

BOARD OF ZONING APPEAL
FOR THE
CITY OF CAMBRIDGE

GENERAL HEARING
THURSDAY, MARCH 26, 2026

6:00 p.m.

Remote Meeting

via

831 Massachusetts Avenue
Cambridge, Massachusetts 02139

Steven Ng, Chair
Wendy Leiserson, Vice Chair
Virginia Keesler
Fernando Daniel Hidalgo
Jim Monteverde

City Employees
Olivia Ratay



Precision, Speed, Reliability

617.547.5690

transcripts@ctran.com

I N D E X

CASE	PAGE
------	------

CONTINUED CASE

BZA-1178118 -- 63 WASHBURN AVENUE	5
-----------------------------------	---

Original Hearing Date: 09/11/25

REGULAR AGENDA

BZA-1196534 --585 KENDALL STREET	16
----------------------------------	----

BZA-1200071 -- 78 THORNDIKE STREET	45
------------------------------------	----

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

2 * * * * *

3 (6:00 pm)

4 Sitting Members: Steven Ng, Wendy Leiserson, Daniel
5 Hidalgo, Jim Monteverde, and Michael
6 LaRosa

7 STEVEN NG: Welcome to the March 26, 2026 meeting
8 of the Cambridge Board of Zoning Appeal. My name is Steven
9 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, and you can also find
3 instructions on the City's webpage for remote BZA meetings.
4 Generally, you will have up to three minutes to speak.

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

7 OLIVIA RATAY: Wendy Leiserson?

8 WENDY LEISERSON: Present.

9 OLIVIA RATAY: Jim Monteverde?

10 JIM MONTEVERDE: Jim Monteverde is present.

11 OLIVIA RATAY: Daniel Hidalgo?

12 DANIEL HIDALGO: Present.

13 OLIVIA RATAY: Michael LaRosa?

14 MICHAEL LAROSA: Present.

15 OLIVIA RATAY: And Steven Ng?

16 STEVEN NG: Present.

17

18

19

20

21

22

1 * * * * *

2 (6:02 pm.)

3 Sitting Members: Steven Ng, Wendy Leiserson, Daniel
4 Hidalgo, Jim Monteverde, and Michael
5 LaRosa

6 STEVEN NG: For this evening's agenda we have one
7 item that is a continuance and, as well as two new cases.
8 So first up is our 6 p.m. item; a continuance of case BZA-
9 1178118 -- 63 Washburn Avenue and their Request for a
10 Variance.

11 Is the petitioner in attendance?

12 IVAN TOFT: Yes. Can you hear me?

13 STEVEN NG: Yes, we can.

14 IVAN TOFT: Great. I didn't know if it was time
15 to unmute. My name is Ivan Toft. I live at 63 Washburn
16 Avenue in Cambridge. And, as you said, Chairman, we are --
17 we requested a continuance until today thinking it would be
18 safe.

19 But we had scheduled a site visit from the City to
20 make the determination that the Board needs before they can
21 debate or deliberate on a variance request. And that was
22 the day -- the site visit of that day was the day we got

1 belted with two feet of snow. So that was canceled.

2 And it has been -- the site visit has now been
3 rescheduled for Thursday, April 2, at 8:00 a.m. So I'm very
4 -- you know, the good news is I'm not taking up a lot of
5 your time, but I would very much like to ask for a
6 continuance until the end of May, or to be safe maybe the
7 end of June.

8 The City will come out -- I don't think we'll get
9 snow on April 2, but you never know.

10 COLLECTIVE: [Laughter]

11 IVAN TOFT: And that's it.

12

13 STEVEN NG: Yeah. Mr. Toft, who was going to be
14 in attendance at that site visit?

15 IVAN TOFT: Yeah, I'm not sure. It's a --
16 basically, the senior person in the City of Cambridge who
17 informs the deliberations about how to proceed with the
18 legal effort to transfer that thin slice of indeterminate
19 territory to us.

20 And we're one of three -- I don't know if you call
21 -- but we're one of three property owners that are affected
22 by the change in the street that was made some time ago.

1 And I gather the good news is once they make a
2 determination, then all three will be resolved. I don't
3 know if any of the neighbors have any business pending
4 before the Board, but -- but yeah, I'm not sure of the exact
5 individual; the name of the individual who is coming.

6 STEVEN NG: Okay. I find that strange that you
7 don't have a name, but we did get some guidance from the
8 City Solicitor --

9 IVAN TOFT: Okay.

10 STEVEN NG: -- and they did clarify or confirm
11 that the WDA survey showing the City's right-of-way is
12 correct, and that your application is -- you know, you need
13 to have interest in that particular right-of-way to -- for
14 your proposed variance.

15 And they're essentially telling us we can't grant
16 the variance, as you don't have sufficient ownership rights
17 in that right-of-way at this time.

18 So, I mean, as we left it off at the last meeting,
19 we did -- you know, we asked for this clarification. We got
20 confirmation about the right-of-way being -- can't be, it's
21 not -- you know, your application right now really can't
22 move forward based on that.

1 So I don't know if a continuance is the right
2 option here, just because I don't know how long your
3 acquisition or whatever next steps you're trying to do.

4 So I'm basing this issue based on what information
5 we're getting and that's -- you know, a -- you know,
6 confirmation from the Solicitor, you know, as of right now
7 that you wouldn't be able to get the variance as --

8 IVAN TOFT: Right, the --

9 STEVEN NG: -- as proposed.

10 IVAN TOFT: Yes, sir. You're absolutely correct.
11 This is where Monica and I left it last time. We understand
12 that the right-of-way is clear; that the City's interest is
13 clear, and our interests are clear. The whole purpose of
14 the site visit is to begin the process of having the City
15 legally transfer that slice to 63 Washburn.

16 And look, they may say no, in which case then, we
17 don't need to bother you again, but they may say yes. And
18 our understanding is that they're going to say yes. And
19 that's why we're asking for a continuance, rather than just
20 bailing on the whole thing and then, I don't know, waiting
21 however long it takes. So that site visit is just
22 absolutely key.

1 And I think it's in all our interests -- and I'll
2 defer to the Board's judgment; you guys have more experience
3 with this than we do. I think it's in all our interests for
4 one more continuance.

5 And if at the end of this next continuance,
6 there's no answer, then I think you're absolutely right.
7 Because the answer that we have is unless the City transfers
8 our -- their right-of-way to us, then there's no point in
9 bothering the Board, because you can't -- obviously, you
10 know, as you just said, you can't make a decision on that.

11 Hang on a second.

12 [Side conversation: Monica, is that you?]

13 Yeah. So Monica knows the name of the person
14 coming. She was in another meeting, and I don't know.

15 MONICA TOFT: Yeah, so Deputy Manager for the
16 City. Katherine? Let me go --

17 IVAN TOFT: Did you hear that? It's the Deputy
18 Manager for the City.

19 MONICA TOFT: Kathy Watkins.

20 IVAN TOFT: Kathy Watkins.

21 MONICA TOFT: She's coming. And it turns out --
22 sorry, so this is Monica Toft, so you can see me. It turns

1 out that this actually has to be done by City Council. So
2 any property that's conveyed from the City to a property
3 owner and she -- Katherine Watson -- Kathy, she was the --
4 Kathy was the first person who actually knew that.

5 So she's going to come to the house and just take
6 an assessment, and then she's going to present this to City
7 Council to see if we can get it conveyed to us.

8 STEVEN NG: Hold on a moment. I've got -- Jim
9 Monteverde has his hand raised.

10 Jim?

11 JIM MONTEVERDE: Hi. This is Jim Monteverde. Mr.
12 Chair, and members of the Board, we might have one other
13 option. And that's to -- since we've continued this several
14 times previously, is to deny the continuance.

15 And that basically lets the proponent come back
16 whenever they're ready, as opposed to continuing it now to
17 pick a day -- June or whatever -- because it sounds like if
18 we've got to go to the City Council, I bet you it's going to
19 take a couple rounds through various agencies, and it's one
20 [unclear.]

21 So instead of continuing now and then having to
22 recontinue again and again, is just for us to deny it.

1 Again, that's not with prejudice or anything. It's just a
2 process to say, "Just wait until you've got it resolved, and
3 then come back."

4 But that's up to the proponent, or Mr. Chair it's
5 up to you.

6 MONICA TOFT: It's fine by us. Look, you know,
7 because I suspect we're already about three years in on
8 this, and we thought that we had had it resolved. And the
9 fact that now we're -- I think our first meeting with you
10 was --

11 JIM MONTEVERDE: September of last year.

12 MONICA TOFT: -- September. So I think that's
13 fine. My only question -- this is a ridiculous question --
14 is are we going to have to repay all the fees again if we're
15 denied the continuance?

16 JIM MONTEVERDE: I don't know. Olivia, can you
17 weigh in on that?

18 OLIVIA RATAY: Yeah, Mr. Chair, I can. I just
19 want to clarify what you're saying Jim is it's not giving a
20 denial? I think what you mean is to withdraw without
21 prejudice. If you deny it, it would be a two-year --

22 JIM MONTEVERDE: Oh, okay. Yeah. Yeah, I'm

1 trying -- I don't want to --

2 STEVEN NG: Yeah.

3 JIM MONTEVERDE: -- okay, that wasn't my intent.

4 So --

5 OLIVIA RATAY: As for the fee, because it would be
6 a refile, you would have to pay a new fee, but you could
7 write a letter to the Commissioner of ISD stating reasoning
8 as maybe he could consider otherwise. But it would be a new
9 file.

10 MONICA TOFT: Okay. Okay, I think it's -- is
11 Peter still the Head Commissioner of ISD?

12 JIM MONTEVERDE: Yeah.

13 MONICA TOFT: He's a reasonable man. I think he
14 would understand. I would just write the history of what's
15 happened here.

16 JIM MONTEVERDE: So Olivia, this would be your
17 proponent withdrawing the request? Withdraw without
18 prejudice, correct?

19 OLIVIA RATAY: That's right, Jim.

20 STEVEN NG: That's correct.

21 JIM MONTEVERDE: Okay. Thank you.

22 MONICA TOFT: So can I ask a question? So --

1 STEVEN NG: Sure.

2 MONICA TOFT: So -- so we're -- we will formally
3 withdraw, and then we notify ISD that we've formerly
4 withdrawn, and that we would like -- and then, so then when
5 we reapply, we explain the situation, is that correct,
6 Olivia? Is that how it works?

7 OLIVIA RATAY: You -- you all don't need to tell
8 us that you're withdrawing because we'll know tonight, but
9 when you're ready, that's right; you would contact us and
10 then you can write the letter to Peter.

11 MONICA TOFT: Okay. Okay. All right, perfect.

12 STEVEN NG: And -- yeah, and to be clear, if
13 you're -- if you need to work with the City Solicitor or
14 City Council, and that's the right approach -- I think --
15 just understand that their guidance that we've received from
16 them right now is that until you have ownership of that
17 right-of-way site or piece of parcel, you know, I don't
18 think the variance could even be open to be reviewed.

19 So --

20 MONICA TOFT: Mm-hm.

21 STEVEN NG: -- I think that's when -- when you
22 know that's -- if it goes in your direction or in your

1 favor, that that parcel could be transferred to your own
2 interest, then I think that's when you would file --

3 MONICA TOFT: Yes.

4 STEVEN NG: -- with our Board for approval -- or
5 review --

6 MONICA TOFT: Yeah.

7 STEVEN NG: -- I'm sorry.

8 MONICA TOFT: I think that's right.

9 IVAN TOFT: That's good.

10 MONICA TOFT: Yeah, I think that's right. I think
11 once we have a clean deed -- I think what we're really
12 pressing for is a clean deed, where that blue piece is 63
13 Washburn and not City right-of-way.

14 STEVEN NG: Correct. Okay. So yeah. So what I
15 can do now is make a motion to withdraw the request for a
16 variance for Case 1178118 -- 63 Washburn Avenue to allow
17 parking in the front yard setback, requiring relief from the
18 Table 5.31 of the Zoning Ordinance, and its being withdrawn
19 without prejudice.

20 On a voice vote, please?

21 Jim Monteverde?

22 JIM MONTEVERDE: In favor.

1 STEVEN NG: Wendy?

2 WENDY LEISERSON: In favor.

3 STEVEN NG: Daniel?

4 DANIEL HIDALGO: In favor.

5 STEVEN NG: Michael?

6 MICHAEL LAROSA: In favor.

7 STEVEN NG: And Steven Ng in favor.

8 [All vote YES]

9 STEVEN NG: So that's -- the motion passes.

10 IVAN TOFT: All right, thank you.

11 MONICA TOFT: Thank you.

12 STEVEN NG: Yep.

13 MONICA TOFT: Have a good evening.

14 STEVEN NG: Thank you. Good luck.

15 MONICA TOFT: Thank you.

16 IVAN TOFT: Thanks.

17 MONICA TOFT: We need it!

18

19

20

21

22

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22

* * * * *

(6:16 p.m.)

Sitting Members: Steven Ng, Wendy Leiserson, Daniel Hidalgo, Virginia Keesler, Jim Monteverde, and Michael LaRosa

STEVEN NG: BZA Case No. 1196534 -- Takeda Pharmaceuticals in care of Dain, Torpy, Le Ray, Wiest & Garner at -- oh, yes, and we can do quickly a roll call for Virginia Keesler.

And Mike, I think you're all set.

MICHAEL LAROSA: Okay, thank you.

OLIVIA RATAY: Virginia?

VIRGINIA KEESLER: Yes. Virginia Keesler present.

STEVEN NG: Thank you. Thanks, Olivia.

The next application for 585 Kendall Street in Cambridge, Massachusetts requesting a variance for a proposed sign design and placement. Is someone on the line to speak for the proponent?

