

BOARD OF ZONING APPEAL  
FOR THE  
CITY OF CAMBRIDGE

GENERAL HEARING  
THURSDAY JUNE 26, 2025

6:00 p.m.

Remote Meeting  
via

831 Massachusetts Avenue  
Cambridge, Massachusetts 02139

Jim Monteverde, Chair  
Steven Ng, Vice Chair  
Virginia Keesler  
Fernando Daniel Hidalgo  
Carol Agate

City Employees  
Olivia Ratay



**Precision, Speed, Reliability**

**617.547.5690**

**transcripts@ctran.com**

## I N D E X

CASE	PAGE
CONTINUED CASES	
BZA-1161501 -- 133 FAYERWEATHER STREET Original Hearing Date: 06/12/25	5
REGULAR AGENDA	
BZA-1167668 -- 605 CONCORD AVENUE	23
BZA-1163946 -- 200 MAIN STREET	45
BZA-1166529 -- 300 MT. AUBURN STREET - UNIT 1	55
BZA-1167197 -- 1654 MASSACHUSETTS AVENUE	65

P R O C E E D I N G S

\* \* \* \* \*

(6:00 p.m.)

Sitting Members: Jim Monteverde, Steven Ng, Virginia

Keesler, Daniel Hidalgo, and Carol Agate

JIM MONTEVERDE: Good evening. Welcome to the June 26, 2025 meeting of the Cambridge Board of Zoning Appeal. My name is Jim Monteverde, and I am the Chair.

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

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

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

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

1 instructions on the City's webpage for remote BZA meetings.  
2 Generally, you will have up to three minutes to speak.

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

5 OLIVIA RATAY: Carol Agate?

6 CAROL AGATE: Present.

7 OLIVIA RATAY: Virginia Keesler?

8 VIRGINIA KEESLER: Present.

9 OLIVIA RATAY: Steven Ng?

10 STEVEN NG: Present.

11 OLIVIA RATAY: Daniel Hidalgo?

12 DANIEL HIDALGO: Present.

13 OLIVIA RATAY: Jim Monteverde?

14 JIM MONTEVERDE: And Jim Monteverde present.

15 Thank you.  
16  
17  
18  
19  
20  
21  
22

\* \* \* \* \*

(6:02 p.m.)

Sitting Members: Jim Monteverde, Steven Ng, Virginia

Keesler, Daniel Hidalgo, and Carol Agate

JIM MONTEVERDE: First case tonight is a continued case. And Olivia, I don't have that piece of paper in front of me. Can you just read off what the case number is, and the address is?

OLIVIA RATAY: Yeah. It's BZA Case 1161501. And it's petitioner Daniel Ustayev.

JIM MONTEVERDE: Yeah. What's the address again?

OLIVIA RATAY: 133 Fayerweather Street.

JIM MONTEVERDE: Fayerweather, right.

OLIVIA RATAY: Fayerweather.

JIM MONTEVERDE: And is there someone from the proponent calling in to talk us through that one?

[Pause]

Yes. Dan, I see you're on the line, but you've muted yourself. So if you can unmute and introduce yourself, please?

DANIEL USTAYEV: Sorry. Hi. My name is Daniel Ustayev, and I am the owner here at 133 Fayerweather. And

1 we are proposing or hoping to get a variance for a front  
2 yard setback parking stall on the left side of our property.

3 I don't -- okay.

4 JIM MONTEVERDE: Do any of you have the plan  
5 diagram? There you go.

6 DANIEL USTAYEV: Yes. That's -- yep, that's the  
7 site plan. So yeah, this is the existing structure as it  
8 stands now. It pretty -- the -- so it's a -- the original  
9 foundation and we remodeled the two units.

10 The existing house never had parking, and we're  
11 just proposing one parking stall on the left side for the  
12 left unit. It's a little bit of a thicker, more space side.  
13 So I think only about 4.5' would be in the front yard  
14 setback, and about I think 5.5' will be on the left side  
15 yard. So --

16 JIM MONTEVERDE: Olivia, is this a variance or a  
17 special permit?

18 OLIVIA RATAY: This is a variance under --

19 DANIEL USTAYEV: Yeah.

20 OLIVIA RATAY: -- Section 5.31.

21 JIM MONTEVERDE: Well, we've got to talk about the  
22 Criteria for a Variance. And the first item is -- there

1 needs to be a hardship. Can you talk about the substantial  
2 hardship?

3 DANIEL USTAYEV: Sure. So for us the hardship in  
4 this case arises directly from the unique physical  
5 constraints of the lot and the existing building footprint.

6 You know, the structure -- the existing structure  
7 is placed in such a way that it occupies pretty much the  
8 entire buildable width of the lot, leaving really no  
9 opportunity to create, like, a side yard driveway.

10 So, you know, there's really no -- there was on  
11 way to go around having a side yard driveway without  
12 violating the zoning. And --

13 JIM MONTEVERDE: And why do you need that driveway  
14 as opposed to parking on the street or somewhere else?

15 DANIEL USTAYEV: So it's -- obviously Cambridge is  
16 a city; it's tough to find parking on the street. There are  
17 many signs there that have -- frequent street cleanings, you  
18 know, there's tow zones. I think I took a picture of -- on  
19 the cross street. So yeah.

20 We're hoping to be able to use, you know, the  
21 property to the most, you know, the most use of the  
22 property, you know. Every other house on this street does

1 have a driveway and a curb cut. I think this is actually  
2 the only house that doesn't.

3 And we have space, and we're not trying to -- you  
4 know, we're trying to create, you know, a small, moderate  
5 parking stall for one car, single car, you know, just so we  
6 can have an easier way to access the property and not have  
7 to unload groceries like, you know, far away or do any of  
8 that stuff. So.

9 JIM MONTEVERDE: Okay. Thank you. Anything else  
10 to present, or is that --

11 DANIEL USTAYEV: So we have -- we installed the  
12 electrical -- electric vehicle charger as well. I pictured  
13 it there. So we'd like to be able to use the electric  
14 vehicle charger and have access to it if we're, you know,  
15 allowed that parking stall -- you know, create a more -- you  
16 know, yeah.

17 I think that's it, yeah.

18 JIM MONTEVERDE: Okay. Thank you.

19 DANIEL USTAYEV: Thank you.

20 JIM MONTEVERDE: Any questions from members of the  
21 Board?

22 CAROL AGATE: Yes. I do have some.



1           DANIEL USTAYEV: Sure.

2           CAROL AGATE: You did say that the -- there's not  
3 enough parking, but on Fayerweather there's really  
4 substantial amount of parking. There are houses there, not  
5 apartment buildings, so you don't have a lot of people who  
6 park on the street.

7           And also, you might want to respond to what your  
8 neighbor has said about that.

9           DANIEL USTAYEV: Yeah. And I saw all the neighbor  
10 concerns, and I do respect all of them. But you know -- and  
11 I agree there -- at times, there are parking spaces, but  
12 not, you know, all the time, correct?

13           So for somebody that is going to live there all  
14 the time, you know, to look for a parking space, I mean,  
15 it's not easy, especially for somebody who's, you know,  
16 little children living -- or an elderly or, you know, cases  
17 like that.

18           I mean even -- I mean -- and anyone like myself,  
19 you know, if I have to park down the road and I have  
20 groceries or a stroller, it's just a little bit tough. I  
21 would probably double park, and I've seen that happen on  
22 that street. And then it creates, you know, kind of a

1 dangerous situation.

2 And so we're just trying to utilize the space that  
3 we have and create, you know, one moderate-sized parking  
4 stall.

5 CAROL AGATE: You are the developer of this house,  
6 right?

7 DANIEL USTAYEV: Yeah, yeah.

8 CAROL AGATE: And it was pretty much a teardown, I  
9 gather. There's a photo from Google Maps that shows a  
10 completely torn-down --

11 DANIEL USTAYEV: It was, yeah. So all the framing  
12 had to come down. It was structurally not sound.

13 CAROL AGATE: Then why didn't you make those  
14 narrower, so you would have a driveway on the side of it?

15 DANIEL USTAYEV: So the foundation as existing, we  
16 weren't allowed to touch the foundation. So this -- the  
17 layout of the house is actually -- stayed the same. We  
18 didn't add any square footage, sides, or in the back and the  
19 front. It's --

20 CAROL AGATE: It didn't -- it looks like there's a  
21 space right in front of you that -- a permit-only space.  
22 You said that there's often street cleaning. I believe

1     that's only a few hours a month, right?

2             JIM MONTEVERDE:   Once a month.

3             DANIEL USTAYEV:   Once a month, on the other side.

4             JIM MONTEVERDE:   I believe the current regulation  
5     is they don't tow anymore; they used to.

6             DANIEL USTAYEV:   They ticket.

7             JIM MONTEVERDE:   You get ticketed but not towed.

8             DANIEL USTAYEV:   Yes, sir.

9             JIM MONTEVERDE:   But it's once a month from April  
10    to December -- through December, if I recall correctly.

11            CAROL AGATE:    So where is the hardship?

12            DANIEL USTAYEV:   The hardship exists in the actual  
13    -- the actual land that we couldn't really create a parking  
14    on the side of the house without violating zoning.  You  
15    know, you could say the hardship would also be what I said  
16    about, you know, having to find parking space on the street.

17            It's -- I know it seems like there's a lot of  
18    space, but at -- most of the time, the space right in front  
19    of 133 is taken or on the sides.  And you'd have to find one  
20    down the street or across the street or --

21            JIM MONTEVERDE:   All right.

22            CAROL AGATE:    All right.

1 DANIEL USTAYEV: I think --

2 JIM MONTEVERDE: Any other questions?

3 CAROL AGATE: That's enough.

4 STEVEN NG: Yeah. Mr. Ustayev, can you explain  
5 why your placement of the driveway is in -- within the side  
6 setback? I mean, this is your -- an opportunity for you to  
7 comply with zoning setbacks, and yet you still put it way to  
8 the left side.

9 DANIEL USTAYEV: What -- so if I -- I was trying  
10 to utilize some of the side of the house instead of putting  
11 it right directly in front of the house. Just, you know,  
12 aesthetically so that it doesn't, you know, completely block  
13 the front of the house and creates -- you can see more of  
14 the house.

15 And I think we only have 4.5' in front of the  
16 house that we're encroaching on, but --

17 STEVEN NG: Okay.

18 DANIEL USTAYEV: I just thought it was --

19 JIM MONTEVERDE: All right. Thank you. Any other  
20 questions from members of the Board? If not, I'll open it  
21 up to public commentary.

22 Olivia, was there anything in the file? I didn't

1 see anything in the electronic file.

2 OLIVIA RATAY: There is no new correspondence.

3 JIM MONTEVERDE: Okay. So let me open it to  
4 public comment. Any members of the public who wish to speak  
5 should now click the icon at the bottom of your Zoom screen  
6 that says, "Raise hand."

7 If you're calling in by phone, you can raise your  
8 hand by pressing \*9 and unmute or mute by pressing \*6. I'll  
9 now ask Staff to unmute speakers one at a time. You should  
10 begin by saying your name and address, and Staff will then  
11 confirm that we can hear you. After that you will have up  
12 to two minutes to speak before I ask you to wrap up.

13 OLIVIA RATAY: Steven Bercu?

14 STEPHEN BERCU: Yes, good evening. My name is  
15 Steven Bercu. I live across the street from his subject  
16 property, at 132 Fayerweather Street. I did put my comments  
17 in writing, and I will try not to duplicate what I wrote  
18 there. Just a couple points that I would like to emphasize:

19 First of all, none of other structures in our  
20 neighborhood have parking in the front yard, as is proposed  
21 here. It's not consistent with the character of the  
22 neighborhood.

1           It's very -- it's very shallow. A lot of cars  
2 would not even be able to fit fully into this space. They  
3 would end up -- depending on the make of the car, they would  
4 end up partially blocking the sidewalk. And there is a lot  
5 of foot traffic in our neighborhood, including a lot of  
6 children who walk to school.

7           So I see that as a safety concern.

8           Thirdly, Mr. Ustayev has never lived in this  
9 neighborhood. His concerns, or his sort of purported  
10 hardships are really wild exaggerations and entirely  
11 speculative. There's not -- there -- it's a very relaxed  
12 parking condition on our street.

13           People have lived in this house for decades and,  
14 you know, with these conditions. It's just never been a  
15 problem. Even when there's street cleaning, it's -- it's,  
16 you know, it's pretty easy to find somewhere to park.

17           And my final point is I don't understand why this  
18 is coming up now. Mr. Ustayev created the plans -- the  
19 original plans for this property that did not include any of  
20 these driveways for either of the two units that he's  
21 developing. So it feels to me like bait and switch.

22           I mean, we all -- you know, we all sort of signed

1 off on the designs way back when three or four years ago  
2 when this project got underway. And now it's -- it's -- at  
3 the sort of the eleventh hour when the units are already on  
4 the market, there's this curb cut being proposed, which is  
5 going to be to the detriment of all the other neighbors.

6 I'll leave my comments there, there.

7 JIM MONTEVERDE: All right. Thank you for calling  
8 in.

9 OLIVIA RATAY: No more -- or Jeanette Corbin?

10 JEANETTE CORBIN: Good evening. Can you hear me?

11 JIM MONTEVERDE: Yes. Can you just tell us your  
12 name and begin?

13 JEANETTE CORBIN: My name is Jeanette Corbin. I  
14 co-own 135-137 Fayerweather Street next to the buildings  
15 that are being built. And my e-mail is already in the  
16 record.

17 I just wanted to confirm that I agree in opposing  
18 the curb cuts with Mr. Callahan and the Bercu's. I think  
19 that if you put in curb cuts, that's going to reduce parking  
20 for -- parking spaces for everybody else that's on that  
21 street.

22 I am familiar with my property, my adjoining

1 property, because -- you know, as a kid, my grandfather  
2 lived there, and in coming to and from the property now to  
3 service the property, there's never been a problem with me  
4 finding a parking space or -- that my co-owner's sister  
5 finding a parking space.

6 I'm also concerned about safety, because I  
7 actually viewed one of the units that's going up a few weeks  
8 ago, and it was probably between five and six at night, and  
9 there were a lot of parents going by with their children. I  
10 know there's a school nearby, the Tobin School.

11 And, you know, just if somebody were to back out  
12 or to back in or, you know, just -- just, there's -- it's a  
13 busy, it was kind of busy for a summer night.

14 Also, those spaces that they are proposing,  
15 because I assume that if he gets a variance for this unit,  
16 he's going to provide one -- ask for one for the next unit  
17 -- they're very small and if there were to be some kind of  
18 an accident or something if somebody stepped on the gas or  
19 whatever, I'm afraid that that might -- could go onto my  
20 property or even go into the house itself.

21 And I'm also concerned that although they're  
22 saying that they want one space per unit, I think that I



1 wouldn't be surprised if somebody tried to get two cars onto  
2 one parking space, which would also be a problem.

3 So I -- again, I concur with the other people  
4 opposing for safety reasons, and just congestion reasons and  
5 possible property damage that might occur.

6 JIM MONTEVERDE: All right. Thank you very much  
7 for calling in.

8 JEANETTE CORBIN: Thank you for listening.

9 JIM MONTEVERDE: Yeah. Thanks for calling in.

10 OLIVIA RATAY: No one else.

11 JIM MONTEVERDE: All right. Thank you. We'll  
12 close public testimony. Any discussion among members of the  
13 Board?

14 CAROL AGATE: I think it's --

15 JIM MONTEVERDE: Sorry. Go ahead, Carol.

16 CAROL AGATE: Go ahead, Jim.

17 JIM MONTEVERDE: I did a Google Earth search up  
18 and down the street on, you know, the sidewalk. And while I  
19 do see on a number of properties there are cars parked in  
20 their driveways, and I think almost always they're set  
21 beside the house.

22 So the lots are either larger to allow someone to

1 pull in and pull deeper into the lot so they're not in the  
2 side yard setback or the houses on those lots are a bit  
3 narrower to allow that. So I think that does seem to be  
4 typical in that neighborhood.

5 But parking in the front yard I don't find is a  
6 difficult condition. So.

7 And I'm personally not in favor of intruding on  
8 the front yard setback. So at the moment, I'm not following  
9 the -- I'm not agreeing on the hardship, and I would not be  
10 in favor at the moment.

11 Anyone else?

12 CAROL AGATE: I'm very familiar with Fayerweather  
13 Street. I drive down often, and I cannot agree that parking  
14 is the least bit difficult there. It's pretty much wide  
15 open, because it's not the kind of street where the houses  
16 are crowded in, and there's plenty of parking.

17 JIM MONTEVERDE: Okay.

18 CAROL AGATE: The -- I don't understand any claim  
19 of hardship there, because walking from the curb to the  
20 house is a few steps more than parking in the yard.

21 And I do hope that it's possible to go ahead with  
22 the chargers -- that they either can have the electricity

1 unground or the City I understand is talking about allowing  
2 the chargers to cross the sidewalk, but that problem can be  
3 solved. And anything other is just self-created.

4 JIM MONTEVERDE: Thank you, Carol. Anyone else?  
5 Okay, if not, I will --

6 DANIEL USTAYEV: Can I say that --

7 JIM MONTEVERDE: Dan, you just hold on. This is  
8 really a discussion for the Board, and then we're onto a  
9 motion.

10 DANIEL USTAYEV: Okay.

11 JIM MONTEVERDE: So Board members, just keep in  
12 mind a motion is always in the affirmative. And Olivia,  
13 could you please since I don't have that piece of paper in  
14 front of me, could you please read what sections of the  
15 Ordinance they're looking for relief from?

16 OLIVIA RATAY: Yes. Section 5.31.

17 JIM MONTEVERDE: Yeah.

18 OLIVIA RATAY: Section 6.44.1.c.

19 JIM MONTEVERDE: Yeah.

20 OLIVIA RATAY: And then 10.30 for the variance.

21 JIM MONTEVERDE: Yeah. Okay. All right. So the  
22 motion is:

1           The Chair makes a motion to grant relief from the  
2 requirements of the Ordinance under Sections 5.31 -- that's  
3 the Dimensional Form; 6.44.1.c; and 10.30 for a Variance on  
4 the condition that the work proposed conforms to the  
5 drawings entitled --

6           Olivia, what's the title on that drawing that you  
7 brought up on the screen and the date, and who's it prepared  
8 by?

9           OLIVIA RATAY: The title is "133 Fayerweather."

10          JIM MONTEVERDE: Yeah. Okay. Is there a date?

11          OLIVIA RATAY: Date September 30, 2023.

12          JIM MONTEVERDE: Thank you. And does it say who  
13 it's prepared by?

14          OLIVIA RATAY: Anderson Porter Design.

15          JIM MONTEVERDE: Okay. Thank you.

16          -- initialed and dated by the Chair.

