13 JIM MONTEVERDE: Stephen, Olivia, Maria; let them
14 know what you intend to do, you know, how you'll proceed.
15 And if you'll contact the Legal Department also, I think the
16 two of us, let's see if we can get a response from them.

17 MONICA TOFT: Okay.

18 IVAN TOFT: That's a great plan. Thank you.

19 MONICA TOFT: Thank you. No promises.

20 JIM MONTEVERDE: You're welcome. Yeah, let's see
21 what happens.

22 Now, in terms of continued, next date. So the

1 last date I have on this piece of paper in front of me is
2 March 26. Do you want to go out that far or sometime in
3 February or March? When would you like?

4 MONICA TOFT: I'd love -- well, now we're getting
5 into winter, so developing is going to be difficult. I'd
6 prefer to do it sooner rather than later. You know, this
7 has been hanging over our --

8 JIM MONTEVERDE: It's up to you. Yep.

9 MONICA TOFT: Yeah. so is there a date in
10 December or January?

11 JIM MONTEVERDE: I wouldn't do it in December.
12 Because I --

13 MONICA TOFT: Yeah, that's true. Two months.
14 Let's -- is there a January date?

15 JIM MONTEVERDE: And there's January 29 or
16 February 12.

17 MONICA TOFT: January 29.

18 JIM MONTEVERDE: Is January 29 okay?

19 MONICA TOFT: Yeah, January 29. That gives us --

20 JIM MONTEVERDE: Okay.

21 MONICA TOFT: -- a good amount of time to work on
22 this.

1 JIM MONTEVERDE: Yeah, you'll need to waive the
2 deadline. I'll read that in a moment for the continuance.

3 All right.

4 WENDY LEISERSON: And as a --

5 JIM MONTEVERDE: I'll make a motion.

6 WENDY LEISERSON: -- case not heard. Correct?
7 Yeah.

8 JIM MONTEVERDE: Sorry?

9 WENDY LEISERSON: As a case not heard, yes. So --

10 JIM MONTEVERDE: Yep. All right. Let me make a
11 motion, then. Let me make a motion to continue the matter
12 to January 29, 2026 on the condition that the petitioner
13 change the posting sign to reflect the new date of June 26,
14 2025 and the new time of 6:00 p.m.

15 Also that the petitioner sign a waiver to the
16 statutory requirements for the hearing. This waiver can be
17 obtained from Maria Pacheco or Olivia Ratay at the
18 Inspectional Services Department.

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

1 Also, that if there are any new submittals,
2 changes to the drawings, dimensional forms, or any
3 supporting statements that those be in the file by 5:00 p.m.
4 on the Monday prior to the continued meeting date.

5 On the motion to continue this matter until
6 January 29, 2026? Carol?

7 CAROL AGATE: Carol Agate in favor.

8 JIM MONTEVERDE: Thank you. Wendy?

9 WENDY LEISERSON: Wendy Leiserson in favor.

10 JIM MONTEVERDE: Thank you. Michael?

11 MICHAEL LAROSA: Michael LaRosa in favor.

12 JIM MONTEVERDE: Thank you. Daniel?

13 DANIEL HIDALGO: Daniel Hidalgo in favor.

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

16 [All vote YES]

17 JIM MONTEVERDE: That's five in favor. We are
18 continued. Sorry to keep moving this along, but.

19 MONICA TOFT: No, it's okay.

20 IVAN TOFT: We appreciate your help and your
21 support.

22 MONICA TOFT: Yeah. Thank you. We appreciate it.

1 JIM MONTEVERDE: Yep. Okay. Thanks.

2 MONICA TOFT: Take care.

3 JIM MONTEVERDE: January 29. Thank you.

4 IVAN TOFT: See you next year.

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

* * * * *

(6:27 p.m.)

Sitting Members: Jim Monteverde, Daniel Hidalgo, Carol
Agate, Wendy Leiserson, and Michael LaRosa

JIM MONTEVERDE: All right. Next case on the
Agenda is BZA-286224 -- 10 Eighth Street. And there is a
request for a six month extension for the Variance, which
will bring it to -- extends the Variance until June 12,
2026.

So a voice vote for the extension, please, Carol?

CAROL AGATE: Carol Agate in favor.

JIM MONTEVERDE: Wendy?

WENDY LEISERSON: Wendy Leiserson in favor?

JIM MONTEVERDE: Daniel?

DANIEL HIDALGO: Daniel Hidalgo in favor.

JIM MONTEVERDE: Michael?

MICHAEL LAROSA: Michael LaRosa in favor.

JIM MONTEVERDE: And Jim Monteverde in favor.

[All vote YES]

JIM MONTEVERDE: So Case No. BZA-286224 is
extended for the six months requested. Thank you.

* * * * *

(6:28 p.m.)

Sitting Members: Jim Monteverde, Daniel Hidalgo, Carol
Agate, Wendy Leiserson, and Michael LaRosa

JIM MONTEVERDE: Next case on the Regular Agenda
is BZA 1184057 -- 23 Hollis Street.

Mr. Wiggins, are you with us this evening?

WENDY LEISERSON: Jim, as we're waiting for Mr.
Wiggins to come online, I just want to note that he has
represented me in the past in personal legal matters.

I don't feel that I have a conflict, but I am
willing to recuse myself if the rest of the Board thinks
that's appropriate.

JIM MONTEVERDE: I don't see the need for you to
recuse yourself unless you feel conflicted about the matter.
You've seen the file.

WENDY LEISERSON: I do not feel conflicted, but I
am --

JIM MONTEVERDE: Anybody else have an objection or
a concern?

Hearing none.

WENDY LEISERSON: Thank you.

1 JIM MONTEVERDE: Just waiting for the proponent to
2 join us.

3 MICHAEL WIGGINS: Yes, I think I'm here, Mr.
4 Chairman. Can you hear me?

5 JIM MONTEVERDE: Yeah. Yeah, we can. Okay.

6 MICHAEL WIGGINS: Excellent. Good evening,
7 everyone. This is Michael Wiggins, and I'm here with my
8 wife, Gail Lemily Wiggins.

9 We're seeking this evening for a special permit to
10 add a very small addition to the left rear of our house at
11 23 Hollis Street in North Cambridge.

12 The purpose of this is basically to enable us to
13 install a very small first-floor addition to enable us to
14 make the bathroom accessible at the left rear, and also to
15 enable us to have a washer and dryer on the first floor. We
16 have a very inconvenient and kind of dangerous one in the
17 cellar now.

18 So this is basically our attempt to enable us to
19 age in place as we grow older and hope to live here for a
20 long time.

21 This before you is a site plan showing the house,
22 and in the diagonal small triangle to the left on the screen

1 is showing the left rear of the house. There's an existing
2 bump-out at this house, and this is basically observing that
3 line as a setback of about 3.9' as existing and this is an
4 extension of a prior nonconforming use under 8.22.2.d.

5 That's what we're seeking.

6 We do have a picture of the house that I'd like to
7 show you. It's Sheet 24. I don't know if Mr. Natola could
8 show that.

9 There it is. So that's the front of the house.
10 And then, if we could show Sheet 23, it'll show the left
11 side of the house.

12 So as you see there, you'll see the little bump-
13 out. That's where the existing living room is -- I'm sorry,
14 dining room. And to the rear of that is the small,
15 rectangular area that we're going to be installing it.

16 If you could please show the photo of the -- where
17 the addition is, that's Number 27. That's the left side
18 elevation of the house, and you'll see a person right behind
19 the fence looking up. And that person is standing right
20 where that small rectangular addition would go.

21 There is -- if you could show suite -- I'm sorry,
22 Number 26, is that the one we're looking at? Well, there's

1 number --that's another view of the same area.

2 So if we could now go back to the site plan that
3 we had on the front page, it would be great. Right there.
4 Okay.

5 So that shows the approximate location of the --
6 the location of the small addition. And again, it's
7 observing the basic plane.

8 So the dimensions of that, there was an -- we did
9 an updated rendering of that little rectangle just to show
10 you the exact dimensions. It's 4.11' by 14.92' and the
11 total is about 61 square feet.

12 If we could turn to Sheet 15, please, that will
13 show you the elevations as prepared by the architect.

14 So these are the existing exterior views. The
15 exterior northwest, which is the other side of the house,
16 with the exterior southwest and exterior southeast show you
17 where that notch is.

18 You see in the exterior southwest existing you'll
19 see a porch, and then you'll see right around the corner,
20 that's where the little notch is.

21 And then the exterior southeast existing shows the
22 same view from a different angle.

1 Could we scroll to the next one, Number 14?

2 JIM MONTEVERDE: Nope, you just passed by it.

3 MICHAEL WIGGINS: Oh, there we go. All right. So
4 those -- these are the same views. Again, the exterior
5 northwest is not changed, so that the extension -- except
6 for a little small section on the right. You can see where
7 it peaks out.

8 But the exterior southwest shows how the addition
9 will look. The same window as the existing bathroom there
10 but just projecting out slightly. And the same thing
11 exterior southeast. So that will be how it looks from
12 Hollis Street, because you're looking at it -- we are
13 bordering on Hollis Street, or Hollis Park, excuse me.

14 And then there's a small, clerestory skylight
15 there. It would be a fixed skylight. And you'll notice
16 that it does not -- this is a one-story addition. There's a
17 small window above it that is not going to be affected by
18 the addition. So it'll tuck in below that. It's a single-
19 floor addition only.

20 We believe that this will blend in with the
21 neighborhood well. We've got abutters' letters on Hollis
22 Park and Hollis Street, which are the most immediate

1 abutters. They've both agreed to it. The other abutters on
2 either side of us have agreed to it. There are letters that
3 we've submitted in the file.

