

BOARD OF ZONING APPEAL  
FOR THE  
CITY OF CAMBRIDGE

GENERAL HEARING  
THURSDAY, MAY 14, 2026

6:00 p.m.

Remote Meeting

via

831 Massachusetts Avenue  
Cambridge, Massachusetts 02139

Steven Ng, Chair  
Wendy Leiserson, Vice Chair  
Fernando Daniel Hidalgo  
Virginia Keesler  
Esrom Negash

City Employees  
Olivia Ratay



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I N D E X

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BZA-1206543 -- 75 BROADWAY	65

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, Daniel  
5 Hidalgo, Virginia Keesler, and Esrom  
6 Negash

7 STEVEN NG: Welcome to the May 14, 2026 meeting of  
8 the Cambridge Board of Zoning Appeal. My name is Steven Ng,  
9 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 webpage for remote BZA meetings.  
4 Generally, you will have up to three minutes to speak.

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

7 OLIVIA RATAY: Daniel Hidalgo?

8 DANIEL HIDALGO: Daniel Hidalgo present.

9 OLIVIA RATAY: Virginia Keesler?

10 VIRGINIA KEESLER: Virginia Keesler present.

11 OLIVIA RATAY: Wendy Leiserson?

12 WENDY LEISERSON: Wendy Leiserson present.

13 OLIVIA RATAY: Esrom Negash?

14 ESROM NEGASH: Esrom Negash present.

15 OLIVIA RATAY: And Steven Ng?

16 STEVEN NG: And Steven Ng present.

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2 (6:01 p.m.)

3 Sitting Members: Steven Ng, Wendy Leiserson, Daniel  
4 Hidalgo, Virginia Keesler, and Esrom  
5 Negash

6 STEVEN NG: First item on this evening's agenda  
7 for 6:00 p.m. is Case No. 1205579 -- 79 Sherman Street, City  
8 of Cambridge seeking both a variance to build a new  
9 municipal facility salt shed that will exceed the allowable  
10 height and sit within the front yard setback, as well as a  
11 special permit to allow for the continued use of a municipal  
12 facility at this location that will lose its use status with  
13 the demolition of the existing structures on the lot.

14 Is someone online to present this application?

15 BILLY BENDER: Yeah, I'm the petitioner for that.  
16 My name is Billy Bender. I work for Weston & Sampson.

17 We were contracted by the City to design this salt  
18 shed, and working with Tyler Cofelice, with Weston &  
19 Sampson. And then with the City, we're working with Aoife  
20 Viglianti with the Capital Building Department, along with  
21 John Nardone from the Department of Public Works.

22 TYLER COFELICE: Yep. And I got a presentation to

1 go, you know, to start the discussions if I can share my  
2 screen.

3 OLIVIA RATAY: Are you able to email it to me? We  
4 don't allow applicants to -- oh, you got it.

5 TYLER COFELICE: It looks like I'm allowed --  
6 yeah. All right. So again, this is the -- for the DPW Salt  
7 Shed Project, going over our request for a special permit  
8 and variances.

9 So just starting on a high level for folks, this  
10 is a map of city of Cambridge and our project is at Danehy  
11 Park, you know, just east of Fresh Pond.

12 So that's -- and then if we zoom in, we've got an  
13 aerial of the parcel that the project's on.

14 This parcel's located within the Municipal --  
15 sorry, the Open Space District, and that's important because  
16 this is a -- proposing a Municipal Use which requires a  
17 special permit, and then the key Dimensional Regulations  
18 associated with this district are a 35' tall building height  
19 and a 25' front yard setback.

20 And our site is located in the bottom corner of  
21 this parcel.

22 So zooming in a little bit further, this is an

1 aerial of the existing conditions out of the site. The red  
2 line is the property line.

3 And this green line is -- approximates the limit  
4 of the landfill metric, which encapsulates the limits of the  
5 closed landfill under Danahey Park.

6 The existing salt shed's kind of kitty-corner  
7 between the landfill and the property line. It's currently  
8 40' tall and it's roughly 60' x 80' and they store  
9 approximately 1,300 tons of salt in the existing salt shed.

10 They also have brine tanks and a brine shed on the  
11 site, and currently in the front yard we have roughly 82'  
12 between the shed and the brine equipment, which is important  
13 -- that I'll bring up later on in the presentation.

14 So switching over to the proposed conditions, what  
15 we're proposing to do is construct a small garage for the  
16 Department of Human Services for them to store equipment in  
17 for maintaining the park, a formalized wash area as well as  
18 covered bins for -- it's clay for the ballfields and solar  
19 salt for the brine operations.

20 And then the new proposed salt shed is going right  
21 on top of the old one. This one's slightly bigger to store  
22 more salt for their snow operations.

1           And again, we're trying to match the existing  
2 conditions as much as possible. This is about two feet  
3 shorter than what we currently have out there.

4           So that's kind of an overview we're proposing to  
5 do, and just wanted to highlight the regulatory items that  
6 we're here to discuss.

7           I just wanted to flag that we did submit a Section  
8 4.25 report to the Planning Board. We attended a hearing  
9 and I believe they had submitted a recommendation based on  
10 our application to them. That's available to the Board per  
11 review.

12           And then the two variances that we're asking for  
13 is the building heights. The proposed shed is 40' tall,  
14 matching the existing shed. Again, that's 5' higher than  
15 the district requires or allows.

