

BOARD OF ZONING APPEAL  
FOR THE  
CITY OF CAMBRIDGE

GENERAL HEARING  
THURSDAY, MARCH 12, 2026

6:00 p.m.

Remote Meeting

via

831 Massachusetts Avenue  
Cambridge, Massachusetts 02139

Steven Ng, Chair  
Virginia Keesler

Jim Monteverde  
Brendan Sullivan  
Zarya Miranda

City Employees  
Stephen Natola



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I N D E X

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BZA-1197365 -- 95 MT. AUBURN STREET	8

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

2 \* \* \* \* \*

3 (6:00 p.m.)

4 Sitting Members: Steven Ng, Virginia Keesler, Jim  
5 Monteverde Brendan Sullivan, and Zarya  
6 Miranda

7 STEVEN NG: Welcome everyone, to the March 12,  
8 2026 meeting of the Cambridge Board of Zoning Appeal. My  
9 name is Steven Ng, and I am the Chair.

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

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

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

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

22 Members of the public will be kept on mute until

1 it is time for public comment. I will give instructions for  
2 public comment at that time --

3           STEPHEN NATOLA: Everyone is just working through  
4 IT right now.

5           STEVEN NG: I'm sorry? What was that?

6           Can you all hear me?

7           STEPHEN NATOLA: Yeah, if you follow that link,  
8 you'll join as a participant, and then I can come over.

9           Yeah, join -- panelist and then I can promote you  
10 to panelist. Jim Monteverde is doing the same thing.

11           [Pause]

12           If I can get Jim into the meeting, I would almost  
13 just have him, then if I can get Jim into the meeting -- hi  
14 Brendan. If I can get Jim into the meeting, we could almost  
15 just proceed with four.

16           STEVEN NG: Very good.

17           STEPHEN NATOLA: If I can get Jim into the  
18 meeting, Jim Monteverde, I'd almost say we could proceed  
19 with four. Yeah. Unfortunately, but.

20           [Pause]

21           Stephen, we've got Brendan and Jim on the call  
22 now?

1 [Pause]

2 BRENDAN SULLIVAN: Okay. Brendan Sullivan  
3 present.

4 STEPHEN NATOLA: Hi, Brendan.

5 BRENDAN SULLIVAN: Okay, we're on.

6 STEVEN NG: Yeah.

7 BRENDAN SULLIVAN: Okay. Present and audible.  
8 All right. Thanks.

9 STEVEN NG: All right. So we'll -- I think we've  
10 got a quorum here. Let's start over.

11 Welcome to the March 12, 2025 -- 2026 meeting of  
12 the Cambridge Board of Zoning Appeal. My name is Steven Ng  
13 and I'm the Chair.

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

18 STEPHEN NATOLA: Hi everyone. Apologies. We can  
19 now proceed.

20 STEVEN NG: Have you all heard -- did you guys  
21 hear me with --

22 STEPHEN NATOLA: Yeah.

1 STEVEN NG: Okay.

2 STEPHEN NATOLA: Yeah.

3 STEVEN NG: So I'm going to keep going.

4 STEPHEN NATOLA: Yep.

5 STEVEN NG: This meeting is being video and audio  
6 recorded and is broadcast on cable television Channel 22  
7 within Cambridge.

8 There will also be a transcript of the  
9 proceedings.

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

13 Members of the public will be kept on mute until  
14 it is time for public comment. I will give instructions for  
15 public comment at that time, and you can also find  
16 instructions on the City's webpage for remote BZA meetings.  
17 Generally, you will have up to three minutes to speak.

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

20 Zarya Miranda?

21 ZARAYA MIRANDA: Present.

22 STEPHEN NATOLA: Brendan Sullivan?

1 BRENDAN SULLIVAN: Present.

2 STEPHEN NATOLA: Steven Ng?

3 STEVEN NG: Present.

4 STEPHEN NATOLA: Virginia Keesler?

5 VIRGINIA KEESLER: Present.

6 STEPHEN NATOLA: Okay, and everyone apologies  
7 about that. We were just working through some IT issues.

8 STEVEN NG: No worries. And apologies as well for  
9 myself. I've been trying to get my camera activated, and it  
10 doesn't seem to be cooperating.