4 This will not result in any change in the parking
5 or traffic patterns at all. We're a single couple -- a
6 single family, it's going to -- we're not adding residents
7 or bedrooms to the house. So we believe that this is in
8 harmony with the neighborhood, and we would hope that the
9 Board agrees.

10 JIM MONTEVERDE: Thank you. Any questions from
11 members of the Board?

12 WENDY LEISERSON: Nope.

13 JIM MONTEVERDE: If not, I'll move to public
14 comment. We do have -- I counted four letters in the file
15 in support. We have a letter from Annette Evans, 1 Hollis
16 Park. This is October 31; in support. And from Yvonne
17 O'Brien, 1 Hollis Park, October 31, in support. And from
18 Fran Cronin, 1 Kimball Lane, in support. This is my
19 favorite: from Heather Kelly and Nicholas Ross, 4 Kimball
20 Lane, "robustly support." That's a good one.

21 And none object.

22 With that, I'll open it up to public comment.

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

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

11 All right. No one is calling in. I will close
12 public testimony. Any discussion among members of the
13 Board? If not, we can move to a motion. Ready for a
14 motion?

15 DIEGO MACIAS: Ready for a motion.

16 JIM MONTEVERDE: All right. Thank you. This is a
17 special permit. So the Chair makes a motion to grant relief
18 from the requirements of the Ordinance under Sections
19 8.22.2.d and c for a Nonconforming Structure, and 10.40 for
20 a Special Permit, on conditions that the work proposed
21 conform to the drawings entitled, "Wiggins Residence"
22 prepared by Chan Mock Architects and dated August 26, 2025;

1 initialed and dated by the Chair.

2 And further, that we incorporate the supporting
3 statements and Dimensional Form submitted as part of the
4 application. And let me go to the conditions of the special
5 permit. That is Section 10.43. And it reads:

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

8 b) Traffic generated or patterns of access or
9 egress would cause congestion, hazard, or substantial
10 change. It will not.

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

14 d) Nuisance or hazard would be created to the
15 detriment of the health, safety, or welfare of the occupant.
16 It will not.

17 e) And for other reasons, the proposed use would
18 impair the integrity of the district or adjoining district.
19 And it will not.

20 So it meets all the criteria under Section 10.43
21 for a Special Permit.

22 So on a voice vote, please, Carol?

1 CAROL AGATE: Carol Agate in favor.

2 JIM MONTEVERDE: Thank you. Wendy?

3 WENDY LEISERSON: Wendy Leiserson in favor.

4 JIM MONTEVERDE: Daniel?

5 DANIEL HIDALGO: Daniel Fidalgo in favor.

6 JIM MONTEVERDE: Thank you. Michael?

7 MICHAEL LAROSA: Michael LaRose in favor.

8 JIM MONTEVERDE: And Jim Monteverde in favor.

9 [All vote YES]

10 JIM MONTEVERDE: Five in favor. The relief is
11 granted.

12 MICHAEL WIGGINS: Thank you, Mr. Chairman.

13 JIM MONTEVERDE: You're welcome.

14 GAIL WIGGINS: Thank you.

15 JIM MONTEVERDE: We're done. I don't mean we're
16 done, but --

17

18

19

20

21

22

* * * * *

(6:41 p.m.)

Sitting Members: Jim Monteverde, Daniel Hidalgo, Carol
Agate, Wendy Leiserson, and Michael LaRosa

JIM MONTEVERDE: Next case is BZA-1185007 -- 319
Main Street.

Mr. Rafferty, are you with us this evening?

JAMES RAFFERTY: Yes, I am, Mr. Chair, and happy
to be so.

JIM MONTEVERDE: Thank you. Go right ahead.

JAMES RAFFERTY: Good evening, Mr. Chair, and
members of the Board. James Rafferty, an attorney with
offices located at 907 Massachusetts Avenue in Cambridge.
I'm appearing on behalf of the applicant, Wonder Cambridge.
It's an application for what we now call quick-service food,
formerly known as fast-food.

The location is located in the heart of Kendall
Square at 319 Main Street, commonly known as the Google
Building, right adjacent to the MBTA entrance and the
stairway up to the roof garage.

Wonder is a unique restaurant concept. It's been
referred to as a modern version of a food hall. What it

1 consists of is the ability to order food from a series of
2 restaurants from one location.

3 The multiple restaurant concept has been really
4 modernized or put into great play here with an emphasis on
5 the ability to order food ahead of time for takeout.

6 While there are 11 seats on the premises, it does
7 primarily fit the criteria of fast food since the bn model
8 largely anticipates that the customer will purchase the food
9 -- meals -- not simply sandwiches or things like that, but
10 restaurant meals to be ordered and in most cases taken back
11 to an office or to home.

12 The operators own several locations throughout
13 the Northeast, and they're enthusiastic about operating
14 here.

15 With me this evening -- I'm not seeing his name --
16 is Jason Bottcher. I don't know if we can bring Mr.
17 Bottcher into the hearing.

18 JIM MONTEVERDE: Yep. He's joining.

19 JAMES RAFFERTY: I'm sorry, he has joined?

20 JASON BOTTCHER: Yeah.

21 JAMES RAFFERTY: I don't see him.

22 JIM MONTEVERDE: Yeah, here we go.

1 JAMES RAFFERTY: Okay. Thank you. I just want to
2 acknowledge his presence. If the Board has questions
3 operationally, Mr. Bottcher is intimately familiar with all
4 aspects of Wonder's operation.

5 But as I noted, it's a multiple restaurant
6 concept. And it allows for a food hall style concept to
7 exist that really is more like a meal service.

8 And it's proven to be very successful, as it
9 heavily relies on the Internet and apps. And you can order
10 your meals, order your food. There's essentially 30
11 restaurants associated with the operation.

12 And this would be the first one in Cambridge, but
13 as I noted, its format and its service model based on meals
14 to go the applicant feels it is well-suited for this
15 particular location in Kendall Square with easy access to
16 the business community and the student community.

17 We've contained within the application the
18 satisfaction of the criteria associated in the Ordinance
19 with quick-service food. Primarily the fact that the
20 expectation here is there will be heavy reliance on walk-in
21 trade and not a creation of congestion or a nuisance or
22 hazard.

1 Happy to answer any more questions if Mr. Bottcher
2 is available to do likewise.

3 Consists of approximately 3,000 square feet on the
4 ground floor, depicted here on the floor plan.

5 JIM MONTEVERDE: So is there actually cooking on
6 the premises, or is it warming or holding or --

7 JAMES RAFFERTY: No, it is cooking, but --

8 JIM MONTEVERDE: Right.

9 JAMES RAFFERTY: -- Mr. Bottcher can give you the
10 details. But it --

11 JASON BOTCHER: Sure.

12 JAMES RAFFERTY: -- there's two phases of cooking;
13 I would describe it. So the second phase occurs here at the
14 location.

15 Jason, do you have -- want to provide some insight
16 into how that works?

17 JASON BOTCHER: Yeah, that is correct. So we do
18 have production facilities where some of our product is
19 prepared and then sent to each individual retail location
20 where preparation and cooking is completed. But we also do
21 have some raw to cook processes that do take place on site
22 as well.

1 JIM MONTEVERDE: Okay. So it's a combination?

2 JASON BOTTCHEER: Correct.

3 JIM MONTEVERDE: And just for the record, if you
4 could introduce yourself, please.

5 JASON BOTTCHEER: Oh, apologies. Jason Bottcher.
6 I'm a Director on the Real Estate team at Wonder, 399
7 Jefferson Road, Parsippany, New Jersey.

8 JIM MONTEVERDE: Okay. Thank you. Any questions
9 from members of the Board?

10 WENDY LEISERSON: I do have a couple of questions.
11 One is, how does the food get from the restaurant of origin
12 to you? Is it, like, one service a day, is it multiple
13 deliveries a day? Like, what is the time lag between
14 someone --

15 JASON BOTTCHEER: Do you mean in terms of customers
16 ordering from this particular retail location?

17 WENDY LEISERSON: Yeah. If you could just, like,
18 I want to get a picture of, like, how many different
19 deliveries will be going in and out --

20 JASON BOTTCHEER: Oh.

21 WENDY LEISERSON: -- of your place, and that kind
22 of thing.

1 JAMES RAFFERTY: Excuse me. I think the question
2 -- Mr. Leiserson's question, Jason, goes not to the customer
3 -- but how does the food arrive here. So --

4 JASON BOTCHER: Understood.

5 JAMES RAFFERTY: -- the Bobby Flay food, the
6 Chick-Fil-A.

7 JASON BOTCHER: Yeah.

8 JAMES RAFFERTY: Do they all -- they don't all
9 arrive by separate delivery; they come to you --

10 JASON BOTCHER: No.

11 JAMES RAFFERTY: -- collectively; I think that was
12 the question.

13 JASON BOTCHER: Delivery here of product from our
14 distribution facility would come once a day, or once every
15 other day.

16 So this location has a larger walk-in box, or a
17 walk-in refrigerator, which means we can hold more than one
18 day's worth of product on site. So I would expect this
19 location would be once every day and a half to two days.
20 And that would be a single delivery. It would be ancillary
21 deliveries just like any other business.

22 But in terms of food product, once every day and a

1 half to two days.

2 WENDY LEISERSON: So just to make sure I get it,
3 because I might be one of your customers someday, so you
4 basically have a menu, and I'm assuming that's kind of a
5 rotating menu, based on the partner restaurants you deal
6 with?