CHARLES LE RAY: Yes, this is Charles Le Ray; I'm here.

STEVEN NG: Good evening.

CHARLES LE RAY: Good evening. This is Charles Le

1 Ray with Dain, Torpy, Le Ray, Wiest & Garner, 175
2 Federal Street, Boston representing the applicant.

3 With me here tonight on the panel are Kelly Flynn
4 from Takeda Pharmaceuticals, Bernie Lebow, who's from
5 SignWorks, and I believe Sturt Baur from Payette is also
6 with us.

7 Kelly will begin with a brief presentation about
8 the company's history in Cambridge, and the new headquarters
9 building being constructed, and then I'll run through a
10 short slide deck explaining the hardships that Takeda faces
11 and the relief we're seeking. And after that, we'll
12 entertain any questions the Board might have.

13 So I'll turn it over to Kelly.

14 KELLY FLYNN: Thank you, Charles.

15 Good evening, Chair Ng, and members of the Board.
16 By way of introduction, my name is Kelly Flynn, and I serve
17 as Head of Real Estate and Facilities for the U.S. Region at
18 Takeda Pharmaceuticals. We want to thank you for the
19 opportunity to speak with you this evening.

20 As you know, Takeda has deep roots here in
21 Cambridge and in Massachusetts. We're proud to be one of
22 the largest life science employers in the Commonwealth. And

1 our global research and development hub is based here in
2 Kendall Square.

3 The 585 Kendall project represents major
4 investment in our commitment to Kendall Square as well as
5 for our future for research and development. This new,
6 state-of-the-art research and development center strengthens
7 Kendall Square's position as a global leader in innovation,
8 and anchors Takeda's growth in Cambridge.

9 The building will be part of our existing Kendall
10 campus, which also includes 500 Kendall and 650 East
11 Kendall. It also reflects our long-term commitment to this
12 community. As this project further embeds us in the local
13 economy workforce and the broader life science ecosystem
14 here in Kendall Square.

15 Importantly, this is not just a research building
16 for Takeda. It's really part of a community-centered
17 campus. As designed, this building integrates science with
18 public-facing spaces, arts, and community program,
19 reinforcing our role as an active and engaged community
20 partner. We just enjoy being part of the Cambridge
21 community, and this is just a very exciting project for us.

22 Again, we really appreciate the opportunity to

1 speak with you this evening, and I'm going to turn it over
2 to Charles Le Ray, who's going to walk you through the
3 specifics of our request this evening.

4 Thank you.

5 STEVEN NG: Thank you.

6 CHARLES LE RAY: Might as well skip to the next
7 slide; this one's rather boring.

8 As Kelly said, Takeda's proud to be in Cambridge;
9 proud of its role in the city's growing biotech ecosystem,
10 and proud of the company's cutting-edge work.

11 The company would like to celebrate its presence
12 in Cambridge by displaying its name on the new headquarters
13 building. This sign will help with wayfinding to the new
14 building for employees, collaborators, and visitors, but
15 also help with wayfinding for the larger campus, which
16 includes the building across the street and a nearby
17 building.

18 The Zoning Ordinance's Sign Regulations would
19 limit Takeda to a wall sign with an area of not more than 60
20 square feet and a height of not more than 20 feet, with only
21 external illumination. As I'll explain, such a sign would
22 be essentially invisible.

1 What you see before you is the site plan for the
2 project.

3 To the left to the west is Third Street. To the
4 east, Kendall wraps along the bottom on the south and then
5 goes up along the east side. And you see the building
6 footprint there on the right part of the building. This is
7 the ground-floor elevation we're seeing.

8 On the right part is a winter garden, and on the
9 south is the additional public space. The Performance (sic)
10 Arts Center is going to occupy about half of the second
11 floor -- the eastern half of the second floor.

12 The site plan which you see here calls for trees
13 along the eastern sideline, with dense clusters in the
14 northeastern and southeastern corners. And these would
15 block the view of any conforming sign.

16 There are also plans for event tents, farmers
17 markets and the other activities in that outdoor space
18 between the building and Kendall Street and along Kendall
19 Street. And those activities would block a conforming sign.

20 And then finally, the 13-story, 500 Kendall Street
21 building across the street blocks the view of the sign from
22 many locations.

1 And as you may recall, the zoning for the site
2 required the inclusion of a Performing Arts Center. As I
3 said this is the eastern half of the second floor, with
4 additional public spaces on the ground floor. Starting on
5 the building sides about midway and sweeping up to the
6 third-floor level on the eastern façade, the façade is all
7 glass, and with more solid materials above.

8 And I'm told this upwards sweep may reference a
9 stage curtain being pulled back, sort of a nod to the
10 Performing Arts Center that the building will house.

11 And a conforming sign would interrupt this façade,
12 blocking views from the Performing Arts Center and from the
13 ground-floor Winter Garden out. And it could be
14 misinterpreted as Takeda branding the Arts Center as its
15 own. And Takeda is proud to join in supporting the Arts
16 Center but does not want to claim it as their own and wants
17 to be sure that it maintains its own identity.

18 Next, please?

19 So this is a rendering from the southeast --
20 beyond the southeast corner of the property. At the bottom,
21 you see the landscaping, the trees that would block the view
22 of a conforming sign. And then up on top you see where the

1 request is for a sign.

2 Next, please?

3 This shows the top part of the building where the
4 sign would be on the mechanical penthouse on the left. And
5 on the right is the entire elevation. The bottom in the
6 white, you see that glass upward, sweeping façade I
7 mentioned, which is echoed to a smaller level on two upper
8 levels. The building reads like three stacked masses that
9 recede as they go up. And you see where the sign would be.

10 Next, please?

11 Given the height, we're asking for a sign that
12 would be larger than allowed. The sign's elements would fit
13 within a rectangle 7' tall x 20' 5" wide. That rectangle
14 would have an area of about 143 square feet.

15 Now, as you see, the top element is curved, and
16 there's a lot of space in that rectangle above the sign, and
17 in the lower left and right corners. There will be nothing
18 in those areas. The building's façade will be visible
19 entirely in those areas.

20 And we're asking that the sign be illuminated so
21 that it can be seen, you know, after dark.

22 Let's go to the next screen. Actually, we can

1 skip this one. This is technical details of how the sign's
2 going to be mounted.

3 And this is an aerial of the area. you see the
4 building in gray with stepback of the masses that I
5 mentioned, and the locations of four renderings I'm about to
6 go through.

7 The first is from the east end of Broad Canal.
8 The second is from the west end of Broad Canal. The third
9 is from the sidewalk near the exit from the parking garage,
10 the pedestrian exit. And the fourth is from the
11 northeastern corner up near the park.

12 Next, please?

13 So this is from Broad Canal. That low chain link
14 fence you see crossing the middle of the image is the edge
15 of Broad Canal. And then you can see the building behind
16 with the sign offering great wayfinding from this area.

17 Next, please?

18 Now we're at the east -- the western end of Broad
19 Canal. Again, a conforming sign would be blocked by the
20 exits -- pedestrian exit structure from the parking garage,
21 but the proposed sign would be visible.

22 Next, please?

1 And now we've advanced closer to the exit from
2 that parking garage. Again, the conforming sign would be
3 invisible, the proposed sign is visible.

4 Next, please?

5 And this is from over at the other side. You see
6 a bit of the park's trees on the right. And again, you can
7 see in the foreground the landscaping that would be
8 installed, that would completely block a conforming sign,
9 and you can see the proposed sign.

10 The variance standard is set forth in section
11 10.32. It's a three-prong test.

12 First, a literal enforcement of the provisions of
13 the Ordinance would involve a substantial hardship,
14 financial or otherwise. I think we've shown the hardship
15 meaning in the conforming side would be invisible.

16 The second prong is that the hardship is related
17 to circumstances relating to soil conditions, shape or
18 topography that affect the land and structures, and not the
19 zoning district in general.

20 Our topography is -- all of these trees and
21 landscaping and uneven ground that will be put all around
22 the eastern end of the building as part of the approved site

1 plan.

2 And this is a unique building. This glass façade
3 with the performing arts space, public spaces behind it is I
4 think unique to this building in the district and perhaps
5 well beyond the district.

6 And the third part of the test is that desirable
7 relief can be granted without substantial detriment to the
8 public good or nullifying or substantially derogating from
9 the intent of the ordinance.

10 This sign is actually consistent with 7.11.1 of
11 the Ordinance, which explicitly recognizes the public
12 interest it serves by businesses and services identifying
13 the premises.

14 The proposed sign directly supports this intent by
15 allowing Takeda to clearly identify its global research hub.
16 It also helps identify the campus for people coming from the
17 east.

18 So far from the detriment to the public good, this
19 sign will benefit the public, and it will not be visible
20 from residential neighborhoods, which I understand is an
21 element of concern for some people.

22 And as you know, we received numerous letters of

1 support, including from former Mayor Simmons, the Cambridge
2 Chamber of Commerce; the Kendall Square Association, Global
3 Arts Live, which is the organization that will be operating
4 with the Performing Arts Center; and the East Cambridge
5 Business Association.

6 And that ends my presentation, and we're ready to
7 answer whatever questions the Board may have.

8 STEVEN NG: Thank you, Mr. Le Ray.

9 Any questions from Board?

10 JIM MONTEVERDE: Yes. This is Jim Monteverde.

11 STEVEN NG: Yes, Jim.

12 JIM MONTEVERDE: Can I ask if the proponent looked
13 at any other alternative sign locations, as opposed to just
14 this one?

15 CHARLES LE RAY: There was consideration to put it
16 farther down the building. Two issues with that: One is it
17 would block the windows in the building, blocking the view
18 and having people look at the back of the sign. And it also
19 would be less visible from the areas we'd like it to be
20 visible.

21 We could in theory put it on the opposite side on
22 Third Street. But then it faces a lot of residential

1 neighborhoods and that just seemed like it was going to
2 cause consternation. So this side seemed like the better
3 place to put it, and the height gets it visible beyond the
4 building across the street, so it helps identify both the
5 building and the campus.

6 JIM MONTEVERDE; Thank you.

7 STEVEN NG: I don't see any other questions, but
8 yeah, I took a walk around the site earlier this week. And
9 there is residential to the west, south sides of the
10 property.

11 So I think the selected east-facing elevation is
12 definitely the most considerate. And I totally get the
13 visibility needs, and then also avoiding all the landscaping
14 obstructions if you get -- the lower they get.

15 So any other questions from Board members? No?
16 Seeing none, we'll move on to public comment. Just wanted
17 to mention first, any correspondence we've received in the
18 mail.

19 We did get an e-mail dated March 21 from Bjorn
20 Poonen living at 303 Third Street, in favor and supporting
21 the variance for their illuminated sign at 585 Kendall. The
22 need for the variance makes sense to him, and, because of

1 the orientation, should not affect residents in a
2 significant way.

3 We've also received letters from Mr. David P.
4 Maher, President and CEO of Cambridge Chamber of Commerce.
5 His letter emphasizes Takeda's commitment as a great
6 community partner since coming to Cambridge in 2011, and is
7 in full, strong support of the proponent.

8 A letter from the Executive Director of the
9 Kendall Square Association, Ms. Beth O'Neill Maloney,
10 supporting Takeda's continuous investment in Cambridge by
11 choosing 585 Kendall as the new home for their global
12 research and development center.

13 The proposed signage will improve clarity and
14 wayfinding to visitors and provide a designed balance of
15 visibility from a distance while respecting residential
16 areas.

17 We also received a left Connie Chin, CEO of Global
18 Arts Live and The Platform. The Platform Performing Arts
19 Center located at 585 Kendall applauds Takeda Investment in
20 the cultural and creative fabric in Kendall Square.
21 Supporting the proposed signage reflects both design
22 excellence and community partnership.

1 East Cambridge Business Association letter from
2 Executive Director Jason Alves also is enthusiastically
3 supporting the proposal.

4 And last but not least, a letter of support from a
5 former Mayor E. Denise Simmons. Her Honor shares her strong
6 support for the application, citing the design serves both
7 practical and symbolic purposes.

8 "The proposed signage serves the community and
9 Takeda. And it will improve wayfinding for Performing Arts
10 visitors, employees, and community members while
11 acknowledging Takeda's identity as a global institution
12 anchored firmly in Cambridge. The design strikes an
13 appropriate balance, visible through it's -- ser -- visible
14 enough to serve its purpose yet restrained enough to respect
15 surrounding residential areas."

16 And that was it in the correspondence.

17 Now we'll move to public comment at the meeting.
18 Any members of the public who wish to speak should now click
19 the icon at the bottom of your Zoom screen that says, "Raise
20 hand."

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

1 now ask Staff to unmute the speakers one at a time.

2 You should begin by saying your name and address,
3 and Staff will confirm that we can hear you. After that you
4 will have up to two to three minutes to speak before I ask
5 you to wrap up.

6 OLIVIA RATAY: Charles Hinds?

7 CHARLES HINDS: Can you hear me now?

8 STEVEN NG: Yes, we can.

9 CHARLES HINDS: Okay, sorry. Hi. My name is
10 Charles Hinds. I'm the current President of the East
11 Cambridge Planning Team. I live at 207 Charles Street, East
12 Cambridge.

13 Takeda did come to us last night to make this
14 presentation. We submitted a letter today to the BZA. For
15 some reason, it didn't make it into the package. It's
16 called for a lot of the things that you've talked about
17 here, but for the members present at the ECPT we discussed
18 this, and we voted unanimously to oppose the variance for
19 the proposed sign, because we didn't think the proponent has
20 demonstrated a sufficient hardship for all the variances
21 that it's asked for.

22 And the Board heard a similar case next door at

1 675 West Kendall Street, which they didn't find -- couldn't
2 find -- didn't think there was a hardship there either to
3 justify putting a sign on that building next door.

