

BOARD OF ZONING APPEAL
FOR THE
CITY OF CAMBRIDGE

GENERAL HEARING
THURSDAY, DECEMBER 11, 2025

6:00 p.m.

Remote Meeting
via

831 Massachusetts Avenue
Cambridge, Massachusetts 02139

Jim Monteverde, Chair
Fernando Daniel Hidalgo
Carol Agate
Zarya Miranda
Michael LaRosa

City Employees
Olivia Ratay



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I N D E X

CASE	PAGE
REGULAR AGENDA	
BZA-1188742 -- 514 FRANKLIN STREET	5
BZA-1187981 -- 1 BRATTLE SQUARE - UNIT 2C	8
BZA-1190013 -- 40 LAND BLVD.	18
BZA-1189668 -- 330 MT. AUBURN STREET	29

P R O C E E D I N G S

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(6:00 p.m.)

Sitting Members: Jim Monteverde, Daniel Hidalgo, Carol
Agate, and Zarya Miranda

JIM MONTEVERDE: Good evening. And welcome to the
December 11, 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

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

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

6 OLIVIA RATAY: Carol Agate?

7 CAROL AGATE: Present.

8 OLIVIA RATAY: Zarya Miranda?

9 ZARYA MIRANDA: Present.

10 OLIVIA RATAY: Daniel Hidalgo:

11 DANIEL HIDALGO: Present.

12 OLIVIA RATAY: Michael Larosa?

13 [Pause]

14 He's not on yet.

15 OLIVIA RATAY: Jim Monteverde?

16 JIM MONTEVERDE: And Jim Monteverde is present.

17 Okay. Well, I think we can do the first one without them,
18 and then we've got a break anyway. Okay.

19 There are no continued cases.
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(6:02 p.m.)

Sitting Members: Jim Monteverde, Carol Agate, Zarya
Miranda, Fernando Daniel Hidalgo, and
Michael LaRosa

JIM MONTEVERDE: And the first case I am calling
is Case No. BZA-1188742 for 514 Franklin Street. And we
have a letter from Mr. Rafferty saying the petitioners in
the above-captioned case have been informed by certain
abutters that they did not receive the legal notice for
tonight's hearing, [da-da-da-da-da].

The affected abutters have requested that the
petitioners seek a continuance in this matter to allow time
for discussions and plans. Accordingly, please accept this
correspondence as a request to continue tonight's hearing
until January 15.

[Do you know what our schedule is for January?
That works?]

Okay. That works.

So on a motion to continue, let me make a motion
to continue the matter until January 15, 2026 on the
condition that the petitioner change the posting sign to

1 reflect the new date of January 15, 2026 and the new time of
2 6:00 p.m.

3 Also that the petitioner sign a waiver to the
4 statutory requirements for the hearing. This waiver can be
5 obtained from Maria Pacheco or Olivia Ratay at the
6 Inspectional Services Department.

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

11 Also, that if there are any new submittals,
12 changes to the drawings, dimensional forms, or any
13 supporting statements that those be in our files by 5:00
14 p.m. on the Monday prior to the continued meeting date.

15 On the motion to continue this matter until
16 January 15, 2026 by a voice vote of the Board members,
17 please, Carol?

18 CAROL AGATE: In favor.

19 JIM MONTEVERDE: Zarya?

20 ZARYA MIRANDA: Zarya Miranda in favor.

21 JIM MONTEVERDE: Daniel?

22 DANIEL HIDALGO: In favor.

1 JIM MONTEVERDE: Michael?

2 MICHAEL LAROSA: Michael LaRosa in favor.

3 JIM MONTEVERDE: Thank you. And Jim Monteverde in
4 favor.

5 [All vote YES]

6 JIM MONTEVERDE: That's five in favor. The case
7 is continued. Thank you.

8 JAMES RAFFERTY: Thank you.

9 JIM MONTEVERDE: You're welcome.

10 And we now will wait until 6:15 for the next case,
11 so open your Christmas decorations or whatever holiday
12 decorations you're busy with. See you at 6:15.

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(6:15 p.m.)

Sitting Members: Jim Monteverde, C Daniel Hidalgo, Carol
Agate, Zarya Miranda, and Michael LaRosa

JIM MONTEVERDE: Okay, 6:15. We're back. And the
next case is BZA 1187981 - 1 Brattle Square Unit 2C.

And Mr. Rafferty, are you with us this evening?

JSMES RAFFERTY: I am, Mr. Chair. Thank you.

JIM MONTEVERDE: You're welcome.

JAMES RAFFERTY: Thank you. For the record, my
name is James Rafferty. I'm appearing this evening on
behalf of the applicant, the Chicha San Chen Tea House.
Present for the hearing is the operator of the Tea House,
Arnold Tangthong and the architect, SJ Park.

This is an application for a quick-service, or
what we normally call fast-order food establishment special
permit. It's located in the Harvard Square Advisory (sic)
District.

Even though quick service doesn't require a
special permit, it is the case that if a business qualifies
as a Formula Business -- and that is has more than 10
establishments -- this is an international operation, so

1 they really needed the special permit.

2 So Chicha San Chen is a Taiwanese tea house; an
3 authentic Taiwanese tea house, that's looking to locate in
4 the 1 Brattle Square building in what was formerly a bank
5 space.

6 The matter we present is in accordance with the
7 Regulations of the Harvard Square Overlay District. We
8 presented this application to the Harvard Square Advisory
9 Committee several weeks ago, and they have forwarded their
10 positive recommendation to the Board, which I trust Board
11 members have had an opportunity to review.

12 In doing so, the Advisory Committee really
13 identified all the benefits and attributes that this use
14 would have at this location, particularly noting the fact
15 that the creation of an active storefront that contributes
16 to the liveliness of the streetscape is very much warranted.

17 The application includes a floor plan, and it
18 shows the space that will be operated. It only contains the
19 18 seats in two distinct areas, but the operation is
20 somewhat unique in that it's an authentic tea house that
21 only serves tea.

22 And in fact, the tea is freshly brewed at the

1 point of time you order it. So it takes about five minutes
2 to brew the tea, I'm told, so it's not as quick as going in
3 and getting a tea bag doused into a cup of warm water. This
4 is an authentic brewing process that takes about five
5 minutes, but it's really proven to be quite popular.

6 This will be the second location in Massachusetts.
7 There's one in the Back Bay now, but the applicant has -- is
8 familiar with the criteria in the Ordinance for fast-food,
9 including the requirement of nonuse of bio -- unnuse of non
10 disposable, biodegradable materials.

11 And the layout of the store is intended to be
12 complementary to the overall operation of the adjacent uses.
13 It does have an opportunity to have outside seating on a
14 private plaza, and that is going to be explored with the
15 application to the License Commission for Common Victualler
16 License.

17 But this application is fairly straightforward.
18 It's an exciting opportunity to bring in this active use, so
19 the next time there's a really cold night in Harvard Square,
20 you can get this nice tea. Take you about five minutes to
21 get.

22 But the requirement in the ordinance also talks

1 about the need for such a use in the area. And this we
2 believe to be a rather unique opportunity and not one that
3 currently exists in Harvard Square.

4 So for those reasons, we believe the applicant
5 meets the criteria, but both Arnold Tangthong and the
6 architect are present if there is any questions about the
7 operation or anything else related to how the business
8 intends to interact in this location.

9 JIM MONTEVERDE: Thank you. Any questions from
10 members of the Board? If not, I will just quote from -- Mr.
11 Rafferty just mentioned the letter from the Harvard Square
12 Advisory Committee, which we have in our file. That's dated
13 November 19, 2025.

14 It's a positive recommendation for the proponent,
15 and there are a couple of suggestions that they made, in
16 addition to their positive recommendation.