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

20          Board members, on a voice vote, please?

21          Virginia?

22          VIRGINIA KEESLER: In favor.

1 JIM MONTEVERDE: Carol?

2 CAROL AGATE: Opposed.

3 JIM MONTEVERDE: Daniel?

4 DANIEL HIDALGO: Opposed.

5 JIM MONTEVERDE: Steven?

6 STEVEN NG: Opposed.

7 JIM MONTEVERDE: And Jim Monteverde opposed.

8 [One vote YES, four vote NO]

9 JIM MONTEVERDE: So we have to state why. We'll  
10 take a vote. And the reason it didn't is that we don't see  
11 the -- or hear the description of the -- and agree to the --  
12 what's been presented as a rationale for a substantial  
13 hardship, and that the project was constructed as such not  
14 configuring the driveway, the way that could have been taken  
15 into consideration, we think, previously.

16 So the relief - the request for relief was denied.

17 Now, if we can do a voice vote, please, on that  
18 description, Daniel?

19 DANIEL HIDALGO: In favor.

20 JIM MONTEVERDE: Steven?

21 STEVEN NG: In favor.

22 JIM MONTEVERDE: Thank you. Virginia?

1 VIRGINIA KEESLER: Virginia Keesler in favor.

2 JIM MONTEVERDE: Thank you. Carol?

3 CAROL AGATE: Carol Agate in favor.

4 JIM MONTEVERDE: Thank you.

5 And Jim Monteverde in favor.

6 [All vote YES]

7 JIM MONTEVERDE: Thank you. I think that's it for  
8 that case.

9 6:23. Olivia, was there anything else on the  
10 Continued Agenda, or was that the end of it?

11 OLIVIA RATAY: That was the end of it.

12 JIM MONTEVERDE: Okay.

13

14

15

16

17

18

19

20

21

22

\* \* \* \* \*

(6:23 p.m.)

Sitting Members: Jim Monteverde, Steven Ng, Virginia

Keesler, Daniel Hidalgo, and Carol Agate

JIM MONTEVERDE: So now we'll move to the Regular  
Agenda. The first case is BZA-1167668 -- 605 Concord  
Avenue.

SARAH RHATIGAN: Good evening, Mr. Chairman.

JIM MONTEVERDE: Yep.

SARAH RHATIGAN: Good evening. Yeah, Sarah  
Rhatigan --

JIM MONTEVERDE: Hi.

SUSANNE RASMUSSEN: -- from Trilogy Law. Hello.

JIM MONTEVERDE: Yep.

SARAH RHATIGAN: Thanks so much for hearing our  
case. I just wanted to check in. I know that my client  
will be signing in as well, I want to give her a minute to  
do that.

For the record, Sarah Rhatigan, Trilogy Law LLC.  
And the business address is 12 Marshall Street in Boston,  
Massachusetts, 02108.

I am here representing the owner of CORE

1 Veterinary Surgery Clinic, and Kechia Davis is the  
2 Veterinary Surgeon who is the sole woman owner of the  
3 business.

4 And I don't see her as a participant yet, so I'm  
5 just going to pause for a moment.

6 [Pause]

7 Olivia, do you think -- oh, there she is. Great.

8 KECHIA DAVIS: Sorry. Couldn't figure it out.  
9 Sorry about that.

10 SARAH RHATIGAN: No problem. Also with us today,  
11 although again I don't see him on the line, but Phil Terzis,  
12 who's the VP from Acorn Holdings Real Estate, the  
13 representative from the owner of the building is also on the  
14 line, just here to answer any questions if they come up  
15 about the -- about the building where we're located.

16 But just to introduce you, Keisha Davis -- sorry,  
17 Dr. Davis -- is a veterinary surgeon, and she currently has  
18 two clinics in the area: one in -- sorry Maynard? Yes, one  
19 in Maynard and one in Plainville, Massachusetts.

20 And she has signed a lease for a retail space  
21 that's in a new building -- residential building -- that was  
22 permitted by a Planning Board Special Permit.



1           This is located at 605 Concord Avenue, which is in  
2     the Highlands Neighborhood. It's just if you were heading  
3     north towards Belmont just off the second rotary as you are  
4     driving up Concord Ave towards Belmont on the right side.

5           It's a lovely new building, and the retail spaces  
6     on the first floor, it's approximately 2,200 square feet.  
7     And it comes -- with that space comes 17 designated parking  
8     spaces, which is what the Planning Board required for the  
9     retail use.

10          And my understanding is at the time of that  
11     permitting, there was a -- you know, it was left open. They  
12     weren't sure, you know, who would take this retail space.

13          I'd also heard that there was some talk of their  
14     plans for perhaps a restaurant use, but happily for Dr.  
15     Davis, she was able to locate the spot as a great place for  
16     her surgical clinic.

17          Under the Zoning Ordinance, we're in a Business A  
18     district, and the use, which qualifies as an Animal Services  
19     Facility, requires that we get a special permit from the  
20     Zoning Board, which is why we're here today.

21          And what we wanted to do -- we tried to lay this  
22     out in the application in some detail, but I just thought

1 I'd, you know, briefly kind of run through some of the facts  
2 about -- abo the use, and to sort of answer any questions  
3 that you may have about concerns about any impacts on the  
4 neighborhood, which we hope will be really a positive for  
5 the area.

6 Dr. Davis has described to us that her facility is  
7 going to be offering a very unique and important specialized  
8 surgical practice. So this is for animals who need surgery,  
9 and they will sometimes need very specialized, like,  
10 minimally invasive surgery. And there are very few that  
11 veterinary surgeons in the area.

12 So this Board I know has granted some permits for  
13 animal hospitals or, like, an emergency clinic I believe,  
14 that was around the Fresh Pond rotary just -- you know, I'm  
15 not sure, you know, 500 feet maybe up the road. That's an  
16 entirely different type of practice.

17 Dr. Davis's clinic would serve as a backstop to  
18 those practices. If they have pets who are in need of  
19 surgery, they would be able to refer to her.

20 And this would be scheduled appointments. They're  
21 elective surgeries, so it's not emergency acre with people  
22 coming in all hours of the night. She schedules those

1 appointments in the business hours, where the clinic's hours  
2 are approximately 8:30 in the morning until 5 p.m.

3 Occasionally, there will be a pet who has surgery  
4 where the recovery takes a little longer, and so, sometimes  
5 there may be pets that need to stay overnight, and so,  
6 occasionally there will be staff there overnight attending  
7 to those pets.

8 But for the most part, it's a Monday through  
9 Friday business hours clinic. And again, scheduled,  
10 elective, so that they space out those clinic visits so that  
11 the traffic coming across shouldn't be onerous.

12 A little bit about the facility.

13 Olivia, would you mind putting the slides up for  
14 us just to have a visual on the space, on the site?

15 Thanks. That's a great place to start. So here -  
16 - oh, sorry. Thank you. That's great.

17 So if you can see in this image, Concord Ave is on  
18 the left, and then there's a driveway entrance where the two  
19 arrows are shown. Thanks. That's exactly right. So that's  
20 how folks would drive in.

21 And there, where you see those red dots, that's  
22 where the designated parking will be for the clinic. And

1 that will be marked clearly by the owner of the building, so  
2 that it's designated parking for her clinic.

3 There will be a few staff who will park in the  
4 spaces, but there will be ample -- there should be ample  
5 parking for the owners and patients who are coming to the  
6 site.

7 Two areas outside the retail space that I wanted  
8 to point out. One is, there's a -- something that's  
9 labeled, "Trash lift accessible by tenant." So that's an  
10 enclosed building, sort of shed building, but it's -- you  
11 know, cement block.

12 It's not -- you know, it's not rickety. This is  
13 like an established building where their trash, their  
14 dumpster will be stored. And this is to make sure that they  
15 can sort of seal off the areas, because there will be some  
16 pet waste that gets disposed in their dumpster, with trash  
17 service coming regularly during the week to make sure they  
18 haul it offsite.

19 And then the other thing I wanted to point out to  
20 you is there's a -- it's labeled, "Proposed dog run area."  
21 That's really a misnomer. We -- I probably should have  
22 asked the architect to relabel it, because there will be no

1 running of dogs, because these -- you know, pets.

2 And by the way I didn't mention, the pets cared  
3 for there are almost exclusively dogs and cats -- the dogs  
4 who are using that, yep, outdoor space will be brought out  
5 on leash one at a time, attended to by clinic staff.

6 And it's really just for the dogs who are  
7 ambulatory, they can go out and use the facilities, bag up  
8 their -- you know, poop just like you would if you were  
9 going for a walk in the city, and then bring them back in.

10 But it's really for safety, as Dr. Davis was  
11 describing to me. The -- what you really don't want is to  
12 have Clinic Staff taking the dogs for a walk on, like, an  
13 open strip of grass. And if God forbid, they lose the leash  
14 and the animal's upset and, you know, kind of runs into  
15 traffic, it would be awful.

16 So it's providing an enclosed, safe space for them  
17 to get outside when they're on site.

18 Next slide, please?

19 This shows the access for Clinic Staff if they are  
20 leaving in order to put the trash in the trash building. So  
21 they go out of sort of a back service entrance and cut  
22 through the back parking lot to the trash building.

1           Next slide, please?

2           This is showing what the interior build-out of the  
3 space will look like. And we just wanted to give you a  
4 sense of how large the facility is, which is relatively  
5 small.

6           You can see there are a few -- I think there's  
7 three exam -- small exam rooms. You know, there's a waiting  
8 area. And then there are two surgical rooms, and then a  
9 treatment area. And then you can also have x-rays taken and  
10 CT scan space as well.

11          And it also shows the more closeup of the open  
12 space -- the dog run --quote, unquote-- "dog run area."

13          Next slide, please?

14          This is just showing where the site is -- and this  
15 is the assessor site -- showing you where Concord Ave is,  
16 and that this is a building that's a second building in a --  
17 in a two -- a two-lot development that has been built over  
18 several years, right at the corner of Wheeler Street and  
19 Concord Ave.

20          Next slide?

21          This is just a view of the elevations. These are  
22 taken from the Planning Board set, so you can see their

1 illustration style. But the retail space at the bottom,  
2 with sort of the blue windows, that's where the clinic space  
3 will be. And it has a separate entrance from the retail  
4 area.

5 Next slide, please?

6 And here's a view from the other side. So in this  
7 view, Concord Ave would be to your right.

8 Next slide, please?

9 And let's see; I need to get myself oriented. So  
10 this one, we're looking at the side of the building, and  
11 Concord Ave would be to your left.

12 PHIL TERZIS: Actually --

13 SARAH RHATIGAN: And that should --

14 PHIL TERZIS: -- this is actually from the rear.  
15 So Concord Ave would be --

16 SARAH RHATIGAN: Oh, thank you.

17 PHIL TERZIS: -- the other side of the building.

18 SARAH RHATIGAN: Thank you.

19 PHIL TERZIS: Yeah.

20 SARAH RHATIGAN: Thanks, Phil.

21 That was Phil Terzis speaking.

22 And here are some renderings from the street view

1 from Concord Avenue.

2 Next slide? Thank you.

3 And I think that was just one other image that we  
4 had sent over earlier today with a diagram. I just wanted  
5 to show you how clinic visitors and their pets would access  
6 the front entry.

7 So they'd park in the parking area where it says,  
8 "Parking" and then walk along that -- that pathway,  
9 pedestrian pathway where the red line is through the front  
10 door of the surgical clinic.

11 And let's see, just a couple of other things I  
12 wanted to mention, so when we think about special permit  
13 conditions -- and Olivia can close down the slides; we can  
14 go back to those if people have questions later -- but just  
15 kind of running through the typical concerns that the Board  
16 may have: noise, odor, light, traffic, I think these are my  
17 -- light, waste spillage -- those sort of key things that we  
18 were trying to be sure that we were addressing and not  
19 causing any issues.

20 The -- in terms of noise that might be coming from  
21 the clinic space, a couple thing. One, Dr. Davis is  
22 describing to us that she has to keep her clinic spaces very



1 quiet and calm for the benefit of the animals, as well as  
2 the clinic staff.

3 And when animals are showing up, they're about to  
4 have a surgical procedure and they are sedated while they're  
5 there, so it's not a barky, you know, loud atmosphere, but  
6 the owner of the building -- and under the lease, there are  
7 very strict provisions on what noise insulation would be.

8 So the architect has provided some information  
9 about the basically state-of-the-art soundproofing.

10 So not only the exam rooms have additional  
11 soundproofing insulation, but there's also I think they said  
12 something like 12" of insulation under -- or above the  
13 ceiling tiles at the ceilings of that space to make sure  
14 that there's no issues for the other occupants of the  
15 building or for, obviously, for neighbors outside the  
16 building.

17 In terms of, like, additional concerns about  
18 odors, because there are pets there, they have very  
19 sophisticated HVAC and exhaust systems with extra filtration  
20 to make sure that we're not having trouble with that. And  
21 all of the surfaces within the clinic will be washable and  
22 will be washed regularly. They follow standards for

1 maintaining animal hospitals that are recognized.

2 And we talked about waste and how pet waste would  
3 be handled. Also, medical waste is handled by a third-party  
4 vendor, who has to follow all the industry standards for  
5 removing medical waste.

6 We had a question from a neighbor. Will there be  
7 a crematorium? And there will not be a crematorium. That  
8 was one, you know, concern that was raised.

9 Traffic. We talked a bit about, you know, how  
10 people come and go to the site. As you know, Concord Avenue  
11 is an extremely highly traveled road. So the clinic would  
12 be a drop in the bucket in terms of, you know, it's not  
13 going to add car trips that wouldn't otherwise be coming to  
14 that area.

15 And then there's also some benefits of the owner  
16 of the building has subscribed to the Alewife shuttle  
17 system, so Dr. Davis's employees and, you know, patients  
18 could as well arrive on the shuttle if they don't have a  
19 car. And there will be bike parking available.

20 We met with two of our neighbors and had a really,  
21 really great Zoom call with them and I think they wrote a  
22 letter of support which I saw posted to the portal today.

1 But I won't speak to that, because it seems that they were  
2 kind of confirming things that we discussed, and that I've  
3 mentioned to you tonight. So.

4 I'm going to stop there and just be available for  
5 questions, and then just ask that if there are questions  
6 that come up in the public comment, if you allow us to  
7 respond that would be great.

8 JIM MONTEVERDE: Okay. Thank you, Sarah.

9 Any questions from members of the Board?

10 STEVEN NG: I -- my only question is regarding the  
11 mechanical systems, the HVAC system. Is there a way in, or  
12 is there information in the design packet that specifies,  
13 like, whatever -- what criteria they -- the design is  
14 addressing odor control or just something we know, like,  
15 it's meeting a certain, say veterinarian-operation standard  
16 for operating rooms or something like that?

17 SARAH RHATIGAN: Yeah. I know that it will have  
18 to for licensing purposes, but I don't have the  
19 specifications with us today.

20 But it will be -- obviously it will be part of  
21 the, you know, the construction permit set. And I'm sorry,  
22 I don't think the architect was available to join us today,

1     so I don't have any more detail.

2             STEVEN NG:   And that the --

3             SARAH RHATIGAN:  Phil, did you -- you didn't have  
4     any other --

5             PHIL TERZIS:  Yeah, I don't --

6             SARAH RHATIGAN:  You don't have specs yet, right?

7             PHIL TERZIS:  I -- we're --

8             JIM MONTEVERDE:  Phil, can you introduce yourself,  
9     please?

10            PHIL TERZIS:  Oh, sorry.  Phil Terzis with Acorn  
11     Holdings.  We're the developers and owners of the project.  
12     And just to let you know, we opened the building about three  
13     weeks ago.  We got our TCO, and we have been moving in new  
14     residents in the past three weeks.

15            The HVAC system, there will be condensers; two  
16     condensers on the roof, two 3-ton condensers, which feed two  
17     air handlers in the space itself.

18            The air handlers and the condensers are  
19     completely, you know, dedicated to the retail space; there's  
20     no mixing of air or any kind of systems with the rest of the  
21     building.

22            And then within the space, there will be at least

1 one ERV -- Energy Recovery Ventilator -- which will bring in  
2 fresh air and deposit stale air outside.

3 But the engineers for the retail space are also  
4 the engineers for the whole building so they're, you know,  
5 very familiar with the building.

6 But I don't know in terms of the specs for  
7 filtration or odor control. But I do know that all of the  
8 air within that space is, you know, is dedicated to that  
9 space, is not shared with any other spaces.

10 STEVEN NG: Okay.

11 PHIL TERZIS: And the ventilation systems enter  
12 and exit on the side of the building facing the ten-faucet  
13 loading dock. So --

14 STEVEN NG: Okay. Thank you so much.

15 PHIL TERZIS: Sure.

16 JIM MONTEVERDE: Any other questions from members  
17 of the Board? If not, Sarah, based on Steven's comment  
18 about how do they deal with odors, and if there's no  
19 specification or another response more specific to it.

20 I might suggest that we add as a condition  
21 basically repeating what the Ordinance talks about, we need  
22 to have with a special permit.

1           And it basically says that all animals are kept  
2 indoors and that no noise or odors are perceptible from the  
3 adjoining lots.

4           I would assume "lots" in this case would mean the  
5 residential units above. Would that be -- would you be  
6 amenable to a condition like that, Sarah?

7           SARAH RHATIGAN: Well, I --

8           JIM MONTEVERDE: Would anybody?

9           SARAH RHATIGAN: Yes, but -- yes but I think -- I  
10 think that when you -- when you talk about adjoining lots,  
11 it does literally mean adjoining lots. So that would be,  
12 you know, the contours of the physical lot.

13          JIM MONTEVERDE: Mm-hm.

14          SARAH RHATIGAN: But obviously the owner of the  
15 building -- just to give the Board assurance that the owner  
16 of the building and the residential units are going to be  
17 sure to enforce that internally within the property, there  
18 are strict provisions within the lease that the owner is  
19 going to be quite keen to make sure to monitor and to  
20 enforce as the owner of the property.

21          But I don't have a problem with a condition that's  
22 drafted the way the ordinance is drafted for a special

1 permit standard.

2 JIM MONTEVERDE: The Board's in agreement about,  
3 okay.

4 SARAH RHATIGAN: Yeah.

5 JIM MONTEVERDE: All right. Any other questions  
6 from members of the Board? If not, I'll open it up to  
7 public comment.