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(6:07 p.m.)

The only item on this evening's Agenda is Case No. BZA-1197365 for 95 Mt. Auburn Street. The petitioner is PURA VIDA, being represented by Mr. James Rafferty.

JAMES RAFFERTY: Good evening, Mr. Chair.

STEVEN NG: Good evening.

JAMES RAFFERTY: Sorry for my delay.

STEVEN NG: No worries.

JAMES RAFFERTY: For the record, my name is James Rafferty. I'm an attorney with offices located at 907 Massachusetts Avenue in Cambridge. I'm appearing this evening on behalf of the applicant, PURA VIDA Miami.

Could I just ask a procedural question?

STEVEN NG: Sure.

JAMES RAFFERTY: How many members are present for the hearing?

STEPHEN NATOLA: Four. We were able to five connect, able to --

STEVEN NG: But none physically in the City Hall Chamber.

STEPHEN NATOLA: Correct.

1           JAMES RAFFERTY: All right. So in such a  
2 scenario, the applicant needs a unanimous vote of the Board  
3 when there's not a full complement?

4           STEPHEN NATOLA: Yes, I would agree.

5           JAMES RAFFERTY: Right. So it is the practice,  
6 and it's difficult for me to communicate with my client at  
7 this point, but as many members know, it is the practice  
8 that if there's not a full complement present, the applicant  
9 gets an opportunity to elect to continue the matter, given  
10 that they face the burden of the unanimous vote.

11          STEPHEN NATOLA: I could try to get the fifth  
12 member to join. Everyone stand by.

13          STEVEN NG: Okay.

14          JAMES RAFFERTY: Yes.

15          [Side conversation]

16          Yeah. I think we'll be okay. They're working on  
17 it. Okay.

18          [Pause]

19          JIM MONTEVERDE: Hey.

20          STEPHEN NATOLA: There he is!

21          JIM MONTEVERDE: Steven?

22          STEVEN NG: Yes. We hear you, Jim. Can you hear

1 us?

2 JIM MONTEVERDE: Yes, I can.

3 STEVEN NG: Okay. So we'll make sure the record  
4 shows Jim Monteverde is present, and we have a full  
5 complement of Board members.

6 So Mr. Rafferty, are you comfortable with that?  
7 We can proceed if that works for you.

8 JAMES RAFFERTY: Thank you. For sure. I didn't  
9 mean to be a stickler, but --

10 STEVEN NG: No, it's okay. No. Absolutely.

11 JAMES RAFFERTY: Yep.

12 STEVEN NG: You're absolutely right.

13 JAMES RAFFERTY: All right, good. And I always  
14 find we have a better meeting when Mr. Monteverde is part of  
15 the discussion, so.

16 STEVEN NG: So again, for the record, James  
17 Rafferty appearing on behalf of the applicant, PURA VIDA  
18 Miami. Also present with me this evening is Oscar Amaro. I  
19 don't know if he's been elevated to a panelist yet.

20 STEVEN NG: Yes.

21 OSCAR AMARO: Yes, I have.

22 JAMES RAFFERTY: Thank you.

1 OSCAR AMARO: Thank you. Oscar Amaro from PURA  
2 VIDA Miami present.

3 JAMES RAFFERTY: Thank you. So Mr. Chair, and  
4 members of the Board, this is an application for a Quick-  
5 Service Special Permit relocation in Harvard Square. These  
6 used to be known as "fast-food special permits" but the  
7 definitions have expanded over the years.

8 And in the Harvard Square Overlay District, such  
9 uses are as-of-right unless they meet the definition of a  
10 Formula Business.

11 And in this case, PURA VIDA Miami does meet that  
12 definition, because they have more than 10 locations. So  
13 we're before the Board tonight on the Request for a Special  
14 Permit.