4 So that's -- basically that's our position. We
5 have -- this looks more like branding. And the Ordinance is
6 not -- is not for branding a building. So that's basically
7 what's in the letter.

8 STEVEN NG: And you emailed that to --

9 CHARLES HINDS: Yes.

10 STEVEN NG: -- ISD today?

11 CHARLES HINDS: Emailed it to them. Yeah. I don't
12 know why they didn't get it. I sent it to Maria; Maria
13 Pacheco.

14 STEVEN NG: Okay. Well, I mean, we have you on
15 record --

16 CHARLES HINDS: Right.

17 STEVEN NG: -- just having you speak this evening.
18 So.

19 OLIVIA RATAY: Caller ending in 8311.

20 HEATHER HOFFMAN: Hello. Heather Hoffman, 213
21 Hurley Street. And in addition to what Chuck said, and I
22 was at that meeting -- and he's being way too nice. The

1 opposition was quite vehement.

2 And I will point out that the proponent today
3 didn't say to you what they said to us, which was that of
4 course there would be ground-level wayfinding for them.
5 This is not a hardship. This is a billboard.

6 And I will point out that it is not a hardship to
7 not be able to have a billboard on your building just
8 because you do wonderful, cutting-edge research. I'm
9 thrilled that Takeda does that. But that doesn't let them
10 light up our skies.

11 And I will also point out that there are in fact
12 homes to the east of them along the river. There's the
13 Esplanade, there's River Court. So -- and folks in the
14 Esplanade were really, really unhappy about the Genzyme sign
15 years ago.

16 And I will remind the Board of one thing: In
17 2010, the City Council passed the Branding Sign Ordinance.
18 And in less than 20 days, over 11,000 verified signatures
19 plus another 5,000 signatures that didn't get verified for
20 whatever reason were collected from Cambridge voters making
21 it quite clear that the citizens of Cambridge don't want
22 billboards in our skies.

1 The BZA has been really good about enforcing that
2 for the past 15 years, and I hope that you will not stop
3 now.

4 Thank you.

5 STEVEN NG: Thank you, Ms. Hoffman.

6 OLIVIA RATAY: Jason Alves?

7 JASON ALVES: Hi. Jason Alves. I'm the Executive
8 Director of the East Cambridge Business Association, 544
9 Cambridge Street. Thanks for highlighting -- we already
10 sent a letter in supporting the sign. But just wanted to
11 call in and reiterate our support.

12 You know, I think in general the City of
13 Cambridge, we're in kind of a different place right now as
14 far as what the business community is like, and how Kendall
15 Square is operating. I mean, it's a huge advantage that we
16 have that someone like Takeda wants to come in and continue
17 to do business in the City of Cambridge. This is their --
18 as stated, this is their, you know, their global research
19 hub. That is a good thing for us to have here in Kendall
20 Square while we are competing with other areas.

21 I think that the request here is rather modest.
22 It has been placed in a way that it's not going to impact

1 the immediate neighborhood; I think that is smart.

2 And another thing that the letter highlighted was
3 the -- I hear what they're saying where they don't want to
4 make you feel like that they're taking credit for having the
5 Arts Center in the building, but as we looked at ways to
6 attract people into Kendall Square into East Cambridge to
7 use our businesses, I do think that some of these wayfinding
8 things are helpful.

9 And I think Global Arts Live is going to have a
10 great -- is going to have a good impact as we try to do
11 that. And I think that signs like this will help be a
12 marker for that. So, you know, we are supportive.

13 Additionally, I guess, just right across the
14 street is where the MXD District starts where a sign could
15 go up. They do not need to be as mindful as folks at
16 Decatur being here in the placement of this. So there is --
17 the area is very, very close by, where signs can go up.

18 And it seems like this is a reasonable ask for
19 someone that the City of Cambridge views as a good partner,
20 and hope that folks can see the benefit to that and approve
21 their request.

22 Thank you very much.

1 STEVEN NG: Thank you, Mr. Alves.

2 All right. that was it for public comment. So
3 we'll close that part of the hearing.

4 Discussion amongst Board members?

5 WENDY LEISERSON: I have a question about the
6 illumination piece. Was that addressed in terms of the type
7 of illumination for this sign, and also the hours that the
8 sign will be lit? Does anyone have any thoughts on that?

9 STEVEN NG: Yeah. We can ask.

10 Mr. Le Ray, can you provide some information
11 regarding illumination, hours of operation, or when the
12 fixtures are on, et cetera?

13 CHARLES LE RAY: Yeah. It would be internally
14 illuminated. So the letter would be illuminated from
15 behind. And I think the desire would be from dusk 'til
16 dawn. But if the Board feels that shorter hours are
17 appropriate, that's fine.

18 WENDY LEISERSON: Thank you.

19 STEVEN NG: Jim?

20 JIM MONTEVERDE: Mr. Chair, hi. I think the
21 Ordinance is pretty clear that the signage being requested
22 is not allowed, in terms of the height, in terms of the

1 size, in terms of the internal illumination.

2 I'm disappointed there weren't any alternatives to
3 show, because personally -- it seems like the choice between
4 either 20' aboveground or several hundred feet aboveground,
5 there's a lot of real estate in between there to locate a
6 sign.

7 And I think the argument that the trees are in the
8 way at ground level, you'd have to ask are the trees part of
9 the new construction for the building itself, and couldn't
10 you just move the trees around, if that was your concern?

11 So I'm not convinced about the hardship relating
12 to being able to find the building -- wayfinding.

13 That said, I realize the building and its use is
14 verily similar to the uses that are really in the adjacent
15 zoning district, the MXD Zone, that has similar buildings
16 that in fact allow this type of naming up high. So I'm
17 betwixt and between.

18 I think as the Ordinance states it, what they're
19 asking for isn't allowed. But right adjacent to it, it is
20 allowed. So I'd be curious what the other members' thoughts
21 are.

22 STEVEN NG: Okay. Thanks, Jim.

1 DANIEL HIDALGO: Daniel Hidalgo.

2 STEVEN NG: Sure, Dan. Hi.

3 DANIEL HIDALGO: Hi. Yeah. So I'm very familiar
4 with the area, and my children's day care was right next
5 door.

6 And I sort of agree with Jim in the sense that it
7 strikes me it fits -- I know technically it doesn't fit the
8 requirements for that particular zone, but it -- you know, I
9 think it blends right in with the rest of that area with the
10 signage and the other tall buildings around there.

11 So I think it would fit with the neighborhood.
12 And I'm basically convinced that something lower down would
13 be -- you know, harder to -- will make it harder to identify
14 the building for people who are not familiar with the area,
15 so I support it.

16 STEVEN NG: Thank you.

17 Virginia, any thoughts to share? Wendy?

18 VIRGINIA KEESLER: I agree with Daniel. It seems
19 fitting with the area. The hardship maybe seems like a
20 little bit of a stretch, but I think I can be convinced just
21 in terms of the wayfinding argument that's being made.

22 STEVEN NG: Thanks, Virginia.

1 WENDY LEISERSON: I -- yep, you know, the analysis
2 for signs is always a little bit of a challenge sometimes to
3 fit into this rubric.

4 But my question is for those of you more familiar
5 with this district and navigating around it, are you
6 satisfied with the hardship showing? And if you are, then
7 that's really my main concern is what Virginia has said
8 about the hardship aspect.

9 DANIEL HIDALGO: So I mean I don't know -- I don't
10 have a specific kind of formula for how high it would have
11 to be to be very visible, but it's true that -- you know --
12 there's a lot going on in that neighborhood. There's a lot
13 of tall buildings. And so, something that's closer to the
14 street level I do think would be easily missed, especially
15 if there is some kind of foliage blocking it.

16 So I think there's a point there. I -- you know
17 -- I'm not sure if it has to be as high as proponents say,
18 but some kind of height I think is useful there.

19 STEVEN NG: Yes, and this is Steven Ng. I'm kind
20 of leaning towards Dan and Virginia's view supporting that
21 view. I think the -- either way, your height is going to be
22 -- gives you the better visibility to know where they're

1 located in that part of the city.

2 So yeah, I would be -- I'm in favor of the
3 application.

4 WENDY LEISERSON: And with regard to the internal
5 illumination, is there anything -- is this consistent with
6 the adjacent districts where this would be permitted?

7 STEVEN NG: Mr. Le Ray, do you have any
8 information on that?

9 CHARLES LE RAY: I believe internal illumination
10 is allowed in MXD and used in MXD. Essentially, the sign
11 regulations don't really apply at MXD, and many of the
12 biotech firms there have put illuminated signs up.

13 WENDY LEISERSON: Daniel, you were about to say
14 something, I think.

15 DANIEL HIDALGO: No, I was -- I don't --

16 WENDY LEISERSON: Okay.

17 DANIEL HIDALGO: I'm not around there at night
18 enough to know.

19 WENDY LEISERSON: Okay. Thank you.

20 STEVEN NG: Okay. If there's nothing else to
21 share amongst the Board, I'll make a motion.

22 The Chair makes a motion to grant relief from the

1 requirements of the Ordinance under Sections 7.16.22.c Wall
2 Sign Area, Height, and Illumination; and Section 10.30, a
3 Variance for a proposed signage at 585 Kendall Street,
4 Cambridge, Massachusetts. And reviewing the conditions to
5 be met for a variance:

6 a) A literal enforcement of the provisions of the
7 ordinance would involve a substantial hardship, financial or
8 otherwise, to the petitioner or appellant for the following
9 reasons. And responses are:

10 Conforming sign would be obstructed by required
11 landscaping along Kendall Street and periodically by event
12 tents and outdoor farmers market activities.

13 Conforming sign would conflict with the visual
14 identity of the Performing Arts Center and community spaces
15 within the building.

16 Item b) The hardship is owing to the following
17 circumstances relating to the soil conditions, shape or
18 topography of such land or structures and especially
19 affecting such land or structures, but not affecting
20 generally the zoning district in which it is located for the
21 following reasons:

22 Required landscaping along Kendall Street along

1 landscapers' trees and shrubs being planted would obscure
2 conforming sign. Other buildings in the vicinity are not
3 surrounded by such extensive plantings.

4 Item c) Desirable relief may be granted without
5 either:

6 a) desirable relief may be granted without
7 either substantial detriment to the public good for the
8 following reasons: the Board does not see the proposed sign
9 would be detrimental to the public good, serve as a
10 wayfinding feature to locate and identify the tenants' new
11 location;

12 b) desirable relief may be granted without
13 either substantial detriment to the public good or
14 nullifying or substantially derogating from the intent and
15 purpose of this ordinance or nullifying or substantially
16 derogating from the intent and purpose of this ordinance for
17 the following reasons: serves -- the sign serves as an
18 identifier of business and services. Proposed sign will not
19 be visible from nearby residences.

20 So by that finding, this motion -- they meet the
21 criteria under Section 10.31 for a variance on the condition
22 that the work proposed conform to the set included in the

1 application package entitled, "Takeda Pharmaceuticals U.S.A
2 incorporated by SWG, SignWorks Group" dated April 15, 2025,
3 Drawing Sheets 1-5 to be signed and initialed, and dated by
4 the Chair.

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

8 On a voice vote, please, Board members? Jim
9 Monteverde?

10 JIM MONTEVERDE: Jim Monteverde against.

11 STEVEN NG: Wendy Leiserson?

12 WENDY LEISERSON: In favor if the Board would be
13 willing to have the condition on the external illumination
14 -- I mean the internal illumination being turned off at
15 dusk. Was that a condition, or is that part of their
16 materials that were presented?

17 STEVEN NG: That's turned off at dusk or --

18 WENDY LEISERSON: Correct. Is that right? Is
19 that what -- I believe that's what the petitioner said, that
20 it would be on from dawn to dusk.

21 STEVEN NG: No, it would be on --

22 JIM MONTEVERDE: No.

1 WENDY LEISERSON: No?

2 STEVEN NG: No, it would be on dusk to dawn.

3 JIM MONTEVERDE: The other way around.

4 WENDY LEISERSON: Oh, dusk to dawn.

5 STEVEN NG: Yeah.

6 WENDY LEISERSON: I see. Oh. I misunderstood
7 that.

8 STEVEN NG: Is there a --

9 WENDY LEISERSON: I'm sorry, that's giving me
10 pause. So yes, I would think it need not be on later than
11 events are happening there, for wayfinding purposes.

12 STEVEN NG: Specific time?

13 WENDY LEISERSON: Is there a consistent time in
14 the rest of the district for signs to be off?

15 KELLY FLYNN: If I may, on behalf of Takeda, our
16 sign -- our existing sign -- at 500 is on 6 p.m. to 6 a.m.
17 currently. That's what our other two buildings -- 500
18 Kendall, across.

19 WENDY LEISERSON: And that's not in the same
20 district, though, is it? Or is it?

21 KELLY FLYNN: It is the building next door.

22 JIM MONTEVERDE: Yes.

1 KELLY FLYNN: Same district.

2 WENDY LEISERSON: Same district? Not in the
3 adjacent MXD? Okay.

4 KELLY FLYNN: That's correct.

5 WENDY LEISERSON: Okay. All right. Then I will
6 vote in favor, understanding the proximity to other similar
7 signs.

8 STEVEN NG: Thank you, Wendy.

9 Daniel Hidalgo?

10 DANIEL HIDALGO: In favor.

11 STEVEN NG: Virginia Keesler?

12 VIRGINIA KEESLER: In favor.

13 STEVEN NG: Thank you. And finally, myself,
14 Steven Ng, in favor.

15 [Four vote YES, One vote NO]

16 So the vote is 4:1 and passes.

17 WENDY LEISERSON: Thank you.

18 STEVEN NG: All right. Thank you.

19 CHARLES LE RAY: Thank you all for your time and,
20 of course, for your vote.

21 STEVEN NG: Yep.

22

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22

* * * * *

(6:30 p.m.)

