

BOARD OF ZONING APPEAL
FOR THE
CITY OF CAMBRIDGE

GENERAL HEARING
THURSDAY, APRIL 30, 2026

6:00 p.m.

Remote Meeting

via

831 Massachusetts Avenue
Cambridge, Massachusetts 02139

Steven Ng, Chair

Wendy Leiserson, Vice Chair

Virginia Keesler

Miranda Cecil

Brendan Sullivan

City Employees

Stephen Natola



Precision, Speed, Reliability

617.547.5690

transcripts@ctran.com

I N D E X

CASE	PAGE
REGULAR AGENDA	
BZA-1203860 -- 41 SHERMAN STREET	5
BZA-1205111 -- 80 GERRY'S LANDING ROAD	14
BZA-1204609 -- 723-731 CAMBRIDGE STREET	27

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

2 * * * * *

3 (6:00 p.m.)

4 Sitting Members: Steven Ng, Wendy Leiserson, Virginia
5 Keesler, Miranda Cecil, and Brendan
6 Sullivan

7 STEVEN NG: Welcome to the April 30, 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 STEPHEN NATOLA: Miranda Cecil?

8 MIRANDA CECIL: Miranda Cecil present.

9 STEPHEN NATOLA: Brendan Sullivan?

10 BRENDAN SULLIVAN: Brendan Sullivan present.

11 STEPHEN NATOLA: Virginia Keesler?

12 VIRGINIA KEESLER: Virginia Keesler present.

13 STEPHEN NATOLA: Wendy Leiserson?

14 WENDY LEISERSON: Wendy Leiserson present.

15 STEPHEN NATOLA: Steven Ng?

16 STEVEN NG: Steven Ng present.

17

18

19

20

21

22

1 * * * * *

2 (6:02 p.m.)

3 Sitting Members: Steven Ng, Wendy Leiserson, Virginia
4 Keesler, Miranda Cecil, and Brendan
5 Sullivan

6 STEVEN NG: For this evening's agenda we have
7 three cases before the Board tonight. So first up is our 6
8 p.m. Case No. 1203860 -- 41 Sherman Street, being
9 represented by Sara Yoffe seeking --

10 SARA YOFFE: Hello.

11 STEVEN NG: -- good evening -- seeking a special
12 permit for an addition to the back of an existing home
13 citing Section 5.31, Table of Dimensional Requirements;
14 Sections 8.22.2.d, a Non-Conforming Structure; and Section
15 10.40 for a Special Permit.

16 Ms. Yoffe, would you like to make the
17 presentation?

18 SARA YOFFE: Yes, please. Good evening and thank
19 you for your time tonight. I am representing the homeowners
20 of 41 Sherman Street in my capacity as a General Contractor.

21 And they have plans to build an addition to the
22 back of their home. The addition will be seven feet deep

1 and 20 feet wide. So it's the width of the home going back
2 seven feet.

3 Now, the issue with their home is that the right
4 side of the home is directly on the property line. So
5 they're in their setback no matter what they do. And so, to
6 bring it back on the left side in a proper square, we're
7 operating in their setback, and it requires the special
8 permit.

9 So if you look at the survey on the screen right
10 now, you can see there's actually an existing -- the home is
11 an existing nonconforming single-family, and there is an
12 existing nonconforming structure attached to it. It's a
13 shed.

14 And so, we're really only asking for five
15 additional feet to build in the setback, because we have
16 that two feet with the existing shed.

17 In order to make the -- my clients have had --
18 have lived in this home for many years. They have three
19 children, and they've been saving a lot of money -- they've
20 been saving money to try to do this renovation.

21 And in order to do it properly, it really does
22 make sense to just bring it back as a full square, rather

1 than trying to notch to get around any sort of zoning
2 prohibitions.

3 So the plan is to bring it back seven feet, so
4 we'll be operating five feet within that setback on the
5 right side. And to do this, to improve the home improves
6 the neighborhood and should not cause any detriment to the
7 neighbors.

8 It's a driveway on the right side, so they're not
9 up against another home. It's a driveway where people park
10 cars. And the home as it is needs exterior work. And if
11 given the opportunity and the special permit is granted, it
12 will improve the neighborhood.

13 STEVEN NG: Thank you, Ms. Yoffe. Any questions
14 from the Board?

15 BRENDAN SULLIVAN: I was just wondering, Ms.
16 Yoffe, have the petitioners talked to their neighbors on
17 either side regarding this project?

18 SARA YOFFE: So the neighbors on the right side,
19 which it impacts, it is a rental. And the owner of the
20 rental, I believe, is not in the country, but does have a
21 son who manages the rental. So they're not -- they don't
22 live there, and they're not present.

1 And then the neighbors on the left side, it's a
2 condo building. I don't -- the homeowner is here on the
3 Zoom call. I don't know that they have specifically showed
4 them the plans, et cetera. But I know that they are
5 friendly with the neighbors on the other side.

6 I just happen to personally know them, and I've
7 spoken to them about this. And they seem happy about the
8 improvements that will be made to the exterior of 41
9 Sherman.

10 BRENDAN SULLIVAN: Okay. But there's been no
11 outreach to this party on the other side, on the right side?

12 SARA YOFFE: No.

13 BRENDAN SULLIVAN: Okay. All right. That's the
14 question I had. Okay.

15 MIRANDA CECIL: This is Miranda. Ms. Yoffe, could
16 you be more specific about what improvements to the
17 neighborhood will come from this special permit being
18 granted?

19 SARA YOFFE: Sure. I don't know if you had an
20 opportunity to see the existing home, but it needs work.
21 The paint is peeling, it's rotted. They know that it needs
22 work.

1 The interior also needs work. The kitchen is not
2 functional, and they're just kind of getting by as is. But
3 they've had to save money in order to do this renovation.

4 So they know that the home is somewhat of an
5 eyesore next to a brand, newly renovated -- you know --
6 condo building on their left. So when they improve the
7 exterior of their home, it improves the value of all the
8 homes around them.

9 MIRANDA CECIL: Okay, thank you.

10 STEVEN NG: Any other questions from fellow Board
11 members?

12 WENDY LEISERSON: No.

13 STEVEN NG: Okay. So we'll move into public
14 comments. I don't believe there's any correspondence in the
15 file, correct Steve? I took a look in there.

16 STEPHEN NATOLA: Yes.

17 STEVEN NG: Nothing in there? Okay.

18 So any members of the public who wish to speak
19 should now click the icon at the bottom of your Zoom screen
20 that says, "Raise 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 minutes to speak before I ask you to
5 wrap up.

6 Okay. There doesn't seem anyone raising their
7 hand to speak. So I'll close public comment and begin Board
8 deliberation.

9 Any discussion amongst members of the Board?

10 BRENDAN SULLIVAN: I happen to live three blocks
11 away from this, and Sherman Street is undergoing a
12 revitalization. There are a number of homes that have been
13 upgraded lately, and I think that the presentation by Ms.
14 Yoffe is exactly correct; that there is a need to have this
15 house upgraded, and I fully understand the reason for the
16 delay and deliberation to garner the necessary funds to do
17 this.

18 And I think that it would be an asset to the
19 neighborhood, number one, to have it improved. It would be
20 an asset to the homeowner as it would be to any homeowner to
21 live in this and to upgrade it to a more modern living
22 style, and so I would support the proposal that is before

1 us.

2 STEVEN NG: Thank you, Brendan. I also live in
3 the same -- similar -- close by the neighborhood and agree
4 with Brendan's comments.

5 And if there's nothing else, I'll move to a
6 motion.

7 So the Chair makes a motion to grant relief from
8 the requirements of the Ordinance under Sections 5.31 and
9 Sections 8.22.2.d, and reviewing the conditions for a
10 special permit.

11 a) It appears the requirements of this Ordinance
12 cannot or will not be met. And that is correct. Existing
13 nonconforming structure and proposed addition will be
14 located within the side setback.

15 b) Traffic generated or patterns of access or
16 egress could cause congestion, hazard, or substantial
17 change. And we find that there's no impacts to those.

18 c) The continued operation of or the development
19 of the adjacent uses as permitted in the zoning ordinance
20 would be adversely affected. We see no impacts to adjacent
21 uses. And:

22 d) Nuisance or hazard would be created to the

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

2 And we find no nuisance or hazard would be created by this
3 project. And finally,

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

6 And we find that no impact to integrity or district or
7 adjoining districts.

8 So by that finding, we -- they meet the criteria
9 under Sections 10.43 for a Special Permit.

10 And on the condition that the work proposed
11 conform to the drawing set included in the application
12 package entitled, "Addition, Interior Renovation, 41 Sherman
13 Street, Cambridge, MA, 20138" -- that's a typo but that's
14 kind of what the drawings show -- dated 02/29/26.

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

18 And we also include just by reference -- no, I'm
19 sorry, strike that --

20 On a voice vote, please? Board members -- Wendy
21 Leiserson?

22 WENDY LEISERSON: Wendy Leiserson in favor.

1 STEVEN NG: Thank you.

2 Virginia Keesler?

3 VIRGINIA KEESLER: Virginia Keesler in favor.

4 STEVEN NG: Thank you.

5 Brendan Sullivan?

6 BRENDAN SULLIVAN: Brendan Sullivan in favor.

7 STEVEN NG: Miranda Cecil?

8 MIRANDA CECIL: Miranda Cecil in favor.

9 STEVEN NG: Thank you. And Steven Ng in favor,
10 for a 5:0 vote.

11 [All vote YES]

12 STEVEN NG: The case is approved. Thank you so
13 much.

14 SARA YOFFE: Thank you very much.

15

16

17

18

19

20

21

22

1 * * * * *

2 (6:13 p.m.)

3 Sitting Members: Steven Ng, Wendy Leiserson, Virginia
4 Keesler, Miranda Cecil, and Brendan
5 Sullivan

6 STEVEN NG: So next up is our 6:15 case, and
7 that's in about two minutes. So let's -- we'll sit tight
8 for a minute or two, and we'll come right back. Thank you.

9 (BREAK)

10 STEVEN NG: All right. Welcome back, everybody.
11 Next up for the 6:15 is Case No. 1205111 -- Buckingham
12 Browne & Nichols School, represented by Sisia Daglian,
13 Architect, seeking a special permit to build an addition to
14 existing BB&N building for continued educational use, citing
15 Sections 4.50 and Sections 4.56.c, Educational Use; as well
16 as Section 10.40 for a Special Permit.

17 Ms. Daglian?

18 SISIA DAGLIAN: Good evening, everyone.

19 STEVEN NG: Hi.

20 SISIA DAGLIAN: Thank you for your attention to
21 our case. This evening with me is Derek Bross, who is
22 Director of Facilities at BB&N.

1 Derek, would you like to talk about the goals of
2 the school with this addition?

3 DEREK BROSS: Of course. Thanks, everyone, for
4 being here. So at BB&N, we have our woodshop behind the
5 Upper School -- on the Upper School campus. The -- it's a
6 small structure, we'll pull the plan up in a second, I'm
7 sure. But what we're looking to do is build a small robotics
8 lab. So a small addition onto the woodshop just for our
9 robotics program as well as some other additional academic
10 programming in the space.

11 So the goal is for it to be a flexible space to
12 support robotics and STEM for our BB&N and Upper School
13 students, as well as some of the other engineering and maker
14 space programs that we run.

15 Currently, there really isn't a home for robotics
16 at BB&N. It kind of lives in a few different spaces; hard
17 for the students to work on. So our goal is to create this
18 flexible space to support innovation and create a home for
19 our robotics program, as well as a program that is inclusive
20 to support our students that might want to do this, instead
21 of other programs like athletics in the afternoons.

22 SISIA DAGLIAN: So if we could have the plans,

1 please?

2 Yes. So we're seeking to add a very minor
3 addition to the campus. It's a large campus outlined in
4 red. On the right-hand side map, you can see Gerry's
5 Landing Road and the Charles River on the right-hand side.

6 To the left boundary is largely Shady Hill School.
7 And then the other immediate abutters are really the
8 school's own administrative buildings. There is a
9 residential neighborhood next to the school, but it's sort
10 of over -- it's uphill from where the school is.

11 And the existing woodshop is kind of tucked along
12 the edge of the main cluster of academic buildings on the
13 campus.

14 So we're asking to add 0.01 ratio of FAR which is
15 about 1,800 square feet for this campus to the woodshop
16 addition.

17 Next page, please?

18 Some images of the -- on the right-hand side of
19 the existing woodshop. This is a building that I think was
20 built in the 1930s. Charlie Sullivan mentions it in his
21 book.

22 We have met with Charlie and gone over our plans,

1 and he is in support of the project. I think there's a
2 letter in the file from him.

3 And then in the upper left you can see from
4 Gerry's Landing Road the building is visible. It's a little
5 bit obscured by the ball field and the netting.

6 And in the bottom left, I included an image of the
7 sort of robotics -- partly how robotics functions right now.
8 This is sort of a testing field. The school runs --
9 participates in national teams; this is sort of a newer
10 program that many schools are running now to have robotics
11 programs.

12 And they compete nationally and they have to test
13 the robots that they come up with in certain size fields.
14 And the school, like in this example they use a hallway
15 space because they don't have dedicated space for the
16 program. And then they use, you know, spaces outside the
17 school campus.

18 But this would be a way of consolidating all other
19 needs in one place.

20 Next page, please?

21 So floor plans: The blue bit is the addition.

22 The white part, the existing woodshop is about 1,920 square

1 feet, and we're adding approximately 1,800 square feet, so
2 just under half, just below the size of the existing
3 woodshop.

4 There will not be any communication between the
5 two buildings because of elevation -- a difference in
6 elevation.

7 The existing woodshop is about two feet above
8 grade. And our structure will be maybe about eight inches
9 above grade. We're using sort of the difference in height
10 to have a higher volume space, and architecturally not
11 dominate the woodshop structure.

12 Next page?

13 This is a view of the roof plan. You can see how
14 we're using the same kind of hip/roof language as the
15 existing building.

16 Actually, if you go back to the plans -- the
17 previous page -- part of the program -- so let me just talk
18 a little more in detail about the floor plan: there are
19 sort of three areas of the space that the kids will use.
20 There is sort of a classroom area with whiteboard where
21 they'd be working, you know, on their making things.