15 PURA VIDA Miami is a very well-known operation  
16 that bases its whole ethos around providing access to  
17 healthy and nutritious food. In fact, what's proposed here  
18 by way of a café actually has a significant amount of  
19 seating; actually 88 seats if you ever had an opportunity  
20 to see the floor plan. So --

21 OSCAR AMARO: Mm-hm.

22 JIM MONTEVERDE: -- it's also the case that if

1 people dine in, they dine on -- with cutlery and actual  
2 nondisposable (sic) plates.

3           So it's really just marginally meeting that  
4 definition of quick service, because the percentage of  
5 operation is estimated to be perhaps slightly over 20  
6 percent, the point being that this is a somewhat different  
7 fast casual operation that is customarily seen.

8           The proposal here is the location on Winthrop  
9 Street, just in from the corner at JFK Street. And as Board  
10 members are, I'm certain, aware, in the Harvard Square  
11 Overlay District applicants for special permits and  
12 variances must first appear before the Harvard Square  
13 Advisory Committee.

14           That's a group of area residents and property  
15 owners in Harvard Square appointed by the City Manager that  
16 holds public hearings to evaluate applications such as this  
17 and provide a recommendation to the BZA.

18           That recommendation was positive and it was  
19 unanimous, but unfortunately from what I can see it only  
20 arrived a few hours ago. So I'm not sure if the record  
21 reflects that delivery, or if members have had an  
22 opportunity to review it.

1           The reason -- one of the reasons I pointed out is  
2 that the Advisory Committee made particular mention of the  
3 size of the establishment and the amount of seating, and the  
4 fact that it had more attributes associated with a sit-down  
5 café than with the typical quick service establishment.

6           The company has a strong emphasis on  
7 sustainability, both in terms of their operation as well as  
8 their food products and preparation. All fresh fruits and  
9 vegetables are prepared in-house. Leftovers end up becoming  
10 -- going through a composting process.

11           So there's a very high attention to sustainability  
12 and environmental factors that are actually reflected in the  
13 ordinance, including the fact that in the cases where there  
14 is -- there are disposable products involved, they are all  
15 biodegradable, no use of Styrofoam.

16           The space itself is approximately 4,100 square  
17 feet, and as noted by the Advisory Committee represents the  
18 introduction of an Active Use in a location which has most  
19 recently served as a cell phone store.

20           And if one pays attention to the public discourse  
21 around life in Harvard Square these days, there seems to be  
22 some overall thinking that there's a plethora of banks and

1 cell phone stores, and not enough Active Uses.

2 PURA VIDA will certainly change that by introduce  
3 a café in this location that will be very focused on the  
4 walk-in trade that is present between the students, the  
5 Staff, and visitors to Harvard Square.

6 It would fit nicely into the categories set forth  
7 in Section 11.30 that talk about criteria the Board should  
8 consider, including emphasis on the walking trade and a  
9 physical design that is compatible to the area.

10 The elevation included in application would show  
11 that there's only a modest change in the façade. The  
12 building itself, which used to have an overhead door for --  
13 you go back to Tower Records, some people may recall that --  
14 but this has a brick façade with glazing, and none of that  
15 is changing and a Zoning compliant sign, PURA VIDA Miami,  
16 will be installed.

17 So happy to have the operator, Mr. Amaro, talk  
18 with you about any specific aspects of the operation. But  
19 there is a -- there are loading spaces in front of the  
20 location, and there was a considerable amount of discussion  
21 at the Advisory Committee about managing food deliveries  
22 that we're all familiar with that are now a part of

1 restaurant life.

2           And they -- the operator has experience in working  
3 with those in terms of moderating their behavior and being  
4 able to coordinate their arrival.

5           So if -- happy to have Mr. Amaro answer any  
6 questions, or if there's anything more I can provide, I  
7 would be pleased to do so.

8           But as I noted, we believe based on the  
9 application and the nature of this operation, that this  
10 particular use is very consistent with the goals of the  
11 Harvard Square Overlay District. It is very much a café  
12 to operate a Formula Business Establishment in the Harvard  
13 Square Overlay District. It is very much a café, given its  
14 size and seating.

15           And it intends to operate from morning --  
16 breakfast, lunch and dinner will be provided, and the  
17 operation is expected to remain open until approximately  
18 9 p.m. So it will provide a very active use on that portion  
19 of JFK Street.