17 And they say, quoting, "Encourage lighting along
18 the perimeter and towards the windows to be on after hours."
19 They encourage the applicant to request longer hours, and as
20 many hours as the applicant comfortably feels works for
21 them.

22 And the members -- this is of the Harvard Square

1 Business Association -- would encourage outdoor seating, as
2 Mr. Rafferty just said, and if they do so to put a trash
3 receptacle that they empty daily.

4 This also mentions that the signage -- it's a good
5 thing to identify the store, which -- again -- is a floor
6 plan submitted, not an elevation, but I trust that there was
7 signage shown to the Harvard Square Business Association
8 that they thought was a good thing, whether that signage was
9 on the windows or somewhere on the awning.

10 And the Committee voted to forward a positive
11 recommendation on the sign as presented.

12 Mr. Rafferty, are we okay if we enter those
13 suggestions as -- not conditions, but suggestions from the
14 Business Association?

15 JAMES RAFFERTY: Right. Well, just to be
16 technical, it's the Advisory Committee appointed by the City
17 Manager. A little bit different than the Harvard Square
18 Business Association.

19 JIM MONTEVERDE: Oh, I'm sorry. Sorry. Yeah.

20 JAMES RAFFERTY: Yep. So we did have a very
21 thorough discussion. The issue of hours is an interesting
22 one. So the operating -- the start time here is 11 a.m.,

1 and there was some suggestion, well, maybe you should start
2 earlier or stay open later.

3 That remains to be seen, but the current
4 experience that the operator is seeing in Boston, they
5 believe they have the hours correct. But hours, as you
6 know, are generally established in the Common Victualler
7 License at the License Commission. Obviously, the applicant
8 would like to be open to satisfy whatever the demand is.

9 So -- but to make these conditions, I think, would
10 be perhaps a little more restrictive than what the tone or
11 the tenor of the Advisory Committee was. There were some
12 good suggestions that came about so I would say if the
13 Advisory Committee Report could be included or referenced in
14 the decision -- and these were treated as suggestions, I
15 know the applicant is prepared to explore some of them, as
16 the business matures and see what the demand looks like on
17 some of these issues.

18 There was one in particular about leaving lighting
19 on late at night.

20 JIM MONTEVERDE: Yeah.

21 JAMES RAFFERTY: I think we found that to be a
22 helpful suggestion. When that lighting gets turned off, I

1 think there's something that probably is a level of detail
2 that could be best left to other deciders.

3 JIM MONTEVERDE: Yep. I agree. No, I have no
4 problem with just including it by reference. And yes, all
5 of them are suggestions. So there's no need to make
6 conditions and make it any more complicated.

7 Okay. That's what we have. That's all we have in
8 the file for public comment. I will open it up to public
9 comment now.

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

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

20 Anyone out there? Nope, no one out there. No one
21 seems to be calling in, so we'll close public testimony.

22 Any discussion among members of the Board? If

1 not, we can move to a motion. And this is a special permit.

2 So the Chair makes a motion to grant relief from
3 the requirements of the Ordinance under Sections 4.35.o,
4 11.30 which is the Quick-Service Food Establishment, and
5 20.54.10 which is a Quick-Service Food Formula Business.

6 And then the conditions for a special permit, I
7 will read those.

8 a) It appears the requirements of this ordinance
9 cannot or will not be met. That's correct.

10 b) Traffic generated or patterns of access or
11 egress would cause congestion, hazard, or substantial
12 change. And it will not.

13 c) The continued operation of or the development
14 of the adjacent uses as permitted in the zoning ordinance
15 would be adversely affected. They will not.

16 d) Nuisance or hazard would be created to the
17 detriment of the health, safety, or welfare of the occupant.
18 That will not.

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

22 So by that finding, they meet the criteria under

1 Section 10.43 for a Special Permit.

2 On the condition that the work proposed conform to
3 the drawings entitled -- one second, please -- I'm not going
4 to try and pronounce this one, I'll spell it -- Chicha,
5 second word S-a-n-c-h-e-n, Sanchen Premium Tea House,
6 prepared by BKA Architects and dated -- permit set dated
7 05/23/25; initialed and dated by the Chair.

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

11 And we also will include just by reference the
12 letter prepared by the Harvard Square Advisory Committee and
13 the suggestions that they have made for the proponent.

14 On a voice vote, please, Board members?

15 Carol?

16 CAROL AGATE: In favor.

17 JIM MONTEVERDE: Thank you.

18 Zarya?

19 ZARYA MIRANDA: Zarya Miranda in favor.

20 JIM MONTEVERDE: Thank you.

21 Michael?

22 MICHAEL LAROSA: Michael LaRosa also in favor.

1 JIM MONTEVERDE: Thank you. Daniel?

2 DANIEL HIDALGO: In favor.

3 JIM MONTEVERDE: Thank you. And Jim Monteverde in
4 favor.

5 [All vote YES]

6 JIM MONTEVERDE: That's five affirmative. The
7 relief is granted. Thank you.

8 JAMES RAFFERTY: Thank you very much, Mr. Chairman
9 and members of the Board. Have a good evening.

10 JIM MONTEVERDE: Thank you. You too.

11 Have to wait three minutes. I'll be back.
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(6:30 p.m.)

Sitting Members: Jim Monteverde, Daniel Hidalgo, Carol
Agate, Zarya Miranda, and Michael LaRosa

JIM MONTEVERDE: Okay. 6:30. The next case is
BZA-1190013 -- 40 Land Boulevard.

CAROLYN PARKER: Good evening.

JIM MONTEVERDE: Hi.

CAROLYN PARKER: How are you?

JIM MONTEVERDE: Excellent. And you? Just can
you introduce yourself, please?

CAROLYN PARKER: My name is Carolyn Parker. I'm
here representing the Sonesta -- the Royal Sonesta Hotel. I
don't know why you can't see me, but.

So basically, the Royal Sonesta has a new logo.
They're actually adding the word, "The". Right now, the
sign on the hotel says, "Royal Sonesta."

JIM MONTEVERDE: Oh, okay.

CAROLYN PARKER: The current -- the current sign
is there are two signs, one on each side of the hotel. And
they are basically 587.9 square feet each, where the bylaws
allow a total of 200 square foot (sic) for the whole hotel,

1 which would mean that the signs would only be able to be 100
2 square foot on each side.

3 We are reducing the overall square footage of the
4 sign by 21 percent so we are making it more conforming.

5 I do show a photo of if you had the 100 square-
6 foot side and how small it would be, and no one would be
7 able to see it.

8 There's really nowhere else on the property to be
9 able to put these signs. You have the Charles River on one
10 side, you have a -- you know, tree-lined street on the other
11 side. So you see how small that 100 square foot would be.

12 So the sign is already there; we're reducing it.
13 We're hoping for approval.

14 JIM MONTEVERDE: Okay. And this is a Variance
15 Request?

16 CAROLYN PARKER: Yes.

17 JIM MONTEVERDE: Okay. Any questions from members
18 of the Board? If not, we have for public comment we have
19 one -- so the Board, I'm sure you've seen this in the file,
20 but we have a letter from the Community Development
21 Department.

22 And I think, as Ms. Parker just mentioned, what

1 the Community Development Department reminds us of is that
2 the proposed sign does not conform to the allowed total area
3 of signage permitted per lot. The total area of the sign,
4 the placement, the placement height of the sign, and the
5 illumination of the sign. Strike 1, strike 2, strike 3,
6 strike 4.

7 Anyway, there were four items that they mentioned.
8 So just keeping them --

9 CAROLYN PARKER: Right.

10 JIM MONTEVERDE: And we --

11 CAROLYN PARKER: But we also -- we also have an
12 existing sign that's somewhere. It got up there. So --

13 JIM MONTEVERDE: I know. I don't know that
14 there's a condition that grandfathers you in, to just
15 repeat, what's been done. But again, I just -- for the
16 Board's iteration in terms of comment, or just for the
17 information --

18 CAROLYN PARKER: Yep.

19 JIM MONTEVERDE: -- I just wanted to --

20 CAROLYN PARKER: Yep.

21 JIM MONTEVERDE: -- let them -- make sure we all
22 remembered what the Community Development just pointed out

1 to us. Those are the items that need to -- we need to waive
2 if that's what we do.