22 There's a tool area to the right that will have,

1 you know, a CNC table -- small table saw, band saw, you
2 know, et cetera and then that's where their materials will
3 be stored. There will be a desk collection, and it has the
4 ability to be closed off at that dashed wall that's shown.

5 And then there's an area called the "testing area"
6 which is similar to the photo that you just saw where it's a
7 little bit of a high bay space where they can potentially,
8 you know, hang a hook and have the robots climb up. It
9 would depend on the tasks that the robots are required to
10 perform.

11 So that's why this building's sort of laid out in
12 slightly an odd shape. And we're also trying not to
13 encroach on the ball field to the right-hand side of this
14 addition.

15 So we were a little bit -- you know, we have this
16 area between the woodshop and the ball field where we have
17 to fit this program in.

18 Another component of it is this whole bathroom
19 suite that you see. The current woodshop does not have any
20 plumbing in it, so kids that are -- you know, if you need to
21 use the bathroom, you have to go to the one in the main
22 buildings.

1 So with this project, we're bringing this building
2 up to code so that there can be bathrooms within the
3 structure.

4 Next page, please?

5 We talked about the roofs.

6 Next page?

7 And so, in elevation, so the upper right-hand
8 side, proposed south elevation: That's the existing front
9 of the woodshop that you see from the academic buildings on
10 campus.

11 So you can see how the existing peak is higher
12 than the new structures that we're creating behind it.
13 We've borrowed the same hip roof form, you know, probably
14 the same siding color and language.

15 Not too many apertures in the building, although
16 there are some. On the left-hand side there, you see the
17 elevation facing the ball field will likely have some wood
18 screening to prevent breakage.

19 Next page, please?

20 And then these are the long elevations. This
21 particular elevation faces the driveway. The area behind
22 the woodshop is currently kind of a leftover, it's sort of

1 part of the utility drive of the school. There is, you
2 know, a transformer. The facility's trucks often park
3 there. There are some sprinkler system valving, et cetera.
4 It's a sort of fenced-off area.

5 So this is actually an improvement to the campus
6 in that sense. The doors that you see here are how
7 materials get into the woodshop. And so, we're sort of
8 continuing, you know, the sort of same language on this
9 elevation.

10 Next page?

11 And then this is the elevation that's -- faces the
12 field. It sort of faces Shady Hill School, although it's --
13 that's quite a distance away.

14 And here we have, you know, potentially some
15 sliding doors that open, so in good weather the kids can
16 come out, potentially use the field if they have, you know,
17 a program that would involve, you know, some outdoor
18 activities.

19 The current mechanicals are in that little fenced
20 area, so we'll be adding to that in the same area.

21 Next page?

22 Some sections showing, you know, how we envision

1 using the space for -- likely leave some high ceiling area,
2 as I mentioned, in both the testing area and the classroom
3 to have flexibility and height.

4 Next page?

5 And then finally here are renderings of how we're
6 envisioning the addition. As I mentioned, we're going to
7 continue the same kind of wood clapboard siding, same color.
8 But we're not quite -- we're not replicating the historic
9 details. We're doing a little bit more of a contemporary
10 take on them.

11 And we've also run this by Charlie Sullivan, and
12 he's in support of this approach. We're largely keeping the
13 same eave line, and -- you know -- keeping the same roof
14 forms so that it looks harmonious with the existing
15 woodshop.

16 And that is the extent of our presentation.

17 Do you have questions?

18 STEVEN NG: Thank you, Ms. Daglian.

19 Any questions from the Board?

20 BRENDAN SULLIVAN: No. Good.

21 STEVEN NG: Thank you. I think it's very --
22 pretty straightforward. So I think we'll just open it to

1 public comment. We do have one letter in the file, as
2 mentioned, from Executive Director of Cambridge Historical
3 Commission, Charles Sullivan, in support of the project. He
4 does summarize the historic significance of the structure.

5 "It was one of the first two buildings built on
6 the Gerry's Landing campus by architect H.D. Chandler" and,
7 you know, he believes that "the addition is modest in scale
8 and adopts the low hip roofs that characterize the woodshop.
9 The style is complementary and not competitive with the
10 original building.

11 "The requested relief will not conflict with the
12 purposes of the Ordinance, and will support the continued
13 utility of this significant building. I urge the Board to
14 grant the petitions."

15 Thank you, Mr. Sullivan, for your correspondence.
16 Now we'll open it to members of the public.

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

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

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

5 There's no one wishing to speak on this
6 application. So we'll close public comment and begin Board
7 deliberations.

8 Any discussion among the Board? Or if none, I'll
9 -- I'd be happy to move to a motion.

10 BRENDAN SULLIVAN: I'm fine with the motion.

11 STEVEN NG: Wonderful. So the Chair makes a
12 motion to grant the special permit to grant relief or
13 approval of the requirements for the special permit, and
14 conditions for a special permit shall be per the following:

15 a) It appears the requirements of this ordinance
16 can or will not be met for the following reasons: Section
17 4.56 allows for a secondary school institutional use upon
18 the issuance of a special permit, whereas in this case the
19 proposed addition is within the Institutional Use Overlay
20 District of Shady Hill School and BB&N School.

21 The use will not substantially increase
22 nonconformity or create a new nonconformity.

1 b) Traffic generated or patterns of access or
2 egress would cause congestion, hazard, or substantial
3 change. The addition serves to provide dedicated space for
4 science lab programs, which represents less than 1 percent
5 increase of floor area for the school.

6 No increase in intensity or activity patterns at
7 the campus or as well as no alterations to access or egress
8 to the campus.

9 c) The continued operation of or the development
10 of the adjacent uses as permitted in the Zoning Ordinance
11 would be adversely affected. We find that there is no
12 impact to adjacent uses by the development.

13 d) Nuisance or hazard would be created to the
14 detriment of the health, safety, or welfare of the occupant.
15 A proposed addition will not cause nuisance or hazards, and
16 will improve the health and safety of its occupants.

17 And lastly,

18 e) For other reasons, the proposed use would
19 impair the integrity of the district, of adjoining
20 districts: The proposed work will improve and modernize
21 educational mission of the school without substantially
22 derogating from the requirements of the Ordinance.

1 So by that finding, they meet the criteria under
2 Sections 10.43 for a Special Permit.

3 And on the condition that the work proposed
4 conform to the drawing set included in the application
5 package entitled, "Woodshop Addition, Zoning Submission
6 dated 04/06/26 by Evergreen Architecture."

7 And further, that we incorporate the supporting
8 statements and dimensional forms submitted as part of the
9 application.

10 On a voice vote, please, Wendy Leiserson?

11 WENDY LEISERSON: Wendy Leiserson in favor.

12 STEVEN NG: Virginia Keesler?

13 STEVEN NG: Brendan Sullivan?

14 BRENDAN SULLIVAN: Brendan Sullivan in favor.

15 STEVEN NG: And Miranda Cecil?

16 MIRANDA CECIL: Miranda Cecil in favor.

17 STEVEN NG: And Steven Ng also in favor.

18 [All vote YES]

19 It's a 5:0 vote and the case is approved. Thank
20 you so much.

21 SARA YOFFE: Thank you very much.

22 DEREK BROSS: Thank you.

1 * * * * *

2 (6:33 p.m.)

3 Sitting Members: Steven Ng, Wendy Leiserson, Virginia
4 Keesler, Miranda Cecil, and Brendan
5 Sullivan

6 STEVEN NG: And our final application this meeting
7 for 6:30 is for 723-731 Cambridge Street, BZA Case No.
8 1204609, to request a variance to construct three additional
9 stories on top of a pre-existing three story mixed-use
10 structure containing ground-floor retail with residential
11 dwelling units above.

12 A portion of the addition will be located within
13 the required setback for primary and secondary streets.

14 Petitioner also seeks relief from the facade
15 transparency regulations of the proposed facade on Marion
16 Street, citing Sections 8.22.3 for a Non-Conforming
17 Structure; Sections 10.30 for a Variance; Section 17.705.3,
18 Table of Site Plan Standards; and Section 17.705.4.4 for
19 Transparency.

20 Mr. Rafferty? Are you online?

21 JAMES RAFFERTY: Thank you. Good evening, Mr.
22 Chair, and members of the Board. For the record, my name is

1 James Rafferty. I'm an attorney with law offices located at
2 907 Massachusetts Avenue in Cambridge, appearing this
3 evening on behalf of the petitioner, 723-731 Cambridge
4 Street, LLC.

5 Present with me is the Principal of the LLC, Manny
6 Barros, and the Project Architects are also present; Kathryn
7 Laufenberg and Andrew Godek.

8 Has Mr. Barros been admitted? I'm not seeing his
9 image.

10 STEVEN NG: Yes. I believe he is.

11 JAMES RAFFERTY: Thank you. As well as the
12 architects, I hope.

13 STEVEN NG: Mr. Rafferty, what were the names of
14 the architects?

15 JAMES RAFFERTY: It's Kathryn Laufenberg -- L-a-u-
16 f-e-n-b-e-r-g and Andrew Godak (sic), G-o-d-a-k (sic). Both
17 of them received invitations and signed them. Oh, I see
18 Kathryn now. Yeah.

19 Kathryn LAUFENBERG: I am here. I don't believe
20 that Andrew was admitted.

21 STEVEN NG: You got them? All right. I think
22 we've got Andrew on there.

1 ANDREW GODEK: Wonderful.

2 JAMES RAFFERTY: Well, thank you. As Board
3 members probably know, this is an application involving an
4 expansion of an existing building at this location on
5 Cambridge Street, right near the railroad tracks that
6 separate East Cambridge from Harrington-Wellington
7 neighborhood.

8 The current building is a three-story building
9 containing eight dwelling units; eight apartments with a
10 restaurant on the ground floor.

11 The owner of the property is Mr. Barros. His
12 family has been on this block on Cambridge Street since the
13 1960s. His father emigrated from Portugal, operated the
14 Central Bakery restaurant across the street.

15 Mr. Barros and his siblings grew up working in the
16 restaurant. He's a graduate of the Harrington School, he
17 tells me the first graduating class from 1960, and also from
18 Cambridge High and Latin.

19 He built this building. The existing building was
20 built by Mr. Barros in 1987. A year and a half ago, when
21 the Multifamily Zoning came into effect, he looked at
22 developing a plan to increase the size of the building. And

1 he developed the plan that's before you tonight with the
2 assistance of Ms. Laufenberg and her associate.

3 And the project was headed on its way for an as-
4 of-right development that was going to meet the goals of the
5 Zoning, which was to create housing with an active ground-
6 floor use in this location. And it was designed that way.

7 But what happened is prior to obtaining a building
8 permit, there were some zoning changes on Cambridge Street.
9 The vast majority of the focus of the zoning discussions
10 involved heights, but this building is at the height that
11 was permitted under the existing zoning.

12 But there were two new elements introduced into
13 the Zoning that didn't exist when the building was designed
14 and being prepared for a building permit. And that is the
15 introduction of setbacks on public streets; four feet on
16 Cambridge Street, the principal street, and two feet on
17 Marion, the side street, the corner.

18 The application states that relief is needed for
19 both setbacks. That is incorrect. That is -- that was a
20 mistake, because the Marion Street already has a two-foot
21 setback.

22 Maybe if we could take a look at the image on the

1 elevation SD3.1. I think it will kind of tell the story of
2 what we're doing here.

3 Thank you. So SD -- SD3.1 really tells the story.
4 You can see the brick building for the first three stories,
5 and then the additional three stories above it. This
6 building has a zero setback, like most buildings along
7 Cambridge Street. And until the recent amendment, a four-
8 foot setback was introduced.

9 So to be compliant with the current zoning, the
10 fourth story of the building would need to step back four
11 feet. That represents a hardship on a number of levels,
12 including a structural one, since the building is designed
13 to be supported by the perimeter wall. And the upper floor
14 walls would sit on the existing exterior wall. If the
15 building were to set back four feet, that wouldn't be
16 possible.

17 The building complies, and this was designed long
18 before this recent amendment, there's new glazing and
19 openings at the ground level.

20 The existing restaurant is no longer in business
21 and the fenestration there is kind of high and doesn't have
22 the open glazing to the street, which this one will.

1 So this building actually meets many of the Design
2 Objectives that we talked about in all of the work on
3 Cambridge Street.

4 If we could look at the next page, SD3.2, you'll
5 see the second issue that we hear.

6 The other element that was introduced in the
7 Zoning was a glazing requirement; a percentage of glazing on
8 façades on major streets; on public streets.

9 So in this case, the requirement is -- would be
10 for 20 percent glazing. And the actual glazing here is
11 slightly less than 20 percent. It's -- 20 percent would
12 require 415 square feet of glazing, and the design contains
13 309 square feet.

14 The hardship related to the glazing -- and Ms.
15 Laufenberg can explain -- is that the building needs two
16 stairways to be as far apart as possible.

17 So the area where you see in the façade here where
18 there are no openings is because this is -- you'll see in
19 the floor plans, that's where a stairway exists. And the
20 stairway is a requirement for egress.

21 What the building is going to -- when completed,
22 is going to contain 30 dwelling units, six of which will be

1 affordable. And there's a letter in the file from
2 Councillor Simmons I think is a very eloquent expression of
3 what's taking place here.

4 And I know it's the habit of the Chair to read
5 such correspondence to the Board prior to deliberation, but
6 I thought it was so well done, I think it's worth pointing
7 out now that it's being described as a "thoughtful and
8 constructive effort to contribute to Cambridge's ongoing
9 housing needs."

10 This is a project that's ready for a building
11 permit. And was ready, and was heading in that direction.

12 These changes are -- I might suggest -- are modest
13 in nature. The percentage of glazing here, as I said, is
14 only off by 100'.

15 There is -- Ms. Laufenberg pointed out to me she's
16 gone to the effort of putting nine double windows in this
17 façade. So I think perhaps if there are questions about the
18 design and the size of the opening, she could easily speak
19 to them.

20 And with regard to the second issue presented by
21 the front setback, the 4' setback, I'd respectfully suggest
22 that perhaps the 4' setback, which is introduced in the new

1 Zoning at the ground floor obviously would have benefits to
2 a widened sidewalk and better pedestrian experience.

3 I think it's hard to make the case where the
4 benefit of having that 4' setback 40 feet in the air would
5 be.

6 But at any rate, the requirement exists now. We
7 believe that the elements of hardship exist, both in terms
8 of the perimeter wall and the stairway, that the Board ought
9 to be able to reach a finding here that relief is warranted.