Sitting Members: Steven Ng, Wendy Leiserson, Daniel Hidalgo, Virginia Keesler, and Jim Monteverde

STEVEN NG: Okay. Up next is our 6:30 case, BZA-1200071 -- 76-78 Thorndike Street, in care of -- being presented by Scott Zink, with 76-78 Thorndike Street, LLC for a Special Permit citing Sections 5.31, 8.22.2.d (Non-Conforming Structures; and 10.40 (Special Permit).

Mr. Zink?

SCOTT ZINK: Hi, everyone. Thank you for meeting with us tonight. Alison Hammer, who's the Project Architect, should be joining us as well to kind of go through the project.

So we have a single-family home here in East Cambridge. It's in the East Cambridge Historical District, so we previously had to go to them to approve I would say the first phase of this project --

STEVEN NG: Mm-hm.

SCOTT ZINK: -- which is to increase the overall height of the single-family on the building. We did receive

1 approval for that, and we're here in front of the Board to
2 seek relief for increasing the height of the house within
3 the front setback.

4 There is another property on the rear of the
5 building, which does not need any relief. So we're just
6 here for the single-family building that is toward the front
7 of the property, which -- Allison if you want to jump in and
8 kind of show the presentation, it would be great.

9 ALISON HAMMER: Okay. Try again, now unmuted.
10 Good evening, members of the Board. Thank you for hearing
11 our case tonight. I'm Alison Hammer, Hammer Design &
12 Development, the architect for this project.

13 As Scott mentioned, this is a single-family
14 located at 78 Thorndike Street and we're here to ask relief
15 for an increase in height within the front setback, as we'll
16 see. The house is located very close to the street.

17 When we began this project, we began like we begin
18 all of these art projects, which is to not come before the
19 Board of Zoning Appeals.

20 We always try to do our work as-of-right.
21 However, when we opened our discussions with the folks at
22 the Historical Commission, and we learned a little bit more

1 about the fact that this building is in the East Cambridge
2 National Register District, we learned more about the
3 historical Greek Revival type of buildings that this
4 actually used to be before it was kind of covered up with
5 vinyl siding.

6 And they strongly were in opposition to some of
7 the other approaches we were taking to the building, and we
8 were able to work with them on a scenario which was able to
9 bring back that Greek Revival feel to the building as well.

10 But that meant that the only way for us to
11 accomplish our goals was to have to come to you guys asking
12 for a special permit for raising the height again in that
13 front yard setback.

14 So we can quickly run through the presentation. I
15 can familiarize you guys with the project, and then we'd be
16 happy to answer any questions.

17 So this is just a couple maps to locate the
18 project in East Cambridge and the exact location there on
19 Thorndike between Third and Sciarappa.

20 And you can see the street view there from the
21 left and the right. You can see right now it's just -- you
22 know, it's kind of covered in I believe aluminum siding. It

1 doesn't really have a lot of flair.

2 Next slide, please?

3 In this slide you can see our Zoning Diagram
4 again. We're looking at 78 Thorndike Street, a single-
5 family, which is right up against Thorndike. You can see we
6 have two front setback lines. We have the 10' front setback
7 line, which is kind of the base front setback in the C-1
8 District, and then we have another one at about 2'4.75",
9 which is the contextual front setback that we get by
10 averaging the setbacks of our two abutting properties.

11 And you can see that area with the dark hatch is
12 the only area of our raised roof where we actually need
13 relief. The rest of it is all as-of-right.

14 Next slide? Thank you.

15 Just to familiarize you with the project itself,
16 we're going to be finishing the basement.

17 Next slide, please?

18 We have an -- kind of an open-plan first floor.
19 You can see why all this is like a decent-sized house. It's
20 certainly far from a large house, I believe. We're at about
21 18'6" wide, and under 40' long.

22 We're also adding a side wing addition, which is

1 out our setbacks, and therefore doesn't need any relief,
2 where you can see that where the vestibule and WC is on the
3 left.

4 Next slide, please?

5 On the second floor, we have a primary suite and
6 two guest bedrooms and a bathroom.

7 Next slide, please?

8 And then in the attic, we're trying to add -- you
9 can see on the right the area in gray is the area that's --
10 has 7' ceiling height.

11 So you can see that right now it's a very slim
12 slice, and you can kind of barely get up those winding
13 stairs and shimmy down front and back. So we're just
14 looking to expand that area with kind of a useable ceiling
15 height, which we are trying to bring to about just under
16 10'.

17 Next slide, please?

18 You can see here the exterior of the building.
19 We're looking to raise the ridge by about 3'. And you can
20 also see we worked quite closely with the staff at the
21 Historical Department to develop an tablature that would
22 bring some symmetry and proportion to the building, keep the

1 existing window patterns, and -- again -- just kind of bring
2 back that historical context to this building that had kind
3 of been stripped away and buried over the years.

4 Next slide, please?

5 And again, you can see this from the side where
6 now you can see the side wing, the cross-gable edition, and
7 the side wing that we've added on over the existing porch.

8 Next slide?

9 The rear: again, we opted to bring the Greek
10 Revival styling all around the house and completely wrap it,
11 so it could really be appreciated from all angles and not
12 just kind of forget about the rear.

13 Next slide, please?

14 And then on our last slide, we're extremely close
15 to the property line. We really don't have any ability from
16 a building code perspective to add windows there. So -- but
17 we've still brought in all the trim details to just kind of
18 complete that side of the house.

19 Next slide?

20 Thank you. And then you can see here the changes
21 that we're making in the heights. So in addition to trying
22 to make the third floor a little bit more useful, we are

1 also trying to increase the utility of the other floors as
2 well.

3 As you can see on the right, right now our first
4 floor is about 8'1.5" and the second floor only 7'3". Once
5 we come in with new, modern structural elements and -- you
6 know -- make the building kind of safe a healthy for the
7 next phase of its existence, those would be even further
8 reduced, because as I'm sure you all know, many of these
9 older buildings are not framed according to current
10 structural safety standards.

11 So it's not like we're trying to add -- repeat
12 that, we're actually distributing the space among all the
13 floors to very reasonable ceiling heights of 8'6" on the
14 first floor, 8' on the second floor, and then kind of a --
15 approximately a 10' slice of 7' space on the third floor.

16 So that's what we're hoping to do. We welcome any
17 questions from the Board or the public.

18 STEVEN NG: Thank you, Ms. Hammer. Any questions
19 from the fellow Board members?

20 JIM MONTEVERDE: No questions.

21 STEVEN NG: Just a quick question for myself. Can
22 you tell us -- I guess it was, since it was in the Cambridge

1 National Register District, you probably proposed a variety
2 of other design ideas for the structure with the Commission
3 or with staff, and this is kind of the final approach or --

4 ALLISON HAMMER: Absolutely. Yes. We had tried a
5 few other things that we did run by the staff.

6 STEVEN NG: Mm-hm.

7 ALLISON HAMMER: We had looked at a system of
8 dormers that would have allowed us to kind of increase the
9 effective height in the third floor and allowed us to kind
10 of stay with it, not have to raise that piece in the front,
11 but --

12 STEVEN NG: Mm-hm.

13 ALLISON HAMMER: -- you know, I did not find that
14 to be historically sensitive --

15 STEVEN NG: Mm-hm.

16 ALLISON HAMMER: -- we did briefly float the idea
17 of only raising the roof behind that slice, and I think they
18 probably thought we were insane.

19 So we -- again, we did meet with them quite a few
20 times to develop something that they thought would be
21 historically appropriate for the neighborhood. Yeah, this
22 is what we had settled on.

1 STEVEN NG: That's great. Okay. Thank you.

2 I don't see any Board members' hands raised. So
3 we'll move on to public comment.

4 The one item we did just receive today was from
5 Cambridge Historical Commission. And they did provide us a
6 jurisdiction advice for 76 and 78 Thorndike Street:

7 Structures are 50 years old or more -- 50 years or
8 more old, and therefore subject to CHC review of any
9 application for a demolition permit if one is required by
10 ISD.

11 "The partial demolition for this project was
12 approved by the Historical Commission on March 5, 2026. No
13 demolition delay was imposed. The Historical Commission
14 would like to respectfully convey its strong support for the
15 requested zoning relief necessary due to the nonconformities
16 of the existing buildings on the lot. If granted, the
17 resulting addition's design will be far more appropriate."

18 So that's a nice support letter from the
19 Historical Commission.

20 And now we'll move to public comment. Any members
21 of the public who wish to speak should now click the icon at
22 the bottom of your Zoom screen that says, "Raise hand."

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

4 You should begin by saying your name and address,
5 and Staff will confirm that we can hear you. After that you
6 will have up to two minutes to speak before I ask you to
7 wrap up.

8 OLIVIA RATAY: Luke Smith?

9 STEVEN NG: Mr. Smith?

10 LIVIA RATAY: Luke, you're muted.

11 STEVEN NG: We still can't hear you, Mr. Smith.

12 [Pause]

13 STEVEN NG: Mr. Smith, we're not -- still not able
14 to hear you. If you'd like to call in on your mobile phone,
15 we could connect with you that way.

16 LUKE SMITH: Can you hear me?

17 STEVEN NG: Yes. We hear you now, Mr. Smith. How
18 are you?

19 LUKE SMITH: I'm doing good.

20 STEVEN NG: Good. So what are your thoughts on
21 the Thorndike Street application?

22 LUKE SMITH: How many bedrooms?

1 STEVEN NG: Ms. Hammer, how many bedrooms are in
2 the --

3 ALLISON HAMMER: There are three bedrooms on the
4 second floor.

5 LUKE SMITH: I had another question. Can you e-
6 mail me the presentation?

7 STEVEN NG: Yeah. That's -- that presentation's
8 on the City website. So you can access that online pretty
9 easily. Okay?

10 Any other questions, Mr. Smith? I think we're --
11 I think we're okay. And that was it for public comment.

12 So we'll close public comment and begin Board
13 deliberations. Any comments from the Board?

14 JIM MONTEVERDE: No. Ready for a motion.

15 STEVEN NG: All right. And this is a special
16 permit. So the Chair makes a motion to grant relief from
17 the requirements of the Ordinance under Sections 3. -- 5.31,
18 Table of Dimensional, and 8.22.2.d, Nonconforming Structure.

19 And reviewing the conditions of a special permit:

20 a) Requirements of the Ordinance can or will not
21 be met for the following reasons: the existing structure
22 sits within required front yard setback; Staff at Cambridge

1 Historic Commission not in favor of solutions to improve
2 ceiling height in the structure, which did not include
3 raising the ridge in front yard setback.

4 b) Traffic generated, or patterns of access could
5 cause congestion, hazard, or substantial change established
6 neighborhood character for the following reasons: The Board
7 determined the proposed project will not impact traffic or
8 character of the neighborhoods.

9 c) The continued operation of or the development
10 of adjacent uses, as permitted in the Zoning Ordinance,
11 would be adversely affected by the nature of the proposed
12 use for the following reasons: The Board has determined the
13 project will not adversely affect adjacent uses.

14 d) Nuisance or hazard would be created to the
15 detriment of the health, safety, or welfare of the occupant
16 of the proposed use or the citizens of the city for the
17 following reasons: The Board has determined the proposed
18 project will not be a nuisance or hazard.

19 For other reasons, the proposal would not impair
20 the integrity of the district or adjoining districts or
21 otherwise derogate from intent or purpose of this ordinance
22 for the following reasons: proposed project comprised only

1 of raising an existing roof ridge and side wing addition,
2 and further restores the historical appearance of the
3 existing structure, and such will not impair the integrity
4 of the district or adjoining district or otherwise derogate
5 from the intent or purpose of this ordinance.

6 So that -- by that finding, they meet the criteria
7 under Section 10.43 for a Special Permit on the condition
8 that the work proposed conform to the drawing set included
9 in the application package entitled, "78 Thorndike Street,
10 Cambridge, Massachusetts Board of Zoning Appeals Special
11 Permit Application, by Hammer Design & Development, LLC,"
12 dated February 27, 2026; to be signed and initialed by the
13 Chair.

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

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

19 JIM MONTEVERDE: Jim Monteverde in favor.

20 STEVEN NG: Thank you. Wendy?

21 WENDY LEISERSON: In favor.

22 STEVEN NG: Thank you. Daniel?

1 DANIEL HIDALGO: In favor.

2 STEVEN NG: Virginia Keesler?

3 VIRGINIA KEESLER: In favor.

4 STEVEN NG: Thank you. And Steven Ng in favor.

5 [All vote YES]

6 STEVEN NG: That's 5:0. The special permit is
7 granted.

8 ALLISON HAMMER: Thank you.

9 STEVEN NG: Thank you very much.

10 SCOTT ZINK: Thank you.

11 STEVEN NG: And that concludes the agenda for this
12 evening. And thanks, everybody for attending. And we'll
13 see you all in April.

14 WENDY LEISERSON: Thank you, Steven.

15 DANIEL HIDALGO: Thanks, Steven.

16 VIRGINIA KEESLER: Thanks.

17 JIM MONTEVERDE: Goodnight.

18 STEVEN NG: Goodnight.

19 [7:14 p.m. End of Proceedings]

20

21

22

1
2
3
4
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, 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.

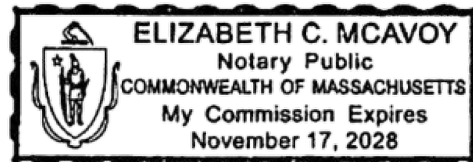
In witness whereof, I have hereunto set my hand this sixth day of April 2026.