16           And then we're asking for a front yard setback, as  
17 we are proposing the shed to be five feet closer than the  
18 setback.

19           And then lastly, a special permit for a Municipal  
20 Use in an Open Space district.

21           So just going to go into our case for why we're  
22 requesting a variance for the height and the front yard

1 setback. So I'm superimposing the existing shed in blue.

2 Again, 80' x 60' is the rough dimension, including  
3 the canopy. And that gives us 20' from the landfill limits  
4 to the -- and 30' from the property line.

5 And the proposed shed is in red, which -- again --  
6 is about 10' wider and 10' longer, 90' and 70'.

7 So the reason that we're asking for these  
8 variances is because of the constraints that are unique to  
9 the site. Because they need to store -- they can only store  
10 1300 tons of salt now and they've -- you know, during long,  
11 snowy durations they've -- they can run out of salt, and  
12 because of those conditions, salt is hard to come by.

13 So to help provide a little bit more resiliency  
14 for their snow operations, they are -- we're trying to  
15 increase the storage to 2,000 tons.

16 So in order to do that, we have to find a way to  
17 make the salt shed a little bit bigger to store more salt.  
18 And we're kind of fixed at the southern end. We have St.  
19 Pete's ballfield there and we also have the driveway that we  
20 kind of have to maintain.

21 And we can't encroach on the western side or the  
22 front face, because we need that operational space to allow

1 salt deliveries to come in and back in and dump directly  
2 into the shed.

3 And we -- so our first available option was to  
4 expand to the north. However, we're limited to how far we  
5 can go to the north, because we are trying to avoid  
6 encroaching on the landfill.

7 And that 10 feet didn't quite get us through the  
8 storage capacity that we require, so we are pushing this  
9 shed 10 feet farther back to achieve the required storage  
10 capacity.

11 And then regarding the height, the use of this  
12 building requires -- one of the benefits of having a  
13 building this tall is to allow dumping of the salt directly  
14 into the shed.

15 If we don't have the required clearance for salt  
16 deliveries, then you have to dump the salt in the front of  
17 the shed and then an operator has to then move it from  
18 outside the shed into the shed, which they can never get 100  
19 percent of the salt. There's always some residual left out  
20 there, which increases the amount susceptible to being  
21 transported into the stormwater system.

22 So by allowing operations to dump in the shed, it

1 helps reduce how much salt is being -- you know, lost and  
2 dumped down the storm drain.

3           The other -- there is other operational benefits  
4 with having clearance this high is that the loaders that are  
5 operating inside the building have lower ability -- they are  
6 less likely to actually hit the shed and cause damage to it.  
7 A lot of older sheds that are shorter are being replaced  
8 because they get damaged throughout the years.

9           And then just to highlight what these salt  
10 delivery trucks look like and why they require such tall  
11 buildings is this is an example from Shrewsbury with a salt  
12 delivery truck dumping directly in the shed. So when they  
13 dump all the way back, they can drive forward without  
14 hitting the rafters above.

15           So just the summary of why we're asking for the  
16 variance: we're constrained by the landfill and where we  
17 can expand, as well as we need to maintain the operating and  
18 maneuverability in front. And because of these unique  
19 constraints on the site, we are just asking for relief from  
20 those two variances.

21           And then our case for the special permits: So  
22 we're now proposing a new municipal facility in the Open

1 Space District. We're just continuing a Historical Use,  
2 salt bin use at this location at least since the 1970s and  
3 the existing salt shed has been there since the 19- -- since  
4 1990.

5 The proposed condition doesn't increase any  
6 traffic to the site, and we're staying within the existing  
7 developmental limit. So we're not encroaching on or  
8 reducing any of the available open space at the park.

9 So with that, I'll just open it up to the Board  
10 for any questions.

11 Thank you.

12 STEVEN NG: Thank you, Tyler. Any questions from  
13 the Board?

14 WENDY LEISERSON: I have no questions.

15 STEVEN NG: Okay. Thank you, Wendy. Yeah, I  
16 think my questions were answered by Tyler's presentation  
17 about the need for -- why the need it for the increase in  
18 size and getting up to 2,000 tons. But I guess we can move  
19 on to public comment. I don't believe there's anything --  
20 there weren't -- there wasn't anything in the file. So  
21 we'll go to public comment online.

22 Any members of the public who wish to speak should

1 now click the icon at the bottom of your Zoom screen that  
2 says, "Raise hand."

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

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

10 Hearing that there is no one online wishing to  
11 speak, we can move to Board discussion. Any thoughts or  
12 comments from my fellow Board members?

13 WENDY LEISERSON: I apologize, I should have used  
14 my, "Raise the hand" thing. I --

15 STEVEN NG: Oh, no worries.

16 WENDY LEISERSON: But no, my questions were  
17 answered adequately by the presentation as well.

18 STEVEN NG: Very good. If there's no further  
19 discussion, I'm -- we can move to a motion. And I'll do two  
20 separate motions; one for the variance, followed by a motion  
21 for the special permit.

22 The Chair makes a motion to grant relief from the

1 requirements of the ordinance under Sections 5.0, Section  
2 5.35 Open Space District, and Article 10.30 for a Variance.

3 And we'll review criteria conditions to be met for  
4 a Variance.

5 a) A literal enforcement of the provisions of this  
6 ordinance would involve a substantial hardship, financial or  
7 otherwise to the petitioner or appellant for the following  
8 reasons: a) Due to site specific constraints, adjacent  
9 landfill, limited building area, and the operational need to  
10 do to preserve functional loading and maneuvering space  
11 creates a unique condition at this property and do not  
12 generally affect other parcels in this Open Space District.