10 Happy to answer any questions from the architects
11 or Mr. Barros and his program.

12 STEVEN NG: Thank you, Mr. Rafferty. So is your
13 presentation completed?

14 JAMES RAFFERTY: Yes, the -- I --

15 STEVEN NG: Okay.

16 JAMES RAFFERTY: Those are the two issues
17 presented in the application.

18 STEVEN NG: Okay.

19 JAMES RAFFERTY: The amount of glazing on the
20 Marion Street wall and the absence of a setback on the upper
21 floors, as a result of the new requirement.

22 STEVEN NG: Thank you. Yeah, and that's pretty

1 clear in the presentation.

2 Any questions from fellow Board members?

3 BRENDAN SULLIVAN: I don't necessarily have a
4 question as much as I do a commentary, and I just want to
5 first refute this. My first thought is, oh my Lord, how are
6 they going to support three stories above the existing
7 three-story structure?

8 And without -- because it's a zero- lot-line,
9 basically going back to the beginning way down below in the
10 footings, and the side of the footings to support that.

11 And then the requirements of the Ordinance rule
12 that you would have to step in in order to comply with the
13 setback -- hence, that's the nature of the request before us
14 -- and what benefit that has.

15 And I came to the conclusion that, obviously,
16 there's going to be a lot of challenges here regarding the
17 State Building Code and making this all happen, but that's
18 another department.

19 But that the setback really regarding this
20 particular case, has really no benefit at all. As a matter
21 of fact, there's a detriment because it eliminates,
22 obviously, living space. It creates a structural nightmare.

1 It's probably doable, but it has really no benefit at all.

2 Then going through the proposal, and as Mr.
3 Rafferty mentioned, there are 30 units -- six that are
4 affordable -- which is obviously the policy of the City to
5 provide housing; six affordable.

6 And I also notice that the size of the units, the
7 one-bedroom; there is also another a -- I don't know if
8 there's maybe one or two, not more handicapped accessible
9 units, which are -- a lot of them and very necessary.

10 One thing that the City is inundated with is an
11 awful lot of sort of high-end housing that's being built,
12 but very little attention is made and paid to -- really the
13 need is to have one-bedroom apartments; studio apartments
14 for single people who just want to live by themselves.

15 And I think the past pandemic has brought this to
16 the fore, where sometimes -- you know, two or three people
17 living in an apartment not necessarily -- and having the
18 working-at-home scenario into the mix also creates some
19 issues, but also it creates a need to for these size
20 apartments.

21 So all in all after review, there are some
22 challenges, and good luck with those. However, but I think

1 that the proposal that is before us is very much in keeping
2 with the intent to align itself with the current City
3 policy, and also a very great need that's in the
4 neighborhood; especially being next to Kendall Square, and
5 the ability to provide one-bedroom apartments -- studio
6 apartments -- and in the basement, a tremendous amount of
7 both.

8 Bicycle parking, there is a -- I guess it's the
9 public parking area behind, but I think that the people that
10 it will service will make use of the bicycle storage, and
11 also the one-bedroom apartments that are available.

12 So I think it's a very good project, and I hope
13 heartily supported.

14 STEVEN NG: Thank you, Brendan.

15 BRENDAN SULLIVAN: And that's my comments.

16 STEVEN NG: Thank you.

17 Mr. Rafferty, there is one question I'd like to
18 ask you about is regarding this -- the Cambridge Street
19 Ordinance, and the fact that in that process, in that
20 particular ordinance, it's essentially a special permit
21 process, if I'm not mistaken.

22 Or I guess Section 17.705.1.3 gives you that path

1 for approvals through the Planning Board.

2 And I was just wondering if you could just talk
3 about why the need for the variance, when there is already
4 kind of a path in that particular -- you know, in that
5 Cambridge Street Ordinance. Because I believe it's -- you
6 know, with asking the variance.

7 And then this follow-up question is, you know,
8 what -- where is the hardship? Because I believe that's --
9 you know, that is part of a major component of the
10 deliberations.

11 JAMES RAFFERTY: Right. Well, you are correct,
12 Mr. Chair. The recently-enacted zoning does contain a
13 special permit mechanism that will allow divergence from
14 these standards.

15 STEVEN NG: Mm-hm.

16 JAMES RAFFERTY: Candidly, the -- when we
17 evaluated the application, I thought the hardship was
18 sufficiently apparent that the case could benefit from a
19 more efficient hearing process through the Board of Zoning
20 Appeals.

21 As noted by Mr. Sullivan, the principal hardship
22 on the front setback is structural. The existing -- we're

1 dealing with an existing building, and the way the building
2 is designed, in order to put these three additional stories,
3 if a 4' setback were required, it would take a lot of
4 additional cost and engineering and reduce --

5 STEVEN NG: Mm-hm.

6 JAMES RAFFERTY: -- the size of the units.

7 Frankly, the variance process in cases where
8 hardships are available represents a little more efficient
9 process than going through the extensive process at the
10 Planning Board. So that was the purpose that this path was
11 chosen.

12 Similarly, the hardship on the glazing, it's very
13 close for 100' shy, and in cases where it was close and the
14 hardship is related to egress for the building; it's
15 necessary to have that stairway there.

16 I thought the similar conditions existed that
17 there would be a certain efficiency to having a single
18 hearing at the BZA that will allow Mr. Barrows to move to
19 get his building permit, which he was on the cusp of
20 obtaining when the zoning changed on him.

21 So it has something to do with the economy of time
22 and the recognition that a true hardship is present in the

1 case.

2 STEVEN NG: Thank you, Mr. Rafferty. Any other
3 comments from Board members questions?

4 WENDY LEISERSON: Yes. This is Wendy. I have a
5 follow-up question to that. Can you explain why glazing in
6 a stairwell is not possible?

7 JAMES RAFFERTY: I'll let Ms. LAUFENBERG address
8 that, please.

9 KATHRYN LAUFENBERG: So we do have some glazing in
10 the stairwell. So that's what that small window over there
11 is. A code that we are trying to stay within for the amount
12 of fire-rated glazing that we need: the more fire-rated
13 glazing, it's a different type of glazing, which does incur
14 a large expense.

15 So we did provide some fire-rated glazing in the
16 stairwell, but then we did need to keep it separated from
17 the adjacency to the apartment next to it.

18 WENDY LEISERSON: So I'm not clear; is it the
19 expense of the fire-rated glazing that is the problem, or
20 something else?

21 KATHRYN LAUFENBERG: It's mainly the adjacency to
22 the apartment directly next to it and how close the windows

1 would need to be. So we prioritize putting larger glazing
2 in the apartments.

3 So if we did add more glazing to the stairwell, we
4 would need to eliminate the apartment glazing, because of
5 how close they would get.

6 WENDY LEISERSON: And you can't expand the glazing
7 in the apartment more to meet your 20 percent threshold?

8 KATHRYN LAUFENBERG: We did include double
9 windows, and trying to keep the façade have, like, a unified
10 look throughout the entire building.

11 I do believe we put as much glazing as possible as
12 we could on that façade, and did our best to try to meet the
13 glazing requirement on that particular façade.

14 WENDY LEISERSON: And repeat again for me the
15 difference between the 20 percent target and what you have
16 now in your plan?

17 KATHRYN LAUFENBERG: 20 percent would be 400 --
18 roughly 400 square feet, and we are providing 309 square
19 feet of glazing. So we are roughly 100 square feet short of
20 meeting the 20 percent glazing.

21 WENDY LEISERSON: Or 75 percent of what's
22 required, correct?

1 KATHRYN LAUFENBERG: Correct.

2 WENDY LEISERSON: My main questions are related to
3 Steve's. It has nothing to do with the project itself.
4 It's more the fact that the City enacted this particular
5 section to -- for the Cambridge Street area and they -- you
6 know, they specified that the way to get relief from this is
7 to go to the Planning Board.

8 I am sympathetic to the differences in the process
9 between Planning Board and Zoning, but I don't feel that if
10 the City wanted the Planning Board to review this and they
11 have added criteria that the Planning Board was supposed to
12 be reviewing in association with any special permits under
13 these sections that you've cited to grant you a variance:

14 One, when there is no hardship if you look at the
15 fact that there is another alternative for you that is
16 spelled out in this ordinance as to how to get relief.

17 And two, that was clearly the point of the City
18 passing this ordinance -- Chapter 17, to govern the
19 Cambridge Street area.

20 And three, under the Zoning Board's criteria, we
21 would not be -- we're not authorized to review the criteria
22 that the City specifically put into Section 17.707, whatever

1 the numbers are, for the Planning Board to review.

2 So to bypass the criteria that the City wanted
3 reviewed, when you have an alternative project -- process,
4 seems to me to go against the argument that there's a
5 hardship here, even though I do understand Brendan's point
6 of view about the building issues. And so it's a question
7 of interpreting the Ordinance here and the intent.

8 But I welcome other comments from my colleagues on
9 the Board.

10 BRENDAN SULLIVAN: Wendy, this is Brendan. One of
11 the thoughts that I have is that when these ordinances are
12 created, and trying to create more housing, is that a lot of
13 them make perfectly good sense; the design factor and other
14 considerations when you're starting off with a blank piece
15 of paper, when you're starting off with an empty lot.

16 But to adapt those new ordinances to an existing
17 building, and this is a perfect example of that, it creates
18 inherent hardships and very hard difficulties to comply with
19 the intent and purpose of the new ordinance.

20 The new ordinance, obviously, is to create
21 housing, but it's also to make the streetscape a little bit
22 more pleasant, putting some retail on the first floor, which

1 there was a dearth of retail space that cannot be rented.

2 So it's -- and, you know, I think we on the Board
3 will have to keep granting these special permits for these
4 places to open and then two years later they're closing, and
5 then they're coming in again.

6 It's just the nature of the marketplace, which is
7 very difficult to sustain the liability of a lot of these
8 retail spaces. But that's okay. It gives it some life on
9 the ground floor.

10 But to adapt the intent and purpose of the new
11 ordinances is very, very difficult. And there are inherent
12 hardship difficulties and to try to do that.

13 And I think that the architect has in this
14 particular case addressed those to the best of the ability.
15 I think Mr. Rafferty's explanation is probably -- has some
16 great validity as to why this route.

17 And I'm not trying to, you know, usurp the
18 Planning Board, but I think it's almost that the Planning
19 Board probably would have a purpose if this were a blank
20 piece of paper, and that you were building new, and you
21 could adapt the new to the ordinance, rather than having to
22 try to adapt the old to the new ordinance.

1 So.

2 WENDY LEISERSON: With respect, with respect,
3 Brendan, I understand your reasoning. However, I point to
4 the language of 17.705.1.1, Applicability. And it -- the --
5 that section talks about new construction in the first
6 sentence. And then it goes on to say:

7 "Buildings in existence before the adoption of the
8 section do not need to be modified to meet the standards of
9 the section, but shall not be modified in a way that further
10 violates the standards of the section, unless approved by
11 special permit from the Planning Board."

12 BRENDAN SULLIVAN: Hm.

13 WENDY LEISERSON: That's the clear language of
14 that section, and it's -- again, it's -- I'm just reading
15 words. I'm not writing those words.

16 BRENDAN SULLIVAN: Right, yep.

17 JAMES RAFFERTY: Mr. Chair, if it's at all
18 relevant: As Board members know, the Planning Board often
19 reviews BZA cases.

20 So mindful of this -- the structure of the
21 language -- I contacted Ms. Joseph at CDD to inquire whether
22 this is a case that the Planning Board may wish to review at

1 their meeting last evening.

2 I heard back that no, the Planning Board was not
3 interested in commenting on the case. So it's not the case
4 that this is happening furtively --

5 BRENDAN SULLIVAN: Mm-hm.

6 JAMES RAFFERTY: -- that it's not known at CDD.
7 Mr. Barros has been dealing with CDD on this building for
8 nearly a year.

9 As I said, it would be -- it would not be a
10 complete story to acknowledge the consequence of the timing
11 and the months it would take to get through a Planning Board
12 process, including hosting an early community engagement
13 meeting on something as modest as this.

14 Mr. Barros lives and breathes in that
15 neighborhood, is there all the time. His abutters and his
16 neighbors are very mindful of what's going on. His rear
17 abutter is a municipal parking lot. So they're not going to
18 get much benefit from the glazing, the extra 100 feet of
19 glazing on a wall -- six-story wall.

20 It really, I think, has some -- something to do
21 with the extent to which the application does not comply.
22 If it was a significant deviation from the glazing, I can

1 understand why one might think that it was not consistent
2 with the spirit or the mechanism created in the ordinance.

3 But I only offer for the record that I contacted
4 CDD to see if the Planning Board wished to reviewing the
5 case. And I was informed that it was not an interest in
6 doing so.

7 STEVEN NG: Oh, thank you for that, Mr. Rafferty.
8 It's good to know.

9 WENDY LEISERSON: It would be nice if the Planning
10 Board would send a letter to our Board, though, to indicate
11 that, so that they don't feel that we are overstepping their
12 jurisdiction.

13 JAMES RAFFERTY: Yeah, I don't have that much
14 ability to dictate how they deal with cases. But I couldn't
15 agree more.

16 WENDY LEISERSON: Any other comments?

17 STEVEN NG: Any other questions from fellow Board
18 members?

19 VIRGINIA KEESLER: Just out of curiosity, where
20 were you in the design process at the time that the new
21 Zoning came into existence?

22 JAMES RAFFERTY: Manny, can you address that?

1 WENDY LEISERSON: When was the old application
2 withdrawn?

3 JAMES RAFFERTY: The old application? What's
4 that?

5 WENDY LEISERSON: You had filed previously and
6 then withdrew an application.

7 JAMES RAFFERTY: I think that had to do with the
8 hotel proposal. But --

9 STEVEN NG: Yeah, that --

10 JAMES RAFFERTY: -- is Manny on the call with you,
11 Kathryn?

12 STEVEN NG: It was a Hospitality Use.

13 KATHRYN LAUFENBERG: Yes. Manny is on the call.
14 He is muted.

15 JAMES RAFFERTY: Manny, do you know how to unmute?

16 KATHRYN LAUFENBERG: It is in the bottom left
17 corner, Manny.

18 STEVEN NG: I think Mr. Barros wants to speak.

19 JAMES RAFFERTY: Oh, I thought he would be the
20 best source of when the change occurred. But I would say it
21 was -- I recall when it happened, because we ended up having
22 to alert him. He was in the process of applying for a

1 building permit and learned about it.