7 JASON BOTTCHER: So we do have the ability to
8 rotate the menu. But what we do when we partner with our
9 chefs with our partner chefs and restaurants, we're able to
10 produce any number of cuisines out of one single retail
11 location.

12 Like Mr. Rafferty was saying, we can have anywhere
13 from 20 to 30 partners out of one location, and a lot of
14 that has to do with how our food production techniques and
15 our preparation techniques on site, it allows us to make the
16 most out of a relatively small space.

17 WENDY LEISERSON: So you might get things like a
18 sous vide or whatever, and then you heat it up, but you get
19 those things in advance, so it's not like I call you up and
20 I say, "Use your Grubhub, you know, subsidiary to go get me
21 this from X restaurant." You -- it's what you have on the
22 premises?

1 JASON BOTTCHER: Correct.

2 WENDY LEISERSON: It's what's on offer.

3 JASON BOTTCHER: Correct. And so, you -- we do
4 have, you know, different aspects of the business and we do
5 partner with local restaurants and provide delivery services
6 like other third-party apps like you mentioned Grubhub, who
7 we do own, but also Uber Eats and things like that.

8 But more importantly, it's really our partners
9 that we are providing out of this retail location so that's
10 Bobby Flay, Michael Simon, like Mr. Rafferty had mentioned,
11 and then any number of best-in-class restaurants that we
12 have partnered with over the last four to five years.

13 WENDY LEISERSON: And what was the use of this
14 space before?

15 JASON BOTTCHER: I believe this space is vacant.
16 Mr. Rafferty, you may be able to correct me --

17 JAMES RAFFERTY: Yeah, this --

18 JASON BOTTCHER: -- I think we may be --

19 JAMES RAFFERTY: -- this is a relatively new
20 building. I believe this will be the first tenant in this
21 particular ground floor location.

22 WENDY LEISERSON: So we don't know -- have a

1 record of what the traffic patterns were like for this
2 location?

3 JAMES RAFFERTY: Well, it's a very active ground
4 floor along that length of Main Street. So there are other
5 food uses on both sides of the street. It's right adjacent
6 to the plaza, to the steps that go upstairs to the Kendall
7 Garage roof, which is a very popular destination at
8 lunchtime, at least during the season.

9 So there is a lot of foot traffic in the area.

10 WENDY LEISERSON: Yes. And is there a lot of --
11 well, there is a lot of car traffic already, because it's
12 Main Street.

13 JAMES RAFFERTY: Right. But there are separate
14 loading facilities for the building. So they don't -- they
15 wouldn't be loading from the street when they get their
16 once-a-day delivery.

17 WENDY LEISERSON: I was thinking more about the
18 delivery service people as well. And they would, I assume,
19 be using Main Street to pick up, correct?

20 JAMES RAFFERTY: Right. But I think Mr. Bottcher
21 can explain in a location like this they would anticipate
22 the delivery service to rely principally on bicycles.

1 JASON BOTTCER: That is correct.

2 WENDY LEISERSON: Okay. Thank you. Anybody else
3 have questions?

4 DANIEL HIDALGO: Yeah. Just to follow up. For,
5 you know, you mentioned, like, Grubhub and DoorDash and that
6 kind of thing. So do they pick up from your -- from this
7 spot and then deliver to, you know, whoever orders via the
8 app, or is this just for walk-ins?

9 JASON BOTTCER: So it would be -- we would
10 accommodate walk-in traffic, pickup traffic, you know, dine-
11 in and then delivery orders as well. So yes --

12 DANIEL HIDALGO: Okay.

13 JASON BOTTCER: -- that can come from any number
14 of places. We see about three-quarters of our orders come
15 from our first party, our Wonder app.

16 DANIEL HIDALGO: I see.

17 JASON BOTTCER: And then the balance coming from a
18 third-party app, whether it be Grubhub -- which I still call
19 it third-party but given that we own them it's technically
20 first-party -- and then there's Uber Eats and DoorDash.
21 Yeah.

22 DIEGO MACIAS: Okay. Yeah, just because I

1 imagine for walk-in that seems fine for all the office
2 workers. I worry a little bit about the delivery people
3 where they're -- if they're coming in a car, like, you know,
4 that's so busy. But I don't know if you've thought about
5 that.

6 JASON BOTTCHER: Yeah. We definitely have. And
7 when we look at sites like this, we always look at the
8 context and understanding what that neighborhood works. And
9 I look at the projected order volumes and take part in in
10 the discussions as to whether or not the site can
11 accommodate. And I see no issue here.

12 DIEGO MACIAS: Okay.

13 JAMES RAFFERTY: Mr. Hidalgo, what I did learn
14 from Mr. Bottcher is the fact that they control -- the
15 operation controls 80 percent of the delivery people.

16 So I analogized it to an Uber. You have to have
17 follow their standards in order to be part of their delivery
18 system. So if they have a delivery service that is double
19 parking, parking illegally or creating congestion, they will
20 forfeit the ability to be on the delivery app.

21 DIEGO MACIAS: I see. Okay.

22 JASON BOTTCHER: That is correct.

1 DIEGO MACIAS: Okay, thank you.

2 JIM MONTEVERDE: Any other questions from members
3 of the Board?

4 WENDY LEISERSON: Are there other -- you know,
5 businesses adjacent to this that already use the delivery
6 app people for anything? Like other restaurants?

7 JASON BOTTCHER: The adjacent space, to be honest
8 with you, I think the space adjacent to ours is also vacant.

9 WENDY LEISERSON: Or nearby, I should say he in
10 the same strip of Main Street?

11 JASON BOTTCHER: On the same strip of Main Street,
12 if you don't mind giving me one second.

13 JAMES RAFFERTY: Yeah, on that side of the street,
14 the dominant retailer is Legal Seafoods. There might be a
15 --

16 JASON BOTTCHER: There's a Chipotle.

17 JAMES RAFFERTY: There's -- yeah.

18 JASON BOTTCHER: There is a Chipotle, correct.

19 JAMES RAFFERTY: Right.

20 JASON BOTTCHER: There's a café on the south side
21 of Main Street, and then there is also I believe it's
22 called, "Bakey."

1 JAMES RAFFERTY: That's correct. So there are a
2 few cafes.

3 JASON BOTTCHE: Correct.

4 JAMES RAFFERTY: Principally, doing breakfast and
5 daytime activity. At the moment, this use would be lunch
6 and dinner for the most part. There isn't an expectation in
7 the near term that they'll be doing more business.

8 JIM MONTEVERDE: Any other questions from members
9 of the Board? If not, we'll move to public comment. We
10 have no correspondence in the file, either for or against.
11 So let me open it up for public comment.

12 Any members of the public who wish to speak should
13 now click the icon at the bottom of your Zoom screen that
14 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. I'll
17 now ask Staff to unmute speakers one at a time. You should
18 begin by saying your name and address, and Staff will then
19 confirm that we can hear you. After that you will have up
20 to two minutes to speak before I ask you to wrap up.

21 Okay. We have no one calling in, so I'll close
22 public testimony. Any discussion among members of the

1 Board?

2 WENDY LEISERSON: The only thing I would say, and
3 this is not that I am leaning against the thing is I am
4 concerned about whether we can -- whether technically
5 speaking we can say that the traffic volumes will be
6 unchanged. That's the only thing I would ask for feedback
7 on from a legal perspective. But.

8 JIM MONTEVERDE: Say that again? That the traffic
9 patterns --

10 WENDY LEISERSON: So the requirements of the
11 Ordinance say that traffic generated, or patterns of access
12 or egress would not cause congestion, hazard, or substantial
13 --

14 JIM MONTEVERDE: Right.

15 WENDY LEISERSON: -- change. And I just --

16 JIM MONTEVERDE: Yep.

17 WENDY LEISERSON: -- wonder if other members of
18 the Board are satisfied with that. And if so, then we can
19 move forward for a vote from my point of view, so.

20 JIM MONTEVERDE: Okay.

21 DIEGO MACIAS: I mean, my --

22 JIM MONTEVERDE: Anyone else have a --

1 DIEGO MACIAS: -- my perspective, is just -- I
2 don't know, I work around the corner so, you know, that's --
3 it's quite a busy area. You have lots of restaurants.

4 And I -- you know, I don't -- I can't imagine if
5 -- especially if they control most of the delivery that this
6 is going to really make a noticeable difference, just given
7 the level of traffic there. Unless it was very out of the
8 ordinary for that kind of establishment, then I don't think
9 it would be that noticeable.

10 But right, I don't have a formal way of assessing
11 that.

12 JIM MONTEVERDE: Okay. Thank you. Anyone else?
13 Any other discussion, Board members? If not, we'll move to
14 a motion. This is a special permit. And this is a special
15 permit to operate a quick-service food establishment.

16 The Chair makes a motion to grant relief from the
17 requirements of the Ordinance under Sections 4.35.0 for a
18 Fast Order Food Establishment; Article 11.000, Sec. 11.30,
19 get to that in a second; and 14.21.3 for the MXD Allowable
20 Uses on the condition that the work proposed conforms to the
21 drawings entitled, "Wonder Cambridge" prepared by -- and
22 there's no name on it -- dated August 25, 2025; initialed

1 and dated by the Chair.

2 And further, that we incorporate the supporting
3 statements and Dimensional Form submitted as part of the
4 application.

5 And Mr. Rafferty, I'm just referring to -- I think
6 it's part of Wendy's comment -- under the Ordinance 10.30 --
7 10.31 has a list of requirements.

8 Operation of the establishment shall not create
9 traffic problems, reduce available parking, threaten the
10 public safety, encourage or produce double parking on the
11 adjacent streets.