20           STEVEN NG: Thank you, Mr. Rafferty. And yes, we  
21 did receive letter from the Harvard Square Advisory  
22 Committee at 1:16 p.m. today. I think all Board members who

1 are in attendance received that.

2 I think one of the -- in terms of questions from  
3 the Board regarding the application; anyone like to --

4 Yes, Jim.

5 JIM MONTEVERDE: Just one question for Mr.  
6 Rafferty. The advertisement notes Article 11, Section  
7 11.30, which has got all the criteria for a quick-service  
8 food establishment -- you know, trash cans --

9 JAMES RAFFERTY: Right.

10 JIM MONTEVERDE: -- et cetera. Are you seeking  
11 any relief from those conditions?

12 JAMES RAFFERTY: Absolutely not.

13 JIM MONTEVERDE: Okay. Thank you.

14 JAMES RAFFERTY: It will fully comply with those  
15 requirements, including disposable waste receptacles, and  
16 compliance with state and local requirements involving  
17 ingress and egress, and facilities for handicapped persons  
18 on the premises.

19 JIM MONTEVERDE: Thank you.

20 STEVEN NG: Any other questions from Board  
21 members?

22 I think the one item myself I'd like to ask was

1 during the Harvard Square Advisory meeting, the discussion  
2 regarding how PURA VIDA would be managing the rideshare --  
3 you know, activity outside of the restaurant, it could --  
4 the meeting minutes didn't really reflect much information  
5 there.

6           Could you share with us what was discussed at that  
7 time?

8           JAMES RAFFERTY: Sure. I can tell you what was  
9 said, and then there's -- yet, first-hand testimony from Mr.  
10 Amaro. But the operator at the meeting cited the experience  
11 they have in urban locations.

12           STEVEN NG: Yes.

13           JAMES RAFFERTY: And the fact that they believe  
14 that they work with the operators of DoorDash and these  
15 other locations, and they're able to have the product ready  
16 and have someone there available to hand the product off  
17 quickly.

18           So in some cases, the loading zone in front of the  
19 premises we relied upon. There's also loading around the  
20 corner on JFK Street. And it was noted by the Advisory  
21 Committee that this is a situation not unique to this  
22 particular operation, but that the reality is that in the

1 casual market, that this is a real issue. And the City has  
2 made some accommodations at curb areas to increase loading  
3 in this area of Harvard Square.

4 But it was recognized as something that will  
5 require diligence on the part of the operator, and he  
6 committed to doing that.

7 Beyond that, Mr. Amaro may have some specific  
8 examples of what has proven to be effective strategies.

9 OSCAR AMARO: Absolutely. Thank you for that.

10 We do have internal -- an internal host, who is  
11 going to be creating all the -- you know, people picking up  
12 orders. And this host will focus specifically on that task  
13 to make sure that the -- whoever is picking up orders are  
14 properly oriented and going to be quickly in and out of the  
15 facility.

16 And we do have a designated area where all the  
17 orders as they are prepared are set in place, and ready to  
18 be picked up at any given time.

19 STEVEN NG: Okay. Great. Thank you. Thank you,  
20 Oscar. And I know the minutes of the Advisory Committee  
21 also were very supportive of the substantial on-premise  
22 seating, and they felt it was an appropriate and positive

1 addition for Harvard Square.

2 Let's see. Any other questions from Board?

3 BRENDAN SULLIVAN: I have no questions.

4 STEVEN NG: Thank you, Brendan. So we can move on  
5 to public comment.

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

9 If you're calling in by phone, you can raise your  
10 hand by pressing \*9 and unmute or mute by pressing \*6. I'll  
11 now ask Staff to unmute the speakers one at a time.

12 You should begin by saying your name and address,  
13 and Staff will confirm that we can hear you. After that you  
14 will have up to two -- two to three minutes to speak before  
15 I ask you to wrap up.

16 And -- no one's asking questions, Stephen?

17 STEPHEN NATOLA: Correct.

18 STEVEN NG: And I believe there was no  
19 correspondence in the application file of correspondence  
20 from participants, except for the arrival of the Harvard  
21 Square Advisory Committee meeting minutes. So --

22 STEPHEN NATOLA: No other correspondence is in the

1 file.