2 And his prior work with CDD -- and around this he
3 told me about it -- has involved months of engagement. And
4 I'm just troubled that he's not able to speak.

5 STEVEN NG: I think it's he has to unmute on his
6 side.

7 JAMES RAFFERTY: Yeah, no, no, it sounds like
8 that's the case. I don't know if he --

9 STEVEN NG: Yeah.

10 JAMES RAFFERTY: -- you know what, I could perhaps
11 do you mind if I tried calling him?

12 MIRANDA CECIL: Yeah, he's -- in the meantime --

13 UNIDENTIFIED SPEAKER: Manny, you got to unmute.
14 We can see you now.

15 [Pause]

16 Manny, we can't hear you.

17 WENDY LEISERSON: Maybe he could call Jim and Jim
18 could put him on speaker.

19 JAMES RAFFERTY: I'm trying to call him now; he's
20 not picking up.

21 STEVEN NG: Virginia, I think you were asking just
22 about the timing of the current application, like where the

1 drawing --

2 VIRGINIA KEESLER: Yeah.

3 STEVEN NG: -- designs were prior to the Cambridge
4 Street Zoning Ordinance came into effect, correct?

5 VIRGINIA KEESLER: Yes, exactly.

6 JAMES RAFFERTY: Well, Ms. Laufenberg may have
7 some perspective on that in the absence of --

8 WENDY LEISERSON: Well, I can --

9 JAMES RAFFERTY: -- Mr. Barros not answering.

10 STEVEN NG: Hold on.

11 WENDY LEISERSON: I can see from --

12 STEVEN NG: It's okay.

13 WENDY LEISERSON: I'm sorry?

14 [Side conversation]

15 STEVEN NG: Ms. LAUFENBERG, do you have any --

16 JAMES RAFFERTY: Kathryn, I'm sorry, do you have a
17 number for Manny?

18 KATHRYN LAUFENBERG: Yes. I do have a phone
19 number for Manny.

20 JAMES RAFFERTY: Can you call him?

21 KATHRYN LAUFENBERG: Yes. I can try.

22 JAMES RAFFERTY: But in the meantime, you maybe

1 could address the questions that you had, if you could do
2 both?

3 KATHRYN LAUFENBERG: Hi, Manny? You're on
4 speakerphone. Are you able to hear?

5 JAMES RAFFERTY: Oh, can you ask him if he knows
6 how to unmute his?

7 KATHRYN LAUFENBERG: Do you know how to unmute
8 your speakerphone on the laptop?

9 JAMES RAFFERTY: No, the computer, Kathryn. He's
10 got to change his computer.

11 MANUEL BARROS: Yes, I have --

12 [Pause]

13 KATHRYN LAUFENBERG: That's okay. Here. Let me
14 put you on speaker.

15 MANUEL BARROS: Okay.

16 KATHRYN LAUFENBERG: Can you just explain where
17 you were in the design process?

18 JAMES RAFFERTY: Manny, would you identify
19 yourself for the record, please?

20 Kathryn, would you ask him to identify himself?

21 KATHRYN LAUFENBERG: Can you just identify
22 yourself for the record?

1 MANUEL BARROS: Sure. Manny Barros. I'm the
2 owner of the property. My family has owned this property
3 since 1962, and grew up in this neighborhood.

4 About a year or so ago, I think, I don't know, one
5 of the Board members was asking why I withdrew the case.

6 Was that the question?

7 JAMES RAFFERTY: Well, there's two questions.
8 There was that question and then one of the members is
9 asking how far along were you in the design process when you
10 learned of these two zoning changes around the setback and
11 the glazing.

12 MANUEL BARROS: The design process, we had
13 completed the design and were ready to move forward with the
14 application, but then this zoning change happened, and we
15 had to change our whole application.

16 JAMES RAFFERTY: Yeah. Well, I think you just
17 answered the question that was being asked.

18 MANUEL BARROS: Okay.

19 STEVEN NG: I think that's -- I think we get that.
20 I think you -- it sounds like the timeline was that your
21 project was ready to go and the Zoning Ordinance kind of
22 hit.

1 MIRANDA CECIL: Had you filed your building permit
2 application at that point when the Zoning Ordinance changed?

3 JAMES RAFFERTY: We had not, because we had not
4 completed the Affordable Housing covenant that's needed to
5 accompany the building permit. That was the next step that
6 was to be undertaken.

7 STEVEN NG: And Mr. Rafferty, just -- again --
8 it's 30 market-rate units plus six affordable?

9 JAMES RAFFERTY: No, Mr. Chair. It's 30 units in
10 total --

11 STEVEN NG: Total.

12 JAMES RAFFERTY: -- six of which are --

13 STEVEN NG: Six affordable.

14 JAMES RAFFERTY: -- affordable.

15 STEVEN NG: Okay. Thank you. Okay. So --

16 BRENDAN SULLIVAN: Are these rentals, or are they
17 condos?

18 JAMES RAFFERTY: No, these are rentals.

19 BRENDAN SULLIVAN: Rentals -- all rentals.

20 JAMES RAFFERTY: Yes.

21 STEVEN NG: Any other questions?

22 JAMES RAFFERTY: The current building operates as

1 an eight-apartment rental, but the entire building is being
2 gutted, and it will now be 30 rental units.

3 STEVEN NG: Okay. Any other questions from fellow
4 Board members?

5 So I think what we'll do is move onto public
6 comment. And we do have one letter in the file, and it is
7 from City Councillor Ms. Denise Simmons. I'm going to read
8 that in its entirety, so it's on the record.

9 "I'm writing in support of Mr. Manny Barros and
10 his application for a special permit related to the proposed
11 addition of three stories to the existing building located
12 at 723-731 Cambridge Street.

13 "Mr. Barros's proposal represents a thoughtful and
14 constructive effort to contribute to Cambridge's ongoing
15 housing needs.

16 "As outlined, the project would result in the
17 creation of 30 residential units, including six units
18 designated as affordable housing. This level of
19 affordability integrated with a broader development reflects
20 the kind of balance growth that the City continues to
21 encourage.

22 "While the recent zoning changes along Cambridge

1 Street introduce new Dimensional Requirements, including 4'
2 setbacks, this application pertains to a preexisting
3 structure and seeks relief in a manner that remains
4 consistent with the broader intent of the City's upzoning
5 efforts in this corridor.

6 "The proposal advances increased housing
7 production in an area where such growth has been explicitly
8 encouraged, and it does so while incorporating meaningful
9 affordability.

10 "I understand that Mr. Barros has been working in
11 coordination with the Community Development Department and
12 has taken steps to ensure that the project aligns with the
13 City goals and Planning priorities.

14 "Based on this, and given the overall merit of the
15 proposal, I believe this application presents a reasonable
16 and well-considered request for relief.

17 "For these reasons, I respectfully urge the Board
18 to give this application favorable consideration.

19 Thank you for your time and attention to this
20 matter."

21 That was what we had for letters, and we'll move
22 now to public comments.

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

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

10 So if anyone's online for this meeting, if you
11 wish to speak, you have to click on the Raised hand, and
12 we'll recognize you and allow you that opportunity to speak.

13 No? Seeing none, we'll close public comment and
14 discussion amongst Board members.

15 MIRANDA CECIL: I wonder if it might make sense,
16 given the concern about the Planning Board's potential role
17 here if we could just continue this to the next hearing,
18 which I believe is in two weeks, and request the Planning
19 Board to give us a letter explaining their opinion on this.

20 JAMES RAFFERTY: I don't believe the Planning
21 Board will be meeting within a two-week time period. They
22 met this Tuesday of this week, and I think they won't be

1 meeting again until later in the month of May. I'm not that
2 certain, but that's my understanding.

3 STEVEN NG: Yeah, so I think with the Planning
4 Board's schedule, I think we're safer trying to continue to
5 June 11, right, to get a letter from them about that. But
6 let's -- I guess that's one thing we can do to see if that's
7 -- there's any interest there.

8 But personally, you know, initially, it was all
9 about the hardship for me. But I'll tell you, listening to
10 fellow Board member Brendan, and just the design and
11 practicality of what's being offered by the applicant that
12 you're getting 20 percent affordable units -- 30 rental
13 units added to the City's housing stock -- and I don't think
14 there's any need to have to ask -- you know, I think the
15 hardship's there for the applicant regarding the setback,
16 and he's checking all the boxes for what the City intended
17 on increasing housing stock.

18 So, you know, I think the façade that has 100
19 square feet less glass -- you know, glass isn't everything
20 either. I mean, it's appropriately-sized windows for a
21 bedroom. Sometimes I think a lot of designs are offering
22 too much glass these days. So I think it's an appropriate

1 elevation. I don't see the practicality of having glass in
2 the stairwell -- [participant coughing] -- stair.

3 You know, I think it's something we should get
4 moving forward. I don't know how my other fellow Board
5 members feel.

6 BRENDAN SULLIVAN: I think I've probably said
7 enough, but let me just add one more thing it brings up --
8 that -- Jim mentioned it, and I think that one of the
9 issues, and Wendy you also raised an excellent point: it's
10 unfortunate that the Planning Board didn't chime in on this.
11 I've been on a little bit of a sabbatical for a while.

12 And usually, in another era, they would comment to
13 the Board that they had reviewed the -- our agenda, and
14 they'd comment on a particular case or not or they leave it
15 to the discretion of the Board. And we would always get
16 some communique from them.

17 And I don't know if that has fallen by the
18 wayside, but this would have been --

19 STEVEN NG: Yeah.

20 BRENDAN SULLIVAN: -- very, very helpful for them
21 to have just said that; you know, one line. And so I guess
22 it behooves us now going forward. And I sort of kick myself

1 that I should have picked up on that and then asked Maria,
2 "Hey get something from the Planning Board that we can
3 insert into the record and get their viewpoint."

4 But anyhow, I think that too they obviously know
5 our agenda. They didn't comment on it. If it was important
6 to them, I think they would have. And so, to delay it any
7 more I think is adding another burden and hardship to the
8 petitioner. And adding to the financial burden to the
9 petitioner.

10 And I would say that I would -- I'm fine moving
11 forward with a vote.

12 VIRGINIA KEESLER: I agree. I don't feel the need
13 to wait on a letter from the Planning Board.

14 MIRANDA CECIL: To be clear, I am in favor of the
15 project, and I think we should get it moving forward. I
16 just thought that might be a solution in the event that we
17 want to pursue a letter from the Planning Board. But I'm
18 comfortable voting today.

19 BRENDAN SULLIVAN: But you raised a good point,
20 Miranda.

21 STEVEN NG: So straw poll vote has us four out of
22 five; I believe that's --

1 [Side conversation]

2 STEVEN NG: Any other comments; Wendy? I mean, I
3 -- just -- I'll -- does the Board entertain a motion?

4 WENDY LEISERSON: I think we're ready for a
5 motion.

6 BRENDAN SULLIVAN: Brendan Sullivan yes on the
7 motion.

8 STEVEN NG: Okay. The Chair makes a motion to
9 grant relief from the requirements of the Ordinance under
10 Sections 8.22.3, 17.705.3, 17.705.4.4 -- or do I need two
11 separate motions for --

12 Okay, one variance -- for the Façade Transparency
13 and Section 10.30 for a Variance. And the conditions to be
14 met for a variance:

15 That the literal enforcement of the provisions of
16 the Ordinance would involve a substantial hardship,
17 financial or otherwise, to the petitioner or appellant for
18 the following reasons: a literal enforcement of the
19 variance would require the petitioner to step back the
20 proposed addition by four feet on Cambridge Street and two
21 feet on Marion -- no, not Marion just on Cambridge Street,
22 creating a structural issue.

1 b) The hardship is owing to the following
2 circumstances relating to soil condition, shape, or
3 topography of such land or structures, and especially
4 affecting such land or structures but not affecting the
5 zoning district in which it is located for the following
6 reasons:

7 The hardship is directly related to the shape and
8 size of the lot and the age and layout of the building and
9 the structural challenges associated with not being able to
10 rely upon the existing perimeter walls.

11 c) Desirable relief may be granted without either
12 a) desirable relief may be granted without substantial
13 detriment to the public good for the following reasons:
14 proposed modifications conform to the height and density
15 requirements of the Zoning Ordinance, and

16 b) desirable relief may be granted without
17 nullifying or substantially derogating from the intent or
18 purpose for this ordinance for the following reasons: the
19 proposed structure is consistent with the size and use of
20 surrounding structures in the neighborhood.

21 So by that finding, they meet the criteria under
22 Section 10.31 for a Variance, and on the condition that the

1 work proposed conform to the set included application
2 entitled, "Cambridge Street Apartments," timestamped
3 04/27/26.

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

7 By a voice vote, please, Wendy Leiserson?

8 WENDY LEISERSON: Wendy Leiserson in favor.

9 STEVEN NG: Virginia Keesler?

10 VIRGINIA KEESLER: Virginia Keesler in favor.

11 STEVEN NG: Brendan Sullivan?

12 BRENDAN SULLIVAN: Brendan Sullivan in favor of
13 the motion to grant.

14 STEVEN NG: Miranda Cecil?

15 MIRANDA CECIL: Miranda Cecil in favor.

16 STEVEN NG: And Steven Ng in favor.

17 [All vote YES]

18 STEVEN NG: The vote is 5:0 in favor, and the
19 variance passes.

20 MANUEL BARROS: Thank you.

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

1 STEVEN NG: Thank you. This concludes our
2 business this evening. Thank you to ISD Staff for their
3 preparation and support, and have a great evening.

4 BRENDAN SULLIVAN: Great. Stay well, everybody.
5 Thank you.

6 [7:24 p.m. End of Proceedings]

7

8

9

10

11

12

13

14

15

16

17

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

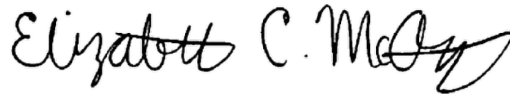
CERTIFICATE

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.

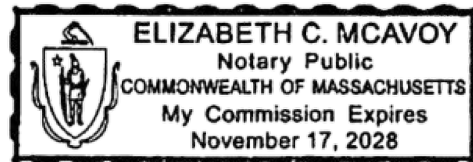
In witness whereof, I have hereunto set my hand this 12th day of May 2026.