8 Olivia, is there anything in the file?

9 OLIVIA RATAY: There is one letter from Anne  
10 Stewart.

11 JIM MONTEVERDE: Do you want to just summarize  
12 whether it's for or against?

13 OLIVIA RATAY: They support the granting of the  
14 special permit. They believe in independently owned women-  
15 owned businesses. However, they do have some questions as  
16 to location, type of vet business and logistics and traffic  
17 congestion, which I think Sarah addressed.

18 JIM MONTEVERDE: Yep. Anybody else in the file?

19 OLIVIA RATAY: That is all I'm seeing.

20 JIM MONTEVERDE: And was there -- Sarah mentioned  
21 a presentation from the Planning Board, is there any  
22 commentary from the Planning Board?

1           OLIVIA RATAY: There is an e-mail from Swaathi  
2 Joseph. It doesn't look like a recommendation. I mean, it  
3 just doesn't say anything other than confirming the Use  
4 Category with Inspectional Services.

5           JIM MONTEVERDE: Okay. All right. With that,  
6 I'll open it up to public comment.

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

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

17           OLIVIA RATAY: Ann Stewart?

18           ANN STEWART: My name is Ann Stewart. I'm an  
19 abutter at 25-31 Wheeler Street, which is directly behind  
20 605, 603 Concord Avenue. We had a very educational and  
21 respectful call with the owner, and I really appreciate  
22 tonight hearing from Sarah and from Phil adding some more



1 details. It was very helpful.

2 Our only real suggestions were to contact the  
3 Fresh Pond Water Department to introduce the business,  
4 simply because there are so many dogs in this area, and as  
5 you know 500 -- there are 525 luxury and market-rate --  
6 luxury and affordable units on -- at 55 Wheeler Street, and  
7 there's just a constant stream of dogs going into the Fresh  
8 Pond entrance, which is right across from this property.

9 And also, we suggested contacting the MBTA about  
10 the new business, because both buses 74 and 78 stop just  
11 behind -- just beyond 605 Concord Ave. Those are our only  
12 real concerns.

13 Deeply appreciate the relationship that we have  
14 developed with Phil Terzis over the years. Thank you.

15 JIM MONTEVERDE: Thank you for calling in.

16 OLIVIA RATAY: No one else.

17 JIM MONTEVERDE: All right. Close public  
18 testimony. Any discussion among members of the Board?

19 If not, we'll go to a motion. And this is a  
20 special permit. So the Chair makes a motion to grant relief  
21 from the requirements of the Ordinance under Sections  
22 4.35.L, that's Animal Service Facilities -- and then 10.40

1 for a Special permit. Want me to read the conditions of the  
2 special permit, the criteria?

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

5 b) Traffic generated or patterns of access or  
6 egress would cause congestion, hazard, or substantial  
7 change. That is not, no.

8 c) The continued operation of or the development  
9 of the adjacent uses as permitted in the zoning ordinance  
10 would be adversely affected. It will not.

11 d) Nuisance or hazard would be created to the  
12 detriment of the health, safety, or welfare of the occupant.  
13 It will not.

14 e) And for other reasons, the proposed use would  
15 impair the integrity of the district or adjoining district.  
16 And it will not.

17 So it complies with all the criteria under the  
18 Special Permit under 10.43.

19 On the condition that the work proposed conform to  
20 the drawings entitled -- Olivia, can you read me off the --  
21 what the title is on the drawing, and the date you prepared  
22 them?

1 OLIVIA RATAY: Yeah. So it's prepared by Piatt  
2 Associate Architecture. And the title, I guess, is "Concord  
3 2." And then the date is September 29, 2017.

4 JIM MONTEVERDE: Thank you. Initialed and dated  
5 by the Chair.

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

9 Further, that the special permit is granted  
10 incorporating the following condition. And that condition I  
11 am reading out of the Ordinance, and it is the condition  
12 stated under 4.35.1 for Animal Service Facility, and in the  
13 Business A District in order to be granted a special permit,  
14 it needs to, and I quote, "provided that in Business and  
15 Office districts --" which this is "-- all animals are kept  
16 indoors, and that no noise or odor are perceptible from  
17 adjoining lots."

18 Board members, by voice vote, please, Steven?

19 STEVEN NG: In favor.

20 JIM MONTEVERDE: Thank you. Daniel?

21 DANIEL HIDALGO: In favor.

22 JIM MONTEVERDE: Thank you. Virginia?

1 VIRGINIA KEESLER: Virginia Keesler in favor.

2 JIM MONTEVERDE: Thank you. Carol?

3 CAROL AGATE: Carol Agate in favor.

4 JIM MONTEVERDE: Thank you. Jim Monteverde in  
5 favor.

6 [All vote YES]

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

9 SARAH RHATIGAN: Thank you very much.

10 PHIL TERZIS: Thank you.

11 SARAH RHATIGAN: Appreciate it.

12 KECHIA DAVIS: Thank you.

13 JIM MONTEVERDE: Yep. You're welcome.

14

15

16

17

18

19

20

21

22

\* \* \* \* \*

(6:50 p.m.)

Sitting Members: Jim Monteverde, Steven Ng, Virginia

Keesler, Daniel Hidalgo, and Carol Agate

JIM MONTEVERDE: Now we have a series of telecommunications cases; three in a row. We have BZA-1163946 for 200 Main Street. Crown Castle Fiber, Brandi Spezzano?

OLIVIA RATAY: That's correct.

JIM MONTEVERDE: Brandi? Brandi, are you going to present to us what changes or otherwise are proposed for this location?

BRANDI SPEZZANO: Yes. My name is Brandi Spezzano, and I am with Crown Castle Fiber. And we are proposing to replace a streetlight at -- around 200 Main Street. It is owned by Cambridge Redevelopment Association.

We have entered into an agreement with them to replace the streetlight and add wireless equipment to it.

There was an existing location on City of Cambridge property near Amherst Street, the corner of Amherst. However, that location has been removed, and now we are proposing this location to maintain the wireless coverage for this very dense area. And yes, the picture is

1 shown.

2           Unfortunately, the left is what it looked like  
3 when the simulation was created. We have since been  
4 informed that a car has hit the pole; the streetlight is no  
5 longer there. So it's also a nice way to save the  
6 developer, the owner of this land or the City of Cambridge  
7 some funding, becoming we would be placing the new pole  
8 anyway. So.

9           JIM MONTEVERDE: And I've seen other installations  
10 like this throughout the city.

11           BRANDI SPEZZANO: They're all over, correct.

12           JIM MONTEVERDE: This is really to support the 5G  
13 systems, is that correct?

14           BRANDI SPEZZANO: That is correct. Some of this  
15 is 4G as well. I think this particular one may only be for  
16 4G. It depends on what the needs are in this area, whether  
17 it's voice, data coverage versus capacity. Very, very  
18 similar. Even our 5G installations run on the same mm wave.

19           JIM MONTEVERDE: And I assume the largest box  
20 element that's about midway up the pole is what's necessary  
21 to support the antenna on top?

22           BRANDI SPEZZANO: That is correct. That is just,

1     like, the radio power box, those kinds of equipment.

2     Nothing that emits any sort of radiation inside that box.

3             JIM MONTEVERDE:   I'm going to nominate myself for  
4     a Nobel Prize if I'm getting that box off of those things.  
5     And that is --

6             BRANDI SPEZZANO:   I know.

7             JIM MONTEVERDE:   All right.   That's enough.  
8     Anything else for you to present, or is that your --

9             BRANDI SPEZZANO:   Yep.   I think that's about it.  
10    Like I said, these are within the city of Cambridge all  
11    throughout.   The only reason why the one is different is  
12    because it happens to be on private property.

13            Crown Castle as an entity does not typically enter  
14    into these kinds of agreements, but we had limited space.  
15    This has kind of been a very long project in itself, because  
16    we thought it was City of Cambridge public right-of-way, but  
17    it's not.   So that's how we ended up here.

18            JIM MONTEVERDE:   Okay.   Thank you.   Any questions  
19    from members of the Board?   If not, I'll open it up to  
20    public comment.

21            Olivia, is there anything in the file?   I didn't  
22    see it at the end of the day, though.

1 OLIVIA RATAY: No, there's not.

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

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

12 OLIVIA RATAY: No one. No one is calling in.

13 JIM MONTEVERDE: Surprise, surprise. Any  
14 discussion among members of the Board? If not, I will move  
15 to a motion.

16 And really for Ms. Spezzano, just so you  
17 understand, I have a prerecorded statement from the City  
18 that I'm going to read into as part of the motion. So that  
19 will be part of what the Board will vote on. Okay. All  
20 right?

21 So the Chair makes a motion to grant relief from  
22 the requirements of the ordinance under Sections 4.32.g.1;



1 and Section 4.40 and 10.40 for a Special Permit on the  
2 condition that the work proposed conform to the drawings  
3 entitled --

4 Olivia, I think I can say "Crown Castle;" did it  
5 have a date prepared by?

6 OLIVIA RATAY: Yeah. So it is no date and  
7 prepared by Faynet Engineering Group.

8 JIM MONTEVERDE: Okay.

9 -- initialed and dated by the Chair.

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

13 Further, that the special permit is granted  
14 incorporating the following condition.

15 And Olivia, let me know if this doesn't come  
16 across.

17 JIM MONTEVERDE: Can you hear this?

18 No. Hold on. -- that the work proceed in  
19 accordance with the plans submitted by the petitioner, which  
20 -- let me try that one more time.

21 Based on the findings the Chair moves that the  
22 petitioner be granted the special permit it is seeking

1 subject the following conditions:

2 One, that the work proceed in accordance with the  
3 plans submitted by the petitioner, and initialed by the  
4 Chair.

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

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

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

19 Five, that the petitioner is in compliance with  
20 and will continue to comply with in all respects the  
21 condition imposed by this Board with regard to previous  
22 special permits granted to the petitioner, with regard to

1 the site in question.

2 In as much as the health effects of the  
3 transmission of electromagnetic energy waves is a matter of  
4 ongoing societal concern and scientific study, the special  
5 permit is also subject to the following conditions:

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

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

15 Failure to timely file any such report with the  
16 Inspectional Services Department shall ipso facto terminate  
17 the special permit granted tonight.

18 b) That in the event that at any time federal  
19 authorities notify the petitioner that its equipment on the  
20 site, including but not limited to the special permit  
21 granted tonight, fails to comply with the requirements of  
22 law or governmental regulations -- whether with regard to

1 the emissions of electromagnetic energy waves or otherwise,  
2 the petitioner, within 10 business days of receipt of such  
3 notification of such failure, shall file with the  
4 Inspectional Services Department a report disclosing in  
5 reasonable detail that such failure has occurred, and the  
6 basis for such claimed failure.

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

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

17 Any such new application shall not be deemed a  
18 repetitive petition and therefore would not be subject to  
19 the two-year period during which repetitive petitions may  
20 not be filed.

21 And finally, d) that within 10 business days after  
22 receipt of a building permit for the installation of the

1 equipment subject to this petition, the petitioner shall  
2 file with the Inspectional Services Department a sworn  
3 affidavit of the person in charge of the installation of  
4 equipment by the petitioner with the geographical area that  
5 includes Cambridge stating that:

6 a) he or she has such responsibility, and

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

15 The end. All right. Thank you.

16 Board Members, on a voice vote, please? Carol?

17 CAROL AGATE: In favor.

18 JIM MONTEVERDE: Thank you.

19 Virginia?

20 VIRGINIA KEESLER: In favor.

21 JIM MONTEVERDE: Daniel?

22 DANIEL HIDALGO: In favor.

1 JIM MONTEVERDE: Steven?

2 STEVEN NG: In favor.

3 JIM MONTEVERDE: Thank you. Jim Monteverde.

4 [All vote YES]

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

7 BRANDI SPEZZANO: Thank you.

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

\* \* \* \* \*

(7:03 p.m.)

Sitting Members: Jim Monteverde, Steven Ng, Virginia

Keesler, Daniel Hidalgo, and Carol Agate

JIM MONTEVERDE: Next case is BZA-1166529 -- 300 Mt. Auburn Street, Unit No. 1. This is one of those buildings I'm surprised hasn't fallen to the ground because of all the stuff that's glued up in the rooftop.

But Mr. Braillard, let us know what you're doing today. Take it away.

ADAM BRAILLARD: Thank you. Thank you, Mr. Chairman, and members of the Board. Adam Braillard for applicant T-Mobile Northeast LLC. We're here in connection with a special permit in front of the Board to modify the existing wireless communications facility that's up on this rooftop. It's located at 300-350 Mt. Auburn Street.

It's also known as the Mount Auburn Hospital. It's located within the Residential C-3 Zoning District and subject to the City Zoning Ordinance. The modification requires a special permit from the Board.

So basically, what we're doing here is the -- there are nine existing panel antennas that are on the site

1 for T-Mobile. There's three what they call, "TMAs" or  
2 Tower-Mounting Antennas.

3 Yeah, Olivia, maybe if you want to go to the photo  
4 sims, that would be probably the -- yeah, great, thank you.

5 This -- so there's nine panel -- existing nine  
6 panel antennas, nine -- sorry three TMAs, and there's three  
7 RRUs, which are Remote Radio Units: two cabinets and 12 coax  
8 cables. Those are all existing.

9 What we're proposing to do is replace six of the  
10 nine antennas, so the net will still be nine, maximum nine  
11 antennas, and then remove the TMAs, remove the Remote Radio  
12 Units, and install six new Remote Radio Units. So again,  
13 the net will be the same.

14 And then we are going to replace two cabinets with  
15 two new but smaller cabinets and then remove the 12 coax  
16 cables and replace those with just three hybrid cables. And  
17 that's really it.

18 So the net of the panel antennas will be the same  
19 currently nine and there will be nine panel antennas when  
20 they're done. The net of the TMAs and Remote Radio Units,  
21 which is six, will remain the same. Those six will go away,  
22 and we'll replace those with six new ones, and then we're



1 going to be reducing the number of the coax.

2 All the equipment will be painted to match the  
3 color of the building. All of these antennas that we're  
4 working with are the on the -- one of the penthouses of the  
5 hospital. So set back from the roof's edge a pretty  
6 significant amount.

7 JIM MONTEVERDE: Can you walk us through the  
8 visual simulations, please?

9 ADAM BRAILLARD: Sure. So the first view, this is  
10 from Memorial Drive, I believe. And the photos -- yeah,  
11 this is just the first -- the beginning of the photo sims.

12 So if you go to the next slide, that would be  
13 great.

14 And this is just a view of -- a bird's eye view of  
15 where we're taking photo sims from.

16 So the first shot, there you go, is from the -- is  
17 basically -- yep. So that first shot is from the parking  
18 area. And we're going to be working on the antennas that  
19 are on the penthouse part of the building.

20 So the next shot just shows the changeout of those  
21 antennas. So that's Location 1. This is Location 2. This  
22 is from Memorial Drive. And again, it's the greener or the

1 light -- it's the further set back penthouse.

2 And if you go to the next slide?

3 That's what the proposed installation would look  
4 like.

5 And the final shot is -- is a different area of  
6 the parking lot. It's kind of hard to get good views here.  
7 But again, that's a closer, close-up shot of the penthouse  
8 and the changes to the equipment as well as the antennas.

9 JIM MONTEVERDE: Okay. Thank you.

10 ADAM BRAILLARD: Sure.

11 JIM MONTEVERDE: Any questions from members of the  
12 Board? If not, I'll open it up to public comment.

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

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

1 Anybody calling in?

2 OLIVIA RATAY: No one's calling in.

3 JIM MONTEVERDE: Okay. Close public testimony.

4 Any discussion among members of the Board? If not, we'll  
5 move to a motion.

6 The Chair makes a motion to grant relief from the  
7 requirements of the Ordinance under Sections 4.32.g.1 and  
8 Section 4.40 and 10.40 on the condition that the work  
9 proposed conforms to the drawings entitled, "300 Mt. Auburn  
10 Street," prepared by Centerline, and dated April 24, 2025;  
11 initialed and dated by the Chair.

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

15 Further, that the special permit is granted  
16 incorporating the following condition -- Mr. Braillard, I  
17 have a prerecorded statement that's kind of the City  
18 Standard, but I have two other things I'd like to just  
19 mention and see if you're okay with including them as the  
20 conditions. And they have to do with how the antennas are  
21 mounted and what coloration are on those antennas.

22 So one, if feasible, all antennas shall be moved

1 down from the top of the penthouse -- or pardon me, the top  
2 of the façade -- to avoid visually interrupting the  
3 horizontal cornice line at the top portion of façade.

4 This should be calibrated using photo simulations  
5 to account for the lower vantage point of the typical  
6 viewer.

7 And a second, remove all unused devices, mounts,  
8 brackets, and wiring.

9 And there's a third. All painted and wrapped  
10 materials, including existing equipment, cabling, and  
11 mounts, should have a consistent finish that mimics the  
12 existing façade and cladding and color and reflectivity.

13 And now, let me include the speech.

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

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

20 Two, that upon completion of the work, the  
21 physical appearance and visual impact of the proposed work  
22 will be consistent with the photo simulations submitted by

1 the petitioner and initialed by the Chair.

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

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

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

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

21 a) That the petitioner shall file with the  
22 Inspectional Services Department each report it files with

1 the federal authorities regarding electromagnetic energy  
2 waves emissions emanating from all the proponent's equipment  
3 on the site.

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

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

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

22 The special permit granted tonight shall ipso

1      facto terminate if any of the petitioner's federal licenses  
2      are suspended, revoked, or terminated.

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

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

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

21             a) he or she has such responsibility, and

22             b) that the equipment being installed pursuant to

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

8 JIM MONTEVERDE: All righty. Board members, on a  
9 voice vote, please? Steven?

10 STEVEN NG: In favor.

11 JIM MONTEVERDE: Thank you. Daniel?

12 DANIEL HIDALGO: In favor.

13 JIM MONTEVERDE: Thank you. Virginia?

14 VIRGINIA KEESLER: In favor.

15 JIM MONTEVERDE: Thank you. Carol?

16 CAROL AGATE: In favor.

17 JIM MONTEVERDE: And Jim Monteverde in favor.

18 [All vote YES]

19 JIM MONTEVERDE: Five in favor. The relief is  
20 granted. Thank you.

21 ADAM BRAILLARD: Thank you; It was nice to see  
22 you.



\* \* \* \* \*

(7:15 p.m.)

JIM MONTEVERDE: Last, but not last -- or last is  
BZA-1167197 - 1654 Massachusetts Avenue.

MICHAEL FENTON: Good evening, Mr. Chair.

JIM MONTEVERDE: Hi.

MICHAEL FENTON: Hello.

JIM MONTEVERDE: Introduce yourself, please.