3 There are no other correspondence in the file
4 either for or against, so I'll open it up for public
5 comment.

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

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

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

16 It seems no one is calling in, so I will close
17 public testimony. Any discussion among members of the
18 Board?

19 CAROL AGATE: I do. Yeah.

20 MICHAEL LAROSA: Yeah, I do. [Mike.]

21 CAROL AGATE: Go ahead, Carol. I'll go after you.

22 CAROL AGATE: I can't see much sense to denying

1 it, in that they have the option of maintaining the sign
2 they have now, which is larger and which is not describing
3 their place, so that I realize there is an objection, but
4 the -- since the alternative is to have a sign that has the
5 wrong words and is even larger, it doesn't make much sense
6 to deny it, and I'm -- would be in favor of granting it
7 under those circumstances.

8 JIM MONTEVERDE: So in the end, are you in favor
9 or not?

10 CAROL AGATE: Yes. I would be in favor.

11 JIM MONTEVERDE: Okay. All right.

12 CAROL AGATE: In favor of a new sign. I mean, I
13 -- I'm not saying it should be grandfathered per se, but
14 there is the alternative of leaving a sign for which they
15 now have permission. And I cannot see that the neighbor
16 that is objecting would gain anything by that objection.

17 JIM MONTEVERDE: Thank you. Thank you for
18 clarifying. I get it.

19 Any other discussion among members of the Board?

20 MICHAEL LAROSA: This is Mike. I was going to say
21 something along the same lines of Carol. The Sonesta's been
22 down there way before the area was developed as it is now,

1 and they've had that sign up on top for many, many years.

2 And not that I would necessarily be on board with
3 the new sign, but as Carol mentioned, the one that's there
4 is bigger. It's illuminated. The letters are illuminated.

5 So I really don't see why letting them change the
6 -- basically change the sign that's there into a slightly
7 less imposing one, I don't -- I would be inclined to vote
8 for it.

9 CAROL AGATE: Yeah.

10 MICHAEL LAROSA: I can't see why we wouldn't let
11 them change it.

12 JIM MONTEVERDE: Thank you, Michael.

13 MICHAEL LAROSA: Thank you.

14 JIM MONTEVERDE: And I also notice, beside the
15 change to the signage itself, in terms of size of what it
16 says, if I read this correctly, that elevation that was just
17 on the screen says that the screen wall that the signage is
18 mounted to -- I can't recall what the material is now,
19 whether it is in that, as it's shown in that photo kind of a
20 blue panel, that'll be a new standard?

21 MICHAEL LAROSA: It's kind of blue panel.

22 JIM MONTEVERDE: Yeah.

1 MICHAEL LAROSA: I just drove by it.

2 JIM MONTEVERDE: So that'll be replaced with new
3 stainless steel mounting panels. So I don't know what the
4 finish of that is, whether it's a brushed, whether it's a
5 mirror finish, et cetera. But that along with the signage
6 are the two changes that are proposed.

7 Thank you for your comment, Michael. Anyone else
8 have any discussion?

9 No? If not, I will make a motion. Since this is
10 a variance, Ms. Parker?

11 CAROLYN PARKER: Do you want me to read the --

12 JIM MONTEVERDE: Nope. What I want --

13 CAROLYN PARKER: No.

14 JIM MONTEVERDE: -- what I'd like you to speak to
15 is a variance -- you can grant a variance if you show
16 hardship. And I'm scratching my head to understand
17 hardship.

18 I can see you want to change the name, or update
19 the name, but what's the hardship? Because that's a point
20 of a variance is you've got to show that a literal
21 enforcement would involve not just a hardship, but a
22 substantial hardship.

1 CAROLYN PARKER: The hardship that I have here on
2 my thing is that the size and the height of the hotel and
3 the location of the signs and making them visible the
4 customers traveling there, they currently have signs larger,
5 and we are reducing them.

6 You know, you have the Charles River on one side,
7 you have a tree-lined street on the other side, so where
8 else could you put those signs?

9 If you look at the building, it's got slants in
10 it. You know, so the roof is really the only place that
11 would be a good place to put these.

12 JIM MONTEVERDE: So it really relates -- the
13 hardship really relates to the --

14 CAROLYN PARKER: Structure.

15 JIM MONTEVERDE: -- one section of the Ordinance.
16 It says -- yeah, it says, "shape or topography of such land
17 or structures." It's really that, that the structure itself
18 with its position along the waterfront and et cetera really,
19 that's your hardship, your --

20 CAROLYN PARKER: Yes.

21 JIM MONTEVERDE: -- location and orientation of
22 the building? Okay. just so we understand. Thank you.

1 So let me make a motion, then, on that basis of a hardship.

2 The Chair makes a motion to grant relief from the
3 requirements of the Ordinance under Sections 7.16.21.d,
4 Hotel and Office use, and Section 7.16.22.d.2, Signs for
5 Hotels and Motels, and Section 10.30 for a Variance. And
6 I'll just go through that again.

7 The Variance Requirements under Section 10.31 is
8 that a literal enforcement of the provisions of the
9 Ordinance would involve a substantial hardship, financial or
10 otherwise, and the hardship is owing to the circumstances
11 relating to the soil condition, shape, or topography of such
12 land or structures.

13 And as Ms. Parker has said, they are presenting
14 that the hardship is really being able to identify the
15 hotel, and due to its position and orientation on its site,
16 they need the signage for their identification.

17 On the condition that the work proposed conform to
18 the drawings entitled -- sorry, let me get the drawing --
19 oh, wait a minute. One moment while I reposition myself.
20 It's the drawing entitled "The Royal Sonesta," prepared by
21 Persona Triangle, dated August 12 -- or August 11, 2025 --

22 [Can you just put that on the screen, so the Board

1 members know what we're -- which is going up on the screen.]

2 -- initialed and dated by the Chair.

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

6 On a voice vote from the Board members, please?

7 Carol?

8 CAROLYN PARKER: Yes. Carol?

9 CAROL AGATE: Carol Agate in favor.

10 JIM MONTEVERDE: Wrong Carol.

11 CAROLYN PARKER: Wrong Carol, sorry.

12 JIM MONTEVERDE: Carol the Board Member, yes.

13 CAROLYN PARKER: Okay.

14 JIM MONTEVERDE: Carol, that was an affirmative?

15 Carol, that was -- you were voting in favor?

16 CAROL AGATE: Yes.

17 JIM MONTEVERDE: Thank you. Zarya?

18 ZARYA MIRANDA: Zarya Miranda in favor.

19 JIM MONTEVERDE: Thank you.

20 Michael?

21 MICHAEL LAROSA: Michael LaRosa in favor.

22 JIM MONTEVERDE: Thank you. Daniel?

1 DANIEL HIDALGO: Daniel Hidalgo in favor.

2 JIM MONTEVERDE: Thank you.

3 And Jim Monteverde opposed. That's four in favor,
4 and the relief is granted.

5 [Four vote YES, One vote NO]

6 CAROLYN PARKER: Thank you. Have a good holiday.

7 JIM MONTEVERDE: You too.

8 CAROLYN PARKER: Take care.

9 JIM MONTEVERDE: Bye.

10 CAROLYN PARKER: Bye.

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(6:45 p.m.)

Sitting Members: Jim Monteverde, Daniel Hidalgo, Carol
Agate, Zarya Miranda, and Michael LaRosa

JIM MONTEVERDE: Okay. 6:45. Time for the next
case. Next case is BZA-1189668 -- 330 Mount Auburn Street.
And this is a special permit for some wireless equipment.