Notary Public

My commission expires:

November 17, 2028



A				
ability 19:4 37:5 44:14 47:14 64:7	56:6 addressed 44:14	answer 34:10	18:1	61:1,16
able 34:9 49:4 51:4 61:9	adjacency 40:17 40:21	answered 52:17	April 1:3 3:7	back 5:12,22 6:1 6:6,22 7:3 14:8 14:10 18:16 31:10,15 35:9 46:2 60:19
absence 34:20 50:7	adjacent 11:19 11:20 25:10,12	answering 50:9	architect 14:13 23:6 44:13	Bakery 29:14
abutter 46:17	adjoining 12:5,7 25:19	anyone's 56:10	architects 28:6 28:12,14 34:10	balance 54:20
abutters 16:7 46:15	administrative 16:8	apart 32:16	architecturally 18:10	ball 17:5 19:13 19:16 20:17
academic 15:9 16:12 20:9	admitted 28:8 28:20	apartment 36:17 40:17,22 41:4,7	Architecture 26:6	band 19:1
access 11:15 25:1,7	adopted 3:10	apartments 29:9 36:13,13,20 37:5,6,11 41:2 62:2	area 18:20,22 19:5,5,16 20:21 21:4,20 21:20 22:1,2 25:5 32:17 37:9 42:5,19 55:7	Barros 28:6,8 29:11,15,20 34:11 46:7,14 48:18 50:9 51:11,15 52:1 52:1,12,18 54:9 55:10 62:20
accessible 36:8	adoption 45:7	apertures 20:15	areas 18:19	Barros's 54:13
accompany 53:5	adopts 23:8	apparent 38:18	argument 43:4	Barrows 39:18
acknowledge 46:10	advances 55:6	Appeal 1:1 3:8 3:13	as- 30:3	Based 55:14
action 64:9,11	adversely 11:20 25:11	Appeals 38:20	asked 52:17 59:1	basement 37:6
active 30:5	affordability 54:19 55:9	appearing 28:2	asking 4:5 6:14 16:14 38:6 49:21 52:5,9	basically 35:9
activities 21:18	affordable 33:1 36:4,5 53:4,8 53:13,14 54:18 57:12	appears 11:11 24:15	asset 10:18,20	bathroom 19:18 19:21
activity 25:6	afternoons 15:21	appellant 60:17	assistance 30:2	bathrooms 20:2
Acts 3:10	age 61:8	Applicability 45:4	associate 30:2	bay 19:7
actual 32:10	agenda 2:4 5:6 58:13 59:5	applicant 57:11 57:15	associated 61:9	BB&N 14:14,22 15:4,12,16 24:20
adapt 43:16 44:10,21,22	ago 29:20 52:4	application 12:11,17 24:6 26:4,9 27:6 29:3 30:18 34:17 38:17 46:21 48:1,3,6 49:22 52:14,15 53:2 54:10 55:2,15,18 62:1,6	association 42:12	bedroom 57:21
add 16:2,14 41:3 58:7	agree 11:3 47:15 59:12	applicants 3:19	athletics 15:21	beginning 35:9
added 42:11 57:13	air 34:4	applicant's 57:11 57:15	attached 6:12	behalf 28:3
adding 18:1 21:20 59:7,8	alert 48:22	applying 48:22	attendance 4:6	behooves 58:22
addition 5:12,21 5:22 11:13 12:12 14:13 15:2,8 16:3,16 17:21 19:14 22:6 23:7 24:19 25:3,15 26:5 27:12 54:11 60:20	align 37:2	approach 22:12	attention 14:20 36:12 55:19	believe 7:20 9:14 28:10,19 34:7 38:5,8 41:11 55:15 56:18,20 59:22
additional 6:15 15:9 27:8 31:5 39:2,4	aligns 55:12	appropriate 57:22	attorney 28:1	believes 23:7
address 10:2 24:1 40:7 47:22 51:1	allow 38:13 39:18 56:12	appropriately... 57:20	audible 4:6	benefit 34:4 35:14,20 36:1 38:18 46:18
	allows 24:17	approval 24:13	audio 3:14	benefits 34:1
	alterations 25:7	approvals 38:1	authorized 3:12 42:21	best 41:12 44:14 48:20 64:6
	alternative 42:15 43:3	approved 3:11 13:12 26:19 45:10	available 37:11 39:8	better 34:2
	amendment 31:7,18	approximately	Avenue 1:5 28:2	
	amount 34:19 37:6 40:11		awful 36:11	
	Andrew 28:7,16 28:20,22 29:1		B	
			b 11:15 25:1	

<p>bicycle 37:8,10 bit 17:5,21 19:7 19:15 22:9 43:21 58:11 blank 43:14 44:19 block 29:12 blocks 10:10 blue 17:21 Board 1:1 3:8 3:13,19 4:5 5:7 7:14 9:10 10:7 10:9 12:20 22:19 23:13 24:6,8 27:22 29:2 33:5 34:8 35:2 38:1,19 39:10 40:3 42:7,9,10,11 43:1,9 44:2,18 44:19 45:11,18 45:18,22 46:2 46:11 47:4,10 47:10,17 52:5 54:4 55:17 56:14,19,21 57:10 58:4,10 58:13,15 59:2 59:13,17 60:3 62:22 Board's 42:20 56:16 57:4 book 16:21 borrowed 20:13 bottom 9:19 17:6 23:18 48:16 56:2 boundary 16:6 boxes 57:16 brand 9:5 BREAK 14:9 breakage 20:18 breathes 46:14 Brendan 1:9 3:5 4:9,10,10 5:4 7:15 8:10,13 10:10 11:2 13:5,6,6 14:4</p>	<p>22:20 24:10 26:13,14,14 27:4 35:3 37:14,15 43:10 43:10 45:3,12 45:16 46:5 53:16,19 57:10 58:6,20 59:19 60:6,6 62:11 62:12,12 63:4 Brendan's 11:4 43:5 brick 31:4 bring 6:6,22 7:3 bringing 20:1 brings 58:7 broadcast 3:15 broader 54:19 55:4 Bross 14:21 15:3 26:22 brought 36:15 Browne 14:12 Buckingham 14:11 build 5:21 6:15 14:13 15:7 building 8:2 9:6 14:14 16:19 17:4 18:15 20:1,15 23:10 23:13 29:4,8,8 29:19,19,22 30:7,10,13,14 31:4,6,10,12 31:15,17 32:1 32:15,21 33:10 35:17 39:1,1 39:14,19 41:10 43:6,17 44:20 46:7 49:1 53:1 53:5,22 54:1 54:11 61:8 building's 19:11 buildings 16:8 16:12 18:5 19:22 20:9 23:5 31:6 45:7</p>	<p>built 16:20 23:5 29:19,20 36:11 burden 59:7,8 business 31:20 63:2 bypass 43:2 BZA 4:3 27:7 39:18 45:19 BZA-1203860 2:5 BZA-1204609 2:7 BZA-1205111 2:6</p> <hr/> <p style="text-align: center;">C</p> <hr/> <p>c 3:1 11:18 25:9 61:11 cable 3:15 call 3:21 8:3 48:10,13 49:17 49:19 50:20 called 19:5 calling 9:21 23:20 49:11 56:3 Cambridge 1:2 1:6 2:7 3:8,13 3:16 12:13 23:2 27:7 28:2 28:3 29:5,6,12 29:18 30:8,16 31:7 32:3 37:18 38:5 42:5,19 50:3 54:12,22 60:20 60:21 62:2 Cambridge's 33:8 54:14 campus 15:5 16:3,3,13,15 17:17 20:10 21:5 23:6 25:7 25:8 Candidly 38:16 capacity 5:20 cars 7:10 case 2:3 5:8</p>	<p>13:12 14:6,11 14:21 24:18 26:19 27:7 32:9 34:3 35:20 38:18 40:1 44:14 45:22 46:3,3 47:5 49:8 52:5 58:14 cases 5:7 39:7 39:13 45:19 47:14 cause 7:6 11:16 25:2,15 CDD 45:21 46:6 46:7 47:4 49:2 Cecil 1:8 3:5 4:7 4:8,8 5:4 8:15 9:9 13:7,8,8 14:4 26:15,16 26:16 27:4 49:12 53:1 56:15 59:14 62:14,15,15 ceiling 22:1 Central 29:14 certain 17:13 39:17 57:2 CERTIFICA... 64:1 certify 64:5,8 cetera 8:4 19:2 21:3 Chair 1:7 3:9 11:7 24:11 27:22 33:4 38:12 45:17 53:9 60:8 Chairman 62:21 challenges 35:16 36:22 61:9 Chandler 23:6 change 11:17 25:3 48:20 51:10 52:14,15 changed 39:20 53:2 changes 30:8</p>	<p>33:12 52:10 54:22 Channel 3:15 Chapter 3:10 42:18 characterize 23:8 Charles 16:5 23:3 Charlie 16:20 16:22 22:11 checking 57:16 children 6:19 chime 58:10 chosen 39:11 circumstances 61:2 cited 42:13 citing 5:13 14:14 27:16 City 1:2,10 3:12 36:4,10 37:2 42:4,10,17,22 43:2 54:7,20 55:13 57:16 City's 4:3 55:4 57:13 clapboard 22:7 class 29:17 classroom 18:20 22:2 clear 35:1 40:18 45:13 59:14 clearly 42:17 click 9:19 23:18 56:1,11 clients 6:17 climb 19:8 close 10:7 11:3 24:6 39:13,13 40:22 41:5 56:13 closed 19:4 closing 44:4 cluster 16:12 CNC 19:1 code 20:2 35:17 40:11</p>
---	---	---	---	--

<p>colleagues 43:8 collection 19:3 color 20:14 22:7 come 8:17 14:8 17:13 21:16 comfortable 59:18 coming 44:5 comment 4:1,2 10:7 23:1 24:6 54:6 56:13 58:12,14 59:5 commentary 35:4 commenting 46:3 comments 9:14 11:4 37:15 40:3 43:8 47:16 55:22 60:2 commission 23:3 64:17 Commonwealth 64:2,5 communication 18:4 communique 58:16 community 46:12 55:11 compete 17:12 competitive 23:9 complementary 23:9 complete 46:10 completed 32:21 34:13 52:13 53:4 compliant 31:9 complies 31:17 comply 35:12 43:18 46:21 component 19:18 38:9 computer 51:9 51:10</p>	<p>concern 56:16 concludes 63:1 conclusion 35:15 condition 12:10 26:3 61:2,22 conditions 11:9 24:14 39:16 60:13 condo 8:2 9:6 condos 53:17 confirm 10:3 24:2 56:7 conflict 23:11 conform 12:11 26:4 61:14 62:1 congestion 11:16 25:2 consequence 46:10 consideration 55:18 considerations 43:14 consistent 47:1 55:4 61:19 consolidating 17:18 construct 27:8 construction 45:5 constructive 33:8 54:14 contacted 45:21 47:3 contain 32:22 38:12 containing 27:10 29:9 contains 32:12 contemporary 22:9 continue 22:7 56:17 57:4 continued 11:18 14:14 23:12 25:9</p>	<p>continues 54:20 continuing 21:8 Contractor 5:20 contribute 33:8 54:14 conversation 50:14 60:1 coordination 55:11 corner 30:17 48:17 correct 9:15 10:14 11:12 38:11 41:22 42:1 50:4 correspondence 9:14 23:15 33:5 corridor 55:5 cost 39:4 coughing 58:2 Councillor 33:2 54:7 counsel 64:9 country 7:20 course 15:3 Court 3:11 covenant 53:4 create 15:17,18 24:22 30:5 43:12,20 created 11:22 12:2 25:13 43:12 47:2 creates 35:22 36:18,19 43:17 creating 20:12 60:22 creation 54:17 criteria 12:8 26:1 42:11,20 42:21 43:2 61:21 curiosity 47:19 current 19:19 21:19 29:8 31:9 37:2 49:22 53:22</p>	<p>currently 15:15 20:22 cusp 39:19</p> <hr/> <p style="text-align: center;">D</p> <hr/> <p>d 2:1 3:1 11:22 25:13 Daglian 14:12 14:17,18,20 15:22 22:18 dashed 19:4 dated 12:14 26:6 day 64:13 days 57:22 deal 47:14 dealing 39:1 46:7 dearth 44:1 dedicated 17:15 25:3 deep 5:22 delay 10:16 59:6 deliberation 10:8,16 33:5 deliberations 24:7 38:10 Denise 54:7 density 61:14 department 35:18 55:11 depend 19:9 Derek 14:21 15:1,3 26:22 derogating 25:22 61:17 described 33:7 design 32:1,12 33:18 43:13 47:20 51:17 52:9,12,13 57:10 designated 54:18 designed 30:6 30:13 31:12,17 39:2 designs 50:3 57:21</p>	<p>desirable 61:11 61:12,16 desk 19:3 detail 18:18 details 22:9 detriment 7:6 12:1 25:14 35:21 61:13 developed 30:1 developing 29:22 development 11:18 25:9,12 30:4 54:19 55:11 deviation 46:22 dictate 47:14 difference 18:5 18:9 41:15 differences 42:8 different 15:16 40:13 difficult 44:7,11 difficulties 43:18 44:12 dimensional 5:13 12:16 26:8 55:1 62:5 direction 33:11 directly 6:4 40:22 61:7 Director 14:22 23:2 discretion 58:15 discussion 10:9 24:8 56:14 discussions 30:9 distance 21:13 district 12:5,6 24:20 25:19 61:5 districts 12:5,7 25:20 divergence 38:13 doable 36:1 doing 22:9 31:2 47:6</p>
--	--	--	---	---