2 STEVEN NG: Thank you. So discussion amongst the  
3 Board? Any comments raised or used?

4 I felt one concern I had was about the traffic and  
5 intensity of the potential rideshare services that would be  
6 happening in Harvard Square now, but I think the application  
7 has kind of maybe made a proactive effort to show they're  
8 going to be addressing that concern.

9 And then just having an establishment with 88  
10 seats is pretty impressive, too, for fast-casual in the  
11 Square itself.

12 OSCAR AMARO: And to add to that statement --  
13 apologies for the interruption -- the fact that we are  
14 interested in the specific area is because of a lot of foot  
15 traffic. We're hoping to attract as much foot traffic as  
16 possible. And it's more oriented to be more of a dine-in  
17 experience than --

18 STEVEN NG: Yes.

19 OSCAR AMARO: -- orders for grab-and-go and  
20 picking up.

21 STEVEN NG: Thank you, Oscar.

22 Jim?

1           STEPHEN NATOLA: Jim and -- hi, we do have someone  
2 raising their hand. So I --

3           STEVEN NG: Yes.

4           STEPHEN NATOLA: -- I can allow them to speak.  
5 Luke Smith?

6           STEVEN NG: Oh, I'm sorry. Yep.

7           Mr. Smith, are you there?

8           STEPHEN NATOLA: Luke Smith enabled.

9           JAMES RAFFERTY: His microphone is off, from what  
10 I can see.

11          STEVEN NG: Yeah. you're on mute, Mr. Smith.

12          [Pause]

13          STEPHEN NATOLA: Okay, we tried.

14          Oh, there you go. Luke Smith.

15          STEVEN NG: Can you hear us, Mr. Smith?

16          STEPHEN NATOLA: Okay, Chairman Ng. You can  
17 continue.

18          STEVEN NG: Okay. Mr. Monteverde, you have your  
19 hand raised?

20          JIM MONTEVERDE: Yes, thank you. Mr. Chair, would  
21 you like to suggest that the recommendations from the  
22 Harvard Square Advisory Group be made a condition of the

1 special permit?

2 STEVEN NG: Yeah. I was going to ask the group if  
3 they felt that was fine. I --

4 JIM MONTEVERDE: Great.

5 STEVEN NG: Mr. Rafferty is -- I believe that --  
6 yeah. I think that would be totally fine.

7 JAMES RAFFERTY: Well, Mr. Chair, that is fine  
8 from the applicant's perspective, but I would just note that  
9 the recommendations ask for items to be considered --

10 STEVEN NG: Mm-hm.

11 JAMES RAFFERTY: -- by the applicant, and the  
12 applicant is certainly prepared to do that. As far as the  
13 issues identified, the three issues on deliveries and  
14 particularly on storefront lighting, those are all  
15 suggestions for the applicant to consider. He expressed a  
16 willingness to do that at the Advisory Committee, and I'm  
17 sure there's a continued willingness to do that.

18 But as we sometimes know, conditions that find  
19 their way into special permit decisions live for the life of  
20 the decision; in some cases situations change.

21 So I would only ask that the decision reflect that  
22 these are suggestions on the part of the Advisory Committee,

1 and that the applicant is willing to explore those  
2 suggestions.

3 STEVEN NG: Yes.

4 JAMES RAFFERTY: Mr. Chair, for instance, I'm  
5 looking at the suggestion that he -- the applicant be  
6 encouraged to consider later hours, and he agreed. He will  
7 consider later hours, depending on what the demand is.

8 STEVEN NG: Mm-hm.

9 JAMES RAFFERTY: Apparently, the expectation is a  
10 9 p.m. closing. If the demand increases, or there's a  
11 market for it, we certainly would stay open later, and would  
12 return to the License Commission, which has the final say on  
13 hours and Common Victualler Licenses.

14 But it's the nature of those type of  
15 recommendations that are contained with the Advisory  
16 Committee Report. I would at least want the decision to  
17 reflect the suggestions as opposed to requirements.