Mr. Twardowski, are you with us?

TIMOTHY TWARDOWSKI: I am here. Can you hear me?

JIM MONTEVERDE: Excellent. Yes, we can. Go
ahead, please.

TIMOTHY TWARDOWSKI: Thank you. Thank you, Mr.
Chairman, and members of the Board. Tim Twardowski from
Robinson+Cole representing the applicant, Verizon Wireless.

As noted in the application and the Notice, this
is a Special Permit Application to upgrade an existing
wireless communication facility located at 330 Mount Auburn
Street. This is a facility that currently consists of three
arrays of four antennas each, along with associated cabling
and electronic equipment.

This proposal is fairly straightforward. The idea
here is to remove all 12 existing antennas -- four antennas

1 per sector, and replace them with upgraded antenna
2 equipment. What you're seeing on the screen in front of you
3 are the photo sims that we submitted in connection with this
4 application.

5 This is a -- this is one of the three sectors
6 referred to as Sector Beta. This is the existing
7 conditions. You can see the four antennas. These are all
8 mounted on the façade of the building, painted to match the
9 brick façade, and they are mounted on what we call pipe
10 mounts, and these are as close to the building façade as
11 possible.

12 And the next slide will show you the proposed
13 condition. You can see we're proposing to use the existing
14 pipe mounts, and to replace the existing antennas.

15 In some cases, the antennas are about the same
16 size; in some cases, they're a little bit smaller. But the
17 locations will essentially be the same.

18 And this theme will repeat on the other two
19 sectors as well. I think those are on the next slide. Yes,
20 this is existing conditions for what's referred to as "the
21 Gamma sector"; all four antennas wall mounted, again.

22 And the next slides show the proposed conditions

1 as essentially the same as what you saw on the previous
2 slides, and the next two slides, we'll look at the Alpha
3 sector. And again, this is the current existing condition,
4 and the proposal is to replace all four antennas on the
5 screen now with the antennas that are shown now in the photo
6 simulation.

7 That's pretty much it in a nutshell. I'm happy to
8 address any specific questions you might have. I will note
9 that we pointed out and discussed and addressed all of the
10 special permit criteria in the submittal to the Board. We
11 also addressed this is -- we're filing this simultaneously
12 as was referred to as an Eligible Facilities Request under
13 the Section 6409 of the Federal Spectrum Act, which
14 essentially covers colocations and replacements of existing
15 communications equipment on existing approved sites, which
16 is exactly what we have here.

17 So with that, I'll turn it over to the Board. If
18 you have questions, I'm happy to respond.

19 JIM MONTEVERDE: Thank you. Any questions from
20 members of the Board? If not, we have no public comments in
21 the file, either for or against. So I'll open it up for
22 anyone who wants -- who's calling in.

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

4 If you're calling in by phone, you can raise your
5 hand by pressing *9 and unmute or mute by 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 three minutes to speak before I ask you to
10 wrap up.

11 And no one is out there so I will close public
12 testimony.

13 Any discussion among members of the Board? If
14 not, I will make a motion. Bear with me. This is about a
15 four-minute speech. Here we go.

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

19 One, that the work proceed in accordance with the
20 plans submitted by the petitioner, and initialed by the
21 Chair.

22 Two, that upon completion of the work, the

1 physical appearance and visual impact of the proposed work
2 will be consistent with the photo simulations submitted by
3 the petitioner and initialed by the Chair.

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

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

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

19 In as much as the health effects of the
20 transmission of electromagnetic energy waves is a matter of
21 ongoing societal concern and scientific study, the special
22 permit is also subject to the following conditions:

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

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

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

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

1 basis for such claimed failure.

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

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

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

16 And finally:

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

1 Cambridge stating that:

2 a) he or she has such responsibility, and

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

11 The end.

12 Okay. On a roll call vote, members please?

13 Carol?

14 CAROL AGATE: Carol Agate in favor.

15 JIM MONTEVERDE: Thank you.

16 Zarya?

17 ZARAYA MIRANDA: Zarya Miranda in favor.

18 JIM MONTEVERDE: Thank you.

19 Michael?

20 MICHAEL LAROSA: Michael LaRosa in favor.

21 JIM MONTEVERDE: Thank you.

22 Daniel?

1 DANIEL HIDALGO: Daniel Hidalgo in favor.

2 JIM MONTEVERDE: Thank you. And Jim Monteverde in
3 favor.

4 [All vote YES]

5 JIM MONTEVERDE: That's five affirmative. The
6 relief is granted. Thank you.

7 TIMOTHY TWARDOWSKI: Thank you, everyone.

8 JIM MONTEVERDE: You're welcome.

9 Members, the next meeting will be in -- is it
10 January 15? Keep in mind that that's the date -- the first
11 meeting in the new year is when we do -- we hold elections
12 for Chair and Co-Chair. So anyone who would consider
13 volunteering or to be nominated for either one of those
14 positions, just consider that and we can discuss it on
15 January 15.

16 I think I've said before. This is my tenth year
17 on the Board. Technically, I think that's the end of my
18 term, but I serve at the pleasure of the City Manager and
19 the Commissioner of Buildings. So I would prefer not to go
20 on as Chair again. I will do that if I need to as a
21 carryover, but I'm happy to help anyone with anything I can.
22 But it's time to turn over the reins.

1 But with that, have happy holidays and Happy New
2 Year, and we will see you in January.

3 CAROL AGATE: I would like to say, you know, since
4 this is my last meeting and I am moving, and
5 [indiscernible], and I want to thank you, Jim.

6 Your leadership on this Board has really been
7 remarkable, and I appreciate all the leadership you've
8 given.

9 JIM MONTEVERDE: Thank you. It's very kind.

10 All right. Members, thank you for your help.
11 Good evening.

12 DANIEL HIDALGO: Thank you.

13 ZARYA MIRANDA: Happy holidays, everyone.

14 JIM MONTEVERDE: Yep. You too. Bye-bye.

15 [6:55 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.

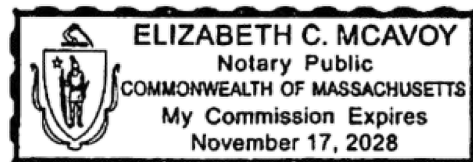
In witness whereof, I have hereunto set my hand this 17th day of November 2025.

Elizabeth C. McAvoy

Notary Public

My commission expires:

November 17, 2028



A		Association 12:1	11:10 14:22	C
a.m 12:22	allow 5:13 18:22	12:7,14,18	16:14 17:9	c 3:1 8:3 15:13
ability 39:7	allowed 20:2	attendance 4:5	19:18,19 21:18	35:5
able 19:1,7,9 26:14	Alpha 31:2	attributes 9:13	22:19 23:2	cable 3:14
above-caption... 5:9	alternative 22:4 22:14	Auburn 2:7 29:6 29:17	26:22 27:6,12	cabling 29:19
abutters 5:10,12	antenna 30:1	audible 4:5	29:13 31:10,17	call 3:20 8:16
accept 5:14	antennas 29:19	audio 3:13	31:20 32:13	30:9 36:12
access 15:10	29:22,22 30:7	August 26:21,21	33:16 35:7	calling 5:6 14:12
Act 31:13	30:14,15,21	authentic 9:3,20	37:17 38:6	14:21 21:9,16
action 39:9,11	31:4,5	10:4	Board's 20:16	31:22 32:4
active 9:15	anyway 4:18	authorities 34:3	Boston 13:4	bottom 14:11
10:18	20:7	34:9,14	21:7 32:2	21:7 32:2
Acts 3:9	Appeal 1:1 3:8	authorized 3:11	Boulevard 18:6	Boulevard 18:6
adding 18:16	3:12	Avenue 1:5	Brattle 2:5 8:6	9:4
addition 11:16	appearance 33:1	awning 12:9	9:4	break 4:18
address 14:16	33:5,12		brew 10:2	brew 10:2
21:12 31:8	appearing 8:11		brewed 9:22	brewing 10:4
32:7	appears 15:8		brick 30:9	bring 10:18
addressed 31:9	applicant 8:12		broadcast 3:14	broadcast 3:14
31:11	10:7 11:4,19		brushed 24:4	building 9:4
adjacent 10:12	11:20 13:7,15		25:9,22 30:8	30:10 33:11
15:14	29:14		35:18	35:18
adjoining 15:20	applicants 3:18		Buildings 37:19	Buildings 37:19
adopted 3:9	application 8:15		11:7 12:1,7,14	business 8:20,21
adverse 6:10	9:8,17 10:15		12:18 13:16	15:5 34:7,19
adversely 15:15	10:17 16:10		35:17	35:17
Advisory 8:17	27:5 29:15,16		busy 7:12	busy 7:12
9:8,12 11:12	30:4 35:9,10		Bye 28:9,10	Bye 28:9,10
12:16 13:11,13	35:12		Bye-bye 38:14	Bye-bye 38:14
16:12	apply 35:7		bylaws 18:21	bylaws 18:21
affidavit 35:20	appointed 12:16		BZA 4:2 8:6	BZA 4:2 8:6
affirmative 17:6	appreciate 38:7		BZA-1187981	BZA-1187981
27:14 37:5	appropriate		2:5	2:5
Agate 1:8 3:5	36:6		BZA-1188742	BZA-1188742
4:6,7 5:3 6:18	approval 19:13		2:4 5:7	2:4 5:7
8:4 16:16 18:4	approved 3:10		BZA-1189668	BZA-1189668
21:19,21,22	31:15 33:9		2:7 29:6	2:7 29:6
22:10,12 23:9	architect 8:14		BZA-1190013	BZA-1190013
27:9,9,16 29:4	11:6		2:6 18:6	2:6 18:6
36:14,14 38:3	Architects 16:6			
AGENDA 2:3	area 11:1 20:2,3			
ago 9:9	22:22 35:22			
agree 14:3	areas 9:19			
ahead 21:21	Arnold 8:14			
29:11	11:5			
	arrays 29:19			
	asking 4:4			
	associated 29:19			

25:18 Chair 1:7 3:8 8:8 15:2 16:7 26:2 27:2 32:16,21 33:3 37:12,20 Chairman 17:8 29:13 change 5:22 15:12 23:5,6 23:11,15 24:18 changes 6:12 24:6 Channel 3:14 Chapter 3:9 charge 35:21 Charles 19:9 25:6 Chen 8:12 9:2 Chicha 8:12 9:2 16:4 Christmas 7:11 circumstances 22:7 26:10 City 1:2,10 3:11 12:16 37:18 City's 4:2 claimed 35:1 clarifying 22:18 click 14:11 21:7 32:2 close 14:21 21:16 30:10 32:11 Co-Chair 37:12 cold 10:19 colocations 31:14 comfortably 11:20 coming 6:9 comment 3:22 4:1 14:8,9 19:18 20:16 21:5 24:7 comments 31:20 commission 10:15 13:7	39:17 Commissioner 37:19 Committee 9:9 9:12 11:12 12:10,16 13:11 13:13 16:12 Common 10:15 13:6 Commonwealth 39:2,5 communication 29:17 communicatio... 31:15 Community 19:20 20:1,22 complementary 10:12 completion 32:22 compliance 33:14 complicated 14:6 comply 33:15 34:16 36:4 concern 33:21 concerning 35:8 condition 5:22 16:2 20:14 26:11,17 30:13 31:3 33:12,16 conditions 12:13 13:9 14:6 15:6 30:7,20,22 32:18 33:22 confirm 14:17 21:13 32:8 conform 16:2 20:2 26:17 conforming 19:4 congestion 15:11 connection 30:3 consider 37:12 37:14 consistent 33:2	33:6 consists 29:18 contains 9:18 continuance 5:13 continue 5:15,20 5:21 6:15 33:15 continued 4:19 6:14 7:7 15:13 continuous 33:9 contributes 9:15 correct 13:5 15:9 correctly 23:16 correspondence 5:15 21:3 counsel 39:9 couple 11:15 Court 3:10 covers 31:14 created 15:16 creation 9:15 criteria 10:8 11:5 15:22 31:10 cup 10:3 current 13:3 18:19,19 31:3 currently 11:3 25:4 29:18 customers 25:4	dated 11:12 16:6 16:6,7 26:21 27:2 day 39:13 days 34:8,19 35:17 de 6:9 December 3:7 39:13 deciders 14:2 decision 13:14 decorations 7:11 7:12 deemed 35:12 demand 13:8,16 deny 22:6 denying 21:22 Department 6:6 6:8 19:21 20:1 34:2,7,11,21 35:20 describing 22:2 detail 14:1 34:22 35:9 detriment 15:17 developed 22:22 development 15:13 19:20 20:1,22 different 12:17 dimensional 6:12 16:9 27:4 discloses 35:9 disclosing 34:21 discuss 37:14 discussed 31:9 discussion 12:21 14:22 21:17 22:19 24:8 32:13 discussions 5:14 disposable 10:10 distinct 9:19 district 8:18 9:7 15:20,20 doing 9:12	doused 10:3 drawing 26:18 26:20 drawings 6:12 16:3 26:18 drove 24:1 due 26:15 <hr/> E e 2:1 3:1,1 15:19 earlier 13:2 effects 33:19 egress 15:11 either 21:4 31:21 37:13 elections 37:11 electromagnetic 33:20 34:3,18 electronic 29:20 elevation 12:6 23:16 Eligible 31:12 emanating 34:4 emissions 34:4 34:18 employed 39:9 Employees 1:10 empty 12:3 encourage 11:17 11:19 12:1 energy 33:20 34:3,18 enforcement 24:21 26:8 enter 12:12 entitled 16:3 26:18,20 equipment 29:7 29:20 30:2 31:15 33:9,11 34:4,14 35:18 35:21 36:3 essentially 30:17 31:1,14 established 13:6 establishment 8:16 15:4 establishments
--	--	---	--	--