13 b) The hardship is owing to the following  
14 circumstances relating to soil conditions, shape or  
15 topography of such land or structures, and especially  
16 affecting such land or structures, but not affecting  
17 generally the zoning district in which it is located for the  
18 following reasons: hardship results from the unique  
19 physical conditions of the site; specifically the proximity  
20 of the closed landfill and the limited buildable area, which  
21 prevent widening of the structure and require both the  
22 proposed length and height to meet operational needs.

1           c) Desirable relief may be granted without either  
2           a) desirable relief may be granted without  
3           substantial detriment to the public good for the following  
4           reasons: granting the requested variance will not result in  
5           a substantial detriment to the public comment. The proposed  
6           project replaces the existing salt shed with a modernized  
7           structure in substantially the same location, and at the  
8           same height, resulting in no significant change to the  
9           seating area, and

10           b) desirable relief may be granted without  
11           nullifying or substantially derogating from the intent or  
12           purpose of this ordinance for the following reasons:  
13           replacing -- project replaces an existing municipal facility  
14           with a modernized structure in substantially the same  
15           location of similar scale, maintaining consistency with the  
16           existing site conditions.

17           The variances are limited to the minimum relief  
18           necessary to accommodate replacement of the existing  
19           facility within the constraints of the site.

20           The project does not introduce a new use or expand  
21           into previously undeveloped areas, and it remains consistent  
22           with surrounding context. So by that findings or these

1 findings, they meet this criteria under Section 10.30 for a  
2 Variance.

3 On the condition that the work proposed conforms  
4 to the drawing set included in the application entitled,  
5 "Cambridge Salt Shed, 79 Sherman Street, Cambridge, Mass,  
6 02140," dated February 13, 2026 by Weston & Sampson, as well  
7 as an Existing Condition Survey Salt Shed at Danehy Park,  
8 223 Garden Street, Cambridge, Mass, Middlesex County, by  
9 Brennan Consulting, dated November 15, 2022.

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

13 On a voice vote, please, Board members?

14 Wendy Leiserson?

15 WENDY LEISERSON: Wendy Leiserson in favor.

16 STEVEN NG: Thank you.

17 Virginia Keesler?

18 VIRGINIA KEESLER: Virginia Keesler in favor.

19 STEVEN NG: Thank you.

20 Daniel Hidalgo?

21 DANIEL HIDALGO: Daniel Hidalgo in favor.

22 STEVEN NG: Thank you, Daniel.

1 Esrom Negash?

2 ESROM NEGASH: Esrom Negash in favor.

3 STEVEN NG: Thank you, Esrom.

4 And Steven Ng in favor.

5 [All vote YES]

6 STEVEN NG: The vote is 5:0 in favor and the  
7 variance passes.

8 Next up is the special -- a motion for a special  
9 permit. The Chair makes a motion to grant a special permit  
10 from the requirements of the Ordinance under Sections 5.31,  
11 the Table of Dimensional Requirements, 8.2 -- let me see --  
12 5.35 for Open Space District, as well as Section 4.33.f.4,  
13 Municipal Service Facility; 4.25, Non-Open Space Uses in  
14 Open Space Districts; and Section 10.4, Special Permit.

15 And the conditions, criteria for the special  
16 permit:

17 a) It appears the requirements of this ordinance  
18 cannot or will not be met, except for the specific relief  
19 requested under this application. The proposed salt shed  
20 complies with applicable zoning and regulatory requirements.

21 The project replaces an existing municipal  
22 facility in substantially the same location, and has been

1 designated to respect site constraints.

2           b) Traffic generated or patterns of access or  
3 egress would cause congestion, hazard, or substantial  
4 change: The proposed project does not increase traffic  
5 volume beyond existing conditions, as it replaces an  
6 existing facility serving the same municipal function.

7           c) Continued operation of the development of the  
8 adjacent uses as permitted in the zoning ordinances would be  
9 adversely affected: A salt shed is an established municipal  
10 use on site. Proposed replacement does not intensify that  
11 use or introduce new impacts. Adjacent properties and uses  
12 will continue to function as permitted under Zoning  
13 Ordinance.

14           d) Nuisance or hazard would be created to the  
15 detriment of the health, safety, or welfare of the occupant:  
16 The proposed replacement salt shed shall -- will not create  
17 a nuisance or hazard and maintain the existing conditions  
18 associated with the current use.

19           e) And for other reasons, the proposed use would  
20 impair the integrity of the district or adjoining districts:  
21 and the proposed project will not impair the integrity of  
22 the district or adjoining areas, nor will it derogate from

1 the intent or purpose of the Zoning Ordinance. The project  
2 replaces existing municipal facility with similar use and  
3 building form, resulting in no significant change to the  
4 surrounding area.

5 So by that finding, they meet the criteria under 5  
6 -- 10.40 for a Special Permit, on the condition that the  
7 work proposed conforms to the drawing set included in the  
8 application package included (sic) the following --

9 "Cambridge Salt Shed, 79 Sherman Street, Cambridge, Mass.,  
10 02140," dated February 13, 2026 by Weston & Sampson; as well  
11 as "Existing Conditions Survey, Salt Shed at Danehy Park,  
12 223 Garden Street, Cambridge, Mass., Middlesex County, by  
13 Brennan Consultant," dated November 15, 2022.