12 b) Physical design, including colors and use of
13 materials, shall be compatible with and sensitive to the
14 visual and physical characteristics of other buildings in
15 that particular location.

16 c) Establishment fulfills the need for such a
17 service in the neighborhood.

18 d) Establishment will attract patrons primarily
19 from walk-in trade, as opposed to drive-in, automobile
20 related.

21 e) Establishment shall, to the greatest extent
22 feasible utilize biodegradable materials and packaging the

1 food and any utensils and other items provided for
2 consumption.

3 f) The establishment shall provide convenient,
4 suitable, and well-marked waste receptacles to encourage
5 patrons properly to dispose of all packaging. And

6 g) The establishment complies with all state local
7 requirements applicable to ingress, egress, and use of
8 facilities on the premises for handicap and disabled
9 persons.

10 So I'm just asking you, Mr. Rafferty, to confirm
11 that you and your client are saying that you're -- what
12 you're proposing and the way it will be operated will meet
13 those requirements. Is that correct?

14 JAMES RAFFERTY: That is correct, and as stated in
15 the supporting statement, we're familiar with the provisions
16 of 11.31 and they will be complied with.

17 JIM MONTEVERDE: Thank you.

18 On a voice vote, please, Board members?

19 Carol?

20 CAROL AGATE: Carol Agate in favor.

21 JIM MONTEVERDE: Thank you. Wendy?

22 WENDY LEISERSON: Wendy Leiserson in favor.

1 JIM MONTEVERDE: Thank you. Daniel?

2 DANIEL HIDALGO: Daniel Hidalgo in favor.

3 JIM MONTEVERDE: Michael?

4 MICHAEL LAROSA: Michael LaRosa in favor.

5 JIM MONTEVERDE: And Jim Monteverde in favor.

6 [All vote YES]

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

9 JAMES RAFFERTY: Thank you all. Have a very good
10 night.

11 JIM MONTEVERDE: You too.

12 JASON BOTTCHER: Thank you all very much. Have a
13 great night.

14 JIM MONTEVERDE: Thank you. You're welcome.

15 And thank you Board members. That's it. Another
16 short evening. Thank you all.

17 WENDY LEISERSON: Thank you, Jim. Nice to see you
18 again.

19 JIM MONTEVERDE: Yep. Nice to see you too. Take
20 care, everyone.

21 WENDY LEISERSON: You too. Goodnight.

22 DIEGO MACIAS: Take care.

[6:59 p.m. End of Proceedings]

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.

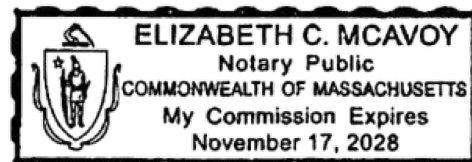
In witness whereof, I have hereunto set my hand this
17th day of November 2025.

Elizabeth C. McAvoy

Notary Public

My commission expires:

November 17, 2028



A ability 36:1,5 41:7 45:20 54:7 able 14:2 15:3 41:9 42:16 abutters 31:1,1 abutters' 30:21 acceptance 8:20 access 33:8 37:15 48:11 accessible 27:14 accommodate 44:10 45:11 accurately 8:2 acknowledge 37:2 action 54:9,11 active 43:3 activity 47:5 Acts 3:9 add 27:10 adding 31:6 addition 27:10 27:13 28:17,20 29:6 30:8,16 30:18,19 address 6:8 10:1 32:7 47:18 adjacent 33:12 35:19 43:5 46:5,7,8 50:11 adjoining 33:18 adopted 3:9 advance 41:19 advancement 13:15 adverse 22:22 adversely 33:13 advertisement 6:18 Agate 1:8 3:5 4:13,22 5:7,8 5:10 6:4 16:22 23:7,7 25:4,11 25:11 26:4 34:1,1 35:4 51:20,20	age 27:19 Agenda 2:8 25:6 26:5 agree 13:22 14:11 15:2 agreed 31:1,2 agrees 31:9 ahead 35:10 36:5 alignment 16:8 aligns 8:19 Allowable 49:19 allowed 19:1 allows 37:6 41:15 amend 9:15 amount 21:21 analogized 45:16 ancillary 40:20 angle 29:22 Annette 31:15 announce 5:6 answer 38:1 anticipate 43:21 anticipates 36:8 Anybody 26:19 44:2 apologies 5:8 39:5 apologize 12:15 app 44:8,15,18 45:20 46:6 Appeal 1:1 3:8 3:12 appearing 35:14 appears 33:6 applicable 51:7 applicant 35:14 37:14 applicants 3:17 application 9:1 9:7 33:4 35:15 37:17 50:4 appreciate 11:4 18:13 23:20,22 appropriate 26:13	approved 3:10 approximate 29:5 approximately 38:3 apps 37:9 42:6 architect 29:13 Architects 32:22 area 8:5,8,15 15:20 16:4,6 19:2,5 28:15 29:1 43:9 49:3 arrive 40:3,9 Article 49:18 asked 7:5 asking 4:3 51:10 aspects 37:4 42:4 assessing 49:10 associated 37:11 37:18 assume 20:6 43:18 assuming 15:14 16:8 41:4 assumption 14:2 attempt 27:18 attendance 4:4 attorney 35:12 attract 50:18 audible 4:4 audio 3:13 August 32:22 49:22 authorized 3:11 automobile 50:19 available 38:2 50:9 Avenue 1:5 6:8 6:14 8:3 10:12 10:17,18 16:9 35:13	29:2 36:10 Bakey 46:22 balance 44:17 based 8:21 16:17 37:13 41:5 basic 29:7 basically 13:5 20:6 27:12,18 28:2 41:4 bathroom 27:14 30:9 bedrooms 31:7 behalf 35:14 believe 30:20 31:7 42:15,20 46:21 best 54:6 best-in-class 42:11 better 13:11 15:20 bicycles 43:22 biodegradable 50:22 bit 6:15 10:17 45:2 blend 30:20 blue 8:6,16 15:9 16:4,6,12 19:2 19:5 blue-shaded 8:8 bn 36:7 Board 1:1 3:7 3:12,17 4:3 12:19 13:19 22:22 26:12 31:9,11 32:13 35:12 37:2 39:9 46:3 47:9 48:1,18 49:13 51:18 52:15 Bobby 40:5 42:10 bordering 30:13 BOTCHER 38:11 39:5 40:4,7,10,13	42:18 44:9,13 44:17 Botcher 36:16 36:17,20 37:3 38:1,9,17 39:2 39:5,15,20 41:7 42:1,3,15 43:20 44:1 45:6,14,22 46:7,11,16,18 46:20 47:3 52:12 bottom 32:2 47:13 boundary 8:21 box 40:16 breakfast 47:4 brick 8:6,7 bring 7:14,17 25:8 36:16 broadcast 3:14 build 11:8 building 20:2 35:19 42:20 43:14 buildings 50:14 bump- 28:12 bump-out 28:2 business 37:16 40:21 42:4 47:7 businesses 46:5 busy 45:4 49:3 BZA 4:1 19:3,11 26:6 BZA-1178118 2:4 6:7 BZA-1184057 2:9 BZA-1185007 2:10 35:5 BZA-286224 2:5 25:6,20
		B b 33:8 50:12 back 7:21 8:5,15 10:22,22 17:14	bordering 30:13 BOTCHER 38:11 39:5 40:4,7,10,13	C c 3:1 32:19 33:11 50:16 cable 3:14

café 46:20	changed 30:5	7:20 10:14	continue 16:22	customers 39:15
cafes 47:2	changes 23:2	16:5 20:3	22:11 23:5	41:3
call 3:19 4:22	Channel 3:14	Commissioner's	continued 2:3	cut 13:4
5:1 35:15	Chapter 3:9	11:7	6:6,17 20:22	
41:19 44:18	characteristics	commonly	23:4,18 33:11	D
called 46:22	50:14	35:18	control 45:14	d 2:1 3:1 33:14
calling 6:8 32:3	chefs 41:9,9	Commonwealth	49:5	50:18
32:11 47:15,21	Chick-Fil-A	54:2,5	controls 45:15	dangerous
Cambridge 1:2	40:6	communication	convenient 51:3	27:16
1:6 3:7,12,15	Chipotle 46:16	9:22	convey 11:10	Daniel 1:7 3:4
27:11 35:13,14	46:18	community	18:21 19:7	4:7,8 6:3 23:12
37:12 49:21	City 1:2,11 3:11	37:16,16	conveyed 10:15	23:13,13 25:3
car 43:11 45:3	8:1 9:12,13,17	comparison 8:2	cook 38:21	25:14,15,15
care 24:2 52:20	10:10,15 11:9	compatible	cooking 38:5,7	26:3 34:4,5,5
52:22	12:22 14:20	50:13	38:12,20	35:3 44:4,12
Carol 1:8 3:4	17:10 18:21	completed 38:20	copy 7:18 20:2	44:16 52:1,2,2
4:13,17,19,22	19:6	complied 51:16	corner 29:19	date 2:4,6 20:22
5:1,7,8,9,10	City's 4:1 8:8,17	complies 51:6	49:2	21:1,9,14
6:3 16:22 23:6	8:20 9:20 16:7	concept 35:21	correct 7:9	22:13 23:4
23:7,7 25:3,10	claim 11:9	36:3 37:6,6	16:18,20 17:2	dated 32:22 33:1
25:11,11 26:3	clear 12:1,2 13:6	concern 26:20	22:6 33:7	49:22 50:1
33:22 34:1,1	13:6,17	concerned 48:4	38:17 39:2	day 39:12,13
35:3 51:19,20	clearly 17:9	condition 22:12	42:1,3,16	40:14,15,19,22
51:20	clerestory 30:14	49:20	43:19 44:1	54:13
Carol's 4:15 5:7	click 32:2 47:13	conditions 32:20	45:22 46:18	day's 40:18
case 2:2 6:7 13:8	client 51:11	33:4	47:1,3 51:13	days 40:19 41:1
17:22 22:6,9	close 32:11	confirm 32:8	51:14	daytime 47:5
22:22 25:5,20	47:21	47:19 51:10	correctly 8:16	de 22:21
26:5 35:5	closer 12:18	conflict 26:11	correspondence	deadline 22:2
cases 2:3 6:5,6	collectively	conflicted 26:15	47:10	deal 41:5
36:10	40:11	26:17	counsel 54:9	dealing 10:8
cause 22:21 33:9	colors 50:12	conform 32:21	count 17:21	18:16 20:11
48:12	combination	conforms 49:20	counted 31:14	decades 10:12
cellar 27:17	39:1	confusing 11:5	couple 31:5	December 21:10
certainly 13:15	come 17:14 26:9	congestion 33:9	39:10	21:11
CERTIFICA...	40:9,14 44:13	37:21 45:19	Court 3:10	Decision 2:7
54:1	44:14	48:12	create 50:8	defer 14:15
certify 54:5,8	coming 19:16	consists 36:1	created 33:14	definitely 45:6
Chair 1:7 3:8	22:21 44:17	38:3	creating 45:19	delayed 17:14
19:11 32:17	45:3	consumption	creation 37:21	deliver 44:7
33:1 35:8,11	comment 3:21	51:2	criteria 33:20	deliveries 39:13
49:16 50:1	3:22 31:14,22	contact 20:1,10	36:7 37:18	39:19 40:21
Chairman 27:4	47:9,11 50:6	20:15	Cronin 31:18	delivery 40:9,13
34:12	comments 15:11	contacted 12:7	cuisines 41:10	40:20 42:5
Chan 32:22	17:18	contained 37:17	curious 7:1,2	43:16,18,22
change 17:8	commission	context 45:8	current 12:21	44:11 45:2,15
22:13 31:4	54:17	continuance	customer 36:8	45:17,18,20
33:10 48:15	Commissioner	22:2	40:2	46:5 49:5