8:22 et 24:5 25:18 evening 3:6 8:7 8:11 17:9 18:7 38:11 event 34:13 exact 33:12 exactly 31:16 Excellent 18:10 29:10 excessive 36:9 exciting 10:18 existing 20:12 29:16,22 30:6 30:13,14,20 31:3,14,15 exists 11:3 experience 13:4 expires 39:17 explore 13:15 explored 10:14 extent 35:5	36:5,10 feels 11:20 feet 18:21 Fernando 1:7 5:4 file 11:12 14:8 19:19 21:3 31:21 34:1,10 34:20 35:19 filed 34:6,8 35:10,15 files 6:13 34:2 filing 31:11 finally 35:16 financial 26:9 financially 39:10 find 4:1 finding 15:22 findings 32:16 finish 24:4,5 first 4:17 5:6 37:10 five 7:6 10:1,4 10:20 17:6 33:14 37:5 floor 9:17 12:5 following 32:18 33:22 food 8:16 15:4,5 foot 18:22 19:2,6 19:11 footage 19:3 foregoing 35:6 Form 16:9 27:4 formerly 9:4 forms 6:12 Formula 8:21 15:5 forward 12:10 forwarded 9:9 found 13:21 four 20:7 28:3,5 29:19,22 30:7 30:21 31:4 33:8 four-minute 32:15	Franklin 2:4 5:7 freshly 9:22 front 30:2 further 16:8 27:3 39:8	21:8,10 32:3,5 39:12 happy 31:7,18 37:21 38:1,1 38:13 hardship 24:16 24:17,19,21,22 25:1,13,19 26:1,9,10,14 Harvard 8:17 9:7,8 10:19 11:3,11,22 12:7,17 16:12 hazard 15:11,16 head 24:16 health 15:17 33:19 hear 14:17 21:13 29:9 32:8 hearing 1:3 5:11 5:15 6:4 8:13 height 20:4 25:2 help 37:21 38:10 helpful 13:22 hereunto 39:12 Hi 18:8 Hidalgo 1:7 3:4 4:10,11 5:4 6:22 8:3 17:2 18:3 28:1,1 29:3 37:1,1 38:12 hold 37:11 holiday 7:11 28:6 holidays 38:1,13 hoping 19:13 hotel 18:13,17 18:20,22 25:2 26:4,15 Hotels 26:5 hours 11:18,19 11:20 12:21 13:5,5 house 8:12,13 9:2,3,20 16:5	I icon 14:11 21:7 32:2 idea 29:21 identification 26:16 identified 9:13 identify 12:5 26:14 illuminated 23:4 23:4 illumination 20:5 impact 33:1,6 impair 15:20 imposed 33:16 imposing 23:7 inclined 23:7 include 16:11 included 13:13 includes 9:17 35:22 including 10:9 14:4 34:15 36:7 incorporate 16:8 27:3 indiscernible 38:5 individuals 36:7 information 20:17 informed 5:9 initialed 16:7 27:2 32:20 33:3 Inspectional 6:6 6:8 34:2,7,11 34:21 35:20 installation 35:18,21 installed 36:3 instructions 3:22 4:2 integrity 15:20 intended 10:11 intends 11:8
F façade 30:8,9,10 Facilities 31:12 facility 29:17,18 fact 9:14,22 facto 6:9 34:11 35:3 fails 34:16 failure 6:9 34:10 34:20,22 35:1 fairly 10:17 29:21 familiar 10:8 fast-food 10:8 fast-order 8:16 favor 6:18,20,22 7:2,4,6 16:16 16:19,22 17:2 17:4 22:6,8,10 22:12 27:9,15 27:18,21 28:1 28:3 36:14,17 36:20 37:1,3 federal 31:13 34:3,8,13 35:3	G G 3:1 gain 22:16 Gamma 30:21 General 1:3 3:10 generally 4:3 13:6 generated 15:10 geographical 35:22 getting 10:3 give 3:22 6:10 given 38:8 go 21:21,21 26:6 29:10 32:15 37:19 going 10:2,14 16:3 22:20 27:1 good 3:6 12:4,8 13:12 17:9 18:7 25:11 28:6 38:11 governmental 34:17 Governor 3:11 grandfathered 22:13 grandfathers 20:14 grant 15:2 24:15 26:2 granted 17:7 28:4 32:17 33:17 34:12,16 35:2 37:6 granting 22:6 36:4	H hand 14:12,13		

interact 11:8	K	13:10 30:16	5:3 6:16 8:3	13:20 14:3
interested 39:10	Keep 37:10	liveliness 9:16	9:11 11:10,22	16:17,20 17:1
interesting	keeping 20:8	locate 9:3	14:10,22 16:14	17:3,3,6,10
12:21	kept 3:21	located 8:17	17:9 18:3	18:3,5,8,10,18
international	kind 23:19,21	29:17 33:12	19:17 21:17	19:14,17 20:10
8:22	38:9	location 9:14	22:19 27:1,6	20:13,19,21
introduce 18:11	know 5:17 13:6	10:6 11:8 25:3	29:3,13 31:20	22:8,11,17
involve 24:21	13:15 18:14	25:21	32:13 36:12	23:12,14,22
26:9	19:10 20:13,13	locations 30:17	37:9 38:10	24:2,12,14
ipso 34:11 35:2	24:3 25:6,10	36:6	mentioned	25:12,15,21
issue 12:21	27:1 38:3	logo 18:15	11:11 19:22	27:10,12,14,17
issues 13:17	L	longer 11:19	20:7 23:3	27:19,22 28:2
It's 23:21 38:9	land 2:6 18:6	look 25:9 31:2	mentions 12:4	28:3,7,9 29:3,5
items 20:7 21:1	25:16 26:12	looking 9:3	met 15:9	29:10 31:19
iteration 20:16	larger 22:2,5	looks 13:16	Michael 1:9	36:15,18,21
J	25:4	lot 20:3	4:12 5:5 7:1,2	37:2,2,5,8 38:9
James 7:8 8:10	LaRosa 1:9 4:12	M	7:2 8:4 16:21	38:14
8:11 12:15,20	5:5 7:2,2 8:4	maintain 33:5	16:22,22 18:4	months 33:10
13:21 17:8	16:22,22 18:4	maintained 36:5	21:20 22:20	Motels 26:5
January 1:3	21:20 22:20	maintaining	23:10,12,13,21	motion 5:20,20
5:16,17,21 6:1	23:10,13,21	22:1	24:1,7 27:20	6:15 15:1,2
6:16 37:10,15	24:1 27:21,21	making 19:4	27:21,21 29:4	24:9 26:1,2
38:2	29:4 36:20,20	25:3	36:19,20,20	32:14
Jim 1:7 3:4,6,8	late 13:19	Manager 12:17	Middlesex 39:3	Mount 29:6,17
4:15,16,16 5:3	law 34:17 36:10	37:18	Mike 21:20	mounted 23:18
5:6 6:19,21 7:1	layout 10:11	Maria 6:5	22:20	30:8,9,21
7:3,3,6,9 8:3,5	leadership 38:6	Massachusetts	mind 37:10	mounting 24:3
8:9 11:9 12:19	38:7	1:5,6 3:10 10:6	minute 26:19	mounts 30:10,14
13:20 14:3	leaving 13:18	39:2,5	minutes 4:3 10:1	move 15:1
16:17,20 17:1	22:14	match 30:8	10:5,20 14:18	moves 32:16
17:3,3,6,10	left 14:2	material 23:18	17:11 21:14	moving 38:4
18:3,5,8,10,18	legal 5:10	materials 10:10	32:9	MT 2:7
19:14,17 20:10	letter 5:8 11:11	matter 5:13,21	Miranda 1:8 3:5	mute 3:21 14:13
20:13,19,21	16:12 19:20	6:15 9:6 33:20	4:8,9 5:4 6:20	21:10 32:5
22:8,11,17	letters 23:4	matures 13:16	6:20 8:4 16:19	N
23:12,14,22	letting 23:5	mean 19:1 22:12	16:19 18:4	N 2:1 3:1
24:2,12,14	level 14:1	meet 15:22	27:18,18 29:4	name 3:8,19
25:12,15,21	License 10:15	meeting 1:4 3:7	36:17,17 38:13	8:11 14:16
27:10,12,14,17	10:16 13:7,7	3:13 6:14 37:9	mirror 24:5	18:12 21:12
27:19,22 28:2	licenses 35:3	37:11 38:4	moment 26:19	24:18,19 32:7
28:3,7,9 29:3,5	lighting 11:17	meetings 3:12	Monday 6:9,14	nearby 36:7,8
29:10 31:19	13:18,22	4:2	Monteverde 1:7	necessarily 23:2
36:15,18,21	limited 34:15	meets 11:5	3:4,6,8 4:15,16	need 11:1 14:5
37:2,2,5,8 38:5	lines 22:21	member 21:6	4:16 5:3,6 6:19	21:1,1 26:16
38:9,14	literal 24:20	27:12 32:1	6:21 7:1,3,3,6	37:20
JSMES 8:8	26:8	members 3:4,18	7:9 8:3,5,9	needed 9:1
	little 12:17	3:18,21 4:4,5	11:9 12:19	neighbor 22:15