Elizabeth C. McAvoy

Notary Public

My commission expires:

November 17, 2028



A	<p>advice 53:6 aerial 23:3 affect 24:18 28:1 56:13 agencies 10:19 agenda 2:5 5:6 58:11 ago 6:22 32:15 agree 37:6,18 Alison 45:13 46:9,11 Allison 46:7 52:4,7,13,16 55:3 58:8 allow 14:16 36:16 allowed 22:12 35:22 36:19,20 39:10 52:8,9 allowing 25:15 alternative 26:13 alternatives 36:2 aluminum 47:22 Alves 29:2 33:6 33:7,7 35:1 analysis 38:1 anchored 29:12 anchors 18:8 angles 50:11 answer 9:6,7 26:7 47:16 Appeal 1:1 3:8 3:13 Appeals 46:19 57:10 appearance 57:2 appellant 40:8 applauds 28:19 applicant 17:2 applicants 3:19 application 7:12 7:21 16:15 29:6 39:3 42:1 42:7 53:9 54:21 57:9,11</p>	<p>57:16 ApplicationSp... 57:11 apply 39:11 appreciate 18:22 appreciated 50:11 approach 13:14 52:3 approaches 47:7 appropriate 29:13 35:17 52:21 53:17 approval 14:4 46:1 approve 34:20 45:18 approved 3:11 24:22 53:12 approximately 51:15 April 6:3,9 42:2 58:13 59:13 architect 45:14 46:12 area 19:19 22:14 23:3,16 34:17 37:4,9,14,19 40:2 48:11,12 49:9,9,14 areas 22:18,19 26:19 28:16 29:15 33:20 argument 36:7 37:21 art 46:18 arts 18:18 20:10 21:2,10,12,14 21:15 25:3 26:3,4 28:18 28:18 29:9 34:5,9 40:14 as-of-right 46:20 48:13 asked 7:19 30:21 asking 4:5 8:19</p>	<p>22:11,20 36:19 47:11 aspect 38:8 assessment 10:6 Association 26:2 26:5 28:9 29:1 33:8 attendance 4:6 5:11 6:14 attending 58:12 attic 49:8 attract 34:6 audible 4:6 audio 3:14 authorized 3:12 Avenue 1:5 2:4 5:9,16 14:16 averaging 48:10 avoiding 27:13</p>	<p>belted 6:1 benefit 25:19 34:20 Bernie 17:4 best 59:6 bet 10:18 Beth 28:9 better 27:2 38:22 betwixt 36:17 beyond 21:20 25:5 27:3 billboard 32:5,7 billboards 32:22 biotech 19:9 39:12 bit 24:6 37:20 38:2 46:22 50:22 Bjorn 27:19 blends 37:9 block 20:15,19 21:21 24:8 26:17 blocked 23:19 blocking 21:12 26:17 38:15 blocks 20:21 blue 14:12 Board 1:1 3:8 3:13,19 4:5 5:20 7:4 9:9 10:12 14:4 17:12,15 26:7 26:9 27:15 30:22 32:16 35:4,16 39:21 41:8 42:8,12 46:1,10,19 51:17,19 53:2 55:12,13 56:6 56:12,17 57:10 57:17 Board's 9:2 boring 19:7 Boston 17:2 bother 8:17 bothering 9:9</p>
			B	
			<p>b 40:16 41:12 56:4 back 10:15 11:3 21:9 26:18 47:9 49:13 50:2 bailing 8:20 balance 28:14 29:13 barely 49:12 base 48:7 based 7:22 8:4 18:1 basement 48:16 basically 6:16 10:15 31:4,6 37:12 basing 8:4 bathroom 49:6 Baur 17:5 bedrooms 49:6 54:22 55:1,3 began 46:17,17 behalf 43:15 believe 17:5 39:9 42:19 47:22 48:20</p>	

<p>bottom 20:4 21:20 22:5 29:19 53:22 branding 21:14 31:5,6 32:17 brief 17:7 briefly 52:16 bring 47:9 49:15 49:22 50:1,9 Broad 23:7,8,13 23:15,18 broadcast 3:15 broader 18:13 brought 50:17 building 17:9 18:9,15,17 19:13,14,16,17 20:5,6,18,21 21:5,10 22:3,8 23:4,15 24:22 25:2,4 26:16 26:17 27:4,5 31:3,6 32:7 34:5 36:9,12 36:13 37:14 40:15 43:21 45:22 46:5,6 47:1,7,9 49:18 49:22 50:2,16 51:6 building's 22:18 buildings 36:15 37:10 38:13 41:2 43:17 47:3 51:9 53:16 buried 50:3 business 7:3 26:5 29:1 33:8 33:14,17 41:18 businesses 25:12 34:7 BZA 4:3 16:6 30:14 33:1 BZA- 5:8 45:6 BZA-1178118 2:4 BZA-1196534</p>	<p>2:6 BZA-1200071 2:7 <hr/>C<hr/>c 3:1 41:4 56:9 C-1 48:7 cable 3:15 call 3:21 6:20 16:9 33:11 54:14 called 30:16 Caller 31:19 calling 29:21 54:1 calls 20:12 Cambridge 1:2 1:6 3:8,13,16 5:16 6:16 16:16 17:8,21 18:8,20 19:8 19:12 26:1,4 28:4,6,10 29:1 29:12 30:11,12 32:20,21 33:8 33:9,13,17 34:6,19 40:4 45:17,17 47:1 47:18 51:22 53:5 55:22 57:10 campus 18:10 18:17 19:15 25:16 27:5 Canal 23:7,8,13 23:15,19 canceled 6:1 care 16:7 37:4 45:7 case 2:2,3 5:8 8:16 14:16 16:6 30:22 45:6 46:11 cases 5:7 cause 27:2 56:5 ceiling 49:10,14 51:13 56:2 celebrate 19:11</p>	<p>center 18:6 20:10 21:2,10 21:12,14,16 26:4 28:12,19 34:5 40:14 CEO 28:4,17 certainly 48:20 CERTIFICA... 59:1 certify 59:5,8 cetera 35:12 chain 23:13 Chair 1:7 3:9 10:12 11:4,18 17:15 35:20 39:22 42:4 55:16 57:13 Chairman 5:16 challenge 38:2 Chamber 26:2 28:4 change 6:22 56:5 changes 50:20 Channel 3:15 Chapter 3:10 character 56:6,8 Charles 16:19 16:19,22,22 17:14 19:2,6 26:15 30:6,7,9 30:10,11 31:9 31:11,16 35:13 39:9 44:19 CHC 53:8 children's 37:4 Chin 28:17 choice 36:3 choosing 28:11 Chuck 31:21 circumstances 24:17 40:17 citing 29:6 45:9 citizens 32:21 56:16 city 1:2,10 3:12 5:19 6:8,16 7:8 8:14 9:7,16,18</p>	<p>10:1,2,6,18 13:13,14 14:13 32:17 33:12,17 34:19 39:1 55:8 56:16 city's 4:3 7:11 8:12 19:9 claim 21:16 clarification 7:19 clarify 7:10 11:19 clarity 28:13 clean 14:11,12 clear 8:12,13,13 13:12 32:21 35:21 clearly 25:15 click 29:18 53:21 close 34:17 35:3 46:16 50:14 55:12 closely 49:20 closer 24:1 38:13 clusters 20:13 code 50:16 collaborators 19:14 collected 32:20 COLLECTIVE 6:10 come 6:8 10:5 10:15 11:3 30:13 33:16 46:18 47:11 51:5 coming 7:5 9:14 9:21 25:16 28:6 comment 4:1,2 27:16 29:17 35:2 53:3,20 55:11,12 comments 55:13 Commerce 26:2 28:4</p>	<p>commission 46:22 52:2 53:5,12,13,19 56:1 59:17 Commissioner 12:7,11 commitment 18:4,11 28:5 Commonwealth 17:22 59:2,5 community 18:12,18,19,21 28:6,22 29:8 29:10 33:14 40:14 community-ce... 18:16 company 19:11 company's 17:8 19:10 competing 33:20 complete 50:18 completely 24:8 50:10 comprised 56:22 concern 25:21 36:10 38:7 concludes 58:11 condition 41:21 42:13,15 57:7 conditions 24:17 40:4,17 55:19 confirm 7:10 30:3 54:5 confirmation 7:20 8:6 conflict 40:13 conform 41:22 57:8 conforming 20:15,19 21:11 21:22 23:19 24:2,8,15 40:10,13 41:2 45:10 congestion 56:5</p>
--	---	---	---	---

<p>connect 54:15 Connie 28:17 consider 12:8 considerate 27:12 consideration 26:15 consistent 25:10 39:5 43:13 consternation 27:2 constructed 17:9 construction 36:9 contact 13:9 context 50:2 contextual 48:9 continuance 5:7 5:8,17 6:6 8:1 8:19 9:4,5 10:14 11:15 continue 33:16 continued 2:3 10:13 56:9 continuing 10:16,21 continuous 28:10 conversation 9:12 convey 53:14 conveyed 10:2,7 convinced 36:11 37:12,20 corner 21:20 23:11 corners 20:14 22:17 correct 7:12 8:10 12:18,20 13:5 14:14 42:18 44:4 correspondence 27:17 29:16 couldn't 31:1 Council 10:1,7 10:18 13:14</p>	<p>32:17 counsel 59:9 couple 10:19 47:17 course 32:4 44:20 Court 3:11 32:13 covered 47:4,22 created 56:14 creative 28:20 credit 34:4 criteria 41:21 57:6 cross-gable 50:6 crossing 23:14 cultural 28:20 curious 36:20 current 30:10 51:9 currently 43:17 curtain 21:9 curved 22:15 cutting-edge 19:10 32:8</p> <hr/> <p style="text-align: center;">D</p> <hr/> <p>d 2:1 3:1 56:14 Dain 16:7 17:1 Dan 37:2 38:20 Daniel 1:8 3:4 4:11,12 5:3 15:3,4 16:3 37:1,1,3,18 38:9 39:13,15 39:17 44:9,10 45:3 57:22 58:1,15 dark 22:21 48:11 Date 2:4 dated 27:19 42:2 42:3 57:12 David 28:3 dawn 35:16 42:20 43:2,4 day 5:22,22,22 10:17 37:4</p>	<p>59:13 days 32:18 debate 5:21 Decatur 34:16 decent-sized 48:19 decision 9:10 deck 17:10 deed 14:11,12 deep 17:20 defer 9:2 definitely 27:12 delay 53:13 deliberate 5:21 deliberations 6:17 55:13 demolition 53:9 53:11,13 demonstrated 30:20 denial 11:20 denied 11:15 Denise 29:5 dense 20:13 deny 10:14,22 11:21 Department 49:21 Deputy 9:15,17 derogate 56:21 57:4 derogating 25:8 41:14,16 design 16:17 28:21 29:6,12 46:11 52:2 53:17 57:12 designed 18:17 28:14 desirable 25:6 41:4,6,12 desire 35:15 details 23:1 50:17 determination 5:20 7:2 determined 56:7 56:12,17</p>	<p>detriment 25:7 25:18 41:7,13 56:15 detrimental 41:9 develop 49:21 52:20 development 18:1,5,6 28:12 46:12 56:9 57:12 Diagram 48:3 different 33:13 Dimensional 42:6 55:18 57:15 direction 13:22 directly 25:14 Director 28:8 29:2 33:8 disappointed 36:2 discussed 30:17 Discussion 35:4 discussions 46:21 displaying 19:12 distance 28:15 distributing 51:12 district 24:19 25:4,5 34:14 36:15 38:5 40:20 43:14,20 44:1,2 45:17 47:2 48:8 52:1 56:20 57:4,4 districts 39:6 56:20 doing 54:19 door 30:22 31:3 37:5 43:21 dormers 52:8 drawing 42:3 57:8 due 53:15 dusk 35:15 42:15,17,20</p>	<p>43:2,4</p> <hr/> <p style="text-align: center;">E</p> <hr/> <p>E 2:1 3:1,1 29:5 e- 55:5 e-mail 27:19 earlier 27:8 easily 38:14 55:9 east 18:10 20:4 20:5 23:7,18 25:17 26:4 29:1 30:10,11 32:12 33:8 34:6 45:16,17 47:1,18 east-facing 27:11 eastern 20:11,13 21:3,6 24:22 echoed 22:7 economy 18:13 ecosystem 18:13 19:9 ECPT 30:17 edge 23:14 edition 50:6 effective 52:9 effort 6:18 either 31:2 36:4 38:21 41:5,7 41:13 element 22:15 25:21 elements 22:12 51:5 elevation 20:7 22:5 27:11 Elizabeth 59:4 emailed 31:8,11 embeds 18:12 emphasizes 28:5 employed 59:9 employees 1:10 19:14 29:10 employers 17:22 ends 26:6 enforcement 24:12 40:6</p>
--	--	---	---	--