Department 8:21 9:6 10:14 11:7 14:12,13 14:15 18:19 19:1,13,20 20:2,15 22:18 22:20 depicted 38:4 describe 38:13 description 7:6 8:11 9:11 16:5 design 7:17 50:12 designation 13:6 destination 43:7 details 38:10 determine 16:14 determining 6:22 detriment 33:15 develop 19:1 developing 21:5 development 33:11 diagonal 27:22 diagonally 16:2 diagrams 16:10 DIEGO 17:20 18:2,4 32:15 44:22 45:12,21 46:1 48:21 49:1 52:22 difference 49:6 different 13:8 29:22 39:18 42:4 differently 12:19 difficult 21:5 dimensional 23:2 33:3 50:3 dimensions 6:20 29:8,10 dine- 44:10 dining 28:14 dinner 47:6 Director 39:6 disabled 51:8	discussion 32:12 47:22 49:13 discussions 45:10 dispose 51:5 distribution 40:14 district 33:18,18 doing 7:3 47:4,7 dominant 46:14 don't 12:18 DoorDash 44:5 44:20 double 45:18 50:10 downside 18:8 drafting 11:16 drawings 23:2 32:21 49:21 drive-in 50:19 driveway 8:6,7 dryer 27:15 E e 2:1 3:1,1 33:17 50:21 e-mail 4:19 10:21 20:1 e-mailed 12:5 e-mails 12:1,4 easy 37:15 Eats 42:7 44:20 effect 7:8 egress 33:9 48:12 51:7 Eighth 2:6 25:6 either 14:20 31:2 47:10 electronic 7:12 elevation 28:18 elevations 29:13 Elizabeth 54:4 emphasis 36:4 employed 54:9 Employees 1:11 enable 27:12,13 27:15,18 encourage 50:10	51:4 ends 13:11 Engineer 8:1 enthusiastic 36:13 entitled 32:21 49:21 entrance 35:19 especially 49:5 essence 12:20 17:18 essentially 37:10 established 10:11 establishment 49:8,15,18 50:8,16,18,21 51:3,6 Estate 39:6 Evans 31:15 evening 3:6 7:14 26:7 27:6,9 35:7,11 36:15 52:16 everybody 6:17 15:16 everyone's 15:7 exact 29:10 Excellent 27:6 exchanges 10:21 12:1 exchanging 10:21 excuse 30:13 40:1 exist 37:7 existing 8:7 28:1 28:3,13 29:14 29:18,21 30:9 expect 40:18 expectation 37:20 47:6 expediting 17:9 expert 20:1 expires 54:17 explain 43:21 explaining 10:22	extended 25:21 extends 25:8 extension 2:5 25:7,10 28:4 30:5 extent 8:13 50:21 exterior 29:14 29:15,16,16,18 29:21 30:4,8 30:11 F f 51:3 facilities 38:18 43:14 51:8 facility 40:14 fact 7:16 37:19 45:14 facto 22:21 Failure 22:21 fall 8:8 falls 16:11,12 familiar 9:11 13:2 15:7 17:5 19:11 37:3 51:15 family 31:6 far 21:2 fast 36:7 49:18 fast-food 35:16 favor 15:16 23:7 23:9,11,13,15 23:17 25:11,13 25:15,17,18 34:1,3,5,7,8,10 51:20,22 52:2 52:4,5,7 favorite 31:19 feasible 50:22 February 21:3 21:16 feedback 14:1 48:6 feel 12:19 17:13 26:11,15,17 feels 37:14 feet 29:11 38:3	fence 28:19 Fernando 1:7 Fidalgo 34:5 figure 11:11 file 7:12,13 8:2 10:21 12:16 15:8 23:3 26:16 31:3,14 47:10 filed 2:7 financially 54:10 find 3:22 17:14 fine 45:1 first 6:5,7 27:15 37:12 42:20 44:15 first-floor 27:13 first-party 44:20 fit 36:7 five 23:17 34:10 42:12 52:7 fixed 30:15 Flay 40:5 42:10 floor 27:15 30:19 38:4,4 42:21 43:4 folks 20:3,10 follow 44:4 45:17 following 8:1,11 food 35:15,22 36:1,5,7,8 37:6 37:10,19 39:11 40:3,5,22 41:14 43:5 49:15,18 51:1 foot 43:9 forfeit 45:20 Form 33:3 50:3 formal 49:10 format 37:13 formerly 35:16 forms 23:2 forth 10:22 forward 15:1 48:19
---	--	--	--	--

four 31:14 42:12	49:6	hear 15:12 27:4	imagine 45:1	6:13 7:9 9:19
Fran 31:18	good 3:6 5:4	32:8 47:19	49:4	9:21 10:6
front 6:19,22	21:21 27:6	heard 17:22	immediate	19:21 20:8,18
19:5,18 21:1	31:20 35:11	22:6,9	30:22	23:20 24:4
28:9 29:3	52:9	hearing 1:3 2:4	impair 33:18	
frustrating	Goodnight	2:6 11:2 13:14	importantly	J
18:17	52:21	22:16 26:21	42:8	James 35:8,11
fulfills 50:16	Google 35:18	36:17	improvements	35:12 36:19,21
full 15:12	Governor 3:11	heart 35:17	9:1,7	37:1 38:7,9,12
fully 12:9	grant 32:17	heat 41:18	including 50:12	40:1,5,8,11
further 9:10	49:16	Heather 31:19	inconvenient	42:17,19 43:3
33:2 50:2 54:8	granted 13:8	heavily 37:9	27:16	43:13,20 45:13
G	34:11 52:8	heavy 37:20	incorporate	46:13,17,19
g 3:1 51:6	graphic 7:21	help 23:20	33:2 50:2	47:1,4 51:14
Gail 27:8 34:14	8:10 15:9	hereunto 54:12	individual 38:19	52:9
garage 35:20	grateful 19:21	Hi 6:10	info 20:4	January 21:10
43:7	great 20:18 29:3	Hidalgo 1:7 3:4	informal 15:7	21:14,15,17,18
General 1:3	36:4 52:13	4:7,8 6:3 23:13	informally	21:19 22:12
3:10	greatest 50:21	23:13 25:3,15	15:16	23:6 24:3
Generally 4:2	ground 38:4	25:15 26:3	information	Jason 36:16,20
generated 33:8	42:21 43:3	34:5 35:3 44:4	7:13	38:11,15,17
48:11	Group 7:17	44:12,16 45:13	ingress 51:7	39:2,5,5,15,20
getting 21:4	grow 27:19	52:2,2	initialed 33:1	40:2,4,7,10,13
give 3:21 14:1	Grubhub 41:20	highlighted 8:4	49:22	41:7 42:1,3,15
15:10 17:13	42:6 44:5,18	8:12	initially 7:2	42:18 44:1,9
20:6 22:22	guess 14:12	historic 8:19	16:11	44:13,17 45:6
38:9	guidance 15:10	hold 4:15,16	insight 38:15	45:22 46:7,11
given 20:5 44:19	17:13 19:13,16	40:17	Inspectional	46:16,18,20
49:6	guys 10:3 12:3	holding 38:6	22:18,20	47:3 52:12
gives 21:19	H	holiday 11:3	install 27:13	JEFF 16:20
giving 12:20	half 40:19 41:1	12:7	installing 28:15	Jefferson 39:7
46:12	hall 35:22 37:6	Hollis 2:9 26:6	instructions	Jersey 39:7
go 7:20 8:10	hand 32:3,4	27:11 30:12,13	3:21 4:1	Jim 1:7 3:4,6,8
9:10 15:1,22	47:14,16 54:12	30:13,21,22	integrity 33:18	4:11,12,16,21
18:11 21:2	handicap 51:8	31:15,17	intend 20:14	5:4,6,11 6:3,5
28:20 29:2	handle 12:8	home 36:11	interest 10:16	6:11,16 7:10
30:3 33:4	hanging 21:7	honest 46:7	interested 54:10	9:20 10:19
35:10 36:22	happen 10:13	honestly 18:17	interesting 15:6	11:13,15,16,18
37:14 41:20	happened 11:1	hope 27:19 31:8	Internet 37:9	11:19,20,21
43:6	happening	house 27:10,21	interpret 15:4	12:2,5,6,10,12
goes 40:2	12:13	28:1,2,6,9,11	intimately 37:3	12:14,17 13:4
going 7:14 9:4	happens 20:21	28:18 29:15	introduce 6:11	13:10,14,21,22
9:21 10:13,15	happy 35:8 38:1	31:7	39:4	14:5,7,10,14
16:2 17:8,10	harmony 31:8	I	ISD 20:3,10	14:17 15:1,5
18:20 21:5	hazard 33:9,14	I'll 20:1	issue 45:11	15:14,18 16:1
28:15 30:17	37:22 48:12	icon 32:2 47:13	it'll 28:10 30:18	16:18 17:1,17
31:6 39:19	health 33:15	illegally 45:19	items 51:1	18:5,7,9,11,15
			Ivan 6:9,10,13	19:8,10,14,22