neither 39:8	29:5 36:12	18:12,12,19	photo 19:5	prior 6:14 33:12
new 6:1,1,11	Olivia 1:10 4:6,8	19:16,22 20:9	23:19 30:3	private 10:14
18:15 22:12	4:10,12,15 6:5	20:11,18,20	31:5 33:2,6	probably 14:1
23:3,20 24:2	ongoing 33:21	24:10,11,13	physical 33:1,5	problem 14:4
35:7,12 37:11	open 7:11 13:2,8	25:1,14,20	pipe 30:9,14	proceed 32:19
38:1	14:8 21:4	26:13 27:8,11	place 22:3 25:10	proceedings
nice 10:20	31:21	27:13 28:6,8	25:11	3:17 38:15
night 10:19	operated 9:18	28:10	placement 20:4	39:7
13:19	operating 12:22	part 16:9 27:4	20:4	process 10:4
nominated	operation 8:22	participation	plan 9:17 12:6	promptly 33:10
37:13	9:19 10:12	3:11	plans 5:14 32:20	pronounce 16:4
non 10:9	11:7 15:13	particular 13:18	plaza 10:14	property 19:8
nonuse 10:9	operator 8:13	particularly	please 5:14 6:17	proponent 11:14
Nope 14:20	13:4	9:14	16:3,14 18:11	16:13
24:12	opportunity	parties 39:9	27:6 29:11	proponent's
normally 8:16	9:11 10:13,18	patterns 15:10	36:12	34:4
Notary 39:4,16	11:2	Pause 4:13	pleasure 37:18	proposal 29:21
note 31:8	opposed 28:3	percent 19:4	point 10:1 24:19	31:4
noted 29:15	option 22:1	perimeter 11:18	pointed 20:22	proposed 15:19
notice 5:10	order 10:1	period 33:9	31:9	16:2 20:2 24:6
23:14 29:15	ordinance 10:8	35:14	popular 10:5	26:17 30:12,22
35:8	10:22 15:3,8	permission	position 25:18	33:1,5
notification	15:14 25:15	22:15	26:15	proposing 30:13
34:20	26:3,9	permit 8:17,20	positions 37:14	protected 36:9
notify 34:14	orientation	9:1 15:1,6 16:1	positive 9:10	protections 36:7
noting 9:14	25:21 26:15	16:6 29:7,16	11:14,16 12:10	proven 10:5
November 11:13	outcome 39:10	31:10 32:17	possible 30:11	provided 35:8
Nuisance 15:16	outdoor 12:1	33:22 34:12,15	posting 5:22	provisions 26:8
nutshell 31:7	outside 10:13	35:2,5,8,11,18	practicable	public 3:19,21
	overall 10:12	36:4	33:13	3:22 4:1 14:8,8
	19:3	permits 33:17	prefer 37:19	14:10,21 19:18
O	Overlay 9:7	permitted 15:14	Premium 16:5	21:4,6,17
O 3:1	owing 26:10	20:3	prepared 13:15	31:20 32:1,11
objecting 22:16		person 35:21	16:6,12 26:20	35:8 39:4,16
objection 22:3	P	Persona 26:21	present 4:7,9,11	pursuant 3:9
22:16	P 3:1	petition 35:13	4:16 8:13 9:6	35:6,11 36:3
obtained 6:5	p.m 1:4 3:3 5:2	35:19	11:6	put 12:2 19:9
Obviously 13:7	6:2,14 8:2 18:2	petitioner 5:22	presented 9:8	25:8,11 26:22
occupant 15:17	29:2 38:15	6:3 32:17,20	12:11	
occupants 36:8	Pacheco 6:5	33:3,4,8,14,17	presenting	Q
occurred 34:22	PAGE 2:2	34:1,14,19	26:13	qualifies 8:20
Office 26:4	painted 30:8	35:7,19,22	pressing 14:13	question 33:18
oh 12:19 18:18	panel 23:20,21	petitioner's 35:3	14:14 21:10,10	questions 11:6,9
26:19	panels 24:3	petitioners 5:8	32:5,5	19:17 31:8,18
okay 4:17,18	paragraphs 35:6	5:13	pretty 31:7	31:19
5:19 8:5 12:12	35:11	petitions 35:14	previous 31:1	quick 8:19 10:2
14:7 18:5,18	Park 8:14	phone 14:12	33:16	quick-service
19:14,17 22:11	Parker 18:7,9	21:9 32:4	previously 33:7	8:15 15:4,5
25:22 27:13				

quite 10:5	referred 30:6,20	requirements	30:2 31:5 32:2	23:1,3,6
quote 11:10	31:12 33:7	6:4 15:3,8 26:3	se 22:13	signage 12:4,7,8
quoting 11:17	reflect 6:1	26:7 34:16	seating 10:13	20:3 23:15,17
R	regard 33:16,17	residents 36:8	12:1	24:5 26:16
R 3:1	34:17	respects 33:15	seats 9:19	signs 18:20 19:1
radiation 36:10	regarding 34:3	respond 31:18	second 10:6 16:3	19:9 25:3,4,8
radiofrequency	REGULAR 2:3	responsibility	16:5	26:4
36:9	regulations 9:7	36:2	section 16:1	sims 30:3
Rafferty 5:8 7:8	34:17	restore 33:11	25:15 26:4,5,7	simulation 31:6
8:7,8,10,11	reins 37:22	restrictive 13:10	31:13	simulations 33:2
11:11 12:2,12	related 11:7	return 6:7	Sections 15:3	33:7
12:15,20 13:21	39:8	review 9:11	26:3	simultaneously
17:8	relates 25:12,13	revoked 35:4	sector 30:1,6,21	31:11
raise 14:12,13	relating 26:11	right 12:15	31:3	site 26:15 33:18
21:8,9 32:3,4	relief 15:2 17:7	18:16 20:9	sectors 30:5,19	34:5,15
Ratay 1:10 4:6,8	26:2 28:4 37:6	22:11 38:10	see 7:12 13:16	sites 31:15
4:10,12,15 6:5	remain 33:6	River 19:9 25:6	18:14 19:7,11	Sitting 3:4 5:3
read 15:7 23:16	remains 13:3	Robinson+Cole	21:22 22:15	8:3 18:3 29:3
24:11	remarkable	29:14	23:5,10 24:18	situated 36:5
realize 22:3	38:7	roll 3:20 36:12	30:7,13 38:2	six 33:10
really 9:1,12	remembered	roof 25:10	seeing 13:4 30:2	size 23:15 25:2
10:5,19 19:8	20:22	Royal 18:13,15	seek 5:13	30:16
23:5 25:10,12	reminds 20:1	18:17 26:20	seeking 32:17	SJ 8:14
25:13,17,18	remote 1:4 3:11	rules 36:5	seen 13:3 19:19	slants 25:9
26:14 38:6	4:2	ruling 6:10	sense 21:22 22:5	slide 30:12,19
reasonable	remove 29:22	S	serve 37:18	slides 30:22 31:2
34:22 35:9	33:10	S 3:1	serves 9:21	31:2
reasonably	repeat 20:15	S-a-n-c-h-e-n	service 8:19	slightly 23:6
33:13	30:18	16:5	Services 6:6,8	small 19:6,11
reasons 11:4	repetitive 35:13	safety 15:17	34:2,7,11,21	smaller 30:16
15:19	35:14	36:5	35:20	societal 33:21
recall 23:18	replace 30:1,14	San 8:12 9:2	set 16:6 39:12	soil 26:11
receipt 34:19	31:4	Sanchen 16:5	shape 25:16	somewhat 9:20
35:17	replaced 24:2	satisfy 13:8	26:11	Sonesta 18:13
receive 5:10	replacements	saw 31:1	show 19:5 24:15	18:13,15,17
receptacle 12:3	31:14	saying 5:8 14:16	24:20 30:12,22	26:20
recommendati...	report 13:13	21:12 22:13	shown 12:7	Sonesta's 22:21
9:10 11:14,16	34:2,6,8,10,21	32:7	23:19 31:5	sorry 12:19,19
12:11	reposition 26:19	says 14:12 18:17	shows 9:18	26:18 27:11
record 8:10 39:6	representing	21:8 23:16,17	sic 8:17 18:22	space 9:5,18
recorded 3:13	18:13 29:14	25:16,16 32:3	side 18:20 19:2,6	speak 4:3 14:10
reducing 19:3	request 5:15	schedule 5:17	19:10,11 25:6	14:18 21:6,14
19:12 25:5	11:19 19:15	scientific 33:21	25:7	24:14 32:1,9
reference 14:4	31:12	scratching 24:16	sign 5:22 6:3,7	speakers 14:15
16:11	requested 5:12	screen 14:11	12:11 18:17,19	21:11 32:6
referenced	require 8:19	21:7 23:17,17	19:4,12 20:2,3	speaking 3:19
13:13	requirement	26:22 27:1	20:4,5,12 22:1	special 8:16,20
	10:9,22		22:4,12,14	9:1 15:1,6 16:1