enforcing 33:1	19:21	file 12:9 14:2	foreground 24:7	global 18:1,7
engaged 18:19	explaining	final 52:3	forget 50:12	25:15 26:2
enjoy 18:20	17:10	finally 20:20	Form 42:6 57:15	28:11,17 29:11
entertain 17:12	explicitly 25:11	44:13	formally 13:2	33:18 34:9
enthusiastically	extensive 41:3	financial 24:14	former 26:1	go 9:16 10:18
29:2	exterior 49:18	40:7	29:5	22:9,22 23:6
entire 22:5	external 19:21	financially	formerly 13:3	34:15,17 45:14
entirely 22:19	42:13	59:10	formula 38:10	45:18
entitled 42:1	extremely 50:14	find 4:2 7:6 31:1	forth 24:10	goals 47:11
57:9		31:2 36:12	forward 7:22	goes 13:22 20:5
especially 38:14	F	52:13	four 23:5 44:15	going 6:13 8:18
40:18	fabric 28:20	finding 41:20	fourth 23:10	10:5,6,18
Esplanade	façade 21:6,6,11	57:6	framed 51:9	11:14 19:1,2
32:13,14	22:6,18 25:2	fine 11:6,13	front 14:17 46:1	20:10 23:2
essentially 7:15	faces 17:10	35:17	46:3,6,15	27:1 33:22
19:22 39:10	26:22	finishing 48:16	47:13 48:6,6,7	34:9,10 38:12
established 56:5	Facilities 17:17	firmly 29:12	48:9 49:13	38:21 48:16
estate 17:17	fact 11:9 32:11	firms 39:12	52:10 55:22	good 6:4 7:1
36:5	36:16 47:1	first 5:8 10:4	56:3	14:9 15:13,14
et 35:12	familiar 37:3,14	11:9 23:7	full 28:7	16:21,22 17:15
evening 15:13	38:4	24:12 27:17	further 18:12	25:8,18 33:1
16:21,22 17:15	familiarize	45:19 48:18	42:5 51:7 57:2	33:19 34:10,19
17:19 19:1,3	47:15 48:15	51:3,14	57:14 59:8	41:7,9,13
31:17 46:10	family 48:5	fit 22:12 37:7,11	future 18:5	46:10 54:19,20
58:12	far 25:18 33:14	38:3		Goodnight
evening's 5:6	48:20 53:17	fits 37:7	G	58:17,18
event 20:16	farmers 20:16	fitting 37:19	G 3:1	Governor 3:12
40:11	40:12	fixtures 35:12	garage 23:9,20	grant 7:15 39:22
events 43:11	farther 26:16	flair 48:1	24:2	55:16
everybody	favor 14:1,22	float 52:16	garden 20:8	granted 25:7
58:12	15:2,4,6,7	floor 20:11,11	21:13	41:4,6,12
exact 7:4 47:18	27:20 39:2	21:3,4 48:18	Garner 16:8	53:16 58:7
excellence 28:22	42:12 44:6,10	49:5 50:22	17:1	gray 23:4 49:9
exciting 18:21	44:12,14 56:1	51:4,4,14,14	gather 7:1	great 5:14 23:16
Executive 28:8	57:19,21 58:1	51:15 52:9	general 1:3 3:11	28:5 34:10
29:2 33:7	58:3,4	55:4	24:19 33:12	46:8 53:1
existence 51:7	feature 41:10	floors 51:1,13	generally 4:4	Greek 47:3,9
existing 18:9	February 57:12	Flynn 17:3,14	40:20	50:9
43:16 50:1,7	Federal 17:2	17:16 43:15,21	generated 56:4	ground 21:4
53:16 55:21	fee 12:5,6	44:1,4	Genzyme 32:14	24:21 36:8
57:1,3	feel 34:4 47:9	foliage 38:15	getting 8:5	ground-floor
exit 23:9,10,20	feels 35:16	folks 32:13	give 4:1	20:7 21:13
24:1	fees 11:14	34:15,20 46:21	Given 22:11	ground-level
exits 23:20	feet 6:1 19:20,20	following 40:8	gives 38:22	32:4
expand 49:14	22:14 36:4	40:16,21 41:8	giving 11:19	Group 42:2
experience 9:2	fellow 51:19	41:17 55:21	43:9	growing 19:9
expires 59:17	fence 23:14	56:6,12,17,22	glass 21:7 22:6	growth 18:8
explain 13:5	Fernando 1:8	footprint 20:6	25:2	guess 34:13

<p>51:22 guest 49:6 guidance 7:7 13:15 guys 9:2 47:11 47:15</p> <hr/> <p style="text-align: center;">H</p> <p>half 20:10,11 21:3 Hammer 45:13 46:9,11,11 51:18 52:4,7 52:13,16 55:1 55:3 57:11 58:8 hand 10:9 29:20 29:22 53:22 54:1 59:12 hands 53:2 Hang 9:11 happened 12:15 happening 43:11 happy 47:16 harder 37:13,13 hardship 24:13 24:14,16 30:20 31:2 32:5,6 36:11 37:19 38:6,8 40:7,16 hardships 17:10 hatch 48:11 hazard 56:5,14 56:18 Head 12:11 17:17 headquarters 17:8 19:12 health 56:15 healthy 51:6 hear 5:12 9:17 30:3,7 34:3 54:5,11,14,16 54:17 heard 30:22 hearing 1:3 2:4 35:3 46:10</p>	<p>Heather 31:20 31:20 height 19:20 22:11 27:3 35:22 38:18,21 40:2 45:22 46:2,15 47:12 49:10,15 52:9 56:2 heights 50:21 51:13 Hello 31:20 help 19:13,15 34:11 helpful 34:8 helps 25:16 27:4 hereunto 59:12 hi 10:11 30:9 33:7 35:20 37:2,3 45:12 Hidalgo 1:8 3:5 4:11,12 5:4 15:4 16:4 37:1 37:1,3 38:9 39:15,17 44:9 44:10 45:4 58:1,15 high 36:16 38:10 38:17 highlighted 34:2 highlighting 33:9 Hinds 30:6,7,9 30:10 31:9,11 31:16 Historic 56:1 historical 45:17 46:22 47:3 49:21 50:2 53:5,12,13,19 57:2 historically 52:14,21 history 12:14 17:8 Hoffman 31:20 31:20 33:5 Hold 10:8</p>	<p>home 28:11 45:16 homes 32:12 Honor 29:5 hope 33:2 34:20 hoping 51:16 hours 35:7,11 35:16 house 10:5 21:10 46:2,16 48:19,20 50:10 50:18 hub 18:1 25:15 33:19 hug 33:15 hundred 36:4 Hurley 31:21</p> <hr/> <p style="text-align: center;">I</p> <p>I'm 16:19 icon 29:19 53:21 idea 52:16 ideas 52:2 identifier 41:18 identify 25:15 25:16 27:4 37:13 41:10 identifying 25:12 identity 21:17 29:11 40:14 illuminated 22:20 27:21 35:14,14 39:12 illumination 19:21 35:6,7 35:11 36:1 39:5,9 40:2 42:13,14 image 23:14 immediate 34:1 impact 33:22 34:10 56:7 impair 56:19 57:3 Importantly 18:15 imposed 53:13</p>	<p>improve 28:13 29:9 56:1 include 56:2 included 41:22 57:8 includes 18:10 19:16 including 26:1 inclusion 21:2 incorporate 42:5 57:14 incorporated 42:2 increase 45:21 46:15 51:1 52:8 increasing 46:2 indeterminate 6:18 individual 7:5,5 information 8:4 35:10 39:8 informs 6:17 initialed 42:3 57:13 innovation 18:7 insane 52:18 installed 24:8 institution 29:11 instructions 4:1 4:3 integrates 18:17 integrity 56:20 57:3 intent 12:3 25:9 25:14 41:14,16 56:21 57:5 interest 7:13 8:12 14:2 25:12 interested 59:10 interests 8:13 9:1,3 internal 36:1 39:4,9 42:14 internally 35:13 interrupt 21:11 introduction</p>	<p>17:16 investment 18:4 28:10,19 invisible 19:22 24:3,15 involve 24:13 40:7 ISD 12:7,11 13:3 31:10 53:10 issue 8:4 issues 26:16 item 5:7,8 40:16 41:4 53:4 Ivan 5:12,14,15 6:11,15 7:9 8:8 8:10 9:17,20 14:9 15:10,16</p> <hr/> <p style="text-align: center;">J</p> <p>Jason 29:2 33:6 33:7,7 Jim 1:9 3:5 4:9 4:10,10 5:4 10:8,10,11,11 11:11,16,19,22 12:3,12,16,19 12:21 14:21,22 16:4 26:10,10 26:11,12 27:6 35:19,20 36:22 37:6 42:8,10 42:10,22 43:3 43:22 45:4 51:20 55:14 57:17,19,19 58:17 join 21:15 joining 45:14 judgment 9:2 jump 46:7 June 6:7 10:17 jurisdiction 53:6 justify 31:3</p> <hr/> <p style="text-align: center;">K</p> <p>Katherine 9:16 10:3</p>
---	--	---	---	--

<p>Kathy 9:19,20 10:3,4 keep 49:22 Keesler 1:8 16:4 16:9,13,13 37:18 44:11,12 45:4 58:2,3,16 Kelly 17:3,7,13 17:14,16 19:8 43:15,21 44:1 44:4 Kendall 2:6 16:15 18:2,3,4 18:7,9,10,11 18:14 20:4,18 20:18,20 26:2 27:21 28:9,11 28:19,20 31:1 33:14,19 34:6 40:3,11,22 43:18 kept 3:22 key 8:22 kind 33:13 38:10,15,18,19 45:14 46:8 47:4,22 48:7 48:18 49:12,14 50:1,2,12,17 51:6,14 52:3,8 52:9 knew 10:4 know 5:14 6:4,9 6:20 7:3,12,19 7:21 8:1,2,5,5 8:6,20 9:10,14 11:6,16 13:8 13:17,22 17:20 22:21 25:22 31:12 33:12,18 34:12 37:7,8 37:13 38:1,9 38:11,16,22 39:18 47:22 51:6,8 52:13 knows 9:13</p> <hr/> <p style="text-align: center;">L</p> <hr/>	<p>land 24:18 40:18 40:19 landscapers' 41:1 landscaping 21:21 24:7,21 27:13 40:11,22 large 48:20 larger 19:15 22:12 largest 17:22 LaRosa 1:9 3:6 4:13,14 5:5 15:6 16:5,11 Laughter 6:10 Le 16:7,19,19,22 16:22 17:1 19:2,6 26:8,15 35:10,13 39:7 39:9 44:19 leader 18:7 leaning 38:20 learned 46:22 47:2 Lebow 17:4 left 7:18 8:11 20:3 22:4,17 28:17 47:21 49:3 legal 6:18 legally 8:15 Leiserson 1:7 3:4 4:7,8 5:3 15:2 16:3 35:5 35:18 38:1 39:4,13,16,19 42:11,12,18 43:1,4,6,9,13 43:19 44:2,5 44:17 45:3 57:21 58:14 Let's 22:22 letter 12:7 13:10 28:5,8 29:1,4 30:14 31:7 33:10 34:2 35:14 53:18 letters 25:22</p>	<p>28:3 level 21:6 22:7 36:8 38:14 levels 22:8 life 17:22 18:13 light 32:10 limit 19:19 line 16:17 48:7 50:15 lines 48:6 link 23:13 lit 35:8 literal 24:12 40:6 little 37:20 38:2 46:22 50:22 live 5:15 26:3 28:18 30:11 34:9 LIVIA 54:10 living 27:20 LLC 45:8 57:12 local 18:12 locate 36:5 41:10 47:17 located 28:19 39:1 40:20 46:14,16 location 41:11 47:18 locations 20:22 23:5 26:13 long 8:2,21 48:21 long-term 18:11 look 8:16 11:6 26:18 looked 26:12 34:5 52:7 looking 48:4 49:14,19 looks 31:5 lot 6:4 22:16 26:22 30:16 36:5 38:12,12 48:1 53:16 low 23:13 lower 22:17</p>	<p>27:14 37:12 luck 15:14 Luke 54:8,10,16 54:19,22 55:5</p> <hr/> <p style="text-align: center;">M</p> <hr/> <p>Maher 28:4 mail 27:18 55:6 main 38:7 maintains 21:17 major 18:3 making 32:20 50:21 Maloney 28:9 man 12:13 Manager 9:15 9:18 maps 47:17 March 1:3 3:7 27:19 53:12 Maria 31:12,12 marker 34:12 market 40:12 markets 20:17 Massachusetts 1:5,6 3:11 16:16 17:21 40:4 57:10 59:2,5 masses 22:8 23:4 materials 21:7 42:16 Mayor 26:1 29:5 McAvoy 59:4 mean 7:18 11:20 31:14 33:15 38:9 42:14 meaning 24:15 meant 47:10 mechanical 22:4 meet 41:20 52:19 57:6 meeting 1:4 3:7 3:14 7:18 9:14 11:9 29:17 31:22 45:12 meetings 3:13</p>	<p>4:3 members 3:4,19 3:19,22 4:5,6 5:3 10:12 16:3 17:15 27:15 29:10,18 30:17 35:4 36:20 42:8 45:3 46:10 51:19 53:20 57:17 members' 53:2 mention 27:17 mentioned 22:7 23:5 46:13 met 40:5 55:21 Michael 1:9 3:5 4:13,14 5:4 15:5,6 16:5,11 middle 23:14 Middlesex 59:3 midway 21:5 Mike 16:10 mindful 34:15 minutes 4:4 30:4 54:6 misinterpreted 21:14 missed 38:14 misunderstood 43:6 Mm-hm 13:20 45:20 52:6,12 52:15 mobile 54:14 modern 51:5 modest 33:21 moment 10:8 Monica 8:11 9:12,13,15,19 9:21,22 11:6 11:12 12:10,13 12:22 13:2,11 13:20 14:3,6,8 14:10 15:11,13 15:15,17 Monteverde 1:9 3:5 4:9,10,10 5:4 10:9,11,11</p>
--	--	--	---	---