dominate 18:11	eliminates 35:21	Executive 23:2	faces 20:21	financially
doors 21:6,15	Elizabeth 64:4	exist 30:13 34:7	21:11,12	64:10
double 33:16	eloquent 33:2	existed 39:16	Facilities 14:22	find 4:2 11:17
41:8	emigrated 29:13	existence 45:7	facility's 21:2	12:2,6 25:11
drawing 12:11	employed 64:9	47:21	facing 20:17	finding 12:8
26:4 50:1	Employees 1:10	existing 5:12	fact 35:21 37:19	26:1 34:9
drawings 12:14	empty 43:15	6:10,11,12,16	42:4,15	61:21
drive 21:1	enacted 42:4	8:20 11:12	factor 43:13	fine 24:10 59:10
driveway 7:8,9	encourage 54:21	14:14 16:11,19	fallen 58:17	fire-rated 40:12
20:21	encouraged	17:22 18:2,7	family 29:12	40:12,15,19
dwelling 27:11	55:8	18:15 20:8,11	52:2	first 5:7 23:5
29:9 32:22	encroach 19:13	22:14 29:4,19	far 16:14 32:16	29:17 31:4
	ended 48:21	30:11 31:14,20	52:9	35:5,5 43:22
	enforcement	35:6 38:22	father 29:13	45:5
E	60:15,18	39:1 43:16	favor 12:22 13:3	fit 19:17
e 2:1 3:1,1 12:4	engagement	54:11 61:10	13:6,8,9 26:11	five 6:14 7:4
25:18	46:12 49:3	exists 32:19 34:6	26:14,16,17	59:22
early 46:12	engineering	expand 41:6	59:14 62:8,10	flexibility 22:3
easily 33:18	15:13 39:4	expansion 29:4	62:12,15,16,18	flexible 15:11,18
East 29:6	ensure 55:12	expense 40:14	favorable 55:18	floor 17:21
eave 22:13	entertain 60:3	40:19	feel 42:9 47:11	18:18 25:5
economy 39:21	entire 41:10	experience 34:2	58:5 59:12	29:10 30:6
edge 16:12	54:1	expires 64:17	feet 5:22 6:1,2	31:13 32:19
educational	entirety 54:8	explain 32:15	6:15,16 7:3,4	34:1 43:22
14:14,15 25:21	entitled 12:12	40:5 51:16	16:15 18:1,1,7	44:9
effect 29:21 50:4	26:5 62:2	explaining	30:15,16 31:11	floors 34:21
efficiency 39:17	envision 21:22	56:19	31:15 32:12,13	focus 30:9
efficient 38:19	envisioning 22:6	explanation	34:4 41:18,19	follow-up 38:7
39:8	era 58:12	44:15	41:19 46:18	40:5
effort 33:8,16	especially 37:4	explicitly 55:7	57:19 60:20,21	following 24:14
54:14	61:3	expression 33:2	fellow 9:10 35:2	24:16 60:18
efforts 55:5	essentially 37:20	extensive 39:9	47:17 54:3	61:1,5,13,18
egress 11:16	et 8:4 19:2 21:3	extent 22:16	57:10 58:4	foot 31:8
25:2,7 32:20	evaluated 38:17	46:21	fenced 21:19	footings 35:10
39:14	evening 5:11,18	exterior 7:10 8:8	fenced-off 21:4	35:10
eight 18:8 29:9,9	14:18,21 27:21	9:7 31:14	fenestration	fore 36:16
eight-apartme...	28:3 46:1	extra 46:18	31:21	form 12:16
54:1	62:22 63:2,3	eyesore 9:5	field 17:5,8	20:13 62:5
either 7:17	evening's 5:6		19:13,16 20:17	forms 22:14
57:20 61:11	event 59:16	F	21:12,16	26:8
element 32:6	Evergreen 26:6	f-e-n-b-e-r-g	fields 17:13	forward 52:13
elements 30:12	everybody	28:16	file 9:15 17:2	58:4,22 59:11
34:7	14:10 63:4	facade 27:14,15	23:1 33:1 54:6	59:15
elevation 18:5,6	exactly 10:14	façade 32:17	filed 48:5 53:1	four 30:15 31:10
20:7,8,17,21	50:5	33:17 41:9,12	final 27:6	31:15 59:21
21:9,11 31:1	example 17:14	41:13 57:18	finally 12:3 22:5	60:20
58:1	43:17	60:12	financial 59:8	four- 31:7
elevations 20:20	excellent 58:9	façades 32:8	60:17	fourth 31:10
eliminate 41:4				

<p>Frankly 39:7 friendly 8:5 front 20:8 33:21 38:22 full 6:22 fully 10:15 functional 9:2 functions 17:7 funds 10:16 further 12:15 26:7 45:9 62:4 64:8 furtively 46:4</p> <hr/> <p style="text-align: center;">G</p> <p>G 3:1 G-o-d-a-k 28:16 garner 10:16 General 1:3 3:11 5:20 Generally 4:4 generated 11:15 25:1 Gerry's 16:4 17:4 23:6 GERRY'S 2:6 getting 9:2 57:12 give 4:1 55:18 56:19 given 7:11 55:14 56:16 gives 37:22 44:8 glass 57:19,19 57:22 58:1 glazing 31:18,22 32:7,7,10,10 32:12,14 33:13 34:19 39:12 40:5,9,12,13 40:13,15,19 41:1,3,4,6,11 41:13,19,20 46:18,19,22 52:11 go 18:16 19:21 42:7 43:4 52:21</p>	<p>goal 15:11,17 goals 15:1 30:4 55:13 Godak 28:16 Godek 28:7 29:1 goes 45:6 going 6:1 22:6 30:4 32:21,22 35:6,9,16 36:2 39:9 46:16,17 54:7 58:22 good 5:11,18 14:18 21:15 22:20 27:21 36:22 37:12 43:13 47:8 59:19 61:13 62:22 govern 42:18 Governor 3:12 grade 18:8,9 graduate 29:16 graduating 29:17 grant 11:7 23:14 24:12,12 42:13 60:9 62:13 granted 7:11 8:18 61:11,12 61:16 granting 44:3 great 37:3 44:16 63:3,4 grew 29:15 52:3 ground 29:10 31:19 34:1 44:9 ground- 30:5 ground-floor 27:10 growth 54:20 55:7 guess 37:8,22 57:6 58:21 guttled 54:2</p> <hr/> <p style="text-align: center;">H</p> <p>H.D 23:6</p>	<p>habit 33:4 half 18:2 29:20 hallway 17:14 hand 9:20,22 10:7 23:19,21 56:2,3,11 64:12 handicapped 36:8 hang 19:8 happen 8:6 10:10 35:17 happened 30:7 48:21 52:14 happening 46:4 happy 8:7 24:9 34:10 hard 15:16 34:3 43:18 hardship 31:11 32:14 34:7 38:8,17,21 39:12,14,22 42:14 43:5 44:12 57:9 59:7 60:16 61:1,7 hardship's 57:15 hardships 39:8 43:18 harmonious 22:14 Harrington 29:16 Harrington-... 29:6 hazard 11:16,22 12:2 25:2,13 hazards 25:15 headed 30:3 heading 33:11 health 12:1 25:14,16 hear 10:3 24:2 32:5 49:16 51:4 56:7 heard 46:2</p>	<p>hearing 1:3 38:19 39:18 56:17 heartily 37:13 height 18:9 22:3 30:10 61:14 heights 30:10 Hello 5:10 helpful 58:20 hereunto 64:12 Hey 59:2 Hi 14:19 51:3 high 19:7 22:1 29:18 31:21 high-end 36:11 higher 18:10 20:11 Hill 16:6 21:12 24:20 hip 20:13 23:8 hip/roof 18:14 historic 22:8 23:4 Historical 23:2 hit 52:22 Hm 45:12 Hold 50:10 home 5:12,22 6:1,3,4,10,18 7:5,9,10 8:20 9:4,7 15:15,18 homeowner 8:2 10:20,20 homeowners 5:19 homes 9:8 10:12 hook 19:8 hope 28:12 37:12 Hospitality 48:12 hosting 46:12 hotel 48:8 house 10:15 housing 30:5 33:9 36:5,11 43:12,21 53:4 54:15,18 55:6 57:13,17</p> <hr/> <p style="text-align: center;">I</p> <p>I've 58:11 icon 9:19 23:18 56:1 identify 51:18 51:20,21 image 17:6 28:9 30:22 images 16:18 immediate 16:7 impact 12:6 25:12 impacts 7:19 11:17,20 impair 12:5 25:19 important 59:5 improve 7:5,12 9:6 25:16,20 improved 10:19 improvement 21:5 improvements 8:8,16 improves 7:5 9:7 inches 18:8 include 12:18 41:8 included 12:11 17:6 26:4 62:1 including 31:12 46:12 54:17 55:1 inclusive 15:19 incorporate 12:15 26:7 62:4 incorporating 55:8 incorrect 30:19 increase 24:21 25:5,6 29:22 increased 55:6 increasing 57:17 incur 40:13</p>
---	--	---	---

indicate 47:10	36:19 43:6	21:15	30:2 32:15	58:11
informed 47:5	58:9	kind 9:2 12:14	33:15 40:7,9	live 7:22 10:10
inherent 43:18		15:16 16:11	40:21 41:8,17	10:21 11:2
44:11	J	18:14 20:22	42:1 48:13,16	36:14
initially 57:8	James 27:21	22:7 31:1,21	50:6,15,18,21	lived 6:18
innovation	28:1,11,15	38:4 52:21	51:3,7,13,16	lives 15:16 46:14
15:18	29:2 34:14,16	54:20	51:21	living 10:21
inquire 45:21	34:19 38:11,16	kitchen 9:1	law 28:1	35:22 36:17
insert 59:3	39:6 40:7	know 8:3,4,6,19	layout 61:8	LLC 28:4,5
institutional	45:17 46:6	8:21 9:4,5	learned 49:1	located 11:14
24:17,19	47:13,22 48:3	17:16 18:21	52:10	27:12 28:1
instructions 4:1	48:7,10,15,19	19:1,2,8,15,20	leave 22:1 58:14	54:11 61:5
4:3	49:7,10,19	20:13 21:2,8	left 6:6 8:1 9:6	location 29:4
integrated 54:19	50:6,9,16,20	21:14,16,17,22	16:6 17:3,6	30:6
integrity 12:5,6	50:22 51:5,9	22:13 23:7	48:16	long 20:20 31:17
25:19	51:18 52:7,16	29:3 33:4 36:7	left-hand 20:16	longer 31:20
intended 57:16	53:3,9,12,14	36:16 38:4,6,7	leftover 20:22	look 6:9 9:15
intensity 25:6	53:18,20,22	38:9 42:6 44:2	Leiserson 1:7	30:22 32:4
intent 37:2 43:7	56:20 62:21	44:17 45:18	3:4 4:13,14,14	41:10 42:14
43:19 44:10	Jim 49:17,17	47:8 48:15	5:3 9:12 12:21	looked 29:21
55:4 61:17	58:8	49:8,10 51:7	12:22,22 14:3	looking 15:7
interest 47:5	Joseph 45:21	52:4 57:8,14	26:10,11,11	looks 22:14
57:7	June 57:5	57:18,19 58:3	27:3 40:4,18	Lord 35:5
interested 46:3	jurisdiction	58:4,17,21	41:6,14,21	lot 6:19 35:16
64:10	47:12	59:4	42:2 45:2,13	36:9,11 39:3
interior 9:1	K	known 46:6	47:9,16 48:1,5	43:12,15 44:7
12:12	Kathryn 28:6,15	knows 51:5	49:17 50:8,11	46:17 57:21
interpreting	28:18,19 40:9	L	50:13 60:4	61:8
43:7	40:21 41:8,17	L-a-u- 28:15	62:7,8,8	lot-line 35:8
introduce 55:1	42:1 48:11,13	lab 15:8 25:4	let's 14:7 57:6	low 23:8
introduced	48:16 50:16,18	laid 19:11	letter 17:2 23:1	luck 36:22
30:12 31:8	50:21 51:3,7,9	land 61:3,4	33:1 47:10	
32:6 33:22	51:13,16,20,21	Landing 2:6	54:6 56:19	M
introduction	keep 40:16 41:9	16:5 17:4 23:6	57:5 59:13,17	MA 12:13
30:15	44:3	language 18:14	letters 55:21	main 16:12
inundated 36:10	keeping 22:12	20:14 21:8	level 31:19	19:21 42:2
invitations	22:13 37:1	45:4,13,21	54:18	major 32:8 38:9
28:17	Keesler 1:8 3:5	laptop 51:8	levels 31:11	majority 30:9
involve 21:17	4:11,12,12 5:4	large 16:3 40:14	liability 44:7	maker 15:13
60:16	13:2,3,3 14:4	largely 16:6	life 44:8	making 18:21
involved 30:10	26:12 27:4	22:12	line 6:4 22:13	35:17
49:3	47:19 50:2,5	larger 41:1	58:21	manages 7:21
involving 29:3	59:12 62:9,10	lastly 25:17	listening 57:9	manner 55:3
ISD 63:2	62:10	lately 10:13	literal 60:15,18	Manny 28:5
issuance 24:18	Kendall 37:4	Latin 29:18	little 17:4 18:18	47:22 48:10,13
issue 6:3 32:5	kept 3:22	Laufenberg	19:7,15 21:19	48:15,17 49:13
33:20 60:22	kick 58:22	28:7,15,19	22:9 36:12	49:16 50:17,19
issues 34:16	kids 18:19 19:20		39:8 43:21	51:3,18 52:1