20:10,13,20	28:7 36:16	25:4,13,13	41:11,13 42:9	mean 17:20,21
21:8,11,15,18	41:20 42:4,22	26:4,8,17,22	42:21 43:2,21	18:14 34:15
21:20 22:1,5,8	44:5,7,10 45:3	31:12 34:3,3	50:15	39:15 48:21
22:10 23:8,10	45:4 46:4 49:2	35:4 39:10,17	locations 36:12	means 9:11
23:12,14,14,17	49:2,4	39:21 41:2,17	long 12:4 17:7	16:13 40:17
24:1,3 25:3,5	known 35:16,18	42:2,13,22	27:20	meet 51:12
25:12,14,16,18	knows 15:8	43:10,17 44:2	look 9:14 16:10	meeting 1:4 3:7
25:18,20 26:3		46:4,9 48:2,10	18:14 30:9	3:13 23:4
26:5,8,14,19	L	48:15,17 51:22	45:7,7,9	meetings 3:12
27:1,5 30:2	lag 39:13	51:22 52:17,21	looking 6:18,18	4:1
31:10,13 32:16	land 14:10 19:18	Leiserson's 40:2	28:19,22 30:12	meets 33:20
34:2,4,6,8,8,10	Lane 31:18,20	Lemily 27:8	looks 30:11	members 3:4,17
34:13,15 35:3	largely 36:8	length 43:4	lot 41:13 43:9,10	3:17,20 4:3,4
35:5,10 36:18	larger 40:16	let's 4:16,21	43:11	6:3 7:11 12:19
36:22 38:5,8	LaRosa 1:9 3:5	18:11 20:16,20	lots 49:3	13:19 25:3
39:1,3,8 46:2	4:5,6 6:4 15:18	21:14	love 21:4	26:3 31:11
47:8 48:8,14	15:18 23:11,11	letter 7:17,18,19	lower 16:2	32:1,12 35:3
48:16,20,22	25:4,17,17	8:16,18 11:3,4	lunch 47:5	35:12 39:9
49:12 51:17,21	26:4 34:7 35:4	11:16 12:16,21	lunchtime 43:8	46:2 47:8,12
52:1,3,5,5,7,11	52:4,4	12:21 14:3,12		47:22 48:17
52:14,17,19	LaRose 34:7	18:22 31:15	M	49:13 51:18
John 7:19 8:14	late 11:4 12:9	letters 30:21	MACIAS 17:20	52:15
11:3 12:5,7,8,8	latest 9:14	31:2,14	18:2,4 32:15	mentioned 42:6
12:22 16:5	Law 14:12,13	level 49:7	44:22 45:12,21	42:10 44:5
join 27:2	lay 14:10	likewise 38:2	46:1 48:21	menu 41:4,5,8
joined 36:19	leaning 15:16	limits 9:2,8	49:1 52:22	met 33:7
joining 36:18	48:3	line 7:4 8:3,4,5	Main 2:10 35:6	Michael 52:4
jump 9:21	learn 45:13	8:11,12,13,14	35:18 43:4,12	Michael 1:9 3:5
June 22:13 25:8	leaves 15:7 17:3	9:4,15 13:11	43:19 46:10,11	4:5,6 6:4 15:18
	17:6,7	15:3 16:1,3,17	46:21	23:10,11,11
K	left 16:2 27:10	16:21,21 28:3	map 16:17	25:4,16,17,17
Kathy 12:7	27:14,22 28:1	lines 13:6	March 21:2,3	26:4 27:3,6,7
keep 23:18	28:10,17	list 50:7	Maria 20:13	30:3 34:6,7,7
Kelly 31:19	legal 10:14 11:6	little 10:17	22:17	34:12 35:4
Kendall 35:17	14:15 18:19,22	28:12 29:9,20	Massachusetts	42:10 52:3,4
37:15 43:6	19:13,19 20:1	30:6 45:2	1:5,6 3:10	Middlesex 54:3
kept 3:20	20:15 26:10	live 6:14 27:19	35:13 54:2,5	Mike 15:18
Kimball 31:18	46:14 48:7	lived 6:14	materials 50:13	mind 46:12
31:19	legalities 15:15	lives 10:1	50:22	minimum 6:20
kind 14:10 17:2	Leiserson 1:8	living 28:13	matter 13:17	minute 4:16
17:3 18:17	3:5 4:9,10 6:4	loading 43:14,15	22:11 23:5	minutes 4:2 32:9
27:16 39:21	13:20,22 14:6	local 42:5 51:6	26:15	47:20
41:4 44:6 49:8	14:9,11,16,22	located 8:8	matters 26:10	Mm-hm 13:3,13
know 7:10,12	15:2,12 16:16	35:13,17	MBTA 35:19	20:9
10:3 12:4 13:7	16:19 17:4	location 29:5,6	McAvoy 54:4	Mock 32:22
17:6,14,16	18:1,3,6,8,10	35:17 36:2	meal 37:7	model 36:7
18:18 19:15,15	18:12 19:10	37:15 38:14,19	meals 36:9,10	37:13
20:14,14 21:6	22:4,6,9 23:9,9	39:16 40:16,19	37:10,13	modern 35:22

modernized 36:4	35:5,10 36:18 36:22 38:5,8	45:8 50:17	offer 42:2	orders 44:7,11 44:14
modification 17:19	39:1,3,8 46:2 47:8 48:8,14	neither 54:8	office 7:11 11:7 36:11 45:1	Ordinance 32:18 33:6,12 37:18 48:11 49:17 50:6
modify 6:19	48:16,20,22	new 7:13 22:13 22:14 23:1 39:7 42:19	offices 35:13	ordinary 49:8
moment 4:21 22:2 47:5	49:12 51:17,21	nice 12:2 52:17 52:19	Oh 30:3 39:5,20	origin 39:11
Monday 7:11,13 12:5 22:21 23:4	52:1,3,5,5,7,11 52:14,19	Nicholas 31:19	okay 4:19,21 5:3 5:11 6:16 7:10 10:19 11:8,13 12:14,17 18:4 18:10,15 19:9 19:22 20:12,17 21:18,20 23:19 24:1 27:5 29:4 37:1 39:1,8 44:2,12,22 45:12,21 46:1 47:21 48:20 49:12	original 2:4,6 8:12
Monica 6:14 10:1,5,7,20 11:15,18,20,22 12:11,13,15 13:3,9,13 18:13,16 19:9 20:8,9,12,17 20:19 21:4,9 21:13,17,19,21 23:19,22 24:2	month 2:5 25:7 months 12:4 21:13 25:21	night 52:10,13	older 27:19	outcome 54:10
Monteverde 1:7 3:4,6,8 4:11,12 4:16,21 5:4,6 5:11 6:3,5,11 6:16 7:10 9:20 10:19 11:13,16 11:19,21 12:10 12:12,14,17 13:4,10,14,21 14:5,7,10,14 14:17 15:1,5 15:14 16:1,18 17:1,17 18:5,7 18:9,11,15 19:8,14,22 20:10,13,20 21:8,11,15,18 21:20 22:1,5,8 22:10 23:8,10 23:12,14,14,17 24:1,3 25:3,5 25:12,14,16,18 25:18,20 26:3 26:5,14,19 27:1,5 30:2 31:10,13 32:16 34:2,4,6,8,8,10 34:13,15 35:3	motion 22:5,11 22:11 23:5 32:13,14,15,17 49:14,16	Nope 14:5 30:2 31:12	Olivia 20:13 22:17	outlined 9:1,7
	move 9:15 31:13 32:13 47:9 48:19 49:13	North 27:11	once 13:16 40:14,14,19,22	outside 7:4 16:21
	moving 23:18	Northeast 36:13	once-a-day 43:16	owner 13:7
	multiple 36:3 37:5 39:12	northwest 29:15 30:5	one-story 30:16	owners 14:1 17:8
	mute 3:20 32:4 47:16	Notary 54:4,16	online 26:9	
	MWRA 13:4	notch 29:17,20	open 31:22 47:11	P
	MXD 49:19	note 26:9	operate 49:15	P 3:1
	N	note 37:5,13	operated 51:12	p.m 1:4 3:3 6:2 22:14 23:3 25:2 26:2 35:2 53:1
	N 2:1 3:1	noticed 37:5,13	operating 36:13	Pacheco 22:17
	name 3:8,18 6:13 9:22 32:7 36:15 47:18 49:22	notice 10:16 30:15	operation 33:11 37:4,11 45:15 50:8	packaging 50:22 51:5
	Nardone 7:19 8:14 11:3 12:22 16:5	noticeable 49:6 49:9	operationally 37:3	page 2:2 29:3
	Natola 1:11 4:5 4:7,9,11,13,19 5:1,3,5,7,9 6:9 28:7	November 1:3 3:7 54:13,18	operators 36:12	paper 21:1
	NAVENUE 2:4	nuisance 33:14 37:21	opinion 12:19 14:15 19:20 20:6	papers 12:6
	near 47:7	number 28:17 28:22 29:1 30:1 41:10 42:11 44:13	opposed 50:19	paperwork 14:19
	nearby 46:9	observing 28:2 29:7	optional 14:4	paradoxical 10:4
	need 14:12 19:16 22:1 26:14 50:16	obtained 22:17	order 36:1,5 37:9,10 45:9 45:17 49:18	paragraph 8:18
	needed 18:18	obviously 10:2	ordered 36:10	park 6:19 7:7 30:13,22 31:16 31:17
	neighborhood 30:21 31:8	occupant 33:15	ordering 39:16	parking 6:20,21 7:4 9:18 15:8 16:11 19:18 31:4 45:19,19 50:9,10
		occurs 38:13		Parsippany 39:7
		October 31:16 31:17		part 9:5 33:3 45:9,17 47:6 50:3,6
				participation