<p>11:11,16,22 12:3,12,16,21 14:21,22 16:4 26:10,10,12 27:6 35:20 42:9,10,10,22 43:3,22 45:5 51:20 55:14 57:18,19,19 58:17 motion 14:15 15:9 39:21,22 41:20 55:14,16 mounted 23:2 move 7:22 27:16 29:17 36:10 53:3,20 mute 3:22 29:22 54:2 muted 54:10 MXD 34:14 36:15 39:10,10 39:11 44:3</p> <hr/> <p style="text-align: center;">N</p> <p>N 2:1 3:1 name 3:8,20 5:15 7:5,7 9:13 17:16 19:12 30:2,9 54:4 naming 36:16 National 47:2 52:1 nature 56:11 navigating 38:5 near 23:9,11 nearby 19:16 41:19 necessary 53:15 need 7:12 8:17 13:7,13 15:17 27:22 34:15 43:10 46:5 48:12 49:1 needs 5:20 27:13 neighborhood 34:1 37:11 38:12 52:21</p>	<p>56:6 neighborhoods 25:20 27:1 56:8 neighbors 7:3 neither 59:8 never 6:9 new 5:7 12:6,8 17:8 18:5 19:12,13 28:11 36:9 41:10 51:5 news 6:4 7:1 Ng 1:7 3:4,7,9 4:15,16 5:3,6 5:13 6:13 7:6 7:10 8:9 10:8 12:2,20 13:1 13:12,21 14:4 14:7,14 15:1,3 15:5,7,7,9,12 15:14 16:3,6 16:14,21 17:15 19:5 26:8,11 27:7 30:8 31:8 31:10,14,17 33:5 35:1,9,19 36:22 37:2,16 37:22 38:19,19 39:7,20 42:11 42:17,21 43:2 43:5,8,12 44:8 44:11,13,14,18 44:21 45:3,6 45:20 51:18,21 52:6,12,15 53:1 54:9,11 54:13,17,20 55:1,7,15 57:20,22 58:2 58:4,4,6,9,11 58:18 nice 31:22 53:18 night 30:13 39:17 nod 21:9 Non- 45:9 Nonconforming</p>	<p>55:18 nonconformiti... 53:15 northeastern 20:14 23:11 Notary 59:4,16 notify 13:3 November 59:18 nuisance 56:14 56:18 nullifying 25:8 41:14,15 numerous 25:22</p> <hr/> <p style="text-align: center;">O</p> <p>O 3:1 O'Neill 28:9 obscure 41:1 obstructed 40:10 obstructions 27:14 obviously 9:9 occupant 56:15 occupy 20:10 offering 23:16 oh 11:22 16:8 43:4,6 okay 7:6,9 11:22 12:3,10,10,21 13:11,11 14:14 16:11 30:9 31:14 36:22 39:16,19,20 44:3,5 45:6 46:9 53:1 55:9 55:11 old 53:7,8 older 51:9 Olivia 1:11 4:7,9 4:11,13,15 11:16,18 12:5 12:16,19 13:6 13:7 16:12,14 30:6 31:19 33:6 54:8 once 7:1 14:11</p>	<p>51:4 one's 19:7 online 55:8 open 13:18 open-plan 48:18 opened 46:21 operating 26:3 33:15 operation 35:11 56:9 opportunity 17:19 18:22 oppose 30:18 opposed 10:16 26:13 opposite 26:21 opposition 32:1 47:6 opted 50:9 option 8:2 10:13 ordinance 14:18 24:13 25:9,11 31:5 32:17 35:21 36:18 40:1,7 41:15 41:16 55:17,20 56:10,21 57:5 Ordinance's 19:18 organization 26:3 orientation 28:1 Original 2:4 outcome 59:10 outdoor 20:17 40:12 overall 45:21 owing 40:16 owner 10:3 owners 6:21 ownership 7:16 13:16</p> <hr/> <p style="text-align: center;">P</p> <p>P 3:1 28:3 p.m 1:4 5:8 16:2 43:16 45:2 58:19</p>	<p>Pacheco 31:13 package 30:15 42:1 57:9 PAGE 2:2 panel 17:3 parcel 13:17 14:1 park 23:11 park's 24:6 parking 14:17 23:9,20 24:2 part 18:9,16,20 20:6,8 22:3 24:22 25:6 35:3 36:8 39:1 42:6,15 57:15 partial 53:11 participation 3:12 particular 7:13 37:8 parties 59:9 partner 18:20 28:6 34:19 partnership 28:22 passed 32:17 passes 15:9 44:16 patterns 50:1 56:4 pause 43:10 54:12 pay 12:6 Payette 17:5 pedestrian 23:10,20 pending 7:3 penthouse 22:4 people 25:16,21 26:18 34:6 37:14 perfect 13:11 Performance 20:9 performing 21:2 21:10,12 25:3 26:4 28:18</p>
--	--	--	--	--

<p>29:9 40:14 periodically 40:11 permit 45:9,10 47:12 53:9 55:16,19 57:7 57:11,11 58:6 permitted 39:6 56:10 person 6:16 9:13 10:4 personally 36:3 perspective 50:16 Peter 12:11 13:10 petitioner 5:11 40:8 42:19 Pharmaceutic... 16:7 17:4,18 42:1 phase 45:19 51:7 phone 29:21 54:1,14 pick 10:17 piece 13:17 14:12 35:6 52:10 place 27:3 33:13 placed 33:22 placement 16:17 34:16 plan 20:1,12 25:1 Planning 30:11 plans 20:16 planted 41:1 plantings 41:3 Platform 28:18 28:18 please 14:20 21:18 22:2,10 23:12,17,22 24:4 42:8 48:2 48:17 49:4,7 49:17 50:4,13 57:17</p>	<p>plus 32:19 pm 3:3 5:2 point 9:8 32:2,6 32:11 38:16 Poonen 27:20 porch 50:7 position 18:7 31:4 practical 29:7 prejudice 11:1 11:21 12:18 14:19 premises 25:13 presence 19:11 present 4:8,10 4:12,14,16 10:6 16:13 30:17 presentation 17:7 26:6 30:14 46:8 47:14 55:6 presentation's 55:7 presented 42:16 45:8 President 28:4 30:10 pressing 14:12 29:22,22 54:2 54:2 pretty 35:21 55:8 previously 10:14 45:18 primary 49:5 probably 52:1 52:18 proceed 6:17 proceedings 3:18 58:19 59:7 process 8:14 11:2 program 18:18 project 18:3,12 18:21 20:2 45:13,15,19</p>	<p>46:12,17 47:15 47:18 48:15 53:11 56:7,13 56:18,22 projects 46:18 prong 24:16 properties 48:10 property 6:21 10:2,2 21:20 27:10 46:4,7 50:15 proponent 10:15 11:4 12:17 16:18 26:12 28:7 30:19 32:2 proponents 38:17 proportion 49:22 proposal 29:3 56:19 proposed 7:14 8:9 16:17 23:21 24:3,9 25:14 28:13,21 29:8 30:19 40:3 41:8,18 41:22 52:1 56:7,11,16,17 56:22 57:8 proud 17:21 19:8,9,10 21:15 provide 28:14 35:10 53:5 provisions 24:12 40:6 proximity 44:6 public 3:20,22 4:1,2 20:9 21:4 25:3,8,11,18 25:19 27:16 29:17,18 35:2 41:7,9,13 51:17 53:3,20 53:21 55:11,12 59:4,16</p>	<p>public-facing 18:18 pulled 21:9 purpose 8:13 29:14 41:15,16 56:21 57:5 purposes 29:7 43:11 Pursuant 3:10 put 24:21 26:15 26:21 27:3 39:12 putting 31:3</p> <hr/> <p style="text-align: center;">Q</p> <hr/> <p>question 11:13 11:13 12:22 35:5 38:4 51:21 55:5 questions 17:12 26:7,9 27:7,15 47:16 51:17,18 51:20 55:10 quick 51:21 quickly 16:8 47:14 quite 32:1,21 49:20 52:19</p> <hr/> <p style="text-align: center;">R</p> <hr/> <p>R 3:1 raise 29:19,21 49:19 52:10 53:22 54:1 raised 10:9 48:12 53:2 raising 47:12 52:17 56:3 57:1 Ratay 1:11 4:7,9 4:11,13,15 11:18 12:5,19 13:7 16:12 30:6 31:19 33:6 54:8,10 Ray 16:7,19,19 16:22 17:1,1 19:2,6 26:8,15 35:10,13 39:7</p>	<p>39:9 44:19 reads 22:8 ready 10:16 13:9 26:6 55:14 real 17:17 36:5 realize 36:13 really 7:21 14:11 18:16,22 32:14,14 33:1 36:14 38:7 39:11 48:1 50:11,15 reapply 13:5 rear 46:4 50:9 50:12 reason 30:15 32:20 reasonable 12:13 34:18 51:13 reasoning 12:7 reasons 40:9,21 41:8,17 55:21 56:6,12,17,19 56:22 recall 21:1 recede 22:9 receive 45:22 53:4 received 13:15 25:22 27:17 28:3,17 recognizes 25:11 recontinue 10:22 record 31:15 59:6 recorded 3:14 rectangle 22:13 22:13,16 reduced 51:8 reference 21:8 refile 12:6 reflects 18:11 28:21 regard 39:4</p>
--	--	---	---	---

<p>regarding 35:11 Region 17:17 Register 47:2 52:1 REGULAR 2:5 regulations 19:18 39:11 reinforcing 18:19 reiterate 33:11 related 24:16 59:8 relating 24:17 36:11 40:17 relief 14:17 17:11 25:7 39:22 41:4,6 41:12 46:2,5 46:14 48:13 49:1 53:15 55:16 remind 32:16 remote 1:4 3:12 4:3 rendering 21:19 renderings 23:5 repay 11:14 repeat 51:11 representing 17:2 represents 18:3 request 5:9,21 12:17 14:15 19:3 22:1 33:21 34:21 requested 5:17 35:21 53:15 requesting 16:16 required 21:2 40:10,22 53:9 55:22 requirements 37:8 40:1 55:17,20 requiring 14:17 rescheduled 6:3 research 18:1,5</p>	<p>18:6,15 25:15 28:12 32:8 33:18 residences 41:19 residential 25:20 26:22 27:9 28:15 29:15 residents 28:1 resolved 7:2 11:2,8 respect 29:14 respectfully 53:14 respecting 28:15 responses 40:9 rest 37:9 43:14 48:13 restores 57:2 restrained 29:14 resulting 53:17 review 14:5 53:8 reviewed 13:18 reviewing 40:4 55:19 Revival 47:3,9 50:10 ridge 49:19 56:3 57:1 ridiculous 11:13 right 7:21 8:1,6 8:8 9:6 12:19 13:9,11,14,16 14:8,10 15:10 20:6,8 22:5,17 24:6 31:16 33:13 34:13 35:2 36:19 37:4,9 42:18 44:5,18 47:21 47:21 48:5 49:9,11 51:3,3 55:15 right-of-way 7:11,13,17,20 8:12 9:8 13:17 14:13 rights 7:16</p>	<p>river 32:12,13 role 18:19 19:9 roll 3:21 16:9 roof 48:12 52:17 57:1 roots 17:20 rounds 10:19 rubric 38:3 run 17:9 47:14 52:5</p> <hr/> <p style="text-align: center;">S</p> <hr/> <p>S 3:1 safe 5:18 6:6 51:6 safety 51:10 56:15 satisfied 38:6 saying 11:19 30:2 34:3 54:4 says 29:19 53:22 scenario 47:8 scheduled 5:19 Sciarrappa 47:19 science 17:22 18:13,17 Scott 45:8,12,21 46:13 58:10 screen 22:22 29:19 53:22 second 9:11 20:10,11 21:3 23:8 24:16 49:5 51:4,14 55:4 section 24:10 40:2 41:21 57:7 Sections 40:1 45:9 55:17 see 9:22 10:7 20:1,5,12 21:21,22 22:6 22:9,15 23:3 23:14,15 24:5 24:7,9 27:7 34:20 41:8 43:6 46:16</p>	<p>47:20,21 48:3 48:5,11,19 49:2,9,11,18 49:20 50:5,6 50:20 51:3 53:2 58:13 seeing 20:7 27:16 seek 46:2 seeking 17:11 seen 22:21 selected 27:11 senior 6:16 sense 27:22 37:6 sensitive 52:14 sent 31:12 33:10 September 11:11,12 ser 29:13 serve 17:16 29:14 41:9 serves 25:12 29:6,8 41:17 41:17 services 25:12 41:18 set 16:10 24:10 41:22 57:8 59:12 setback 14:17 46:3,15 47:13 48:6,6,7,9 55:22 56:3 setbacks 48:10 49:1 settled 52:22 shape 24:17 40:17 share 37:17 39:21 shares 29:5 Sheets 42:3 shimmy 49:13 short 17:10 shorter 35:16 show 36:3 46:8 showing 7:11 38:6</p>	<p>shown 24:14 shows 22:3 shrubs 41:1 sic 20:9 side 9:12 20:5 24:5,15 26:21 27:2 48:22 50:5,6,7,18 57:1 sideline 20:13 sides 21:5 27:9 sidewalk 23:9 siding 47:5,22 sign 16:17 19:13 19:18,19,21 20:15,19,21 21:11,22 22:1 22:4,9,11,16 22:20 23:16,19 23:21 24:2,3,8 24:9 25:10,14 25:19 26:13,18 27:21 30:19 31:3 32:14,17 33:10 34:14 35:7,8 36:6 39:10 40:2,10 40:13 41:2,8 41:17,18 43:16 43:16 sign's 22:12 23:1 signage 28:13,21 29:8 35:21 37:10 40:3 signatures 32:18 32:19 signed 42:3 57:13 significant 28:2 signs 34:11,17 38:2 39:12 43:14 44:7 SignWorks 17:5 42:2 similar 30:22 36:14,15 44:6 Simmons 26:1 29:5</p>
---	--	--	---	--