<p>54:9 MANUEL 51:11 51:15 52:1,12 52:18 62:20 map 16:4 Maria 59:1 Marion 27:15 30:17,20 34:20 60:21,21 market-rate 53:8 marketplace 44:6 Massachusetts 1:5,6 3:11 28:2 64:2,5 materials 19:2 21:7 matter 6:5 35:20 55:20 McAvoy 64:4 mean 57:20 60:2 meaningful 55:8 mechanicals 21:19 mechanism 38:13 47:2 meet 12:8 26:1 30:4 41:7,12 45:8 61:21 meeting 1:4 3:7 3:14 27:6 41:20 46:1,13 56:10,21 57:1 meetings 3:13 4:3 meets 32:1 member 57:10 members 3:4,19 3:19,22 4:5,6 5:3 9:11,18 10:9 12:20 14:3 23:16,17 27:3,22 29:3 35:2 40:3 45:18 47:18 52:5,8 54:4 56:14 58:5</p>	<p>62:22 mentioned 22:2 22:6 23:2 36:3 58:8 mentions 16:20 merit 55:14 met 11:12 16:22 24:16 56:22 60:14 Middlesex 64:3 mind 49:11 mindful 45:20 46:16 minor 16:2 minute 14:8 minutes 4:4 10:4 14:7 24:3 56:8 Miranda 1:8 3:5 4:7,8,8 5:4 8:15,15 9:9 13:7,8,8 14:4 26:15,16,16 27:4 49:12 53:1 56:15 59:14,20 62:14 62:15,15 mission 25:21 mistake 30:20 mistaken 37:21 mix 36:18 mixed-use 27:9 Mm-hm 38:15 39:5 46:5 modern 10:21 modernize 25:20 modest 23:7 33:12 46:13 modifications 61:14 modified 45:8,9 money 6:19,20 9:3 month 57:1 months 46:11 49:3 motion 11:6,7 24:9,10,12</p>	<p>60:3,5,7,8 62:13 motions 60:11 move 9:13 11:5 24:9 39:18 52:13 54:5 55:21 moving 58:4 59:10,15 Multifamily 29:21 municipal 46:17 mute 3:22 9:22 23:21 56:4 muted 48:14</p> <hr/> <p style="text-align: center;">N</p> <hr/> <p>N 2:1 3:1 name 3:8,20 10:2 24:1 27:22 56:6 names 28:13 national 17:9 nationally 17:12 Natola 1:10 4:7 4:9,11,13,15 9:16 nature 33:13 35:13 44:6 near 29:5 nearly 46:8 necessarily 35:3 36:17 necessary 10:16 36:9 39:15 need 10:14 19:20 31:10 36:13,19 37:3 38:3 40:12,16 41:1,4 45:8 57:14 59:12 60:10 needed 30:18 53:4 needs 7:10 8:20 8:21 9:1 17:19 32:15 33:9 54:15</p>	<p>neighborhood 7:6,12 8:17 10:19 11:3 16:9 29:7 37:4 46:15 52:3 61:20 neighbors 7:7 7:16,18 8:1,5 46:16 neither 64:8 netting 17:5 new 20:12 24:22 30:12 31:18 33:22 34:21 43:16,19,20 44:10,20,21,22 45:5 47:20 55:1 newer 17:9 newly 9:5 Ng 1:7 3:4,7,9 4:15,16,16 5:3 5:6,11 7:13 9:10,13,17 11:2 13:1,4,7,9 13:9,12 14:3,6 14:10,19 22:18 22:21 24:11 26:12,13,15,17 26:17 27:3,6 28:10,13,21 34:12,15,18,22 37:14,16 38:15 39:5 40:2 47:7 47:17 48:9,12 48:18 49:5,9 49:21 50:3,10 50:12,15 52:19 53:7,11,13,15 53:21 54:3 57:3 58:19 59:21 60:2,8 62:9,11,14,16 62:16,18 63:1 nice 47:9 Nichols 14:12 nightmare 35:22</p>	<p>nine 33:16 Non-Conform... 5:14 27:16 nonconforming 6:11,12 11:13 nonconformity 24:22,22 Notary 64:4,16 notch 7:1 noted 38:21 notice 36:6 November 64:18 nuisance 11:22 12:2 25:13,15 nullifying 61:17 number 10:12 10:19 31:11 50:17,19 numbers 43:1</p> <hr/> <p style="text-align: center;">O</p> <hr/> <p>O 3:1 Objectives 32:2 obscured 17:5 obtaining 30:7 39:20 obviously 34:1 35:15,22 36:4 43:20 59:4 occupant 12:1 25:14 occupants 25:16 occurred 48:20 odd 19:12 of-right 30:4 offer 47:3 offered 57:11 offering 57:21 offices 28:1 oh 28:17 35:5 47:7 48:19 51:5 okay 8:10,13,14 9:9,13,17 10:6 34:15,18 44:8 50:12 51:13,15 52:18 53:15,15</p>
--	---	--	---	---

<p>54:3 60:8,12 old 44:22 48:1,3 one-bedroom 36:7,13 37:5 37:11 ongoing 33:8 54:14 online 27:20 56:10 open 21:15 22:22 23:16 31:22 44:4 opening 33:18 openings 31:19 32:18 operated 29:13 operates 53:22 operating 6:7 7:4 operation 11:18 25:9 opinion 56:19 opportunity 7:11 8:20 56:12 order 6:17,21 9:3 35:12 39:2 ordinance 11:8 11:11,19 23:12 24:15 25:10,22 35:11 37:19,20 38:5 42:16,18 43:7,19,20 44:21,22 47:2 50:4 52:21 53:2 60:9,16 61:15,18 ordinances 43:11,16 44:11 original 23:10 ought 34:8 outcome 64:10 outdoor 21:17 outlined 16:3 54:16 outreach 8:11 outside 17:16 overall 55:14</p>	<p>Overlay 24:19 overstepping 47:11 owing 61:1 owned 52:2 owner 7:19 29:11 52:2</p> <hr/> <p style="text-align: center;">P</p> <hr/> <p>P 3:1 p.m 1:4 3:3 5:2 5:8 14:2 27:2 63:6 package 12:12 26:5 page 2:3 16:17 17:20 18:12,17 20:4,6,19 21:10,21 22:4 32:4 paid 36:12 paint 8:21 pandemic 36:15 paper 43:15 44:20 park 7:9 21:2 parking 37:8,9 46:17 part 12:16 17:22 18:17 21:1 26:8 38:9 62:5 participant 58:2 participates 17:9 participation 3:12 particular 20:21 35:20 37:20 38:4 41:13 42:4 44:14 58:14 parties 64:9 partly 17:7 party 8:11 passes 62:19 passing 42:18 path 37:22 38:4 39:10</p>	<p>patterns 11:15 25:1,6 Pause 49:15 51:12 peak 20:11 pedestrian 34:2 peeling 8:21 people 7:9 36:14 36:16 37:9 percent 25:4 32:10,11,11 41:7,15,17,20 41:21 57:12 percentage 32:7 33:13 perfect 43:17 perfectly 43:13 perform 19:10 perimeter 31:13 34:8 61:10 period 56:21 permit 5:12,15 6:8 7:11 8:17 11:10 12:9 14:13,16 24:12 24:13,14,18 26:2 30:8,14 33:11 37:20 38:13 39:19 45:11 49:1 53:1,5 54:10 permits 42:12 44:3 permitted 11:19 25:10 30:11 personally 8:6 57:8 perspective 50:7 pertains 55:2 petitioner 27:14 28:3 59:8,9 60:17,19 petitioners 7:16 petitions 23:14 phone 9:21 23:20 50:18 56:3 photo 19:6</p>	<p>picked 59:1 picking 49:20 piece 43:14 44:20 place 17:19 33:3 places 44:4 plan 7:3 15:6 18:13,18 27:18 29:22 30:1 41:16 Planning 38:1 39:10 42:7,9 42:10,11 43:1 44:18,18 45:11 45:18,22 46:2 46:11 47:4,9 55:13 56:16,18 56:20 57:3 58:10 59:2,13 59:17 plans 5:21 8:4 15:22 16:22 17:21 18:16 32:19 pleasant 43:22 please 5:18 12:20 16:1,17 17:20 20:4,19 26:10 40:8 51:19 62:7 plumbing 19:20 plus 53:8 point 42:17 43:5 45:3 53:2 58:9 59:19 pointed 33:15 pointing 33:6 policy 36:4 37:3 poll 59:21 portion 27:12 Portugal 29:13 possible 31:16 32:16 40:6 41:11 potential 56:16 potentially 19:7 21:14,16 practicality</p>	<p>57:11 58:1 pre-existing 27:9 preexisting 55:2 preparation 63:3 prepared 30:14 present 4:8,10 4:12,14,16 7:22 28:5,6 39:22 presentation 5:17 10:13 22:16 34:13 35:1 presented 33:20 34:17 presents 55:15 pressing 9:22,22 23:21,21 56:4 56:4 pretty 22:22 34:22 prevent 20:18 previous 18:17 previously 48:5 primary 27:13 principal 28:5 30:16 38:21 prior 30:7 33:5 49:2 50:3 priorities 55:13 prioritize 41:1 probably 20:13 29:3 36:1 44:15,19 58:6 problem 40:19 proceedings 3:18 63:6 64:7 process 37:19,21 38:19 39:7,9,9 42:8 43:3 46:12 47:20 48:22 51:17 52:9,12 production 55:7 program 15:9 15:19,19 17:10</p>
---	--	--	---	---

17:16 18:17 19:17 21:17 34:11 programming 15:10 programs 15:14 15:21 17:11 25:4 prohibitions 7:2 project 7:17 12:3 17:1 20:1 23:3 28:6 30:3 33:10 37:12 42:3 43:3 52:21 54:16 55:12 59:15 proper 6:6 properly 6:21 property 6:4 29:11 52:2,2 proposal 10:22 36:2 37:1 48:8 54:13 55:6,15 proposed 11:13 12:4,10 20:8 24:19 25:15,18 25:20 26:3 27:15 54:10 60:20 61:14,19 62:1 provide 25:3 36:5 37:5 40:15 providing 41:18 provisions 60:15 public 3:20,22 4:1,2 9:13,18 10:7 23:1,16 23:17 24:6 30:15 32:8 37:9 54:5 55:22 56:13 61:13 64:4,16 pull 15:6 purpose 39:10 43:19 44:10,19 61:18 purposes 23:12	Pursuant 3:10 pursue 59:17 put 39:2 41:11 42:22 49:18 51:14 putting 33:16 41:1 43:22 <hr/> Q <hr/> question 8:14 35:4 37:17 38:7 40:5 43:6 52:6,8,17 questions 7:13 9:10 22:17,19 33:17 34:10 35:2 40:3 42:2 47:17 51:1 52:7 53:21 54:3 quite 21:13 22:8 <hr/> R <hr/> R 3:1 Rafferty 27:20 27:21 28:1,11 28:13,15 29:2 34:12,14,16,19 36:3 37:17 38:11,16 39:6 40:2,7 45:17 46:6 47:7,13 47:22 48:3,7 48:10,15,19 49:7,10,19 50:6,9,16,20 50:22 51:5,9 51:18 52:7,16 53:3,7,9,12,14 53:18,20,22 56:20 62:21 Rafferty's 44:15 railroad 29:5 raise 9:20,21 23:19,20 56:2 56:3 raised 56:11 58:9 59:19 raising 10:6	rate 34:6 ratio 16:14 reach 34:9 read 33:4 54:7 reading 45:14 ready 33:10,11 52:13,21 60:4 really 6:14,21 15:15 16:7 31:3 35:19,20 36:1,12 46:20 rear 46:16 reason 10:15 reasonable 55:15 reasoning 45:3 reasons 12:4 24:16 25:18 55:17 60:18 61:6,13,18 recall 48:21 received 28:17 recently-enact... 38:12 recognition 39:22 recognize 56:12 record 27:22 47:3 51:19,22 54:8 59:3 64:6 recorded 3:14 red 16:4 reduce 39:4 reference 12:18 reflects 54:19 refute 35:5 regard 33:20 regarding 7:17 35:16,19 37:18 57:15 REGULAR 2:4 regulations 27:15 related 32:14 39:14 42:2 54:10 61:7 64:8 relating 61:2	relevant 45:18 relief 11:7 23:11 24:12 27:14 30:18 34:9 42:6,16 55:3 55:16 60:9 61:11,12,16 rely 61:10 remains 55:3 remote 1:4 3:12 4:3 renderings 22:5 renovated 9:5 renovation 6:20 9:3 12:12 rental 7:19,20 7:21 54:1,2 57:12 rentals 53:16,18 53:19,19 rented 44:1 repeat 41:14 replicating 22:8 represented 5:9 14:12 representing 5:19 represents 25:4 31:11 39:8 54:13 request 27:8 35:13 55:16 56:18 requested 23:11 require 32:12 60:19 required 19:9 27:13 39:3 41:22 requirement 32:7,9,20 34:6 34:21 41:13 requirements 5:13 11:8,11 24:13,15 25:22 35:11 55:1 60:9 61:15 requires 6:7	residential 16:9 27:10 54:17 respect 45:2,2 respectfully 33:21 55:17 restaurant 29:10,14,16 31:20 result 34:21 54:16 retail 27:10 43:22 44:1,8 review 36:21 42:10,21 43:1 45:22 reviewed 43:3 58:13 reviewing 11:9 42:12 47:4 reviews 45:19 revitalization 10:12 right 6:3,9 7:5,8 7:18 8:11,13 14:8,10 17:7 18:22 28:21 29:5 38:11 45:16 57:5 right-hand 16:4 16:5,18 19:13 20:7 River 16:5 Road 2:6 16:5 17:4 robotics 15:7,9 15:12,15,19 17:7,7,10 robots 17:13 19:8,9 role 56:16 roll 3:21 roof 18:13 20:13 22:13 roofs 20:5 23:8 rotted 8:21 roughly 41:18 41:19 route 44:16
---	---	---	--	--