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

17 On a voice vote, please, Board members? Wendy  
18 Leiserson?

19 WENDY LEISERSON: Wendy Leiserson in favor.

20 STEVEN NG: Thank you, Wendy.

21 Virginia Keesler?

22 VIRGINIA KEESLER: Virginia Keesler in favor.

1 STEVEN NG: Thank you, Virginia.

2 Daniel Hidalgo?

3 DANIEL HIDALGO: Daniel Hidalgo in favor.

4 STEVEN NG: Thank you.

5 Esrom Negash?

6 ESROM NEGASH: Esrom Negash in favor.

7 STEVEN NG: Thank you. And Steven Ng also in  
8 favor.

9 [All vote YES]

10 STEVEN NG: The vote is 5:0 in favor, and the  
11 special permit is also granted. So --

12 TYLER COFELICE: Thank you very much.

13 STEVEN NG: Thank you.

14 [Side conversation]

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2 (6:23 p.m.)

3 Sitting Members: Steven Ng, Wendy Leiserson, Daniel  
4 Hidalgo, Virginia Keesler, and Esrom  
5 Negash

6 STEVEN NG: So next up on the Agenda is for 6:15?  
7 Yep. We're on time here. Case No. 1206059 -- 60-64 Winter  
8 Street, #64, requesting a special permit to build a second-  
9 and third-floor addition that sits in the front yard  
10 setback.

11 Is someone here to speak on this application?

12 MIKE HANRAHAN: Yeah, my name is Mike Hanrahan.  
13 I'm happy to go over it.

14 STEVEN NG: Good evening, Mike.

15 MIKE HANRAHAN: Good evening. Thank you all for  
16 allowing me to join today. My wife and I live in a condo at  
17 64 Winter Street, as you introduced. We love our house, but  
18 as our parents have gotten older and my mother-in-law has  
19 some failing health, we have started to think about their  
20 potentially needing to move in with us, so we want to make  
21 some challenges to the property to accommodate that.

22 To do this, we would need a small variance in two

1 areas within the front yard setback. I know we've submitted  
2 some designs as part of this, but to help clarify those to  
3 the Board, my wife and my living area is overwhelmingly on  
4 the second and third floor of the building, so for clarity,  
5 we're not looking to make any changes to the existing  
6 footprint, or how it appears from street level.

7           The first of these variances is on the Sciarappa  
8 side of the building, where there's currently a small,  
9 second-floor deck between our small kitchen and the living  
10 room. We would like to enclose this deck to allow us to  
11 enlarge the kitchen to put in a pantry and more easily cook  
12 for a large family. And that would potentially enable us to  
13 extend the existing room on the third floor, which currently  
14 is a small office.

15           The second area we're seeking a variance is on the  
16 Winter Street side of the house, where we'd like to extend  
17 the existing main bedroom on the third floor from its  
18 current location up towards the front of the house on Winter  
19 Street, with a very small cantilever off to the side for  
20 engineering purposes.

21           This room has an existing en suite bathroom, and  
22 combined with the extended space it would give my in-laws

1 some privacy and their own space, were they indeed to move  
2 in with us.

3           The proposed changes would maintain the current  
4 building height of three stories. This type of structure, a  
5 three-story building that is built against the sidewalk, is  
6 extremely common in this part of Cambridge. On the map in  
7 the previous presentation we were right by Lechmere. On my  
8 walk home yesterday, I counted over 30 structures in a one-  
9 block radius, including three of my four immediate  
10 neighbors.

11           I've spoken with my neighbors about this project.  
12 Our downstairs neighbor is supportive. I believe he might  
13 be on the call today.

14           I do understand our neighbor at 66 Winter Street  
15 has some concerns that this may shade her home, and I met  
16 with her for some time yesterday. However, I believe this  
17 impact will be minimal, as the only window in her unit that  
18 faces our property is substantially to the rear of the  
19 setback that we're seeking.

20           It is also 15' away from our structure. And  
21 Winter Street runs east-west. I think the structure should  
22 have minimal impact on the shading of her building.

1           And that's it for my commentary.

2           STEVEN NG: Thank you, Mr. Hanrahan. Any  
3 questions from fellow Board members?

4           VIRGINIA KEESLER: Do you have a letter of support  
5 from your downstairs neighbor?

6           MIKE HANRAHAN: I don't have one submitted at the  
7 moment. However, it would be -- I could procure one and  
8 offer it, if necessary, but I don't have it today.

9           STEVEN NG: Yeah, I think that's a great question,  
10 Virginia. It is a condominium, correct?

11           MIKE HANRAHAN: Correct. It's a two-story  
12 condominium so our downstairs neighbor has effectively all  
13 of the first floor, less a hallway and stairwell to get to  
14 our unit, and then we have the other unit in the building.

15           STEVEN NG: Yeah. We typically -- it would be  
16 helpful to get, you know, letters of approval or support  
17 from all condo members or condo owners in your property, so  
18 that would be important.

19           MIKE HANRAHAN: Sure.

20           WENDY LEISERSON: I think, Steve, it's a  
21 requirement that we get the condo association's approval  
22 letter --

1 STEVEN NG: Right.

2 WENDY LEISERSON: -- before we grant something  
3 like this.

4 STEVEN NG: And in the application -- Olivia, if  
5 you can go to the photos, are there any -- are these actual  
6 or are they modeled?