29:7,16 31:10 32:17 33:17,21 34:12,15 35:2 35:5,7,11 36:4 specific 31:8 Spectrum 31:13 speech 32:15 spell 16:4 square 2:5 8:6 8:17 9:4,7,8 10:19 11:3,11 11:22 12:7,17 16:12 18:21,22 19:2,3,11 square- 19:5 ss 39:3 Staff 4:4 14:15 14:17 21:11,13 32:6,8 stainless 24:3 standard 23:20 start 4:4 12:22 13:1 state 3:19 statements 6:13 16:9 27:4 stating 36:1 statutory 6:4 stay 13:2 steel 24:3 store 10:11 12:5 storefront 9:15 straightforward 10:17 29:21 street 2:4,7 5:7 19:10 25:7 29:6,18 streetscape 9:16 strike 20:5,5,5,6 structure 25:14 25:17 structures 25:17 26:12 36:8 study 33:21 subject 32:18 33:22 35:13,19 submittal 31:10 submittals 6:11	submitted 12:6 16:9 27:4 30:3 32:20 33:2 substantial 15:11 24:22 26:9 sufficiently 36:9 suggestion 13:1 13:22 suggestions 11:15 12:13,13 13:12,14 14:5 16:13 supporting 6:13 16:8 27:3 sure 19:19 20:21 suspended 35:4 sworn 35:20 <hr/> T Taiwanese 9:2,3 take 4:4 10:20 28:8 taken 3:20 takes 10:1,4 talks 10:22 Tangthong 8:14 11:5 tea 8:12,13 9:2,3 9:20,21,22 10:2,3,20 16:5 technical 12:16 Technically 37:17 television 3:14 tenor 13:11 tenth 37:16 term 37:18 terminate 34:11 35:3 terminated 35:4 35:6 termination 35:10 terms 20:16 23:15 testimony 14:21 21:17 32:12	thank 7:3,7,8 8:8,10 11:9 16:17,20 17:1 17:3,7,8,10 22:17,17 23:12 23:13 24:7 25:22 27:17,19 27:22 28:2,6 29:12,12 31:19 36:15,18,21 37:2,6,7 38:5,9 38:10,12 that's 37:17 theme 30:18 thing 12:5,8 25:2 think 4:17 13:9 13:21 14:1 19:22 30:19 37:16,17 thorough 12:21 thought 12:8 three 4:3 17:11 21:14 29:18 30:5 32:9 33:4 THURSDAY 1:3 Tim 29:13 time 3:22 4:1 5:13 6:1 10:1 10:19 12:22 14:16 21:12 29:5 32:7 34:13 37:22 timely 34:10 times 33:4 TIMOTHY 29:9 29:12 37:7 told 10:2 tone 13:10 tonight 33:9 34:12,16 35:2 36:4 tonight's 5:11 5:15 top 23:1 topography 25:16 26:11	total 18:22 20:2 20:3 Traffic 15:10 transcript 3:16 39:6 transmission 33:20 trash 12:2 traveling 25:4 treated 13:14 tree-lined 19:10 25:7 Triangle 26:21 true 39:6 trust 9:10 12:6 try 16:4 turn 31:17 37:22 turned 13:22 Twardowski 29:8,9,12,13 37:7 two 9:19 14:18 18:20 24:6 30:18 31:2 32:22 two-year 35:14 <hr/> U understand 24:16 25:22 unique 9:20 11:2 Unit 2:5 8:6 unmute 14:13 14:15 21:10,11 32:5,6 unnuse 10:9 update 24:18 upgrade 29:16 upgraded 30:1 use 3:11 9:13 10:18 11:1 15:19 26:4 30:13 uses 10:12 15:14 utilize 33:8 <hr/> V	variance 19:14 24:10,15,15,20 26:5,7 verify 4:5 Verizon 29:14 Victualler 10:15 13:6 video 3:13 visible 25:3 visual 33:1,6 voice 6:16 16:14 27:6 volunteering 37:13 vote 6:16 7:5 16:14 17:5 23:7 27:6 28:5 28:5 36:12 37:4 voted 12:10 votes 3:19 voting 27:15 <hr/> W wait 7:10 17:11 26:19 waive 21:1 waiver 6:3,4,7 wall 23:17 30:21 want 24:11,12 24:18 38:5 wanted 20:19 wants 31:22 warm 10:3 warranted 9:16 water 10:3 waterfront 25:18 waves 33:20 34:4,18 way 22:22 we'll 14:21 31:2 we're 8:5 19:12 19:13 27:1 30:13 31:11 we've 4:18 webpage 4:2 week 6:8
---	---	--	--	--

weeks 9:9	3:12 15:14	4 20:6		
welcome 3:6 7:9 8:9 37:8	Zoom 14:11 21:7 32:2	4.35.o 15:3 40 2:6 18:6		
welfare 15:17	0	5		
whereof 39:12	02139 1:6	5 2:4		
windows 11:18 12:9	05/23/25 16:7	5:00 6:13 514 2:4 5:7 587.9 18:21		
wireless 29:7,14 29:17	1	6		
wish 14:10	1 2:5 8:6 9:4 20:5	6 14:14 21:10 32:5		
wishes 21:6 32:1	10 8:21 34:7,19 35:17	6:00 1:4 3:3 6:2 6:02 5:2 6:15 7:10,12 8:2 8:5 6:30 18:2,5 6:45 29:2,5 6:55 38:15 6409 31:13		
witness 39:12	10.30 26:5	7		
word 16:5 18:16	10.31 26:7	7.16.21.d 26:3 7.16.22.d.2 26:4		
words 22:5	10.43 16:1	8		
work 16:2 26:17 32:19,22 33:1 33:5	100 19:1,5,11	8 2:5 831 1:5		
works 5:18,19 11:20	11 1:3 3:7 12:22 26:21	9		
wouldn't 23:10	11.30 15:4	9 14:13 21:10 32:5		
wrap 14:19 21:15 32:10	1187981 8:6			
wrong 22:5 27:10,11	12 26:21 29:22 39:18			
X	15 5:16,21 6:1 6:16 37:10,15			
X 2:1	17th 39:13			
Y	18 2:6 9:19 19 11:13			
yeah 12:19 13:20 21:19,20 23:9,22 25:16	2			
year 37:11,16 38:2	2 3:9 20:5 20.54.10 15:5 200 18:22 2023 3:9 2025 1:3 3:7 11:13 26:21 39:13 2026 5:21 6:1,16			
years 23:1	21 19:4			
Yep 12:20 14:3 20:18,20 38:14	22 3:14 29 2:7 2C 2:5 8:6			
Z	3			
ZARAYA 36:17	3 20:5 330 2:7 29:6,17			
Zarya 1:8 3:5 4:8,9 5:3 6:19 6:20,20 8:4 16:18,19,19 18:4 27:17,18 27:18 29:4 36:16,17 38:13	4			
zoning 1:1 3:7				