MICHAEL FENTON: My name is Attorney Michael  
Fenton. I'm a partner at the law offices of Shatz, Schwartz  
and Fentin, 1441 Main Street in Springfield, and here  
tonight on behalf of Cellco Partnership d/b/a Verizon  
Wireless. If the Chair would like, we can start our  
presentation.

JIM MONTEVERDE: Yeah. Please go ahead.

MICHAEL FENTON: Okay. So we are here tonight on  
behalf of Verizon Wireless, Mr. Chair and members of the  
Board, seeking a modification for an existiong installation  
on the rooftop of the property known as 1654 Massachusetts  
Ave. The property is located in the Resident C-2 zoning  
district, and there are number of chimneys on the roof where  
Verizon is already collocated, specifically three that are

1 in question tonight. All three have the existing antenna  
2 installations, and the purpose of this modification is to  
3 upgrade our antennas for added data and voice coverage in  
4 the city.

5 On the Gamma sector chimney, we will be swapping  
6 one antenna for a new antenna; on the Beta sector chimney,  
7 we will be adding one antenna, moving another, and removing  
8 a third. And for the Alfa sector chimney, we will be adding  
9 a new antenna and moving another.

10 So there is some shifting of antennas and adding.  
11 The reason for the shifting -- and I know in the past this  
12 Board has requested that we try to keep antennas equidistant  
13 from each other on the mounts so we endeavor to do that in  
14 this case. And I reviewed that prior request with our  
15 engineers. Unfortunately, the Samsung antennas that are  
16 being upgraded in this case have Remote Radio Heads that are  
17 built into the antennas, and they therefore require  
18 additional ventilation and have product specification  
19 standards with the manufacturer, Samsung, that require  
20 minimum spacing standards. So that reflects the spacing  
21 that you see zoning drawings and the photo simulations that  
22 were submitted.

1           We want to point out to the Board that there are  
2 no increases in height for any of the installations.  
3 Nothing here protrudes from the edge of the roof of the  
4 building. There are no changes to the interior equipment  
5 cabinet. We provided a full structural analysis evidencing  
6 the structural safety of the rooftop to accommodate this  
7 equipment. And all antennas will be wrapped and painted to  
8 match the existing antennas and the existing chimneys so  
9 that everything blends as nicely as possible.

10           So thank you, Olivia, for sharing the photo  
11 simulations. I'll walk the Board through the photo sims.

12           If you can go, please, to the first slide; maybe  
13 page 12 looks like --

14           This is just showing the site location in green,  
15 and then the four red photos -- photo dots demonstrate where  
16 simulation photos were taken from.

17           This is our first vantage point. If you see on  
18 the rooftop, almost directly in the center of your screen,  
19 you can see the existing antennas that stick out a little  
20 bit of a lighter shade than the existing chimney.

21           And if you go to the next slide, you will see the  
22 minor modifications that we are proposing.

1           It's a minor readjustment and realignment of the  
2     antennas; and you can see that we are proposing to paint  
3     them all to match them more appropriately to the existing  
4     chimney. The last antennas were painted a little bit  
5     lighter.

6           Next, please?

7           This is an existing view, and that's the proposed  
8     view.

9           And then I think we have one final image; right  
10    here is the existing view, Photo 3A, and that is the  
11    proposed view.

12          And it looks like there is one more simulation  
13    with a very negligible difference. Right there. Very  
14    difficult to see.

15          So, our request, Mr. Chair, is that the BZA grant  
16    our request for special permit relief so that we can improve  
17    data and voice coverage in the city and do so in the least  
18    visually impactful way possible to the residents of the city  
19    of Cambridge. Thank you.

20          JIM MONTEVERDE: Thank you.

21          Any questions from member of the Board? If not,  
22    I'll open it up to public comment.

1 Any member 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 three minutes to speak before I ask you to  
10 wrap up.

11 OLIVIA RATAY: No one is calling in.

12 JIM MONTEVERDE: All right. So we are good.

13 Any discussion among members of the Board, or are  
14 we ready for a motion?

15 Sounds like it's time for a motion.

16 The Chair makes a motion to grant relief from the  
17 requirements of the Ordinance under Sections 4.32.g.1; and  
18 Section 4.40 and 10.40 for a Special Permit on the on the  
19 condition that the work proposed conform to the drawings  
20 entitled --

21 Oop, sorry. Olivia, can you bring one of the  
22 drawings up so I can read what's titled and prepared by, and

1 the date?

2 OLIVIA RATAY: You want me to bring it up or can I  
3 just say?

4 JIM MONTEVERDE: No, just say it. Sorry; I did  
5 not have a chance -- I did not look at it while it was on  
6 the screen.

7 OLIVIA RATAY: It is -- prepared by Dewberry  
8 Engineers Inc., dated May 9, 2025.

9 JIM MONTEVERDE: Thank you. And I'm sure it's  
10 titled "1654 Massachusetts Avenue."

11 OLIVIA RATAY: It is.

12 JIM MONTEVERDE: -- initialed and dated by the  
13 Chair.

14 And further, we incorporate the supporting  
15 statements and Dimensional Form submitted as part of the  
16 application.

17 Further, that the special permit is granted  
18 incorporating the following conditions.

19 And I think you've actually talked about this,  
20 Michael, it in your presentation but let me just restate.  
21 There are three here. And then there is a recording.

22 One, if feasible, all antennas should be move down

1 from the top of the façade to avoid visually interrupting  
2 the horizontal cornice line at the top portion of the  
3 façade. This should be calibrated by using photo  
4 simulations to account for the lower vantage point of the  
5 typical viewer.

6 Two, to remove all unused devices, mounts,  
7 brackets, and wiring.

8 Three, all painted and wrapped materials,  
9 including existing equipment, cabling, and mounts, should  
10 have a consistent finish that mimics the existing façade and  
11 cladding and colors and reflectivity.

12 MICHAEL FENTON: That is fine with us; yes.

13 JIM MONTEVERDE: Thank you. And for a recorded  
14 statement -- there we go.

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

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

21 Two, that upon completion of the work, the  
22 physical appearance and visual impact of the proposed work

1 will be consistent with the photo simulations submitted by  
2 the petitioner and initialed by the Chair.

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

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

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

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

22 a) That the petitioner shall file with the



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

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

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

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

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

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

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

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

22          a) he or she has such responsibility, and

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

9           The end.

10          JIM MONTEVERDE: Thank you.

11          Board members on a voice vote, please? Carol?

12          CAROL AGATE: In favor.

13          JIM MONTEVERDE: Thank you. Virginia?

14          VIRGINIA KEESLER: In favor.

15          JIM MONTEVERDE: Thank you. Daniel?

16          DANIEL HIDALGO: In favor.

17          JIM MONTEVERDE: Thank you. Steven?

18          STEVEN NG: In favor.

19          JIM MONTEVERDE: And Jim Monteverde in favor.

20          [All vote YES]

21          JIM MONTEVERDE: That's five in favor. The relief  
22 is granted. Thank you.

1                   MICHAEL FENTON: Thank you very much.

2                   JIM MONTEVERDE: And thank you Board members. And  
3 we'll see you in about a month.

4                   [7:27 p.m. End of Proceedings]

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

CERTIFICATE

Commonwealth of Massachusetts

Middlesex, ss.

I, Michele Dent, Notary Public in and for the  
Commonwealth of Massachusetts, do hereby certify that the  
above transcript is a true record, to the best of my  
ability, of the proceedings.

I further certify that I am neither related to nor  
employed by any of the parties in or counsel to this action,  
nor am I financially interested in the outcome of this  
action.

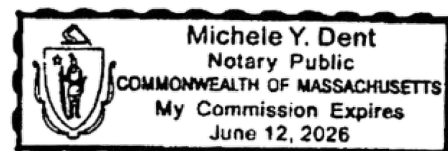
In witness whereof, I have hereunto set my hand this  
third day of July 2025.



Notary Public

My commission expires:

June 12, 2026



<b>A</b>	63:18 74:19	41:22 43:12	<b>appropriate</b>	62:7,12 73:2,8
<b>ability</b> 77:7	<b>affirmative</b>	<b>animal's</b> 29:14	53:10 64:3	73:13
<b>able</b> 7:20 8:13	19:12 54:5	<b>animals</b> 26:8	75:4	<b>authorized</b> 3:11
14:2 25:15	<b>affordable</b> 41:6	33:1,3 38:1	<b>appropriately</b>	<b>available</b> 34:19
26:19	<b>afraid</b> 16:19	43:15	68:3	35:4,22
<b>abo</b> 26:2	<b>Agate</b> 1:9 3:5	<b>Ann</b> 40:17,18,18	<b>approved</b> 3:10	<b>Ave</b> 25:4 27:17
<b>abutter</b> 40:19	4:5,6 5:4 8:22	<b>Anne</b> 39:9	50:14 61:7	30:15,19 31:7
<b>access</b> 8:6,14	9:2 10:5,8,13	<b>answer</b> 24:14	72:8	31:11,15 41:11
29:19 32:5	10:20 11:11,22	26:2	<b>approximately</b>	65:20
42:5	12:3 17:14,16	<b>antenna</b> 46:21	25:6 27:2	<b>Avenue</b> 1:5 2:6
<b>accessible</b> 28:9	18:12,18 21:2	66:1,6,6,7,9	<b>April</b> 11:9 59:10	2:9 23:7 25:1
<b>accident</b> 16:18	22:3,3 23:4	<b>antennas</b> 55:22	<b>architect</b> 28:22	32:1 34:10
<b>accommodate</b>	44:3,3 45:4	56:2,6,10,11	33:8 35:22	40:20 65:4
67:6	53:17 55:4	56:18,19 57:3	<b>Architecture</b>	70:10
<b>account</b> 60:5	64:16 75:12	57:18,21 58:8	43:2	<b>avoid</b> 60:2 71:1
71:4	<b>Agenda</b> 2:5	59:20,21,22	<b>area</b> 24:18 26:5	<b>awful</b> 29:15
<b>Acorn</b> 24:12	22:10 23:6	66:3,10,12,15	26:11 28:20	
36:10	<b>ago</b> 15:1 16:8	66:17 67:7,8	30:8,9,12 31:4	<b>B</b>
<b>acre</b> 26:21	36:13	67:19 68:2,4	32:7 34:14	<b>b</b> 42:5 51:18
<b>action</b> 77:9,11	<b>agree</b> 9:11 15:17	70:22	41:4 45:22	52:11,16 53:7
<b>Acts</b> 3:9	18:13 21:11	<b>anybody</b> 38:8	46:16 53:4	62:11 63:4,9
<b>actual</b> 11:12,13	<b>agreeing</b> 18:9	39:18 59:1	57:18 58:5	63:22 73:12
<b>Adam</b> 55:11,12	<b>agreement</b> 39:2	<b>anymore</b> 11:5	63:19 74:20	74:5,10 75:1
57:9 58:10	45:16	<b>anyway</b> 46:8	<b>areas</b> 28:7,15	<b>back</b> 10:18 15:1
64:21	<b>agreements</b>	<b>apartment</b> 9:5	<b>arises</b> 7:4	16:11,12 29:9
<b>add</b> 10:18 34:13	47:14	<b>Appeal</b> 1:1 3:8	<b>arrive</b> 34:18	29:21,22 32:14
37:20 45:17	<b>ahead</b> 17:15,16	3:12	<b>arrows</b> 27:19	57:5 58:1
<b>added</b> 66:3	18:21 65:15	<b>appearance</b>	<b>asked</b> 28:22	<b>backstop</b> 26:17
<b>adding</b> 40:22	<b>air</b> 36:17,18,20	50:6,10,17	<b>asking</b> 4:3	<b>bag</b> 29:7
66:7,8,10	37:2,2,8	60:21 61:3,10	<b>assessor</b> 30:15	<b>bait</b> 14:21
<b>additional</b> 33:10	<b>Alewife</b> 34:16	71:22 72:4,11	<b>Associate</b> 43:2	<b>barky</b> 33:5
33:17 66:18	<b>Alfa</b> 66:8	<b>appears</b> 42:3	<b>Association</b>	<b>barricades</b>
<b>address</b> 5:8,11	<b>allow</b> 17:22 18:3	<b>applicant</b> 55:13	45:15	53:10 64:3
13:10 23:20	35:6	<b>applicants</b> 3:17	<b>assume</b> 16:15	75:4
40:13 48:8	<b>allowed</b> 8:15	<b>application</b>	38:4 46:19	<b>based</b> 37:17
58:19 69:7	10:16	20:19 25:22	<b>assurance</b> 38:15	49:21 60:14
<b>addressed</b> 39:17	<b>allowing</b> 19:1	43:8 49:12	<b>atmosphere</b>	71:15
<b>addressing</b>	<b>ambulatory</b>	52:14,15,17	33:5	<b>basically</b> 33:9
32:18 35:14	29:7	59:14 63:7,8	<b>attendance</b> 4:4	37:21 38:1
<b>adjacent</b> 42:9	<b>amenable</b> 38:6	63:10 70:16	<b>attended</b> 29:5	55:21 57:17
<b>adjoining</b> 15:22	<b>Amherst</b> 45:19	74:8,9,11	<b>attending</b> 27:6	<b>basis</b> 52:6 62:21
38:3,10,11	45:20	<b>apply</b> 52:12 63:5	<b>Attorney</b> 65:9	73:22
42:15 43:17	<b>amount</b> 9:4 57:6	74:6	<b>Auburn</b> 2:8 55:6	<b>becoming</b> 46:7
<b>adopted</b> 3:9	<b>ample</b> 28:4,4	<b>appointments</b>	55:16,17 59:9	<b>beginning</b> 57:11
<b>adversely</b> 42:10	<b>analysis</b> 67:5	26:20 27:1	<b>audible</b> 4:4	<b>behalf</b> 65:12,17
<b>aesthetically</b>	<b>Anderson</b> 20:14	<b>appreciate</b>	<b>audio</b> 3:13	<b>believe</b> 10:22
12:12	<b>animal</b> 25:18	40:21 41:13	<b>authorities</b> 51:8	11:4 26:13
<b>affidavit</b> 53:3	26:13 34:1	44:11	51:14,19 62:1	39:14 57:10

<b>Belmont</b> 25:3,4	<b>brackets</b> 60:8	<b>BZA</b> 4:1 5:9	4:5,6 5:4 8:22	<b>Chairman</b> 23:8
<b>benefit</b> 33:1	71:7	68:15	9:2 10:5,8,13	55:12
<b>benefits</b> 34:15	<b>Braillard</b> 55:9	<b>BZA-1161501</b>	10:20 11:11,22	<b>chance</b> 70:5
<b>Bercu</b> 13:13,14	55:11,12 57:9	2:3	12:3 17:14,15	<b>change</b> 42:7
13:15	58:10 59:16	<b>BZA-1163946</b>	17:16 18:12,18	<b>changeout</b> 57:20
<b>Bercu's</b> 15:18	64:21	2:7 45:6	19:4 21:1,2	<b>changes</b> 45:10
<b>best</b> 77:6	<b>Brandi</b> 45:7,9,9	<b>BZA-1166529</b>	22:2,3,3 23:4	58:8 67:4
<b>Beta</b> 66:6	45:12,12 46:11	2:8 55:5	44:2,3,3 45:4	<b>Channel</b> 3:14
<b>beyond</b> 41:11	46:14,22 47:6	<b>BZA-1167197</b>	53:16,17 55:4	<b>Chapter</b> 3:9
<b>bike</b> 34:19	47:9 54:7	2:9 65:4	64:15,16 75:11	<b>character</b> 13:21
<b>bird's</b> 57:14	<b>briefly</b> 26:1	<b>BZA-1167668</b>	75:12	<b>charge</b> 53:3
<b>bit</b> 6:12 9:20	<b>bring</b> 29:9 37:1	2:6 23:6	<b>cars</b> 14:1 17:1	63:18 74:19
18:2,14 27:12	69:21 70:2		17:19	<b>charger</b> 8:12,14
34:9 67:20	<b>broadcast</b> 3:14	<b>C</b>	<b>case</b> 2:2 5:5,6,7	<b>chargers</b> 18:22
68:4	<b>brought</b> 20:7	<b>c</b> 3:1 42:8 52:10	5:9 7:4 22:8	19:2
<b>blends</b> 67:9	29:4	63:3 74:4	23:6,16 38:4	<b>check</b> 23:16
<b>block</b> 12:12	<b>bucket</b> 34:12	<b>C-2</b> 65:20	55:5 66:14,16	<b>children</b> 9:16
28:11	<b>build-out</b> 30:2	<b>C-3</b> 55:18	<b>cases</b> 2:3 9:16	14:6 16:9
<b>blocking</b> 14:4	<b>buildable</b> 7:8	<b>cabinet</b> 67:5	45:6	<b>chimney</b> 66:5,6
<b>blue</b> 31:2	<b>building</b> 7:5	<b>cabinets</b> 56:7,14	<b>Castle</b> 45:7,13	66:8 67:20
<b>Board</b> 1:1 3:7	24:13,15,21,21	56:15	47:13 49:4	68:4
3:12,17 4:3	25:5 28:1,10	<b>cable</b> 3:14	<b>Category</b> 40:4	<b>chimneys</b> 65:21
8:21 12:20	28:10,13 29:20	<b>cables</b> 56:8,16	<b>cats</b> 29:3	67:8
17:13 19:8,11	29:22 30:16,16	56:16	<b>cause</b> 42:6	<b>city</b> 1:2,10 3:11
20:20 24:22	31:10,17 33:6	<b>cabling</b> 60:10	<b>causing</b> 32:19	7:16 19:1 29:9
25:8,20 26:12	33:15,16 34:16	71:9	<b>cease</b> 50:13 61:6	45:18 46:6,10
30:22 32:15	36:12,21 37:4	<b>calibrated</b> 60:4	72:7	47:10,16 48:17
35:9 37:17	37:5,12 38:15	71:3	<b>ceiling</b> 33:13	55:19 59:17
38:15 39:6,21	38:16 50:16	<b>call</b> 3:19 34:21	<b>ceilings</b> 33:13	66:4 68:17,18
39:22 41:18	52:22 57:3,19	40:21 56:1	<b>Cellco</b> 65:12	<b>City's</b> 4:1
43:18 47:19	61:9 63:15	<b>Callahan</b> 15:18	<b>cement</b> 28:11	<b>cladding</b> 60:12
48:14,19 50:21	67:4 72:10	<b>calling</b> 5:16 13:7	<b>center</b> 67:18	71:11
52:12 53:16	74:16	15:7 17:7,9	<b>Centerline</b>	<b>claim</b> 18:18
55:12,14,20	<b>buildings</b> 9:5	40:9 41:15	59:10	<b>claimed</b> 52:6
58:12 59:4	15:14 55:7	48:4,12 58:15	<b>certain</b> 35:15	62:21 73:22
61:14 63:5	<b>built</b> 15:15	59:1,2 69:3,11	<b>CERTIFICA...</b>	<b>cleaning</b> 10:22
64:8 65:18	30:17 66:17	<b>calm</b> 33:1	77:1	14:15
66:12 67:1,11	<b>buses</b> 41:10	<b>Cambridge</b> 1:2	<b>certify</b> 77:5,8	<b>cleanings</b> 7:17
68:21 69:13	<b>business</b> 23:20	1:6 3:7,12,15	<b>Chair</b> 1:7,7 3:8	<b>clearly</b> 28:1
72:15 74:6	24:3 25:17	7:15 45:15,19	20:1,16 41:20	<b>click</b> 13:5 40:8
75:11 76:2	27:1,9 39:16	46:6 47:10,16	43:5 48:21	48:3 58:14
<b>Board's</b> 39:2	41:3,10 43:13	53:5 63:20	49:9,21 50:4,8	69:2
<b>Boston</b> 23:20	43:14 51:12	68:19 74:21	59:6,11 60:14	<b>client</b> 23:16
<b>bottom</b> 13:5	52:2,21 62:5	<b>capacity</b> 46:17	60:19 61:1	<b>clinic</b> 24:1 25:16
31:1 40:8 48:3	62:17 63:14	<b>car</b> 8:5,5 14:3	65:5,13,17	26:13,17 27:9
58:14 69:2	73:6,18 74:15	34:13,19 46:4	68:15 69:16	27:10,22 28:2
<b>box</b> 46:19 47:1,2	<b>businesses</b> 39:15	<b>cared</b> 29:2	70:13 71:15,20	29:5,12,19
47:4	<b>busy</b> 16:13,13	<b>Carol</b> 1:9 3:5	72:2	31:2 32:5,10