3:11 particular 37:15 39:16 42:21 50:15 parties 54:9 partner 41:5,8,9 42:5 partnered 42:12 partners 41:13 42:8 party 44:15 passed 30:2 patrons 50:18 51:5 patterns 31:5 33:8 43:1 48:9 48:11 Pause 4:14,18 5:2 15:21 peaks 30:7 people 17:5,5 43:18 45:2,15 46:6 people's 13:5 percent 45:15 permission 14:3 permit 27:9 32:17,20 33:5 33:21 49:14,15 permitted 33:12 person 11:2,13 28:18,19 personal 26:10 persons 51:9 perspective 48:7 49:1 petitioner 22:12 22:15 phase 38:13 phases 38:12 phone 32:3 47:15 photo 28:16 physical 50:12 50:14 pick 43:19 44:6 pickup 44:10 picture 28:6	39:18 piece 7:3 19:17 19:17,17 20:7 21:1 place 13:12 27:19 38:21 39:21 places 44:14 plan 8:20 11:10 15:19 19:4,6 20:18 27:21 29:2 38:4 plane 29:7 play 36:4 plaza 43:6 please 6:12 25:10 28:16 29:12 33:22 39:4 51:18 point 10:11 11:9 16:9 17:1,20 19:12 48:19 popular 43:7 porch 29:19 Portions 8:6 possible 15:17 posting 22:13 prefer 21:6 premised 19:4 premises 36:6 38:6 41:22 51:8 preparation 38:20 41:15 prepared 29:13 32:22 38:19 49:21 presence 37:2 Present 4:6,8,12 pressing 32:4,5 47:16,16 pretty 13:17 previously 6:6 primarily 16:12 36:7 37:19 50:18 principally 43:22 47:4	prior 23:4 28:4 probably 18:20 problem 10:17 problems 50:9 procedural 17:20 19:12 proceed 13:17 20:14 proceedings 3:16 53:1 54:7 processes 38:21 produce 14:3 41:10 50:10 product 38:18 40:13,18,22 production 38:18 41:14 projected 45:9 projecting 30:10 promises 20:19 properly 51:5 property 7:3,4,7 8:13 9:2,8,13 9:15,20 10:16 11:10 13:5,6,7 13:11,16 14:20 15:3,15 16:3 16:17,21 18:21 19:5,7 20:7 proponent 14:19 15:10 27:1 proposal 14:2 15:13 propose 17:19 proposed 8:22 9:7 15:8 16:11 32:20 33:17 49:20 proposing 51:12 proven 37:8 provide 7:5 38:15 42:5 51:3 provided 9:1,5,8 51:1 providing 42:9 provisions 51:15	public 3:18,20 3:21,22 7:20 8:22 9:6 16:6 31:13,22 32:1 32:12 47:9,11 47:12,22 50:10 54:4,16 purchase 36:8 purpose 27:12 Pursuant 3:9 put 36:4 Q question 6:21 18:20 40:1,2 40:12 questions 31:10 37:2 38:1 39:8 39:10 44:3 46:2 47:8 quick-service 35:15 37:19 49:15 quite 49:3 R R 3:1 Rafferty 35:7,8 35:11,12 36:19 36:21 37:1 38:7,9,12 40:1 40:5,8,11 41:12 42:10,16 42:17,19 43:3 43:13,20 45:13 46:13,17,19 47:1,4 50:5 51:10,14 52:9 raise 32:3,4 47:14,15 Ratay 22:17 raw 38:21 reach 19:19 read 7:18,21 8:16 12:3 15:7 22:2 reading 17:3,6,7 reads 16:6 33:5 Ready 32:13,15	real 19:5 39:6 realignment 16:9 really 14:19 36:3 37:7 42:8 49:6 rear 27:10,14 28:1,14 reasons 33:17 receptacles 51:4 record 39:3 43:1 54:6 recorded 3:13 records 8:2 rectangle 29:9 rectangular 28:15,20 recuse 26:12,15 reduce 50:9 refer 7:21 referred 35:22 referring 50:5 reflect 22:13 reflects 8:3,20 refrigerator 40:17 Regular 2:8 26:5 related 50:20 54:8 relative 15:11 17:18 relatively 41:16 42:19 reliance 37:20 relief 32:17 34:10 49:16 52:7 relies 37:9 rely 43:22 remain 9:2,8 remedied 10:9 remind 6:17 reminder 4:20 remote 1:4 3:11 4:1 rendering 29:9 repeat 9:4
--	--	---	---	---

26:10 request 2:5 15:11 25:7 requested 25:21 requirements 22:16 32:18 33:6 48:10 49:17 50:7 51:7,13 Residence 32:21 residents 31:6 resolved 6:7 17:11 response 20:16 rest 26:12 restaurant 35:21 36:3,10 37:5 39:11 41:21 restaurants 36:2 37:11 41:5,9 42:5,11 46:6 49:3 result 31:4 retail 38:19 39:16 41:10 42:9 retailer 46:14 return 22:19 review 8:1,21 20:4 right 5:11 7:7 12:21 13:5 15:19 16:3,14 16:14,17 17:17 18:9 22:3,10 25:5 28:18,19 29:3,19 30:3,6 32:11,16 35:10 35:19 38:8 43:5,13,20 46:19 48:14 49:10 right-of- 9:17 10:10 right-of-way 8:3 8:4,5,9,14,17 8:21 9:11	12:22 13:8 15:4 16:7,13 right-of-ways 13:2,4 rights 9:12 Road 39:7 ROBERTS 16:20 robustly 31:20 roll 3:19 roof 35:20 43:7 room 28:13,14 Ross 31:19 rotate 41:8 rotating 41:5 ruling 22:22 S S 3:1 safety 33:15 50:10 sandwiches 36:9 satisfaction 37:18 satisfactory 19:3 satisfied 48:18 satisfy 19:8 saw 7:11 saying 8:14,17 11:8 12:6 13:15 15:5 32:7 41:12 47:18 51:11 says 6:18 7:22 8:18 9:5 12:22 13:7 14:20 32:3 47:14 screen 7:15 9:16 15:9 27:22 32:2 47:13 scroll 30:1 Seafoods 46:14 season 43:8 seats 36:6 Sec 49:18 second 8:10 38:13 46:12	49:19 section 30:6 33:5,20 Sections 32:18 49:17 see 4:16 13:18 15:20 17:12 20:16,20 24:4 26:14 28:12,12 28:18 29:18,19 29:19 30:6 36:21 44:14,16 45:11,21 52:17 52:19 seeing 36:15 seeking 27:9 28:5 seen 26:16 sense 13:21 14:1 sensitive 50:13 sent 4:19 38:19 sentence 10:4 separate 40:9 43:13 series 10:21 12:4 36:1 service 37:7,13 39:12 43:18,22 45:18 50:17 services 22:18 22:20 42:5 set 54:12 setback 6:19,22 28:3 shaded 8:6,16 16:4,6 share 11:22 sheet 16:2 28:7 28:10 29:12 short 14:7 17:6 52:16 show 13:1 28:7 28:8,10,10,16 28:21 29:9,13 29:16 showed 7:3 showing 7:6 14:3 27:21	28:1 shown 9:2,9,16 15:19 16:20 shows 29:5,21 30:8 shrubbery 15:10 shrubs 8:7 side 28:11,17 29:15 31:2 46:13,20 sides 43:5 sidewalk 8:6,15 19:2 sign 22:13,15,19 similar 10:17 Simon 42:10 simply 36:9 simultaneously 19:15 single 31:5,6 40:20 41:10 single- 30:18 site 27:21 29:2 38:21 40:18 41:15 45:10 sites 45:7 Sitting 3:4 6:3 25:3 26:3 35:3 situation 15:4 19:10,12 six 2:5 25:7,21 skylight 30:14 30:15 slightly 30:10 small 27:10,13 27:22 28:14,20 29:6 30:6,14 30:17 41:16 someday 41:3 soon 11:10 sooner 21:6 sorry 5:8 9:5 22:8 23:18 28:13,21 36:19 sort 10:4 19:12 sous 41:18 south 46:20	southeast 29:16 29:21 30:11 southwest 29:16 29:18 30:8 space 6:20 16:11 41:16 42:14,15 46:7,8 speak 4:2 10:2,6 32:1,9 47:12 47:20 speakers 32:6 47:17 speaking 3:18 48:5 special 27:9 32:17,20 33:4 33:21 49:14,14 specialists 20:3 spot 44:7 square 15:15 29:11 35:18 37:15 38:3 ss 54:3 Staff 4:3 32:6,8 47:17,18 stairway 35:20 standards 45:17 standing 28:19 start 4:3 started 6:6 state 3:18 14:15 19:1 51:6 stated 51:14 statement 12:2 51:15 statements 23:3 33:3 50:3 statutory 22:16 Stephen 1:11 4:5,7,9,11,13 4:19 5:1,3,5,7 5:9 6:9 20:13 Stephen's 7:14 steps 43:6 straightened 10:12 street 2:6,9,10 8:19 25:6 26:6
---	--	---	---	---