7 MIKE HANRAHAN: 11 and 12 in your thumbnails on  
8 the left are actual photos. There's no leaves on the trees,  
9 so I took these probably about a month ago. This is the  
10 building as it exists today. 13, 14, and 15 are renderings.

11 STEVEN NG: So there's no existing photo showing  
12 that rear alleyway balcony, or is --

13 ANTHONY DAVLIN: Actually, I emailed one today, a  
14 Google Street View.

15 STEVEN NG: And who's this speaking, please?

16 ANTHONY DAVLIN: Anthony Davlin. I actually built  
17 this building in 2004 and designed the addition, with  
18 cooperation of the homeowners.

19 STEVEN NG: So there's no real photo showing the  
20 condition of the existing condition of that balcony area?

21 Or --

22 ANTHONY DAVLIN: You mean on the Winter Street,

1 side between 64 and 66? Or do you mean -- right -- the  
2 picture we're looking at now is -- that's what it looks like  
3 now. On the Sciarappa Street side, is that your question?

4 STEVEN NG: Nope. More in the --

5 ANTHONY DAVLIN: It's a crazy house. It's sort of  
6 hard to -- there's a lot going okay. It's got, like, four  
7 decks. But are you --

8 STEVEN NG: Yeah, no.

9 ANTHONY DAVLIN: -- asking about the -- we're not  
10 enclosing a deck on -- between 64 and 66. There's an  
11 anterior courtyard. We're making a bridge over the top of  
12 it, but we're keeping that open space.

13 If you look at the floor plan, you can see the  
14 before and after. Let's see.

15 And there's an elevation as well. Okay. So you  
16 can see the existing and the proposed here in Plan View.  
17 And the box is a closet on the left-hand side, and the  
18 right-hand side It's the new bedroom, and then a bridge that  
19 goes over the courtyard.

20 And then what we're asking in relief is that front  
21 room on the top lower right-hand -- on the lower right-hand  
22 corner under Proposed. It's basically like a "10 x 10" box

1 approximately, or "13 x 10" box. Because the other parts of  
2 the addition can be built as-right, as they don't infringe  
3 onto the front yard setback.

4 MIKE HANRAHAN: I know from the section a few  
5 moments ago that screensharing is atypical here, but if  
6 helpful, I do have a photo of the current alley that I took  
7 yesterday or the day before. I'm happy to toss that up on  
8 the screen.

9 (Side conversation.)

10 STEVEN NG: Can you e-mail that to Olivia Ratay's?

11 MIKE HANRAHAN: Yeah, absolutely.

12 STEVEN NG: Great.

13 ANTHONY DAVLIN: She should have -- I attached to  
14 the entire file tonight a picture from the Winter Street  
15 side. I don't know if it's possible, though, but it's in  
16 the -- it should be part of the Zoning Application. They  
17 were -- and an updated plot plan as well. Once we heard  
18 that the neighbor had some reservations, we made some  
19 additions tonight.

20 So they are uploaded on the system in Cambridge.  
21 But basically, it's a 15', well it's about an 18' open  
22 space. Part of it is the neighbor's driveway, which is

1 about a little under 10', and then 64 Winter gives them an  
2 easement to increase their driveway width to 10'.

3 STEVEN NG: Okay.

4 ANTHONY DAVLIN: And then there's a front yard.  
5 So it's basically almost 20', the two buildings separate  
6 apart right now.

7 MIKE HANRAHAN: And Olivia, I just e-mailed you  
8 that photo if helpful.

9 WENDY LEISERSON: Steve, even if it's e-mailed  
10 today, isn't it true that the documents --

11 STEVEN NG: Yeah, I was --

12 WENDY LEISERSON: -- available on Monday for  
13 others?

14 STEVEN NG: Yeah, that is correct. You're right,  
15 Wendy. It's pretty much there is a deadline for the hearing  
16 for documentation.

17 MIKE HANRAHAN: Mm-hm.

18 STEVEN NG: And I just -- I mean I'm --

19 ANTHONY DAVLIN: If you look at -- excuse me,  
20 Slide No. 15, that's a rendering overlay, a Google Maps  
21 view, which shows the alley. And then if you go 14 as well,  
22 that's the rendering overlaid on a Google Maps view showing

1 the alley. And so that shows you what we propose.

2 So there's a lower deck that cantilevers out,  
3 which is existing on the second floor. And we're proposing  
4 to make the addition roughly the same cantilever out as the  
5 existing building, as it already does.

6 WENDY LEISERSON: Steve, are you ready for me to  
7 ask a question?

8 STEVEN NG: Yeah, help yourself, Wendy.

9 WENDY LEISERSON: Thank you. I have some  
10 questions about this. I must confess -- because this is an  
11 unusually designed building, I'm having a little bit of  
12 trouble really wrapping my head around what's going on with  
13 this building, but so the original garage, was that just one  
14 story? Was that the basically this box at the bottom?