<p>single- 48:4 single-family 45:16,22 46:6 46:13 sir 8:10 site 5:19,22 6:2 6:14 8:14,21 13:17 20:1,12 21:1 24:22 27:8 sits 55:22 Sitting 3:4 5:3 16:3 45:3 situation 13:5 sixth 59:13 size 36:1 skies 32:10,22 skip 19:6 23:1 slice 6:18 8:15 49:12 51:15 52:17 slide 17:10 19:7 48:2,3,14,17 49:4,7,17 50:4 50:8,13,14,19 slim 49:11 smaller 22:7 smart 34:1 Smith 54:8,9,11 54:13,16,17,19 54:22 55:5,10 snow 6:1,9 soil 24:17 40:17 Solicitor 7:8 8:6 13:13 solid 21:7 solutions 56:1 sorry 9:22 14:7 30:9 43:9 sort 21:9 37:6 sounds 10:17 south 20:4,9 27:9 southeast 21:19 21:20 southeastern 20:14 space 20:9,17</p>	<p>22:16 25:3 51:12,15 spaces 18:18 21:4 25:3 40:14 speak 4:4 16:18 17:19 19:1 29:18 30:4 31:17 53:21 54:6 speakers 30:1 54:3 speaking 3:20 special 45:9,10 47:12 55:15,19 57:7,10 58:6 specific 38:10 43:12 specifics 19:3 square 18:2,4,14 19:20 22:14 26:2 28:9,20 33:15,20 34:6 Square's 18:7 ss 59:3 stacked 22:8 staff 4:5 30:1,3 49:20 52:3,5 54:3,5 55:22 stage 21:9 stairs 49:13 standard 24:10 standards 51:10 start 4:5 Starting 21:4 starts 34:14 state 3:20 state-of-the-art 18:6 stated 33:18 statements 42:6 57:15 states 36:18 stating 12:7 stay 52:10 stepback 23:4 steps 8:3 Steven 1:7 3:4,7</p>	<p>3:8 4:15,16 5:3 5:6,13 6:13 7:6 7:10 8:9 10:8 12:2,20 13:1 13:12,21 14:4 14:7,14 15:1,3 15:5,7,7,9,12 15:14 16:3,6 16:14,21 19:5 26:8,11 27:7 30:8 31:8,10 31:14,17 33:5 35:1,9,19 36:22 37:2,16 37:22 38:19,19 39:7,20 42:11 42:17,21 43:2 43:5,8,12 44:8 44:11,13,14,18 44:21 45:3,6 45:20 51:18,21 52:6,12,15 53:1 54:9,11 54:13,17,20 55:1,7,15 57:20,22 58:2 58:4,4,6,9,11 58:14,15,18 stop 33:2 strange 7:6 street 2:6,7 6:22 16:15 17:2 19:16 20:3,18 20:19,20,21 26:22 27:4,20 30:11 31:1,21 33:9 34:14 38:14 40:3,11 40:22 45:7,8 46:14,16 47:20 48:4 53:6 54:21 57:9 strengthens 18:6 stretch 37:20 strikes 29:12 37:7 stripped 50:3</p>	<p>strong 28:7 29:5 53:14 strongly 47:6 structural 51:5 51:10 structure 23:20 52:2 55:18,21 56:2 57:3 structures 24:18 40:18,19 45:10 53:7 Sturt 17:5 styling 50:10 subject 53:8 submitted 30:14 42:6 57:15 substantial 24:13 25:7 40:7 41:7,13 56:5 substantially 25:8 41:14,15 sufficient 7:16 30:20 suite 49:5 support 26:1 28:7 29:4,6 33:11 37:15 53:14,18 supporting 21:15 27:20 28:10,21 29:3 33:10 38:20 42:5 57:14 supportive 34:12 supports 25:14 sure 6:15 7:4 13:1 21:17 37:2 38:17 51:8 surrounded 41:3 surrounding 29:15 survey 7:11 suspect 11:7 sweep 21:8</p>	<p>sweeping 21:5 22:6 SWG 42:2 symbolic 29:7 symmetry 49:22 system 52:7</p> <hr/> <p style="text-align: center;">T</p> <hr/> <p>tablature 49:21 Table 14:18 55:18 take 4:5 10:5,19 Takeda 16:6 17:4,10,18,20 18:16 19:19 21:14,15 25:15 28:19 29:9 30:13 32:9 33:16 42:1 43:15 Takeda's 18:8 19:8 28:5,10 29:11 taken 3:21 takes 8:21 talked 30:16 tall 22:13 37:10 38:13 Team 30:11 technical 23:1 technically 37:7 television 3:15 tell 13:7 51:22 telling 7:15 tenants' 41:10 tents 20:16 40:12 terms 35:6,22 35:22 36:1 37:21 territory 6:19 test 24:11 25:6 thank 12:21 15:10,11,14,15 16:11,14 17:14 17:18 19:4,5 26:8 27:6 33:4 33:5 34:22</p>
---	---	---	---	--

<p>35:1,18 37:16 39:19 44:8,13 44:17,18,19 45:12 46:10 48:14 50:20 51:18 53:1 57:20,22 58:4 58:8,9,10,14 thanks 15:16 16:14 33:9 36:22 37:22 58:12,15,16 that's 38:13 theory 26:21 thin 6:18 thing 8:20 32:16 33:19 34:2 things 30:16 34:8 52:5 think 6:8 9:1,3,6 11:9,12,20 12:10,13 13:14 13:18,21 14:2 14:8,10,10,11 16:10 24:14 25:4 27:11 30:19 31:2 33:12,21 34:1 34:7,9,11 35:15,20 36:7 36:18 37:9,11 37:20 38:14,16 38:18,21 39:14 43:10 52:17 55:10,11 thinking 5:17 third 20:3 23:8 25:6 26:22 27:20 47:19 50:22 51:15 52:9 third-floor 21:6 Thorndike 2:7 45:7,8 46:14 47:19 48:4,5 53:6 54:21 57:9 thought 11:8</p>	<p>52:18,20 thoughts 35:8 36:20 37:17 54:20 three 4:4 6:20 6:21 7:2 11:7 22:8 30:4 55:3 three-prong 24:11 thrilled 32:9 Thursday 1:3 6:3 time 4:1,2 5:14 6:5,22 7:17 8:11 30:1 43:12,13 44:19 54:3 times 10:14 52:20 today 5:17 30:14 31:10 32:2 53:4 Toft 5:12,14,15 6:11,13,15 7:9 8:8,10 9:15,17 9:19,20,21,22 11:6,12 12:10 12:13,22 13:2 13:11,20 14:3 14:6,8,9,10 15:10,11,13,15 15:16,17 told 21:8 tonight 13:8 17:3 45:13 46:11 top 21:22 22:3 22:15 topography 24:18,20 40:18 Torpy 16:7 17:1 totally 27:12 traffic 56:4,7 transcript 3:17 59:6 transfer 6:18 8:15 transferred 14:1</p>	<p>transfers 9:7 trees 20:12 21:21 24:6,20 36:7,8,10 41:1 tried 52:4 trim 50:17 true 38:11 59:6 try 34:10 46:9 46:20 trying 8:3 12:1 49:8,15 50:21 51:1,11 turn 17:13 19:1 turned 42:14,17 turns 9:21,22 two 5:7 6:1 22:7 26:16 30:4 43:17 48:6,10 49:6 54:6 two-year 11:21 type 35:6 36:16 47:3</p> <hr/> <p style="text-align: center;">U</p> <hr/> <p>U.S 17:17 U.S.A 42:1 unanimously 30:18 unclear 10:20 understand 8:11 12:14 13:15 25:20 understanding 8:18 44:6 uneven 24:21 unhappy 32:14 unique 25:2,4 unmute 5:15 29:22 30:1 54:2,3 unmuted 46:9 upper 22:7 upward 22:6 upwards 21:8 use 3:12 34:7 36:13 56:12,16 useable 49:14 useful 38:18</p>	<p>50:22 uses 36:14 56:10 56:13 utility 51:1</p> <hr/> <p style="text-align: center;">V</p> <hr/> <p>variance 5:10,21 7:14,16 8:7 13:18 14:16 16:16 24:10 27:21,22 30:18 40:3,5 41:21 variances 30:20 variety 52:1 various 10:19 vehement 32:1 verified 32:18 32:19 verify 4:6 verily 36:14 vestibule 49:2 vicinity 41:2 video 3:14 view 20:15,21 21:21 26:17 38:20,21 47:20 views 21:12 34:19 vinyl 47:5 Virginia 1:8 16:4,9,12,13 16:13 37:17,18 37:22 38:7 44:11,12 45:4 58:2,3,16 Virginia's 38:20 visibility 27:13 28:15 38:22 visible 22:18 23:21 24:3 25:19 26:19,20 27:3 29:13,13 38:11 41:19 visit 5:19,22 6:2 6:14 8:14,21 visitors 19:14 28:14 29:10 visual 40:13</p>	<p>voice 14:20 42:8 57:17 vote 14:20 15:8 42:8 44:6,15 44:15,16,20 57:17 58:5 voted 30:18 voters 32:20 votes 3:20</p> <hr/> <p style="text-align: center;">W</p> <hr/> <p>wait 11:2 waiting 8:20 walk 19:2 27:8 wall 19:19 40:1 want 11:19 12:1 17:18 21:16 32:21 34:3 46:7 wanted 27:16 33:10 wants 21:16 33:16 Washburn 2:4 5:9,15 8:15 14:13,16 wasn't 12:3 Watkins 9:19,20 Watson 10:3 way 17:16 28:2 31:22 33:22 36:8 38:21 43:3 47:10 54:15 wayfinding 19:13,15 23:16 28:14 29:9 32:4 34:7 36:12 37:21 41:10 43:11 ways 34:5 WC 49:2 WDA 7:11 we'll 6:8 13:8 17:11 27:16 29:17 35:3 46:15 53:3,20 55:12 58:12</p>
---	--	--	--	--

we're 6:20,21 8:5,19 11:7,9 11:14 13:2 14:11 17:11,21 20:7 22:11,20 23:18 26:6 33:13 46:1,5 46:14 48:4,16 48:20,22 49:8 49:13,19 50:14 50:21 51:11,12 51:16 54:13 55:10,11	50:16 wing 48:22 50:6 50:7 57:1 winter 20:8 21:13 wish 29:18 53:21 withdraw 11:20 12:17 13:3 14:15 withdrawing 12:17 13:8 withdrawn 13:4 14:18 witness 59:12 wonderful 32:8 work 13:13 19:10 41:22 46:20 47:8 57:8 worked 49:20 workforce 18:13 works 13:6 wouldn't 8:7 wrap 30:5 50:10 54:7 wraps 20:4 write 12:7,14 13:10	53:7 yep 15:12 38:1 44:21	2010 32:17 2011 28:6 2023 3:10 2025 42:2 2026 1:3 3:7 53:12 57:12 59:13 2028 59:18 207 30:11 21 27:19 213 31:20 22 3:15 26 1:3 3:7 27 57:12	8:15 14:12,16 650 18:10 675 31:1
we've 10:13,18 13:3,15 24:1 24:14 27:17 28:3 50:7,17 webpage 4:3 website 55:8 week 27:8 weigh 11:17 welcome 3:7 51:16 welfare 56:15 Wendy 1:7 3:4 4:7,8 5:3 15:1 15:2 16:3 35:5 35:18 37:17 38:1 39:4,13 39:16,19 42:11 42:12,18 43:1 43:4,6,9,13,19 44:2,5,8,17 45:3 57:20,21 58:14 weren't 36:2 west 20:3 23:8 27:9 31:1 western 23:18 whereof 59:12 white 22:6 wide 22:13 48:21 Wiest 16:7 17:1 willing 42:13 winding 49:12 window 50:1 windows 26:17	X x 2:1 22:13	Z Zink 45:8,11,12 45:21 58:10 zone 36:15 37:8 zoning 1:1 3:8 3:13 14:18 19:18 21:1 24:19 36:15 40:20 46:19 48:3 53:15 56:10 57:10 Zoom 29:19 53:22	3 3 55:17 3' 49:19 303 27:20	7 7' 22:13 49:10 51:15 7'3 51:4 7.11.1 25:10 7.16.22.c 40:1 7:07 58:19 76 53:6 76-78 45:7,8 78 2:7 46:14 48:4 53:6 57:9
	Y yard 14:17 47:13 55:22 56:3 yeah 6:13,15 7:4 9:13,15 11:18 11:22,22 12:2 12:12 13:12 14:6,10,14 27:8 31:11 35:9,13 37:3 39:2 43:5 52:21 55:7 year 11:11 years 11:7 32:15 33:2 50:3 53:7	0 02139 1:6 09/11/25 2:4	4 4:1 44:16 40' 48:21 45 2:7	8 8' 51:14 8'1.5 51:4 8'6 51:13 8.22.2.d 45:9 55:18 8:00 6:3 831 1:5 8311 31:19
		1 1-5 42:3 10' 48:6 49:16 51:15 10.30 40:2 10.31 41:21 10.32 24:11 10.40 45:10 10.43 57:7 11,000 32:18 1178118 5:9 14:16 1196534 16:6 1200071 45:7 13-story 20:20 143 22:14 15 33:2 42:2 16 2:6 17 59:18 175 17:1 18'6 48:21	5 5 2:4 22:13 53:12 5,000 32:19 5.31 14:18 45:9 55:17 5:0 58:6 50 53:7,7 500 18:10 20:20 43:16,17 544 33:8 585 2:6 16:15 18:3 27:21 28:11,19 40:3	9 9 29:22 54:2
		2 2 3:10 6:3,9 2'4.75 48:8 20 19:20 32:18 20' 22:13 36:4	6 6 5:8 29:22 43:16,16 54:2 6:00 1:4 3:3 6:02 5:2 6:16 16:2 6:30 45:2,6 60 19:19 63 2:4 5:9,15	