30:22 35:6,18 43:4,5,12,15 43:19 46:10,11 46:13,21 streets 50:11 strip 46:10,11 Structure 32:19 student 37:16 style 37:6 submittals 23:1 submitted 7:2 16:11 31:3 33:3 50:3 subsidiary 41:20 substantial 33:9 48:12 successful 37:8 suggest 20:8 suggesting 17:2 suitable 51:4 suite 28:21 support 23:21 31:15,16,17,18 31:20 supporting 23:3 33:2 50:2 51:15 supposed 11:2 sure 6:13 12:20 38:11 41:2 surrounded 15:9 survey 7:1,2,5,6 7:16 8:2,4,13 8:19 9:3,9,14 13:1,10 system 45:18	tea 15:7 17:3,6,7 team 39:6 technically 44:19 48:4 techniques 41:14,15 television 3:14 tell 9:17 tenant 42:20 term 47:7 terms 20:22 39:15 40:22 testimony 32:12 47:22 thank 5:9 6:16 10:7 18:13 19:21 20:18,19 23:8,10,12,14 23:22 24:3 25:21 26:22 31:10 32:16 34:2,6,12,14 35:10 37:1 39:8 44:2 46:1 49:12 51:17,21 52:1,9,12,14 52:15,16,17 Thanks 24:1 That's 20:18 theirs 14:20,21 thing 30:10 39:22 44:6 48:2,3,6 things 36:9 41:17,19 42:7 think 12:11,18 13:17 14:14 17:1 19:19 20:15 27:3 40:1,11 42:18 43:20 46:8 49:8 50:5 thinking 17:9 43:17 thinks 26:12 third-party 42:6 44:18,19 thought 18:18	45:4 threaten 50:9 three 4:2 three-quarters 44:14 THURSDAY 1:3 time 3:21,22 9:4 21:21 22:14 27:20 32:7 36:5 39:13 47:17 today 11:2 Toft 6:9,10,13 6:13 7:9 9:10 9:19,21 10:1,5 10:6,7,20 11:15,18,20,22 12:11,13,15 13:3,9,13 18:13,16 19:9 19:21 20:9,12 20:17,18,19 21:4,9,13,17 21:19,21 23:19 23:20,22 24:2 24:4 Tofts 19:1,7,16 told 10:10,14 20:5 tonight 6:5 total 29:11 trade 37:21 50:19 traffic 31:5 33:8 43:1,9,11 44:10,10 48:5 48:8,11 49:7 50:9 transcript 3:15 54:6 triangle 27:22 true 18:6 21:13 54:6 trying 10:9 17:10,12 tuck 30:18 Tuesday 12:16	turn 13:16 29:12 two 20:16 21:13 32:9 38:12 40:19 41:1 47:20 U Uber 42:7 44:20 45:16 unchanged 48:6 understand 9:17 understanding 8:20 10:20 11:6 12:9 45:8 Understood 40:4 unique 35:21 unmute 32:4,6 47:16,17 updated 7:16 29:9 upper 16:3 upstairs 43:6 use 3:11 12:21 14:21 15:15 16:14 19:7,17 20:7,7 28:4 33:17 41:20 42:13 46:5 47:5 50:12 51:7 uses 33:12 43:5 49:20 usual 15:4 utensils 51:1 utilize 50:22 V vacant 42:15 46:8 vacation 11:14 variance 6:19 25:7,8 verify 4:4 version 35:22 vide 41:18 video 3:13 view 29:1,22 48:19	views 29:14 30:4 visual 50:14 voice 25:10 33:22 51:18 volumes 45:9 48:5 vote 12:20 14:7 14:8,18 15:16 23:16 25:10,19 33:22 34:9 48:19 51:18 52:6 votes 3:18 W wait 14:19 18:14 waiting 4:22 26:8 27:1 waive 22:1 waiver 22:15,16 22:19 walk 8:7 walk-in 37:20 40:16,17 44:10 45:1 50:19 walk-ins 44:8 want 12:3 15:6 15:12 21:2 26:9 37:1 38:15 39:18 warming 38:6 Washburn 2:4 6:7,14 8:3 10:12,17,18 16:9 washer 27:15 waste 51:4 Watkins 12:8 way 9:18 10:11 11:5 13:18 15:19 17:12 49:10 51:12 WDA 7:17 8:19 9:3,9,14 we'll 19:19 47:9 49:13 we're 4:22 17:8 21:4 26:8 27:9
--	--	--	--	---

28:5,15,22 31:5,6 34:15 34:15 41:9 51:15 we've 10:7,14 18:14 30:21 31:3 37:17 webpage 4:1 week 22:20 welcome 3:6 5:11 20:20 34:13 52:14 welfare 33:15 well-marked 51:4 well-suited 37:14 Wendy 1:8 3:5 4:9,10 6:4 13:19,20,22 14:6,9,11,16 14:22 15:2,12 16:16,19 17:2 17:4 18:1,3,6,8 18:10,12,14 19:10 22:4,6,9 23:8,9,9 25:4 25:12,13,13 26:4,8,17,22 31:12 34:2,3,3 35:4 39:10,17 39:21 41:2,17 42:2,13,22 43:10,17 44:2 46:4,9 48:2,10 48:15,17 51:21 51:22,22 52:17 52:21 Wendy's 50:6 went 11:3,13 whereof 54:12 wife 9:21 27:8 Wiggins 26:7,9 27:3,6,7,8 30:3 32:21 34:12,14 Wilcox 11:15,20 willing 26:12 window 30:9,17	winter 21:5 wish 14:21 32:1 47:12 witness 54:12 wonder 14:1 35:14,21 39:6 44:15 48:17 49:21 Wonder's 37:4 wondered 17:4 work 18:19 21:21 32:20 49:2,20 workers 45:2 works 7:20 8:22 9:6 16:6 38:16 45:8 worry 45:2 worth 40:18 wouldn't 15:3 21:11 43:15 wrap 32:10 47:20 written 11:2 wrong 17:3 wrote 11:4,5 X X 2:1 41:21 Y yard 6:19,22 19:5,18 yeah 7:14 9:21 10:5 11:21 14:5,7,9,14,16 14:22 15:4 16:1,19 17:1 18:2,4,5,7,10 18:13 19:14 20:20 21:9,13 21:19 22:1,7 23:22 27:5,5 36:20,22 38:17 39:17 40:7 42:17 44:4,21 44:22 45:6 46:13,17 year 24:4	years 6:15 10:8 10:8 18:17,21 42:12 yellow 8:4,11 9:16 13:11 16:1,21 yep 4:16 5:5 6:11 7:9 12:10 12:12,17 15:14 15:14 18:12 21:8 22:10 24:1 36:18 48:16 52:19 you've 20:5 Yvonne 31:16 Z zone 15:9 16:12 zoning 1:1 3:7 3:12 20:1,3 33:12 zoom 15:19 32:2 47:13 0 02139 1:6 09/11/25 2:4 1 1 31:15,17,18 10 2:6 10:8 25:6 10.30 50:6 10.31 50:7 10.40 32:19 10.43 33:5,20 10/24/24 2:6 11 36:6 11.000 49:18 11.30 49:18 11.31 51:16 1184057 26:6 12 21:16 25:8 12/12/24 2:7 14 30:1 14.21.3 49:19 14.92' 29:10 15 29:12 17 54:18 17th 54:13	2 2 3:9 20 6:15 10:8 18:21 41:13 20- 18:16 2023 3:9 2025 1:3 3:7 22:14 32:22 49:22 54:13 2026 22:12 23:6 25:9 2028 54:18 22 3:14 23 2:9 26:6 27:11 28:10 24 28:7 25 2:5 49:22 26 2:9 21:2 22:13 28:22 32:22 27 28:17 29 21:15,17,18 21:19 22:12 23:6 24:3 3 3,000 38:3 3.9' 28:3 30 37:10 41:13 31 31:16,17 319 2:10 35:5,18 35 2:10 399 39:6 4 4 31:19 4.11' 29:10 4.35.0 49:17 5 5:00 23:3 6 6 1:3 2:4 3:7 32:5 47:16 6:00 1:4 22:14 6:01 3:3 6:08 6:2 6:27 25:2	6:28 26:2 6:41 35:2 6:59 53:1 61 10:18 29:11 63 2:4 6:7,14 65 10:16 7 8 8.22.2.d 28:4 32:19 80 45:15 831 1:5 9 9 32:4 47:16 907 35:13
--	--	---	---	---