15 ANTHONY DAVLIN: Yeah. It was a green building  
16 built in 1945 and was converted to a -- to the house on top.  
17 The only thing that -- if you're looking at the current  
18 view, the only thing that we're proposing to add is the --  
19 well, the box on the upper right-hand corner and the deck.  
20 And then the box in the upper left-hand corner. But yeah,  
21 we --

22 WENDY LEISERSON: So --

1 ANTHONY DAVLIN: We -- we --

2 WENDY LEISERSON: -- the --

3 ANTHONY DAVLIN: -- built on top of it. We went  
4 out 10' to the right. So the -- where the glass blocks are  
5 --

6 WENDY LEISERSON: Yep.

7 ANTHONY DAVLIN: -- to answer your question,  
8 that's all new construction.

9 WENDY LEISERSON: Okay.

10 ANTHONY DAVLIN: And -- but basically the  
11 building, the roof was taken off, we kept the four walls of  
12 the existing structure and reinforced it.

13 WENDY LEISERSON: Yep.

14 ANTHONY DAVLIN: And went out 10', and then we  
15 went up 1.5 stories.

16 WENDY LEISERSON: So if I understand the history  
17 on this one, we had this original one-story structure that  
18 was 10' further set back from the abutters' neighborhood,  
19 right? And then you went 10' out towards the abutters? And  
20 that's the -- now an existing nonconformity. Is that  
21 correct? Is that what's going on here?

22 ANTHONY DAVLIN: It's conforming.

1           WENDY LEISERSON: It's conforming. So the one on  
2 the right is conforming to the 10' that you added --

3           ANTHONY DAVLIN: The only --

4           WENDY LEISERSON: -- in the past, yeah. Okay.

5           ANTHONY DAVLIN: -- the only thing that they --  
6 their driveway was under 10'. So as part of their bill of  
7 sale, the fence that we built -- and then we built a fence  
8 later on, which was a lot of -- the neighbor wasn't happy  
9 when we built the fence, but basically, we've permitted --  
10 we've given them the easement. They have a 10' driveway  
11 now.

12           WENDY LEISERSON: That was part of their sale to  
13 you that you negotiated this easement situation?

14           ANTHONY DAVLIN: That was sort of -- the title was  
15 a little messed up. Their uncles owned it, and --

16           WENDY LEISERSON: Mm-hm.

17           ANTHONY DAVLIN: -- Joe DiSimone, his mother had  
18 died, so she had an ownership right, and the title -- it was  
19 just a big, messed up thing. And so, as part of the sale,  
20 we agreed to give them an easement and make their driveway  
21 wider.

22           WENDY LEISERSON: Mm-hm. So that was their sale

1 of the property to you; the easement was part of that, I get  
2 that. Whatever the --

3 ANTHONY DAVLIN: They weren't the sellers, but  
4 they were --

5 WENDY LEISERSON: No, I meant --

6 ANTHONY DAVLIN: -- part of the --

7 WENDY LEISERSON: Yeah.

8 ANTHONY DAVLIN: -- to the sale, to the easement.  
9 Because the title was on -- there was some confusion as to  
10 who actually owned the building. It's like his uncles or --  
11 and --

12 WENDY LEISERSON: Okay. Well, that family's sale  
13 to you --

14 ANTHONY DAVLIN: Yep.

15 WENDY LEISERSON: -- resulted in an easement --  
16 got it -- for the driveway. All right, so --

17 ANTHONY DAVLIN: Yep.

18 WENDY LEISERSON: And then you went -- after the  
19 sale, you then built up and out, correct?

20 ANTHONY DAVLIN: We went out where the glass block  
21 is. We went out 10'. And then we went up. And then --

22 WENDY LEISERSON: A second story? Yeah.

1           ANTHONY DAVLIN: So the only setback that changed  
2 was the right-hand. But that actually -- even in 2004, I  
3 mean we're basically -- it's about 10'. So that actually is  
4 to code.

5           WENDY LEISERSON: Okay. And then -- got it. So  
6 -- and as far as I'm understanding it, the neighbors have no  
7 opposition to your -- the proposed changes on the other  
8 parts of the house away from this lot line?

9           ANTHONY DAVLIN: Yeah.

10          WENDY LEISERSON: But if -- when it's their  
11 opportunity to speak, they can clarify that.

12           And then when we go up to the top of what you're  
13 trying to do, it's just -- I don't mean to be painstaking,  
14 but I just want to make sure I really understand because of  
15 the plans of things here: can you show me what's happening  
16 inside?

17           Where's the sketch, Olivia? If you could put it  
18 on. So what are these linear lines representing here?

19          MIKE HANRAHAN: That's decking.

20          WENDY LEISERSON: Decking. Okay. So -- and this  
21 is the third story, correct?

22          ANTHONY DAVLIN: Mike?

1 MIKE HANRAHAN: Yep.

2 WENDY LEISERSON: Yes.

3 ANTHONY DAVLIN: Yep.

4 WENDY LEISERSON: Okay. And so, right now, is  
5 there a part third story or no third story?

6 ANTHONY DAVLIN: No, no, there is.

7 MIKE HANRAHAN: There is.

8 WENDY LEISERSON: There is a full third story, but  
9 you're just expanding the --

10 MIKE HANRAHAN: Yep.

11 WENDY LEISERSON: -- space that way --

12 ANTHONY DAVLIN: The bed --

13 WENDY LEISERSON: -- correct?

14 ANTHONY DAVLIN: -- the bed to the left of the  
15 spiral stairs is a third story. The double height space --  
16 there's a double height space you can exit in. That's in  
17 the third story.

18 The space to the right of the circular staircase  
19 is a bedroom right now.

20 WENDY LEISERSON: Okay.

21 ANTHONY DAVLIN: And a bathtub. We didn't draw  
22 that in. But that's -- we're just building out a little

1 more of the third story, but not completely. Because the  
2 front deck would still be open; the front roof deck.