18 STEVEN NG: Yes. I believe if we include the  
19 notes -- the minutes as the conditions themselves, I think  
20 that -- you know, it's encouragement for later hours as well  
21 as the appropriate storefront lighting or --

22 JAMES RAFFERTY: Right. Thank you.

1           STEVEN NG: All right. Otherwise, any other  
2 comments from the Board, or are we set for a motion?

3           BRENDAN SULLIVAN: I'm ready for a motion, Mr.  
4 Chair.

5           JIM MONTEVERDE: Yes. Ready for a motion.

6           STEVEN NG: All right. Very good. So the Chair  
7 makes a motion to grant relief from three -- the  
8 requirements of the Ordinance under Section 4.35, 11.30  
9 which is the Quick-Service Food Establishment and 20.54.10,  
10 which is the quick -- which is a Quick-Service Food Formula  
11 Business.

12           And then the conditions: We'll go over the  
13 conditions for a special permit.

14           Item a) It appears the requirements of this  
15 ordinance cannot or will not be met. That is correct.

16           b) Traffic generated or patterns of access or  
17 egress would cause congestion, hazard, or substantial  
18 change. It was determined it will not.

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

22           d) Nuisance or hazard would be created to the

1 detriment of the health, safety, or welfare of the occupant.

2 And we determined that it will not.

3 e) And for other reasons, the proposed use would  
4 impair the integrity of the district or adjoining districts.

5 And we determined that it will not do so.

6 So by that finding, they meet the criteria under  
7 Sections 10.43 for a Special Permit on the condition that  
8 the work proposed conforms to the drawing set included in  
9 the application package entitled, "PURA VIDA, Miami, Harvard  
10 Square Boston Signage Package," dated January 26.

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

14 We also will include by reference the letter  
15 prepared by the Harvard Square Committee, and the  
16 suggestions that they have made for the proponent.

17 On a voice vote, please, Board members, Jim  
18 Monteverde?

19 JIM MONTEVERDE: In favor.

20 STEVEN NG: Thank you.

21 Brendan Sullivan?

22 BRENDAN SULLIVAN: In favor, yes.

1 STEVEN NG: Thank you.

2 Virginia Keesler?

3 VIRGINIA KEESLER: In favor.

4 STEVEN NG: Thank you.

5 Zarya Miranda?

6 ZARAYA MIRANDA: In favor.

7 STEVEN NG: And finally, Steve Ng in favor.

8 [All vote YES]

9 STEVEN NG: So it's a unanimous vote of support  
10 and approval.

11 JAMES RAFFERTY: Thank you, Mr. Chair, and members  
12 of the Board. Have a good evening.

13 COLLECTIVE: Thank you so much.

14 OSCAR AMARO: Thank you, everybody. Have a good  
15 night.

16 STEVEN NG: Yep. that concludes activities for  
17 this evening. Thank you, everyone.

18 JIM MONTEVERDE: Thank you.

19 COLLECTIVE: Thank you.

20 JIM MONTEVERDE: Sorry it took me so long to get  
21 engaged.

22 STEVEN NG: No, we'll get that worked out. Thank

1 you so much.

2 JIM MONTEVERDE: We'll see.

3 STEPHEN NATOLA: Thank you.

4 JIM MONTEVERDE: Bye-bye. Goodnight.

5 OSCAR AMARO: Goodnight.

6 [6:35 pm End of Proceedings]

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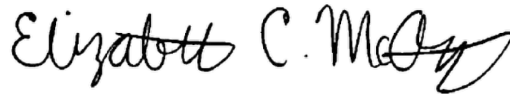
CERTIFICATE

Commonwealth of Massachusetts  
Middlesex, ss.

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

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

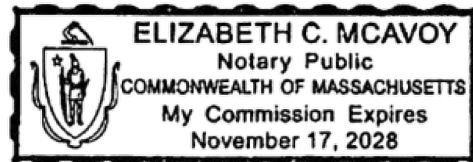
In witness whereof, I have hereunto set my hand this 20th day of March 2026.



Notary Public

My commission expires:

November 17, 2028



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