rule 35:11	45:9,10,14	shape 19:12	six-story 46:19	14:13,16 24:12
run 15:14 22:11	60:13 61:22	61:2,7	size 17:13 18:2	24:13,14,18
running 17:10	sections 5:14	shed 6:13,16	29:22 33:18	26:2 37:20
runs 17:8	11:8,9 12:9	Sherman 2:5 5:8	36:6,19 39:6	38:13 42:12
	14:15,15 21:22	5:20 8:9 10:11	61:8,19	44:3 45:11
S	26:2 27:16,17	12:12	sliding 21:15	54:10
S 3:1	42:13 60:10	short 41:19	slightly 19:12	specific 8:16
sabbatical 58:11	see 6:10 8:20	show 12:14	32:11	specifically 8:3
safer 57:4	11:20 16:4	showed 8:3	small 15:6,7,8	42:22
safety 12:1	17:3 18:13	showing 21:22	19:1 40:10	specified 42:6
25:14,16	19:19 20:9,11	shown 19:4	soil 61:2	spelled 42:16
Sara 5:9,10,18	20:16 21:6	shy 39:13	solution 59:16	spirit 47:2
7:18 8:12,19	28:17 31:4	siblings 29:15	somewhat 9:4	spoken 8:7
13:14 26:21	32:5,17,18	sic 28:16,16	son 7:21	sprinkler 21:3
save 9:3	47:4 49:14	side 6:4,6 7:5,8	sorry 12:19	square 6:6,22
saving 6:19,20	50:11 57:6	7:17,18 8:1,5	50:13,16	16:15 17:22
saw 19:1,1,6	58:1	8:11,11 11:14	sort 7:1 16:9	18:1 32:12,13
saying 10:2 24:1	seeing 28:8	16:4,5,18	17:7,8,9 18:9	37:4 41:18,18
56:6	56:13	19:13 20:8,16	18:19,20 19:11	41:19 57:19
says 9:20 23:19	seeking 5:9,11	30:17 35:10	20:22 21:4,7,8	ss 64:3
56:2	14:13 16:2	49:6 50:14	21:12 36:11	Staff 4:5 10:1,3
scale 23:7	seeks 27:14 55:3	60:1	58:22	23:22 24:2
scenario 36:18	send 47:10	sidewalk 34:2	sounds 49:7	56:5,7 63:2
schedule 57:4	sense 6:22 21:6	siding 20:14	52:20	stair 58:2
school 14:12	43:13 56:15	22:7	source 48:20	stairway 32:19
15:2,5,5,12	sentence 45:6	signed 28:17	south 20:8	32:20 34:8
16:6,9,10 17:8	separate 29:6	significance	space 15:10,11	39:15
17:14,17 21:1	60:11	23:4	15:14,18 17:15	stairways 32:16
21:12 24:17,20	separated 40:16	significant	17:15 18:10,19	stairwell 40:6,10
24:20 25:5,21	serves 25:3	23:13 46:22	19:7 22:1 25:3	40:16 41:3
29:16	service 37:10	similar 11:3	35:22 44:1	58:2
school's 16:8	set 12:11 26:4	19:6 39:16	spaces 15:16	standards 27:18
schools 17:10	31:15 62:1	Similarly 39:12	17:16 44:8	38:14 45:8,10
science 25:4	64:12	Simmons 33:2	speak 4:4 9:18	start 4:5
screen 6:9 9:19	setback 6:5,7,15	54:7	10:4,7 23:17	starting 43:14
23:18 56:2	7:4 11:14	single 36:14	24:3,5 33:18	43:15
screening 20:18	27:13 30:21	39:17	48:18 49:4	state 3:20 35:17
SD 31:3	31:6,8 33:21	single-family	56:1,8,11,12	statements
SD3.1 31:1,3	33:21,22 34:4	6:11	speaker 49:13	12:16 26:8
SD3.2 32:4	34:20 35:13,19	Sisia 14:12,18	49:18 51:14	62:5
second 15:6 32:5	38:22 39:3	14:20 15:22	speakerphone	states 30:18
33:20	52:10 57:15	sit 14:7 31:14	51:4,8	stay 40:11 63:4
secondary 24:17	setbacks 30:15	Site 27:18	speakers 10:1	STEM 15:12
27:13	30:19 55:2	Sitting 3:4 5:3	23:22 56:5	step 31:10 35:12
section 5:13,14	seven 5:22 6:2	14:3 27:3	speaking 3:20	53:5 60:19
14:16 24:16	7:3	six 32:22 36:3,5	special 5:11,15	Stephen 1:10
27:17,18 37:22	Shady 16:6	53:8,12,13	6:7 7:11 8:17	4:7,9,11,13,15
42:5,22 45:5,8	21:12 24:20	54:17	11:10 12:9	9:16

<p>steps 55:12 Steve 9:15 Steve's 42:3 Steven 1:7 3:4,7 3:8 4:15,16,16 5:3,6,11 7:13 9:10,13,17 11:2 13:1,4,7,9 13:9,12 14:3,6 14:10,19 22:18 22:21 24:11 26:12,13,15,17 26:17 27:3,6 28:10,13,21 34:12,15,18,22 37:14,16 38:15 39:5 40:2 47:7 47:17 48:9,12 48:18 49:5,9 49:21 50:3,10 50:12,15 52:19 53:7,11,13,15 53:21 54:3 57:3 58:19 59:21 60:2,8 62:9,11,14,16 62:16,18 63:1 stock 57:13,17 storage 37:10 stored 19:3 stories 27:9 31:4 31:5 35:6 39:2 54:11 story 27:9 31:1 31:3,10 46:10 straightforward 22:22 straw 59:21 street 2:5,7 5:8 5:20 10:11 12:13 27:7,16 28:4 29:5,12 29:14 30:8,16 30:16,17,20 31:7,22 32:3 34:20 37:18 38:5 42:5,19 50:4 54:12</p>	<p>55:1 60:20,21 62:2 streets 27:13 30:15 32:8,8 streetscape 43:21 strike 12:19 structural 31:12 35:22 38:22 60:22 61:9 structure 5:14 6:12 11:13 15:6 18:8,11 20:3 23:4 27:10,17 35:7 45:20 55:3 61:19 structures 20:12 61:3,4,20 students 15:13 15:17,20 studio 36:13 37:5 style 10:22 23:9 Submission 26:5 submitted 12:16 26:8 62:5 substantial 11:16 25:2 60:16 61:12 substantially 24:21 25:21 61:17 sufficiently 38:18 suggest 33:12,21 suite 19:19 Sullivan 1:9 3:6 4:9,10,10 5:5 7:15 8:10,13 10:10 13:5,6,6 14:5 16:20 22:11,20 23:3 23:15 24:10 26:13,14,14 27:5 35:3 37:15 38:21 43:10 45:12,16</p>	<p>46:5 53:16,19 58:6,20 59:19 60:6,6 62:11 62:12,12 63:4 summarize 23:4 support 10:22 15:12,18,20 17:1 22:12 23:3,12 35:6 35:10 54:9 63:3 supported 31:13 37:13 supporting 12:15 26:7 62:4 supposed 42:11 sure 8:19 15:7 52:1 surrounding 61:20 survey 6:9 sustain 44:7 sympathetic 42:8 system 21:3</p> <hr/> <p style="text-align: center;">T</p> <hr/> <p>table 5:13 19:1,1 27:18 take 4:5 22:10 30:22 39:3 46:11 taken 3:21 55:12 talk 15:1 18:17 38:2 talked 7:16 20:5 32:2 talks 45:5 target 41:15 tasks 19:9 teams 17:9 television 3:15 tell 31:1 57:9 tells 29:17 31:3 terms 34:7 test 17:12 testing 17:8 19:5</p>	<p>22:2 thank 5:18 7:13 9:9 11:2 13:1,4 13:9,12,14 14:8,20 22:18 22:21 23:15 26:19,21,22 27:21 28:11 29:2 31:3 34:12,22 37:14 37:16 40:2 47:7 53:15 55:19 62:20,21 63:1,2,5 Thanks 15:3 that's 59:22 they'd 18:21 58:14 they've 9:3 thing 36:10 57:6 58:7 things 18:21 think 10:13,18 16:19 17:1 22:21,22 28:21 31:1 33:2,6,17 34:3 36:15,22 37:9,12 44:2 44:13,15,18 46:20 47:1 48:7,18 49:5 49:21 52:4,16 52:19,19,20 54:5 56:22 57:3,4,13,14 57:18,21,22 58:3,6,8 59:4,6 59:7,15 60:4 thought 33:6 35:5 38:17 39:16 48:19 59:16 thoughtful 33:7 54:13 thoughts 43:11 three 4:4 5:7 6:18 10:10 18:19 27:8,9</p>	<p>31:4,5 35:6 36:16 39:2 42:20 54:11 three-story 29:8 35:7 threshold 41:7 THURSDAY 1:3 tight 14:7 time 4:1,2 5:19 10:1 23:22 39:21 46:15 47:20 55:19 56:6,21 timeline 52:20 timestamped 62:2 timing 46:10 49:22 today 59:18 told 49:3 tonight 5:7,19 30:1 tool 18:22 top 27:9 topography 61:3 total 53:10,11 tracks 29:5 Traffic 11:15 25:1 transcript 3:17 64:6 transformer 21:2 transparency 27:15,19 60:12 tremendous 37:6 tried 49:11 troubled 49:4 trucks 21:2 true 39:22 64:6 try 6:20 41:12 44:12,22 50:21 trying 7:1 19:12 40:11 41:9 43:12 44:17</p>
--	---	--	--	--

49:19 57:4 tucked 16:11 Tuesday 56:22 two 6:16 10:4 14:7,8 18:5,7 23:5 24:3 30:12,16 32:15 34:16 36:8,16 42:17 44:4 52:7,10 56:8 56:18 60:10,20 two-foot 30:20 two-week 56:21 type 40:13 typo 12:13	upzoning 55:4 urge 23:13 55:17 use 3:12 12:4 14:14,15 17:14 17:16 18:19 19:21 21:16 24:17,19,21 25:18 30:6 37:10 48:12 61:19 uses 11:19,21 25:10,12 usually 58:12 usurp 44:17 utility 21:1 23:13	62:7,17,18 votes 3:20 voting 59:18	4:13,14,14 5:3 9:12 12:20,22 12:22 14:3 26:10,11,11 27:3 40:4,4,18 41:6,14,21 42:2 43:10 45:2,13 47:9 47:16 48:1,5 49:17 50:8,11 50:13 58:9 60:2,4 62:7,8,8 whereof 64:12 white 17:22 whiteboard 18:20 wide 6:1 widened 34:2 width 6:1 window 40:10 windows 33:16 40:22 41:9 57:20 wish 9:18 23:17 45:22 56:1,11 wished 47:4 wishing 24:5 withdrawn 48:2 withdrew 48:6 52:5 witness 64:12 wonder 56:15 Wonderful 24:11 29:1 wondering 7:15 38:2 wood 20:17 22:7 woodshop 15:4 15:8 16:11,15 16:19 17:22 18:3,7,11 19:16,19 20:9 20:22 21:7 22:15 23:8 26:5 words 45:15,15 work 7:10 8:20 8:22 9:1 12:10	15:17 25:20 26:3 32:2 49:2 62:1 working 18:21 29:15 55:10 working-at-ho... 36:18 worth 33:6 wouldn't 31:15 wrap 10:5 24:4 56:9 writing 45:15 54:9
<hr/> U <hr/>	<hr/> V <hr/>	<hr/> W <hr/>	<hr/> X <hr/>	
undergoing 10:11 understand 10:15 43:5 45:3 47:1 55:10 understanding 57:2 undertaken 53:6 unfortunate 58:10 UNIDENTIFL... 49:13 unified 41:9 units 27:11 29:9 32:22 36:3,6,9 39:6 53:8,9 54:2,17,17 57:12,13 unmute 9:22 10:1 23:21,22 48:15 49:5,13 51:6,7 56:4,5 upgrade 10:21 upgraded 10:13 10:15 uphill 16:10 upper 15:5,5,12 17:3 20:7 31:13 34:20	validity 44:16 value 9:7 valving 21:3 variance 27:8,17 38:3,6 39:7 42:13 60:12,13 60:14,19 61:22 62:19 vast 30:9 verify 4:6 Vice 1:7 video 3:14 view 18:13 43:6 viewpoint 59:3 violates 45:10 Virginia 1:8 3:4 4:11,12,12 5:3 13:2,3,3 14:3 26:12 27:3 47:19 49:21 50:2,5 59:12 62:9,10,10 visible 17:4 voice 12:20 26:10 62:7 volume 18:10 vote 12:20 13:10 13:11 26:10,18 26:19 59:11,21	wait 59:13 wall 19:4 31:13 31:14 34:8,20 46:19,19 walls 31:14 61:10 want 15:20 35:4 36:14 59:17 wanted 42:10 43:2 wants 48:18 warranted 34:9 way 17:18 30:3 30:6 35:9 39:1 42:6 45:9 wayside 58:18 we'll 7:4 9:13 14:7,8 15:6 21:20 22:22 23:16 24:6 54:5 55:21 56:12,13 we're 6:6,14 15:7 16:2,14 18:1,9,14 19:12 20:1,12 21:7 22:5,6,8,8 22:9,12 31:2 38:22 42:21 57:4 60:4 we've 20:13 22:11 28:22 weather 21:15 webpage 4:3 week 56:22 weeks 56:18 welcome 3:7 14:10 43:8 welfare 12:1 25:14 well-considered 55:16 Wendy 1:7 3:4	X 2:1 <hr/> Y <hr/> Yeah 28:18 34:22 47:13 48:9 49:7,9,12 50:2 52:16 57:3 58:19 year 29:20 46:8 52:4 years 6:18 44:4 yep 45:16 Yoffe 5:9,10,16 5:18 7:13,16 7:18 8:12,15 8:19 10:14 13:14 26:21	
			<hr/> Z <hr/> zero 31:6 zero- 35:8 zoning 1:1 3:8 3:13 7:1 11:19 25:10 26:5 29:21 30:5,8,9 30:11,13 31:9 32:7 34:1 38:12,19 39:20 42:9,20 47:21 50:4 52:10,14 52:21 53:2 54:22 61:5,15 Zoom 8:3 9:19 23:18 56:2	

0	2028 64:18 22 3:15 27 2:7	60:10 80 2:6 831 1:5		
0.01 16:14 02/29/26 12:14 02139 1:6 04/06/26 26:6 04/27/26 62:3	3	9		
1	30 1:3 3:7 32:22 36:3 53:8,9 54:2,17 57:12 309 32:13 41:18	99 :22 23:21 56:4 907 28:2		
1 25:4 1,800 16:15 18:1 1,920 17:22 10.30 27:17 60:13 10.31 61:22 10.40 5:15 14:16 10.43 12:9 26:2 100 41:19 46:18 57:18 100' 33:14 39:13 11 57:5 1203860 5:8 1204609 27:8 1205111 14:11 12th 64:13 14 2:6 17 42:18 64:18 17.705.1.1 45:4 17.705.1.3 37:22 17.705.3 27:17 60:10 17.705.4.4 27:18 60:10 17.707 42:22 1930s 16:20 1960 29:17 1960s 29:13 1962 52:3 1987 29:20	4			
	4 33:21 4' 33:22 34:4 39:3 55:1 4.50 14:15 4.56 24:17 4.56.c 14:15 40 34:4 400 41:17,18 41 2:5 5:8,20 8:8 12:12 415 32:12			
	5			
	5 2:5 5.31 5:13 11:8 5:0 13:10 26:19 62:18			
	6			
	6 5:7 9:22 23:21 56:4 6:00 1:4 3:3 6:02 5:2 6:13 14:2 6:15 14:6,11 6:30 27:7 6:33 27:2			
	7			
	7:24 63:6 723-731 2:7 27:7 28:3 54:12 75 41:21			
2	8			
2 3:10 20 6:1 32:10,11 32:11 41:7,15 41:17,20 57:12 20138 12:13 2023 3:10 2026 1:3 3:7 64:13	8.22.2.d 5:14 11:9 8.22.3 27:16			