3 WENDY LEISERSON: So is it possible for you to  
4 achieve what you need to achieve for your purposes of  
5 expanding your family in the future without going further  
6 into the setback?

7 ANTHONY DAVLIN: Which --

8 WENDY LEISERSON: Because I see all this decking  
9 on the --

10 ANTHONY DAVLIN: Which --

11 WENDY LEISERSON: -- third floor.

12 ANTHONY DAVLIN: Um --

13 WENDY LEISERSON: So I'm trying to figure out why  
14 is all that decking there? Why does it force you to move  
15 into the setback? Why can't --

16 ANTHONY DAVLIN: Um --

17 WENDY LEISERSON: -- why can't you do what you're  
18 trying to do without encroaching?

19 ANTHONY DAVLIN: Um --

20 MIKE HANRAHAN: My understanding of the rules is  
21 that all of the decking system's in the setback. So if we  
22 were to -- on the right-hand side of the screen is the

1 proposed space.

2           If we were to basically shift that room to any  
3 other place in the current decking, I think we would still  
4 be having this conversation is my understanding of the  
5 rules.

6           WENDY LEISERSON: Unless it were moved to the left  
7 side of the building, correct?

8           ANTHONY DAVLIN: The only thing by right that can  
9 be built out is the back right-hand corner. And that  
10 actually -- we could increase the cantilever out so it was  
11 actually even greater to the new code, which is a 5'  
12 setback.

13           So the proposed plans have like a bedroom and then  
14 a new office. And then on the left-hand side it's a -- I  
15 made a -- not a deal with the devil, but the original house  
16 was made with a guy that worked at [Unclear] and I basically  
17 didn't have a lot of funds. And I basically built whatever  
18 he designed. It was -- and it's a very cut-up house. It  
19 has weird traffic.

20           It's not the best house for living. We're just  
21 sort of trying to make it more livable space, and it's --  
22 all the existing bedrooms are 10' x 10'. They don't really

1 fit a normal -- like a decent-sized bed and have a good room  
2 for people.

3 The current occupants are actually in a bedroom  
4 that is under 100 square feet. So it's extremely -- the  
5 decks make it extremely cut up right now. But -- and --

6 WENDY LEISERSON: Well, I appreciate -- you know  
7 -- the difficulties. Because I can see them online trying  
8 to understand what's going on in the house.

9 But I think I'm having trouble being able to vote  
10 on this; one, not having seen the additional documentation  
11 in a timely manner; two, not really understanding the plans  
12 as drawn in terms of what's going on to understand.

13 MIKE HANRAHAN: I mean, I could follow --

14 WENDY LEISERSON: And three, there's no light  
15 study and -- but again, I'll wait to hear from your  
16 neighbors. Perhaps their position has changed. But for  
17 now, I'm going to leave it to other people to speak while I  
18 try to figure out what's going on.

19 STEVEN NG: Yeah. No, thank you, Wendy. I also  
20 share a level of confusion with the documentation.

21 ANTHONY DAVLIN: Mm-hm.

22 STEVEN NG: I don't think it's very clear what's

1 being proposed, and --

2 ANTHONY DAVLIN: Mm-hm.

3 Well, can we -- can we --

4 STEVEN NG: -- I have some experience in the  
5 architecture and building industry, and I think it's missing  
6 a lot of information. You don't have an updated site  
7 survey.

8 ANTHONY DAVLIN: Mm-hm.

9 STEVEN NG: We need to really understand what's  
10 going on. So -- and I, like the units of measurement, I  
11 mean, just some basic information on these drawings are not  
12 there for me to really get a grasp of what you're proposing.

13 ANTHONY DAVLIN: Can we just -- I mean, even if we  
14 continue it, I'd like to continue to talk about it some more  
15 so that I get your viewpoints. Can we look at the  
16 renderings? Because I think that's the best. Can we look  
17 at 13?

18 So -- and I appreciate your patience just so that  
19 we can at least understand more of what's going on with the  
20 building.

21 So if you look at the Sciarappa Street side right  
22 now on the rendering, in the center you see some vertical

1 windows -- two, four, six, eight vertical windows, and then  
2 some cloistering windows on top. Do we see that?

3 STEVEN NG: Yes.

4 WENDY LEISERSON: I actually see 10 windows.

5 ANTHONY DAVLIN: Ten? Sorry. Two, four, six,  
6 eight, 10. Okay.

7 WENDY LEISERSON: Yeah.

8 ANTHONY DAVLIN: So that -- on the Sciarappa  
9 Street side, that's the addition we're proposing. And  
10 basically, it's joining on the -- towards the Winter Street  
11 side there's a kitchen, and then on the left-hand side  
12 there's a little sitting area. So we're basically  
13 connecting those two and filling in the deck on those two  
14 sides.

15 And then above it where the channel glass is on  
16 the upper left-hand corner, and we're making the area with  
17 the cloistering windows a walk-in closet.

18 So it's basically -- it's making the channel  
19 glass area, giving it a closet, giving that bedroom a  
20 closet, and right below it we're joining the two; the  
21 kitchen and the little living room to make a little coffee  
22 area. So I think that side at least is pretty easy to

1 understand.