32:21,22 33:2 33:21 34:11 <b>clinic's</b> 27:1 <b>clinics</b> 24:18 <b>close</b> 17:12 32:13 41:17 59:3 <b>close-up</b> 58:7 <b>closer</b> 58:7 <b>closeup</b> 30:11 <b>co-own</b> 15:14 <b>co-owner's</b> 16:4 <b>coax</b> 56:7,15 57:1 <b>collocated</b> 65:22 <b>color</b> 57:3 60:12 <b>coloration</b> 59:21 <b>colors</b> 71:11 <b>come</b> 10:12 24:14 34:10 35:6 49:15 <b>comes</b> 25:7,7 <b>coming</b> 14:18 16:2 26:22 27:11 28:5,17 32:20 34:13 <b>comment</b> 3:21 3:22 13:4 35:6 37:17 39:7 40:6 47:20 58:12 68:22 <b>commentary</b> 12:21 39:22 <b>comments</b> 13:16 15:6 <b>commission</b> 77:17 <b>Commonwealth</b> 77:2,5 <b>communicatio...</b> 55:15 <b>completely</b> 10:10 12:12 36:19 <b>completion</b> 50:5 60:20 71:21 <b>compliance</b> 50:19 61:12	72:13 <b>complies</b> 42:17 <b>comply</b> 12:7 50:20 51:21 53:8 61:13 62:14 64:1 72:14 73:15 75:2 <b>concern</b> 14:7 34:8 51:4 61:19 72:20 <b>concerned</b> 16:6 16:21 <b>concerning</b> 52:13 63:6 74:7 <b>concerns</b> 9:10 14:9 26:3 32:15 33:17 41:12 <b>Concord</b> 2:6 23:6 25:1,4 27:17 30:15,19 31:7,11,15 32:1 34:10 40:20 41:11 43:2 <b>concur</b> 17:3 <b>condensers</b> 36:15,16,16,18 <b>condition</b> 14:12 18:6 20:4 37:20 38:6,21 42:19 43:10,10 43:11 49:2,14 50:17,21 59:8 59:16 61:10,14 69:19 72:11,15 <b>conditions</b> 14:14 32:13 42:1 50:1 51:5 59:20 60:16 61:20 70:18 71:17 72:21 <b>configuring</b> 21:14 <b>confirm</b> 13:11 15:17 40:14	48:9 58:20 69:8 <b>confirming</b> 35:2 40:3 <b>conform</b> 42:19 49:2 69:19 <b>conforms</b> 20:4 59:9 <b>congestion</b> 17:4 39:17 42:6 <b>connection</b> 55:13 <b>consideration</b> 21:15 <b>consistent</b> 13:21 50:7,11 60:11 60:22 61:4 71:10 72:1,5 <b>constant</b> 41:7 <b>constraints</b> 7:5 <b>constructed</b> 21:13 <b>construction</b> 35:21 <b>contact</b> 41:2 <b>contacting</b> 41:9 <b>continue</b> 50:20 61:13 72:14 <b>continued</b> 2:3 5:5 22:10 42:8 <b>continuous</b> 50:14 61:7 72:8 <b>contours</b> 38:12 <b>control</b> 35:14 37:7 <b>Corbin</b> 15:9,10 15:13,13 17:8 <b>CORE</b> 23:22 <b>corner</b> 30:18 45:19 <b>cornice</b> 60:3 71:2 <b>correct</b> 9:12 42:4 45:8 46:11,13,14,22 <b>correctly</b> 11:10 <b>correspondence</b>	13:2 <b>counsel</b> 77:9 <b>couple</b> 13:18 32:11,21 <b>Court</b> 3:10 <b>coverage</b> 45:22 46:17 66:3 68:17 <b>create</b> 7:9 8:4,15 10:3 11:13 <b>created</b> 14:18 42:11 46:3 <b>creates</b> 9:22 12:13 <b>crematorium</b> 34:7,7 <b>criteria</b> 6:22 35:13 42:2,17 <b>cross</b> 7:19 19:2 <b>crowded</b> 18:16 <b>Crown</b> 45:7,13 47:13 49:4 <b>CT</b> 30:10 <b>curb</b> 8:1 15:4,18 15:19 18:19 <b>current</b> 11:4 <b>currently</b> 24:17 56:19 <b>cut</b> 8:1 15:4 29:21 <b>cuts</b> 15:18,19	21:3,4,18,19 23:4 43:20,21 45:4 53:21,22 55:4 64:11,12 75:15,16 <b>data</b> 46:17 66:3 68:17 <b>date</b> 2:4 20:7,10 20:11 42:21 43:3 49:5,6 70:1 <b>dated</b> 20:16 43:4 49:9 59:10,11 70:8,12 <b>Davis</b> 24:1,8,16 24:17 25:15 26:6 29:10 32:21 44:12 <b>Davis's</b> 26:17 34:17 <b>day</b> 47:22 77:13 <b>days</b> 51:13 52:2 52:21 62:6,17 63:14 73:7,18 74:15 <b>deal</b> 37:18 <b>decades</b> 14:13 <b>December</b> 11:10 11:10 <b>dedicated</b> 36:19 37:8 <b>deemed</b> 52:17 63:10 74:11 <b>deeper</b> 18:1 <b>Deeply</b> 41:13 <b>demonstrate</b> 67:15 <b>denied</b> 21:16 <b>dense</b> 45:22 <b>Dent</b> 77:4 <b>Department</b> 41:3 51:7,12 51:16 52:4 53:2 61:22 62:5,9,19 63:17 73:1,6 73:10,20 74:18 <b>depending</b> 14:3
--	---	--	---	---



<b>depends</b> 46:16 <b>deposit</b> 37:2 <b>described</b> 26:6 <b>describing</b> 29:11 32:22 <b>description</b> 21:11,18 <b>design</b> 20:14 35:12,13 <b>designated</b> 25:7 27:22 28:2 <b>designs</b> 15:1 <b>detail</b> 25:22 36:1 52:5,14 62:20 63:7 73:21 74:8 <b>details</b> 41:1 <b>detriment</b> 15:5 42:12 <b>developed</b> 41:14 <b>developer</b> 10:5 46:6 <b>developers</b> 36:11 <b>developing</b> 14:21 <b>development</b> 30:17 42:8 <b>devices</b> 60:7 71:6 <b>Dewberry</b> 70:7 <b>diagram</b> 6:5 32:4 <b>difference</b> 68:13 <b>different</b> 26:16 47:11 58:5 <b>difficult</b> 18:6,14 68:14 <b>Dimensional</b> 20:3,18 43:7 49:11 59:13 70:15 <b>directly</b> 7:4 12:11 40:19 67:18 <b>discloses</b> 52:14 63:7 74:8 <b>disclosing</b> 52:4	62:19 73:20 <b>discussed</b> 35:2 <b>discussion</b> 17:12 19:8 41:18 48:14 59:4 69:13 <b>disposed</b> 28:16 <b>district</b> 25:18 42:15,15 43:13 55:18 65:21 <b>districts</b> 43:15 <b>dock</b> 37:13 <b>dog</b> 28:20 30:12 30:12 <b>dogs</b> 29:1,3,3,6 29:12 41:4,7 <b>doing</b> 55:9,21 <b>door</b> 32:10 <b>dots</b> 27:21 67:15 <b>double</b> 9:21 <b>Dr</b> 24:17 25:14 26:6,17 29:10 32:21 34:17 <b>drafted</b> 38:22,22 <b>drawing</b> 20:6 42:21 <b>drawings</b> 20:5 42:20 49:2 59:9 66:21 69:19,22 <b>drive</b> 18:13 27:20 57:10,22 <b>driveway</b> 7:9,11 7:13 8:1 10:14 12:5 21:14 27:18 <b>driveways</b> 14:20 17:20 <b>driving</b> 25:4 <b>drop</b> 34:12 <b>dumpster</b> 28:14 28:16 <b>duplicate</b> 13:17	<b>earlier</b> 32:4 <b>Earth</b> 17:17 <b>easier</b> 8:6 <b>easy</b> 9:15 14:16 <b>edge</b> 57:5 67:3 <b>educational</b> 40:20 <b>effects</b> 51:2 61:17 72:18 <b>egress</b> 42:6 <b>either</b> 14:20 17:22 18:22 <b>elderly</b> 9:16 <b>elective</b> 26:21 27:10 <b>electric</b> 8:12,13 <b>electrical</b> 8:12 <b>electricity</b> 18:22 <b>electromagnetic</b> 51:3,8 52:1 61:18 62:1,16 72:19 73:2,17 <b>electronic</b> 13:1 <b>element</b> 46:20 <b>elevations</b> 30:21 <b>eleventh</b> 15:3 <b>emanating</b> 51:9 62:2 73:3 <b>emergency</b> 26:13,21 <b>emissions</b> 51:9 52:1 62:2,16 73:3,17 <b>emits</b> 47:2 <b>emphasize</b> 13:18 <b>employed</b> 77:9 <b>employees</b> 1:10 34:17 <b>enclosed</b> 28:10 29:16 <b>encroaching</b> 12:16 <b>ended</b> 47:17 <b>endeavor</b> 66:13 <b>energy</b> 37:1 51:3 51:8 52:1 61:18 62:1,16	72:19 73:2,17 <b>enforce</b> 38:17,20 <b>Engineering</b> 49:7 <b>engineers</b> 37:3,4 66:15 70:8 <b>enter</b> 37:11 47:13 <b>entered</b> 45:16 <b>entire</b> 7:8 <b>entirely</b> 14:10 26:16 <b>entitled</b> 20:5 42:20 49:3 59:9 69:20 <b>entity</b> 47:13 <b>entrance</b> 27:18 29:21 31:3 41:8 <b>entry</b> 32:6 <b>equidistant</b> 66:12 <b>equipment</b> 45:17 47:1 50:14,16 51:10 51:19 53:1,4,7 57:2 58:8 60:10 61:7,9 62:2,12 63:16 63:19,22 67:4 67:7 71:9 72:8 72:10 73:3,13 74:17,20 75:1 <b>ERV</b> 37:1 <b>especially</b> 9:15 <b>established</b> 28:13 <b>Estate</b> 24:12 <b>evening</b> 3:6 13:14 15:10 23:8,10 65:5 <b>event</b> 51:18 62:11 73:12 <b>everybody</b> 15:20 <b>evidencing</b> 67:5 <b>exact</b> 50:17 61:10 72:11	<b>exactly</b> 27:19 <b>exaggerations</b> 14:10 <b>exam</b> 30:7,7 33:10 <b>excessive</b> 53:13 64:6 75:7 <b>exclusively</b> 29:3 <b>exhaust</b> 33:19 <b>existing</b> 6:7,10 7:5,6 10:15 45:18 55:15,22 56:5,8 60:10 60:12 66:1 67:8,8,19,20 68:3,7,10 71:9 71:10 <b>existiong</b> 65:18 <b>exists</b> 11:12 <b>exit</b> 37:12 <b>expires</b> 77:17 <b>explain</b> 12:4 <b>extent</b> 52:10 63:3 74:4 <b>extra</b> 33:19 <b>extremely</b> 34:11 <b>eye</b> 57:14
<b>F</b>				
				<b>façade</b> 60:2,3,12 71:1,3,10 <b>facilities</b> 29:7 41:22 <b>facility</b> 25:19 26:6 27:12 30:4 43:12 55:15 <b>facing</b> 37:12 <b>facto</b> 51:16 52:8 62:9 63:1 73:10 74:2 <b>facts</b> 26:1 <b>fails</b> 51:21 62:14 73:15 <b>failure</b> 51:15 52:3,5,6 62:8 62:18,20,21 73:9,19,21,22

<b>fallen</b> 55:7	62:6 63:8,13	43:7 49:11	56:3,21 57:12	<b>greener</b> 57:22
<b>familiar</b> 15:22	73:5,7 74:9,14	59:13 70:15	57:16 58:2	<b>groceries</b> 8:7
18:12 37:5	<b>files</b> 51:7 61:22	<b>foundation</b> 6:9	65:15 67:12,21	9:20
<b>far</b> 8:7	73:1	10:15,16	71:14	<b>ground</b> 55:7
<b>favor</b> 18:7,10	<b>filtration</b> 33:19	<b>four</b> 15:1 21:8	<b>God</b> 29:13	<b>Group</b> 49:7
20:22 21:19,21	37:7	50:13 61:6	<b>going</b> 9:13 15:5	<b>guess</b> 43:2
22:1,3,5 43:19	<b>final</b> 14:17 58:5	67:15 72:7	15:19 16:7,9	
43:21 44:1,3,5	68:9	<b>framing</b> 10:11	16:16 24:5	<hr/> <b>H</b> <hr/>
44:7 53:17,20	<b>finally</b> 52:21	<b>frequent</b> 7:17	26:7 29:9	<b>hand</b> 13:6,8
53:22 54:2	63:14 74:15	<b>fresh</b> 26:14 37:2	34:13 35:4	40:9,10 48:4,5
64:10,12,14,16	<b>financially</b>	41:3,7	38:16,19 41:7	58:15,16 69:3
64:17,19 75:12	77:10	<b>Friday</b> 27:9	45:9 47:3	69:4 77:12
75:14,16,18,19	<b>find</b> 3:22 7:16	<b>front</b> 5:6 6:1,13	48:18 56:14	<b>handled</b> 34:3,3
75:21	11:16,19 14:16	10:19,21 11:18	57:1,18	<b>handlers</b> 36:17
<b>Fayerweather</b>	18:5	12:11,13,15	<b>good</b> 3:6 13:14	36:18
2:3 5:12,13,14	<b>finding</b> 16:4,5	13:20 18:5,8	15:10 23:8,10	<b>happen</b> 9:21
5:22 9:3 13:16	<b>findings</b> 49:21	19:14 32:6,9	58:6 65:5	<b>happens</b> 47:12
15:14 18:12	60:14 71:15	55:14	69:12	<b>happily</b> 25:14
20:9	<b>fine</b> 71:12	<b>full</b> 67:5	<b>Google</b> 10:9	<b>hard</b> 58:6
<b>Faynet</b> 49:7	<b>finish</b> 60:11	<b>fully</b> 14:2	17:17	<b>hardship</b> 7:1,2,3
<b>feasible</b> 59:22	71:10	<b>funding</b> 46:7	<b>governmental</b>	11:11,12,15
70:22	<b>first</b> 5:5 6:22	<b>further</b> 20:17	51:22 62:15	18:9,19 21:13
<b>federal</b> 51:8,13	13:19 23:6	43:6,9 49:10	73:16	<b>hardships</b> 14:10
51:18 52:8	25:6 57:9,11	49:13 58:1	<b>Governor</b> 3:11	<b>haul</b> 28:18
53:9,14 62:1,6	57:16,17 67:12	59:12,15 70:14	<b>grandfather</b>	<b>hazard</b> 42:6,11
62:11 63:1	67:17	70:17 77:8	16:1	<b>heading</b> 25:2
64:2,7 73:2,7	<b>fit</b> 14:2		<b>grant</b> 20:1 41:20	<b>Heads</b> 66:16
73:12 74:2	<b>five</b> 16:8 44:7	<hr/> <b>G</b> <hr/>	48:21 59:6	<b>health</b> 42:12
75:3,8	50:19 54:5	<b>G</b> 3:1	68:15 69:16	51:2 61:17
<b>feed</b> 36:16	61:12 64:19	<b>Gamma</b> 66:5	<b>granted</b> 26:12	72:18
<b>feels</b> 14:21	72:13 75:21	<b>gas</b> 16:18	43:9,13 44:8	<b>hear</b> 13:11
<b>feet</b> 25:6 26:15	<b>floor</b> 25:6	<b>gather</b> 10:9	49:13,22 50:22	15:10 21:11
<b>Fentin</b> 65:11	<b>folks</b> 27:20	<b>General</b> 1:3	51:17,21 52:7	40:14 48:9
<b>Fenton</b> 65:5,7,9	<b>follow</b> 33:22	3:10	54:6 59:15	49:17 58:20
65:10,16 71:12	34:4	<b>Generally</b> 4:2	60:15 61:15	69:8
76:1	<b>following</b> 18:8	<b>generated</b> 42:5	62:10,14,22	<b>heard</b> 25:13
<b>Fernando</b> 1:8	43:10 49:14	<b>geographical</b>	64:20 70:17	<b>hearing</b> 1:3 2:4
<b>Fiber</b> 45:7,13	50:1 51:5	53:4 63:19	71:16 72:16	23:15 40:22
<b>figure</b> 24:8	59:16 60:16	74:20	73:11,15 74:1	<b>height</b> 67:2
<b>file</b> 12:22 13:1	61:20 70:18	<b>getting</b> 47:4	75:22	<b>Hello</b> 23:13 65:7
39:8,18 47:21	71:17 72:21	<b>give</b> 3:21 23:17	<b>granting</b> 39:13	<b>helpful</b> 41:1
51:6,15 52:3	<b>foot</b> 14:5	30:3 38:15	53:8 64:1 75:2	<b>hereunto</b> 77:12
53:2 61:21	<b>footage</b> 10:18	<b>glued</b> 55:8	<b>grass</b> 29:13	<b>Hi</b> 5:21 23:12
62:8,18 63:17	<b>footprint</b> 7:5	<b>go</b> 6:5 7:11	<b>great</b> 24:7 25:15	65:6
72:22 73:9,19	<b>forbid</b> 29:13	16:19,20 17:15	27:15,16 34:21	<b>Hidalgo</b> 1:8 3:5
74:18	<b>foregoing</b> 52:11	17:16 18:21	35:7 56:4	4:11,12 5:4
<b>filed</b> 51:11,13	63:4 74:5	29:7,21 32:14	57:13	21:4,19 23:4
52:15,20 62:4	<b>Form</b> 20:3,18	34:10 41:19	<b>green</b> 67:14	43:21 45:4

53:22 55:4 64:12 75:16 <b>Highlands</b> 25:2 <b>highly</b> 34:11 <b>hit</b> 46:4 <b>hold</b> 19:7 49:18 <b>Holdings</b> 24:12 36:11 <b>hope</b> 18:21 26:4 <b>hoping</b> 6:1 7:20 <b>horizontal</b> 60:3 71:2 <b>hospital</b> 55:17 57:5 <b>hospitals</b> 26:13 34:1 <b>hour</b> 15:3 <b>hours</b> 11:1 26:22 27:1,1,9 <b>house</b> 6:10 7:22 8:2 10:5,17 11:14 12:10,11 12:13,14,16 14:13 16:20 17:21 18:20 <b>houses</b> 9:4 18:2 18:15 <b>HVAC</b> 33:19 35:11 36:15 <b>hybrid</b> 56:16	61:14 72:15 <b>improve</b> 68:16 <b>include</b> 14:19 60:13 <b>includes</b> 53:5 63:20 74:21 <b>including</b> 14:5 51:20 53:11 59:19 60:10 62:13 64:4 71:9 73:14 75:5 <b>incorporate</b> 20:17 43:6 49:10 59:12 70:14 <b>incorporating</b> 43:10 49:14 59:16 70:18 <b>increases</b> 67:2 <b>independently</b> 39:14 <b>individuals</b> 53:11 64:4 75:5 <b>indoors</b> 38:2 43:16 <b>industry</b> 34:4 <b>information</b> 33:8 35:12 <b>informed</b> 46:4 <b>initialed</b> 20:16 43:4 49:9 50:3 50:8 59:11 60:18 61:1 70:12 71:19 72:2 <b>inside</b> 47:2 <b>Inspectional</b> 40:4 51:7,12 51:16 52:4 53:2 61:22 62:5,9,19 63:17 73:1,6 73:10,20 74:18 <b>install</b> 56:12 <b>installation</b> 52:22 53:3	58:3 63:15,18 65:18 74:16,19 <b>installations</b> 46:9,18 66:2 67:2 <b>installed</b> 8:11 53:7 63:22 75:1 <b>instructions</b> 3:21 4:1 <b>insulation</b> 33:7 33:11,12 <b>integrity</b> 42:15 <b>interested</b> 77:10 <b>interior</b> 30:2 67:4 <b>internally</b> 38:17 <b>interrupting</b> 60:2 71:1 <b>introduce</b> 5:19 24:16 36:8 41:3 65:8 <b>intruding</b> 18:7 <b>invasive</b> 26:10 <b>ipso</b> 51:16 52:7 62:9,22 73:10 74:1 <b>issues</b> 32:19 33:14 <b>it's</b> 68:1 69:15 70:9 <b>item</b> 6:22	21:1,3,5,7,7,9 21:20,22 22:2 22:4,5,7,12 23:3,5,9,12,14 35:8 36:8 37:16 38:8,13 39:2,5,11,18 39:20 40:5 41:15,17 43:4 43:20,22 44:2 44:4,4,7,13 45:3,5,9 46:9 46:12,19 47:3 47:7,18 48:2 48:13 49:8,17 53:18,21 54:1 54:3,3,5 55:3,5 57:7 58:9,11 59:3 64:8,11 64:13,15,17,17 64:19 65:3,6,8 65:15 68:20 69:12 70:4,9 70:12 71:13 75:10,13,15,17 75:19,19,21 76:2 <b>join</b> 35:22 <b>Joseph</b> 40:2 <b>July</b> 77:13 <b>June</b> 1:3 3:7 77:18	<b>key</b> 32:17 <b>kid</b> 16:1 <b>kind</b> 9:22 16:13 16:17 18:15 26:1 29:14 32:15 35:2 36:20 47:15 58:6 59:17 <b>kinds</b> 47:1,14 <b>know</b> 7:6,10,18 7:20,21,22 8:4 8:4,5,7,14,15 8:16 9:10,12 9:14,15,16,19 9:22 10:3 11:15,16,17 12:11,12 14:14 14:16,22 16:1 16:10,11,12 17:18 23:16 25:11,12 26:1 26:12,14,15 28:11,12 29:1 29:8,14 30:7 33:5 34:8,9,10 34:12,17 35:14 35:17,21 36:12 36:19 37:4,6,7 37:8 38:12 41:5 47:6 49:15 55:9 66:11 <b>known</b> 55:17 65:19
<b>I</b> <b>I'll</b> 67:11 <b>I'm</b> 65:10 70:9 <b>icon</b> 13:5 40:8 48:3 58:14 69:2 <b>illustration</b> 31:1 <b>image</b> 27:17 32:3 68:9 <b>impact</b> 50:6,11 60:21 61:4 71:22 72:5 <b>impactful</b> 68:18 <b>impacts</b> 26:3 <b>impair</b> 42:15 <b>important</b> 26:7 <b>imposed</b> 50:21		<b>J</b> <b>Jeanette</b> 15:9,10 15:13,13 17:8 <b>Jim</b> 1:7 3:4,6,8 4:13,14,14 5:3 5:5,11,13,15 6:4,16,21 7:13 8:9,18,20 11:2 11:4,7,9,21 12:2,19 13:3 15:7,11 17:6,9 17:11,15,16,17 18:17 19:4,7 19:11,17,19,21 20:10,12,15	<b>K</b> <b>Kechia</b> 24:1,8 44:12 <b>keen</b> 38:19 <b>keep</b> 19:11 32:22 66:12 <b>Keesler</b> 1:8 3:5 4:7,8 5:4 20:22 22:1,1 23:4 44:1,1 45:4 53:20 55:4 64:14 75:14 <b>Keisha</b> 24:16 <b>kept</b> 3:20 38:1 43:15	<b>L</b> <b>labeled</b> 28:9,20 <b>land</b> 11:13 46:6 <b>large</b> 30:4 <b>larger</b> 17:22 <b>largest</b> 46:19 <b>law</b> 23:13,19 51:22 53:14 62:15 64:7 65:10 73:16 75:8 <b>lay</b> 25:21 <b>layout</b> 10:17

<b>lease</b> 24:20 33:6 38:18	<b>logistics</b> 39:16	<b>match</b> 57:2 67:8 68:3	<b>Michele</b> 77:4	22:4,5,7,12
<b>leash</b> 29:5,13	<b>long</b> 47:15	<b>materials</b> 60:10 71:8	<b>Middlesex</b> 77:3	23:3,5,9,12,14
<b>leave</b> 15:6	<b>longer</b> 27:4 46:5	<b>matter</b> 51:3 61:18 72:19	<b>midway</b> 46:20	35:8 36:8
<b>leaving</b> 7:8 29:20	<b>look</b> 9:14 30:3 40:2 58:3 70:5	<b>maximum</b> 56:10	<b>mimics</b> 60:11 71:10	37:16 38:8,13
<b>left</b> 6:2,11,12,14 12:8 25:11 27:18 31:11 46:2	<b>looked</b> 46:2	<b>Maynard</b> 24:18 24:19	<b>mind</b> 19:12 27:13	39:2,5,11,18
<b>let's</b> 31:9 32:11	<b>looking</b> 19:15 31:10	<b>MBTA</b> 41:9	<b>minimally</b> 26:10	39:20 40:5
<b>letter</b> 34:22 39:9	<b>looks</b> 10:20 67:13 68:12	<b>mean</b> 9:14,18,18 12:6 14:22 38:4,11 40:2	<b>minimum</b> 66:20	41:15,17 43:4
<b>licenses</b> 52:8 63:1 74:2	<b>lose</b> 29:13	<b>mechanical</b> 35:11	<b>minor</b> 67:22 68:1	43:20,22 44:2
<b>licensing</b> 35:18	<b>lot</b> 7:5,8 9:5 11:17 14:1,4,5 16:9 18:1 29:22 38:12 58:6	<b>medical</b> 34:3,5	<b>minute</b> 23:17 minutes 4:2 13:12 40:15 48:10 58:21 69:9	44:4,4,7,13
<b>lift</b> 28:9	<b>lots</b> 17:22 18:2 38:3,4,10,11 43:17	<b>meeting</b> 1:4 3:7 3:13 35:15	<b>misnomer</b> 28:21	45:3,5,9 46:9
<b>light</b> 32:16,17 58:1	<b>loud</b> 33:5	<b>meetings</b> 3:12 4:1	<b>mixing</b> 36:20	46:12,19 47:3
<b>lighter</b> 67:20 68:5	<b>lovely</b> 25:5	<b>member</b> 48:2 68:21 69:1	<b>mm</b> 46:18	47:7,18 48:2
<b>limited</b> 47:14 51:20 62:13 73:14	<b>lower</b> 60:5 71:4	<b>members</b> 3:4,17 3:17,20 4:3,4 5:3 8:20 12:20 13:4 17:12 19:11 20:20 23:3 35:9 37:16 39:6 40:7 41:18 43:18 45:3 47:19 48:14 53:16 55:3,12 58:11,13 59:4 64:8 65:17 69:13 75:11 76:2	<b>Mm-hm</b> 38:13	48:13 49:8,17
<b>line</b> 5:18 24:11 24:14 32:9 60:3 71:2	<b>luxury</b> 41:5,6		<b>moderate</b> 8:4	53:18,21 54:1
<b>listening</b> 17:8	<b>M</b>		<b>moderate-sized</b> 10:3	54:3,3,5 55:3,5
<b>literally</b> 38:11	<b>Main</b> 2:7 45:6 45:14 65:11		<b>modification</b> 55:19 65:18 66:2	57:7 58:9,11
<b>little</b> 6:12 9:16 9:20 27:4,12 67:19 68:4	<b>maintain</b> 45:21 50:10 61:3 72:4		<b>modifications</b> 67:22	59:3 64:8,11
<b>live</b> 9:13 13:15	<b>maintained</b> 53:10 64:2 75:3		<b>modify</b> 55:14	64:13,15,17,17
<b>lived</b> 14:8,13 16:2	<b>maintaining</b> 34:1		<b>moment</b> 18:8,10 24:5	64:19 65:3,6,8
<b>living</b> 9:16	<b>manufacturer</b> 66:19		<b>Monday</b> 27:8	65:15 68:20
<b>LLC</b> 23:19 55:13	<b>Maps</b> 10:9		<b>monitor</b> 38:19	69:12 70:4,9
<b>loading</b> 37:13	<b>marked</b> 28:1	<b>Memorial</b> 57:10 57:22	<b>Monteverde</b> 1:7 3:4,6,8 4:13,14 4:14 5:3,5,11 5:13,15 6:4,16 6:21 7:13 8:9 8:18,20 11:2,4 11:7,9,21 12:2 12:19 13:3 15:7,11 17:6,9 17:11,15,17 18:17 19:4,7 19:11,17,19,21 20:10,12,15 21:1,3,5,7,7,9 21:20,22 22:2	70:12 71:13
<b>locate</b> 25:15	<b>market</b> 15:4	<b>mention</b> 29:2 32:12 59:19		75:10,13,15,17
<b>located</b> 24:15 25:1 50:17 55:16,18 61:10 65:20 72:11	<b>market-rate</b> 41:5	<b>mentioned</b> 35:3 39:20		75:19,19,21
<b>location</b> 39:16 45:11,18,20,21 57:21,21 67:14	<b>Marshall</b> 23:20	<b>met</b> 34:20 42:4		76:2
<b>locations</b> 53:10 64:3 75:4	<b>Massachusetts</b> 1:5,6 2:9 3:10 23:21 24:19 65:4,19 70:10 77:2,5	<b>Michael</b> 65:5,7 65:9,9,16 70:20 71:12 76:1		<b>month</b> 11:1,2,3 11:9 76:3

59:9 <b>mute</b> 3:20 13:8 40:10 48:6 58:16 69:4 <b>muted</b> 5:19	<b>Ng</b> 1:7 3:4 4:9 4:10 5:3 12:4 12:17 21:6,21 23:3 35:10 36:2 37:10,14 43:19 45:3 54:2 55:3 64:10 75:18 <b>nice</b> 46:5 64:21 <b>nicely</b> 67:9 <b>night</b> 16:8,13 26:22 <b>nine</b> 55:22 56:5 56:5,6,10,10 56:10,19,19 <b>Nobel</b> 47:4 <b>noise</b> 32:16,20 33:7 38:2 43:16 <b>nominate</b> 47:3 <b>north</b> 25:3 <b>Northeast</b> 55:13 <b>Notary</b> 77:4,16 <b>notice</b> 52:13 63:6 74:7 <b>notification</b> 52:3 62:18 73:19 <b>notify</b> 51:19 62:12 73:13 <b>Nuisance</b> 42:11 <b>number</b> 5:7 17:19 57:1 65:21	62:20 73:21 <b>odor</b> 32:16 35:14 37:7 43:16 <b>odors</b> 33:18 37:18 38:2 <b>offering</b> 26:7 <b>Office</b> 43:15 <b>offices</b> 65:10 <b>offsite</b> 28:18 <b>oh</b> 24:7 27:16 31:16 36:10 <b>okay</b> 6:3 8:9,18 12:17 13:3 18:17 19:5,10 19:21 20:10,15 22:12 35:8 37:10,14 39:3 40:5 47:18 48:2,19 49:8 58:9 59:3,19 65:16 <b>Olivia</b> 1:11 4:5,7 4:9,11,13 5:6,9 5:12,14 6:16 6:18,20 12:22 13:2,13 15:9 17:10 19:12,16 19:18,20 20:6 20:9,11,14 22:9,11 24:7 27:13 32:13 39:8,9,13,19 40:1,17 41:16 42:20 43:1 45:8 47:21 48:1,12 49:4,6 49:15 56:3 59:2 67:10 69:11,21 70:2 70:7,11 <b>once</b> 11:2,3,9 <b>one's</b> 59:2 <b>onerous</b> 27:11 <b>ones</b> 56:22 <b>ongoing</b> 51:4 61:19 72:20 <b>Oop</b> 69:21	<b>open</b> 12:20 13:3 18:15 25:11 29:13 30:11 39:6 40:6 47:19 58:12 68:22 <b>opened</b> 36:12 <b>operating</b> 35:16 <b>operation</b> 42:8 <b>opportunity</b> 7:9 12:6 <b>opposed</b> 7:14 21:2,4,6,7 <b>opposing</b> 15:17 17:4 <b>order</b> 29:20 43:13 <b>ordinance</b> 19:15 20:2 25:17 37:21 38:22 41:21 42:3,9 43:11 48:22 55:19 59:7 69:17 <b>oriented</b> 31:9 <b>original</b> 2:4 6:8 14:19 <b>outcome</b> 77:10 <b>outdoor</b> 29:4 <b>outside</b> 28:7 29:17 33:15 37:2 <b>overnight</b> 27:5,6 <b>owned</b> 39:14,15 45:15 <b>owner</b> 5:22 23:22 24:2,13 28:1 33:6 34:15 38:14,15 38:18,20 40:21 46:6 <b>owners</b> 28:5 36:11	55:2 65:2 76:4 <b>packet</b> 35:12 <b>page</b> 2:2 67:13 <b>paint</b> 68:2 <b>painted</b> 57:2 60:9 67:7 68:4 71:8 <b>panel</b> 55:22 56:5 56:6,18,19 <b>paper</b> 5:6 19:13 <b>paragraphs</b> 52:11,16 63:4 63:9 74:5,10 <b>pardon</b> 60:1 <b>parents</b> 16:9 <b>park</b> 9:6,19,21 14:16 28:3 32:7 <b>parked</b> 17:19 <b>parking</b> 6:2,10 6:11 7:14,16 8:5,15 9:3,4,11 9:14 10:3 11:13,16 13:20 14:12 15:19,20 16:4,5 17:2 18:5,13,16,20 25:7 27:22 28:2,5 29:22 32:7,8 34:19 57:17 58:6 <b>part</b> 20:18 27:8 35:20 43:7 48:18,19 49:11 57:19 59:13 70:15 <b>partially</b> 14:4 <b>participant</b> 24:4 <b>participation</b> 3:11 <b>particular</b> 46:15 <b>parties</b> 77:9 <b>partner</b> 65:10 <b>Partnership</b> 65:12 <b>pathway</b> 32:8,9 <b>patients</b> 28:5 34:17
<hr/> <b>N</b> <hr/> N 2:1 3:1 <b>name</b> 3:8,18 5:21 13:10,14 15:12,13 40:13 40:18 45:12 48:8 58:19 65:9 69:7 <b>narrower</b> 10:14 18:3 <b>near</b> 45:19 <b>nearby</b> 16:10 53:11,12 64:4 64:5 75:5,6 <b>necessary</b> 46:20 <b>need</b> 7:13 26:8,9 26:18 27:5 31:9 37:21 <b>needs</b> 7:1 43:14 46:16 <b>negligeable</b> 68:13 <b>neighbor</b> 9:8,9 34:6 <b>neighborhood</b> 13:20,22 14:5 14:9 18:4 25:2 26:4 <b>neighbors</b> 15:5 33:15 34:20 <b>neither</b> 77:8 <b>net</b> 56:10,13,18 56:20 <b>never</b> 6:10 14:8 14:14 16:3 <b>new</b> 13:2 24:21 25:5 36:13 41:10 46:7 52:12,17 56:12 56:15,22 63:5 63:10 66:6,9 74:6,11	<hr/> <b>O</b> <hr/> O 3:1 <b>obviously</b> 7:15 33:15 35:20 38:14 <b>occasionally</b> 27:3,6 <b>occupant</b> 42:12 <b>occupants</b> 33:14 53:12 64:5 75:6 <b>occupies</b> 7:7 <b>occur</b> 17:5 <b>occurred</b> 52:5	<hr/> <b>P</b> <hr/> P 3:1 <b>p.m</b> 1:4 3:3 5:2 23:2 27:2 45:2		

<b>patterns</b> 42:5	<b>pet</b> 27:3 28:16	<b>picture</b> 7:18	72:12	21:13 36:11
<b>pause</b> 5:17 24:5	34:2	45:22	<b>practice</b> 26:8,16	47:15
24:6	<b>petition</b> 52:18	<b>pictured</b> 8:12	<b>practices</b> 26:18	<b>promptly</b> 50:15
<b>pedestrian</b> 32:9	53:1 63:11,16	<b>piece</b> 5:6 19:13	<b>prepared</b> 20:7	61:8 72:9
<b>penthouse</b> 57:19	74:12,17	<b>place</b> 25:15	20:13 42:21	<b>properties</b> 17:19
58:1,7 60:1	<b>petitioner</b> 5:10	27:15	43:1 49:5,7	<b>property</b> 6:2
<b>penthouses</b> 57:4	49:19,22 50:3	<b>placed</b> 7:7	59:10 69:22	7:21,22 8:6
<b>people</b> 9:5 14:13	50:8,9,13,19	<b>placement</b> 12:5	70:7	13:16 14:19
17:3 26:21	50:22 51:6,19	<b>placing</b> 46:7	<b>prerecorded</b>	15:22 16:1,2,3
32:14 34:10	52:2,12 53:1,4	<b>Plainville</b> 24:19	48:17 59:17	16:20 17:5
<b>perceptible</b> 38:2	60:15,18 61:1	<b>plan</b> 6:4,7	<b>present</b> 4:6,8,10	38:17,20 41:8
43:16	61:2,6,12,15	<b>Planning</b> 24:22	4:12,14 8:10	45:19 47:12
<b>period</b> 50:14	61:21 62:12,17	25:8 30:22	45:10 47:8	65:19,20
52:19 61:7	63:5,16,19	39:21,22	<b>presentation</b>	<b>proponent</b> 5:16
63:12 72:8	71:16,19 72:2	<b>plans</b> 14:18,19	39:21 65:14	<b>proponent's</b>
74:13	72:3,7,13,16	25:14 49:19	70:20	62:2 73:3
<b>permit</b> 6:17	72:22 73:13,18	50:3 60:18	<b>presented</b> 21:12	<b>proposed</b> 13:20
24:22 25:19	74:6,17,20	71:19	<b>pressing</b> 13:8,8	15:4 20:4
32:12 35:21	<b>petitioner's</b> 51:9	<b>please</b> 5:20	40:10,11 48:5	28:20 42:14,19
37:22 39:1,14	52:8 63:1 74:2	19:13,14 20:20	48:6 58:16,17	45:10 49:2
41:20 42:1,2	<b>petitions</b> 52:19	21:17 29:18	69:4,5	50:6,10 58:3
42:18 43:9,13	63:12 74:13	30:1,13 31:5,8	<b>pretty</b> 6:8 7:7	59:9 60:21
49:1,13,22	<b>pets</b> 26:18 27:5	36:9 43:18	10:8 14:16	61:3 68:7,11
51:5,17,20	27:7 29:1,2	53:16 57:8	18:14 57:5	69:19 71:22
52:7,10,13,16	32:5 33:18	64:9 65:8,15	<b>previous</b> 50:21	72:4
52:22 53:8	<b>Phil</b> 24:11 31:12	67:12 68:6	61:14 72:15	<b>proposing</b> 6:1
55:14,20 59:15	31:14,17,19,20	75:11	<b>previously</b>	6:11 16:14
60:15 61:20	31:21 36:3,5,7	<b>plenty</b> 18:16	21:15 50:12	45:14,21 56:9
62:10,13,22	36:8,10,10	<b>point</b> 14:17 28:8	61:5 72:6	67:22 68:2
63:3,6,9,15	37:11,15 40:22	28:19 60:5	<b>prior</b> 50:17	<b>protected</b> 53:13
64:1 68:16	41:14 44:10	67:1,17 71:4	61:10 66:14	64:6 75:7
69:18 70:17	<b>phone</b> 13:7 40:9	<b>points</b> 13:18	72:11	<b>protections</b>
71:16 72:21	48:5 58:15	<b>pole</b> 46:4,7,20	<b>private</b> 47:12	53:11 64:4
73:11,14 74:1	69:3	<b>Pond</b> 26:14 41:3	<b>Prize</b> 47:4	75:5
74:4,7,10,16	<b>photo</b> 10:9 50:7	41:8	<b>probably</b> 9:21	<b>protrudes</b> 67:3
75:2	50:11 56:3	<b>poop</b> 29:8	16:8 28:21	<b>provide</b> 16:16
<b>permit-only</b>	57:11,15 60:4	<b>portal</b> 34:22	56:4	<b>provided</b> 33:8
10:21	60:22 61:4	<b>Porter</b> 20:14	<b>problem</b> 14:15	43:14 52:13
<b>permits</b> 26:12	66:21 67:10,11	<b>portion</b> 60:3	16:3 17:2 19:2	63:6 67:5 74:7
50:22 61:15	67:15 68:10	71:2	24:10 38:21	<b>providing</b> 29:16
72:16	71:3 72:1,5	<b>positive</b> 26:4	<b>procedure</b> 33:4	<b>provisions</b> 33:7
<b>permitted</b> 24:22	<b>photos</b> 57:10	<b>possible</b> 17:5	<b>proceed</b> 49:18	38:18
42:9	67:15,16	18:21 67:9	50:2 60:17	<b>public</b> 3:18,20
<b>permitting</b>	<b>physical</b> 7:4	68:18	71:18	3:21,22 12:21
25:11	38:12 50:6,10	<b>posted</b> 34:22	<b>proceedings</b>	13:4,4 17:12
<b>person</b> 53:3	60:21 61:3	<b>power</b> 47:1	3:16 76:4 77:7	35:6 39:7 40:6
63:18 74:19	71:22 72:4	<b>practicable</b>	<b>product</b> 66:18	40:7 41:17
<b>personally</b> 18:7	<b>Piatt</b> 43:1	50:18 61:11	<b>project</b> 15:2	47:16,20 48:2

52:13 58:12,13 59:3 63:6 68:22 69:1 74:7 77:4,16 <b>pull</b> 18:1,1 <b>purported</b> 14:9 <b>purpose</b> 66:2 <b>purposes</b> 35:18 <b>pursuant</b> 3:9 52:11,16 53:7 63:4,9,22 74:5 74:10 75:1 <b>put</b> 12:7 13:16 15:19 29:20 <b>putting</b> 12:10 27:13	<b>raised</b> 34:8 <b>RASMUSSEN</b> 23:13 <b>Ratay</b> 1:11 4:5,7 4:9,11,13 5:9 5:12,14 6:18 6:20 13:2,13 15:9 17:10 19:16,18,20 20:9,11,14 22:11 39:9,13 39:19 40:1,17 41:16 43:1 45:8 48:1,12 49:6 59:2 69:11 70:2,7 70:11 <b>rationale</b> 21:12 <b>read</b> 5:7 19:14 42:1,20 48:18 69:22 <b>reading</b> 43:11 <b>readjustment</b> 68:1 <b>ready</b> 69:14 <b>real</b> 24:12 41:2 41:12 <b>realignment</b> 68:1 <b>really</b> 7:8,10 9:3 11:13 14:10 19:8 26:4 28:21 29:6,10 29:11 34:20,21 40:21 46:12 48:16 56:17 <b>rear</b> 31:14 <b>reason</b> 21:10 47:11 66:11 <b>reasonable</b> 52:5 52:14 62:20 63:7 73:21 74:8 <b>reasonably</b> 50:18 61:11 72:12 <b>reasons</b> 17:4,4 42:14	<b>recall</b> 11:10 <b>receipt</b> 52:2,22 62:17 63:15 73:18 74:16 <b>recognized</b> 34:1 <b>recommendat...</b> 40:2 <b>record</b> 15:16 23:19 77:6 <b>recorded</b> 3:13 71:13 <b>recording</b> 70:21 <b>recovery</b> 27:4 37:1 <b>red</b> 27:21 32:9 67:15 <b>Redevelopment</b> 45:15 <b>reduce</b> 15:19 <b>reducing</b> 57:1 <b>refer</b> 26:19 <b>referred</b> 50:12 61:5 72:6 <b>reflectivity</b> 60:12 71:11 <b>reflects</b> 66:20 <b>regard</b> 50:21,22 51:22 61:14,15 62:15 72:15,16 73:16 <b>regarding</b> 35:10 51:8 62:1 73:2 <b>Regular</b> 2:5 23:5 <b>regularly</b> 28:17 33:22 <b>regulation</b> 11:4 <b>regulations</b> 51:22 62:15 73:16 <b>relabel</b> 28:22 <b>related</b> 77:8 <b>relationship</b> 41:13 <b>relatively</b> 30:4 <b>relaxed</b> 14:11 <b>relief</b> 19:15 20:1 21:16,16 41:20	44:7 48:21 54:6 59:6 64:19 68:16 69:16 75:21 <b>remain</b> 50:11 56:21 61:4 72:5 <b>remodeled</b> 6:9 <b>remote</b> 1:4 3:11 4:1 56:7,11,12 56:20 66:16 <b>remove</b> 50:15 56:11,11,15 60:7 61:8 71:6 72:9 <b>removed</b> 45:20 <b>removing</b> 34:5 66:7 <b>renderings</b> 31:22 <b>repeating</b> 37:21 <b>repetitive</b> 52:18 52:19 63:11,12 74:12,13 <b>replace</b> 45:14,17 56:9,14,16,22 <b>report</b> 51:7,11 51:13,15 52:4 61:22 62:4,6,8 62:19 73:1,5,7 73:9,20 <b>representative</b> 24:13 <b>representing</b> 23:22 <b>request</b> 21:16 66:14 68:15,16 <b>requested</b> 66:12 <b>require</b> 66:17,19 <b>required</b> 25:8 <b>requirements</b> 20:2 41:21 42:3 48:22 51:21 59:7 62:14 69:17 73:15 <b>requires</b> 25:19 55:20	<b>Resident</b> 65:20 <b>residential</b> 24:21 38:5,16 55:18 <b>residents</b> 36:14 53:12 64:5 68:18 75:6 <b>respect</b> 9:10 <b>respectful</b> 40:21 <b>respects</b> 50:20 61:13 72:14 <b>respond</b> 9:7 35:7 <b>response</b> 37:19 <b>responsibility</b> 53:6 63:21 74:22 <b>rest</b> 36:20 <b>restate</b> 70:20 <b>restaurant</b> 25:14 <b>restore</b> 50:16 61:9 72:10 <b>retail</b> 24:20 25:5 25:9,12 28:7 31:1,3 36:19 37:3 <b>reviewed</b> 66:14 <b>revoked</b> 52:9 63:2 74:3 <b>Rhatigan</b> 23:8 23:10,11,15,19 24:10 31:13,16 31:18,20 35:17 36:3,6 38:7,9 38:14 39:4 44:9,11 <b>rickety</b> 28:12 <b>right</b> 5:13 10:6 10:21 11:1,18 11:21,22 12:11 12:19 15:7 17:6,11 19:21 25:4 27:19 30:18 31:7 36:6 39:5 40:5 41:8,17 47:7 48:20 53:15
<b>Q</b> <b>qualifies</b> 25:18 <b>question</b> 34:6 35:10 51:1 61:16 66:1 72:17 <b>questions</b> 8:20 12:2,20 24:14 26:2 32:14 35:5,5,9 37:16 39:5,15 47:18 58:11 68:21 <b>quiet</b> 33:1 <b>quite</b> 38:19 <b>quote</b> 30:12 43:14	<b>R</b> <b>R</b> 3:1 <b>radiation</b> 47:2 53:14 64:7 75:8 <b>radio</b> 47:1 56:7 56:11,12,20 66:16 <b>radiofrequency</b> 53:13 64:6 75:7 <b>raise</b> 13:6,7 40:9 40:10 48:4,5 58:15,16 69:3 69:4			

68:9,13 69:12 <b>right-of-way</b> 47:16 <b>righty</b> 64:8 <b>road</b> 9:19 26:15 34:11 <b>roll</b> 3:19 <b>roof</b> 36:16 65:21 67:3 <b>roof's</b> 57:5 <b>rooftop</b> 55:8,16 65:19 67:6,18 <b>rooms</b> 30:7,8 33:10 35:16 <b>rotary</b> 25:3 26:14 <b>row</b> 45:6 <b>RRUs</b> 56:7 <b>rules</b> 53:9 64:2 75:3 <b>run</b> 26:1 28:20 30:12,12 46:18 <b>running</b> 29:1 32:15 <b>runs</b> 29:14	48:8 58:19 69:7 <b>says</b> 13:6 32:7 38:1 40:9 48:4 58:15 69:3 <b>scan</b> 30:10 <b>scheduled</b> 26:20 27:9 <b>schedules</b> 26:22 <b>school</b> 14:6 16:10,10 <b>Schwartz</b> 65:10 <b>scientific</b> 51:4 61:19 72:20 <b>screen</b> 13:5 20:7 40:8 48:4 58:14 67:18 69:2 70:6 <b>seal</b> 28:15 <b>search</b> 17:17 <b>second</b> 25:3 30:16 60:7 <b>Section</b> 6:20 19:16,18 49:1 59:8 69:18 <b>sections</b> 19:14 20:2 41:21 48:22 59:7 69:17 <b>sector</b> 66:5,6,8 <b>sedated</b> 33:4 <b>see</b> 5:18 12:13 13:1 14:7 17:19 21:10 24:4,11 27:17 27:21 30:6,22 31:9 32:11 47:22 59:19 64:21 66:21 67:17,19,21 68:2,14 76:3 <b>seeing</b> 39:19 <b>seeking</b> 49:22 60:15 65:18 71:16 <b>seen</b> 9:21 46:9 <b>self-created</b> 19:3	<b>sense</b> 30:4 <b>sent</b> 32:4 <b>separate</b> 31:3 <b>September</b> 20:11 43:3 <b>series</b> 45:5 <b>serve</b> 26:17 <b>service</b> 16:3 28:17 29:21 41:22 43:12 <b>Services</b> 25:18 40:4 51:7,12 51:16 52:4 53:2 61:22 62:5,9,19 63:17 73:1,6 73:10,20 74:18 <b>set</b> 17:20 30:22 35:21 57:5 58:1 77:12 <b>setback</b> 6:2,14 12:6 18:2,8 <b>setbacks</b> 12:7 <b>shade</b> 67:20 <b>shallow</b> 14:1 <b>shared</b> 37:9 <b>sharing</b> 67:10 <b>Shatz</b> 65:10 <b>shed</b> 28:10 <b>shifting</b> 66:10 66:11 <b>shot</b> 57:16,17,20 58:5,7 <b>show</b> 32:5 <b>showing</b> 30:2,14 30:15 33:3 67:14 <b>shown</b> 27:19 46:1 <b>shows</b> 10:9 29:19 30:11 57:20 <b>shuttle</b> 34:16,18 <b>side</b> 6:2,11,12,14 7:9,11 10:14 11:3,14 12:5,8 12:10 18:2 25:4 31:6,10	31:17 37:12 <b>sides</b> 10:18 11:19 <b>sidewalk</b> 14:4 17:18 19:2 <b>signed</b> 14:22 24:20 <b>significant</b> 57:6 <b>signing</b> 23:17 <b>signs</b> 7:17 <b>similar</b> 46:18 <b>simply</b> 41:4 <b>sims</b> 56:4 57:11 57:15 67:11 <b>simulation</b> 46:3 67:16 68:12 <b>simulations</b> 50:7 50:12 57:8 60:4,22 61:5 66:21 67:11 71:4 72:1,6 <b>single</b> 8:5 <b>sir</b> 11:8 <b>sister</b> 16:4 <b>site</b> 6:7 27:14 28:6 29:17 30:14,15 34:10 51:1,10,20 55:22 61:16 62:3,13 67:14 72:17 73:4,14 <b>Sitting</b> 3:4 5:3 23:3 45:3 55:3 <b>situated</b> 53:9 64:2 75:3 <b>situation</b> 10:1 <b>six</b> 16:8 50:15 56:9,12,21,21 56:22 61:8 72:9 <b>slide</b> 29:18 30:1 30:13,20 31:5 31:8 32:2 57:12 58:2 67:12,21 <b>slides</b> 27:13 32:13 <b>small</b> 8:4 16:17	30:5,7 <b>smaller</b> 56:15 <b>societal</b> 51:4 61:19 72:20 <b>sole</b> 24:2 <b>solved</b> 19:3 <b>somebody</b> 9:13 9:15 16:11,18 17:1 <b>sophisticated</b> 33:19 <b>sorry</b> 5:21 17:15 24:8,9,16,18 27:16 35:21 36:10 56:6 69:21 70:4 <b>sort</b> 14:9,22 15:3 26:2 28:10,15 29:21 31:2 32:17 47:2 <b>sound</b> 10:12 <b>soundproofing</b> 33:9,11 <b>Sounds</b> 69:15 <b>space</b> 6:12 8:3 9:14 10:2,21 10:21 11:16,18 11:18 14:2 16:4,5,22 17:2 24:20 25:7,12 27:10,14 28:7 29:4,16 30:3 30:10,12 31:1 31:2 32:21 33:13 36:17,19 36:22 37:3,8,9 47:14 <b>spaces</b> 9:11 15:20 16:14 25:5,8 28:4 32:22 37:9 <b>spacing</b> 66:20 66:20 <b>speak</b> 4:2 13:4 13:12 35:1 40:7,15 48:3 48:10 58:13,21
<hr/>				
<b>S</b>				
<b>S</b> 3:1 <b>safe</b> 29:16 <b>safety</b> 14:7 16:6 17:4 29:10 42:12 53:9 64:2 67:6 75:3 <b>Samsung</b> 66:15 66:19 <b>Sarah</b> 23:8,10 23:10,15,19 24:10 31:13,16 31:18,20 35:8 35:17 36:3,6 37:17 38:6,7,9 38:14 39:4,17 39:20 40:22 44:9,11 <b>save</b> 46:5 <b>saw</b> 9:9 34:22 <b>saying</b> 13:10 16:22 40:13				



69:1,9 <b>speakers</b> 13:9 40:12 48:7 58:18 69:6 <b>speaking</b> 3:18 31:21 <b>special</b> 6:17 24:22 25:19 32:12 37:22 38:22 39:14 41:20 42:1,2 42:18 43:9,13 49:1,13,22 50:22 51:4,17 51:20 52:7,10 52:12,16 53:8 55:14,20 59:15 60:15 61:15,19 62:10,13,22 63:3,5,9 64:1 68:16 69:18 70:17 71:16 72:16,20 73:11 73:14 74:1,4,6 74:10 75:2 <b>specialized</b> 26:7 26:9 <b>specific</b> 37:19 <b>specifically</b> 65:22 <b>specification</b> 37:19 66:18 <b>specifications</b> 35:19 <b>specifies</b> 35:12 <b>specs</b> 36:6 37:6 <b>speculative</b> 14:11 <b>speech</b> 60:13 <b>Spezzano</b> 45:7 45:12,13 46:11 46:14,22 47:6 47:9 48:16 54:7 <b>spillage</b> 32:17 <b>spot</b> 25:15 <b>Springfield</b> 65:11	<b>square</b> 10:18 25:6 <b>ss</b> 77:3 <b>staff</b> 4:3 13:9,10 27:6 28:3 29:5 29:12,19 33:2 40:12,14 48:7 48:9 58:18,20 69:6,8 <b>stale</b> 37:2 <b>stall</b> 6:2,11 8:5 8:15 10:4 <b>standard</b> 35:15 39:1 59:18 <b>standards</b> 33:22 34:4 66:19,20 <b>stands</b> 6:8 <b>start</b> 4:3 27:15 65:13 <b>state</b> 3:18 21:9 <b>state-of-the-art</b> 33:9 <b>stated</b> 43:12 <b>statement</b> 48:17 59:17 71:14 <b>statements</b> 20:18 43:7 49:11 59:13 70:15 <b>stating</b> 53:5 63:20 74:21 <b>stay</b> 27:5 <b>stayed</b> 10:17 <b>STEPHEN</b> 13:14 <b>stepped</b> 16:18 <b>steps</b> 18:20 <b>Steven</b> 1:7 3:4 4:9,10 5:3 12:4 12:17 13:13,15 21:5,6,20,21 23:3 35:10 36:2 37:10,14 43:18,19 45:3 54:1,2 55:3 64:9,10 75:17 75:18 <b>Steven's</b> 37:17	<b>Stewart</b> 39:10 40:17,18,18 <b>stick</b> 67:19 <b>stop</b> 35:4 41:10 <b>stored</b> 28:14 <b>stream</b> 41:7 <b>street</b> 2:3,7,8 5:12 7:14,16 7:17,19,22 9:6 9:22 10:22 11:16,20,20 13:15,16 14:12 14:15 15:14,21 17:18 18:13,15 23:20 30:18 31:22 40:19 41:6 45:7,15 45:19 55:6,16 59:10 65:11 <b>streetlight</b> 45:14 45:17 46:4 <b>strict</b> 33:7 38:18 <b>strip</b> 29:13 <b>stroller</b> 9:20 <b>structural</b> 67:5 67:6 <b>structurally</b> 10:12 <b>structure</b> 6:7 7:6,6 <b>structures</b> 13:19 53:12 64:5 75:6 <b>study</b> 51:4 61:19 72:20 <b>stuff</b> 8:8 55:8 <b>style</b> 31:1 <b>subject</b> 13:15 50:1 51:5 52:18 53:1 55:19 60:16 61:20 63:11,16 71:17 72:21 74:12,17 <b>submitted</b> 20:18 43:7 49:11,19 50:3,7 59:13 60:18,22 66:22	70:15 71:19 72:1 <b>subscribed</b> 34:16 <b>substantial</b> 7:1 9:4 21:12 42:6 <b>sufficiently</b> 53:13 64:6 75:7 <b>suggest</b> 37:20 <b>suggested</b> 41:9 <b>suggestions</b> 41:2 <b>summarize</b> 39:11 <b>summer</b> 16:13 <b>support</b> 34:22 39:13 46:12,21 <b>supporting</b> 20:17 43:6 49:10 59:12 70:14 <b>sure</b> 7:3 9:1 25:12 26:15 28:14,17 32:18 33:13,20 37:15 38:17,19 57:9 58:10 70:9 <b>surfaces</b> 33:21 <b>surgeon</b> 24:2,17 <b>surgeons</b> 26:11 <b>surgeries</b> 26:21 <b>surgery</b> 24:1 26:8,10,19 27:3 <b>surgical</b> 25:16 26:8 30:8 32:10 33:4 <b>surprise</b> 48:13 48:13 <b>surprised</b> 17:1 55:7 <b>SUSANNE</b> 23:13 <b>suspended</b> 52:9 63:2 74:3 <b>Swaathi</b> 40:1 <b>swapping</b> 66:5 <b>switch</b> 14:21	<b>sworn</b> 53:2 63:17 74:18 <b>system</b> 34:17 35:11 36:15 <b>systems</b> 33:19 35:11 36:20 37:11 46:13 <hr/> <b>T</b> <b>T-Mobile</b> 55:13 56:1 <b>take</b> 4:3 21:10 25:12 55:10 <b>taken</b> 3:19 11:19 21:14 30:9,22 67:16 <b>takes</b> 27:4 <b>talk</b> 5:16 6:21 7:1 25:13 38:10 <b>talked</b> 34:2,9 70:19 <b>talking</b> 19:1 <b>talks</b> 37:21 <b>TCO</b> 36:13 <b>teardown</b> 10:8 <b>telecommunic...</b> 45:5 <b>television</b> 3:14 <b>tell</b> 15:11 <b>ten-faucet</b> 37:12 <b>tenant</b> 28:9 <b>terminate</b> 51:16 52:8 62:9 63:1 73:10 74:2 <b>terminated</b> 52:9 52:11 63:2,4 74:3,5 <b>termination</b> 52:15 63:8 74:9 <b>terms</b> 32:20 33:17 34:12 37:6 <b>Terzis</b> 24:11 31:12,14,17,19 31:21 36:5,7 36:10,10 37:11
--	---	--	---	--

37:15 41:14 44:10 <b>testimony</b> 17:12 41:18 59:3 <b>thank</b> 4:15 8:9 8:18,19 12:19 15:7 17:6,8,11 19:4 20:12,15 21:22 22:2,4,7 27:16 31:16,18 32:2 35:8 37:14 41:14,15 43:4,20,22 44:2,4,8,9,10 44:12 47:18 53:15,18 54:3 54:6,7 55:11 55:11 56:4 58:9 64:11,13 64:15,20,21 67:10 68:19,20 70:9 71:13 75:10,13,15,17 75:22 76:1,2 <b>Thanks</b> 17:9 23:15 27:15,19 31:20 <b>that's</b> 68:7 <b>they'd</b> 32:7 <b>thicker</b> 6:12 <b>thing</b> 28:19 32:21 <b>things</b> 32:11,17 35:2 47:4 59:18 <b>think</b> 6:13,14 7:18 8:1,17 12:1,15 15:18 16:22 17:14,20 18:3 21:15 22:7 24:7 30:6 32:3,12,16 33:11 34:21 35:22 38:9,10 39:17 46:15 47:9 49:4 68:9 70:19 <b>third</b> 60:9 66:8	77:13 <b>third-party</b> 34:3 <b>Thirdly</b> 14:8 <b>thought</b> 12:18 25:22 47:16 <b>three</b> 4:2 15:1 30:7 36:12,14 40:15 45:6 48:10 50:9 56:1,6,6,16 61:2 65:22 66:1 69:9 70:21 71:8 72:3 <b>THURSDAY</b> 1:3 <b>ticket</b> 11:6 <b>ticketed</b> 11:7 <b>tiles</b> 33:13 <b>time</b> 3:21,22 9:12,14 11:18 13:9 25:10 29:5 40:13 48:8 49:20 51:18 58:19 62:11 69:7,15 73:12 <b>timely</b> 51:15 62:8 73:9 <b>times</b> 9:11 50:9 61:2 72:3 <b>title</b> 20:6,9 42:21 43:2 <b>titled</b> 69:22 70:10 <b>TMA</b> s 56:1,6,11 56:20 <b>Tobin</b> 16:10 <b>today</b> 24:10 25:20 32:4 34:22 35:19,22 55:10 <b>tonight</b> 5:5 35:3 40:22 50:14 51:17,21 52:7 53:8 61:7 62:10,14,22 64:1 65:12,16	66:1 72:8 73:11,15 74:1 75:2 <b>top</b> 46:21 60:1,1 60:3 71:1,2 <b>torn-down</b> 10:10 <b>touch</b> 10:16 <b>tough</b> 7:16 9:20 <b>tow</b> 7:18 11:5 <b>towed</b> 11:7 <b>Tower-Mount...</b> 56:2 <b>traffic</b> 14:5 27:11 29:15 32:16 34:9 39:16 42:5 <b>transcript</b> 3:15 77:6 <b>transmission</b> 51:3 61:18 72:19 <b>trash</b> 28:9,13,16 29:20,20,22 <b>traveled</b> 34:11 <b>treatment</b> 30:9 <b>tried</b> 17:1 25:21 <b>Trilogy</b> 23:13,19 <b>trips</b> 34:13 <b>trouble</b> 33:20 <b>true</b> 77:6 <b>try</b> 13:17 49:20 66:12 <b>trying</b> 8:3,4 10:2 12:9 32:18 <b>two</b> 6:9 13:12 14:20 17:1 24:18 27:18 28:7 30:8,17 34:20 36:15,16 36:16 50:5 56:7,14,15 58:21 59:18 60:20 71:6,21 <b>two-lot</b> 30:17 <b>two-year</b> 52:19 63:12 74:13 <b>type</b> 26:16 39:16	<b>typical</b> 18:4 32:15 60:5 71:5 <b>typically</b> 47:13 <hr/> <b>U</b> <hr/> <b>understand</b> 14:17 18:18 19:1 48:17 <b>understanding</b> 25:10 <b>underway</b> 15:2 <b>Unfortunately</b> 46:2 66:15 <b>unground</b> 19:1 <b>unique</b> 7:4 26:7 <b>unit</b> 2:8 6:12 16:15,16,22 55:6 <b>units</b> 6:9 14:20 15:3 16:7 38:5 38:16 41:6 56:7,12,12,20 <b>unload</b> 8:7 <b>unmute</b> 5:19 13:8,9 40:10 40:12 48:6,7 58:16,18 69:4 69:6 <b>unquote--</b> 30:12 <b>unused</b> 60:7 71:6 <b>upgrade</b> 66:3 <b>upgraded</b> 66:16 <b>upset</b> 29:14 <b>use</b> 3:11 7:20,21 8:13 25:9,14 25:18 26:2 29:7 40:3 42:14 <b>uses</b> 42:9 <b>Ustayev</b> 5:10,21 5:22 6:6,19 7:3 7:15 8:11,19 9:1,9 10:7,11 10:15 11:3,6,8 11:12 12:1,4,9 12:18 14:8,18	19:6,10 <b>utilize</b> 10:2 12:10 50:13 61:6 72:7 <hr/> <b>V</b> <hr/> <b>vantage</b> 60:5 67:17 71:4 <b>variance</b> 6:1,16 6:18,22 16:15 19:20 20:3 <b>vehicle</b> 8:12,14 <b>vendor</b> 34:4 <b>ventilation</b> 37:11 66:18 <b>Ventilator</b> 37:1 <b>verify</b> 4:4 <b>Verizon</b> 65:12 65:17,22 <b>versus</b> 46:17 <b>vet</b> 39:16 <b>veterinarian-o...</b> 35:15 <b>veterinary</b> 24:1 24:2,17 26:11 <b>Vice</b> 1:7 <b>video</b> 3:13 <b>view</b> 30:21 31:6 31:7,22 57:9 57:14,14 68:7 68:8,10,11 <b>viewed</b> 16:7 <b>viewer</b> 60:6 71:5 <b>views</b> 58:6 <b>violating</b> 7:12 11:14 <b>Virginia</b> 1:8 3:4 4:7,8 5:3 20:21 20:22 21:22 22:1,1 23:3 43:22 44:1,1 45:3 53:19,20 55:3 64:13,14 75:13,14 <b>visitors</b> 32:5 <b>visits</b> 27:10 <b>visual</b> 27:14 50:6,11 57:8
--	---	--	---	---

60:21 61:4 71:22 72:5 <b>visually</b> 60:2 68:18 71:1 <b>voice</b> 20:20 21:17 43:18 46:17 53:16 64:9 66:3 68:17 75:11 <b>vote</b> 20:20 21:8 21:8,10,17 22:6 43:18 44:6 48:19 53:16 54:4 64:9,18 75:11 75:20 <b>votes</b> 3:18 <b>VP</b> 24:12	46:5 68:18 <b>we'll</b> 17:11 21:9 23:5 41:19 56:22 59:4 76:3 <b>we're</b> 6:10 7:20 8:3,4,14 10:2 12:16 19:8 24:15 25:17,20 31:10 33:20 36:7,11 55:13 55:21 56:9,22 57:3,15,18 <b>we've</b> 6:21 <b>webpage</b> 4:1 <b>week</b> 28:17 <b>weeks</b> 16:7 36:13,14 <b>welcome</b> 3:6 44:13 <b>welfare</b> 42:12 <b>weren't</b> 10:16 25:12 <b>what's</b> 69:22 <b>Wheeler</b> 30:18 40:19 41:6 <b>whereof</b> 77:12 <b>wide</b> 18:14 <b>width</b> 7:8 <b>wild</b> 14:10 <b>windows</b> 31:2 <b>wireless</b> 45:17 45:21 55:15 65:13,17 <b>wiring</b> 60:8 71:7 <b>wish</b> 13:4 40:7 48:3 58:13 69:1 <b>witness</b> 77:12 <b>woman</b> 24:2 <b>women-</b> 39:14 <b>work</b> 20:4 42:19 49:2,18 50:2,5 50:6,10 59:8 60:17,20,21 61:3 69:19 71:18,21,22 72:4	<b>working</b> 57:4,18 <b>wouldn't</b> 17:1 34:13 <b>wrap</b> 13:12 40:16 48:11 58:22 69:10 <b>wrapped</b> 60:9 67:7 71:8 <b>writing</b> 13:17 <b>wrote</b> 13:17 34:21	48:4 58:14 69:2	<b>3-ton</b> 36:16 <b>30</b> 20:11 <b>300</b> 2:8 55:5 59:9 <b>300-350</b> 55:16 <b>3A</b> 68:10
<b>W</b>		<b>X</b>	<b>0</b>	<b>4</b>
<b>waiting</b> 30:7 <b>walk</b> 14:6 29:9 29:12 32:8 57:7 67:11 <b>walking</b> 18:19 <b>want</b> 9:7 16:22 23:17 29:11 39:11 42:1 56:3 67:1 70:2 <b>wanted</b> 15:17 23:16 25:21 28:7,19 30:3 32:4,12 <b>washable</b> 33:21 <b>washed</b> 33:22 <b>waste</b> 28:16 32:17 34:2,2,3 34:5 <b>Water</b> 41:3 <b>wave</b> 46:18 <b>waves</b> 51:3,9 52:1 61:18 62:2,16 72:19 73:3,17 <b>way</b> 7:7,11 8:6 12:7 15:1 21:14 29:2 35:11 38:22		<b>X</b> 2:1 <b>x-rays</b> 30:9	<b>02108</b> 23:21 <b>02139</b> 1:6 <b>06/12/25</b> 2:4	<b>4.32.g.1</b> 48:22 59:7 69:17 <b>4.35.1</b> 41:22 43:12 <b>4.40</b> 49:1 59:8 69:18 <b>4.5'</b> 6:13 12:15 <b>45</b> 2:7 <b>4G</b> 46:15,16
		<b>Y</b>	<b>1</b>	<b>5</b>
		<b>yard</b> 6:2,13,15 7:9,11 13:20 18:2,5,8,20 <b>yeah</b> 5:9,11 6:7 6:19 7:19 8:16 8:17 9:9 10:7,7 10:11 12:4 17:9 19:17,19 19:21 20:10 23:10 31:19 35:17 36:5 39:4 43:1 49:6 56:3,4 57:10 65:15 <b>years</b> 15:1 30:18 41:14 <b>yep</b> 6:6 23:9,14 29:4 39:18 44:13 47:9 57:17 <b>you've</b> 70:19	<b>1</b> 2:8 51:11 55:6 57:21 <b>10</b> 51:12 52:2,21 62:5,17 63:14 73:6,18 74:15 <b>10.30</b> 19:20 20:3 <b>10.40</b> 41:22 49:1 59:8 69:18 <b>10.43</b> 42:18 <b>1161501</b> 5:9 <b>12</b> 23:20 33:12 56:7,15 67:13 77:18 <b>132</b> 13:16 <b>133</b> 2:3 5:12,22 11:19 20:9 <b>135-137</b> 15:14 <b>1441</b> 65:11 <b>1654</b> 2:9 65:4,19 70:10 <b>17</b> 25:7	<b>5</b> 2:3 27:2 <b>5.31</b> 6:20 19:16 20:2 <b>5.5'</b> 6:14 <b>500</b> 26:15 41:5 <b>525</b> 41:5 <b>55</b> 2:8 41:6 <b>5G</b> 46:12,18
		<b>Z</b>	<b>2</b>	<b>6</b>
		<b>zones</b> 7:18 <b>zoning</b> 1:1 3:7 3:12 7:12 11:14 12:7 25:17,20 42:9 55:18,19 65:20 66:21 <b>Zoom</b> 13:5 34:21 40:8	<b>2</b> 3:9 43:3 57:21 <b>2,200</b> 25:6 <b>200</b> 2:7 45:6,14 <b>2017</b> 43:3 <b>2023</b> 3:9 20:11 <b>2025</b> 1:3 3:7 59:10 70:8 77:13 <b>2026</b> 77:18 <b>22</b> 3:14 <b>23</b> 2:6 <b>24</b> 59:10 <b>25-31</b> 40:19 <b>26</b> 1:3 3:7 <b>29</b> 43:3	<b>6</b> 13:8 40:11 48:6 58:17 69:5 <b>6.44.1.c</b> 19:18 20:3 <b>6:00</b> 1:4 3:3 <b>6:02</b> 5:2 <b>6:23</b> 22:9 23:2 <b>6:50</b> 45:2 <b>603</b> 40:20 <b>605</b> 2:6 23:6 25:1 40:20 41:11 <b>65</b> 2:9
			<b>3</b>	<b>7</b>
				<b>7:03</b> 55:2 <b>7:15</b> 65:2 <b>7:27</b> 76:4 <b>74</b> 41:10

<div>78 41:10</div> <div>8</div> <div>8:30 27:2</div> <div>831 1:5</div> <div>9</div> <div>9 13:8 40:10</div> <div>48:5 58:16</div> <div>69:4 70:8</div>				
--	--	--	--	--