2 But -- but it's -- it is a pretty crazy house.

3 But I think -- can I answer any questions about this side of  
4 the building?

5 STEVEN NG: Your drawings are calling out quarter  
6 scale, but you have dimension strings. Is that metric?

7 ANTHONY DAVLIN: No, they're -- you know, I'm not  
8 an architect, I'm an artist, and -- but I think the intent  
9 of the -- and we can get an architect involved with this and  
10 clean up the drawings, but my question, just so that we can  
11 -- obviously we're going to continue this, but can we just  
12 go over the meat of this, which is the Sciarappa Street  
13 side? Are we clear on what this addition -- what we're  
14 proposing on this side?

15 WENDY LEISERSON: You -- on this side, you're  
16 proposing a walk-in closet and a coffee area, is that what I  
17 understood?

18 ANTHONY DAVLIN: Yes, that's correct.

19 WENDY LEISERSON: And those are adjacent to --  
20 it's expanding a bedroom, I assume, a master bedroom suite  
21 or something?

22 ANTHONY DAVLIN: We're adding a closet to the

1 channel glass area.

2 WENDY LEISERSON: Yep.

3 ANTHONY DAVLIN: Yep. So I think that area is  
4 pretty -- okay. And then can we move to the -- yeah, the  
5 other side we could do a lot more renderings. And we could  
6 do a computer walk-through, because it is a -- with the -  
7 there is a roof deck, there's a courtyard, there's just a  
8 ton going on. It's really -- it would be hard to understand  
9 that's without a walk-through.

10 But we do have a neighbor at 66 who is concerned  
11 about the light being blocked from the front setback area  
12 basically where those glass blocks on the third floor are,  
13 although, they don't have many windows that are actually  
14 facing that area of the building. But that's sort of what  
15 the -- what people aren't very happy about.

16 And there's also a lot of personal animus from --  
17 you know, living next to this crazy house, which went under  
18 construction for a long time.

19 So there is the history, you know, of living next  
20 to a construction site for a couple years, which didn't make  
21 people very happy.

22 WENDY LEISERSON: I'm -- you know, it's -- we

1 can't -- I'm not necessarily interested in --

2 ANTHONY DAVLIN: Sure; personal --

3 WENDY LEISERSON: -- personal history here, but I  
4 am interested in the fact that the bulk of this house  
5 without an increase in housing stock necessarily is a  
6 different -- you know -- just getting to the intent of the  
7 Zoning Ordinance here; overcrowding and light and shadow and  
8 things like that are relevant to our analysis.

9 So I'm just -- I'd like to understand that,  
10 especially as over time this building has continued to be  
11 expanded. So -- and putting aside, I mean it's neutral as  
12 to who the people are; I just want to understand what's  
13 going on.

14 ANTHONY DAVLIN: Are you saying the light studies  
15 are not part of -- that's not a concern for Zoning?

16 WENDY LEISERSON: No, I said light is a concern.

17 ANTHONY DAVLIN: Oh.

18 WENDY LEISERSON: What is not concern is --

19 ANTHONY DAVLIN: Personal animus, I understand.

20 WENDY LEISERSON: Personal animus, yeah.

21 ANTHONY DAVLIN: The thing is is that even with  
22 these additions, we're still 15' from the neighbor's house,

1 and current zoning in Cambridge is within five feet. So  
2 we're -- there's a ton of open space between the two  
3 structures. And so -- but it's up to you to decide if  
4 that's -- you know, it's not -- I'm not on the Zoning Board.

5 But the fact is there's quite a bit of area  
6 between the two buildings. And even if we, by right, built  
7 out the back of it, we're only talking about the front  
8 Winter Street box, you know, the two big glass block windows  
9 that are at a 90 degrees to each other.

10 But I understand. You know, I'm not -- we're just  
11 proposing this and we're getting input from you and, you  
12 know, we appreciate it.

13 I guess one question is are you -- could we -- are  
14 you able to approve the Winter Street side additions, or  
15 would you like to just sort of have us give you better  
16 drawings and maybe make a walk-through on a computer?

17 And I guess, you know, can we get some direction?  
18 You know, we'd like to know what your feelings are about  
19 this right now.

20 STEVEN NG: I don't think there's a need for an  
21 animated walk through the interior --

22 ANTHONY DAVLIN: Mm-hm.

1 STEVEN NG: -- of the building. I think --

2 ANTHONY DAVLIN: kind of.

3 STEVEN NG: -- I just need documentation that kind  
4 of explains what's happening, and then in plan with some  
5 dimensions --

6 ANTHONY DAVLIN: Mm-hm.

7 STEVEN NG: -- room names, you know. I -- it's  
8 got to stand on its own for the record.

9 ANTHONY DAVLIN: Okay.

10 STEVEN NG: And then I think the survey doesn't  
11 really show -- let's see the date of this, yeah, December 3,  
12 2020 -- it's not referring to kind of the addition you're  
13 adding. So that survey is not really helping us, it's just  
14 making it more confusing for me.

15 ANTHONY DAVLIN: But the survey -- we're not  
16 adding anything to the footprint, so it doesn't really  
17 affect the -- you know, the survey. It doesn't affect the  
18 building outline. Do you mean, like a --

19 STEVEN NG: But your cantilever is kind of coming  
20 over the depth of the balcony, isn't it?

21 ANTHONY DAVLIN: It's lined up with the balcony,  
22 yeah. I mean, so it's basically -- you mean like a site

1 plan, not a plot plan? So you want -- basically you want to  
2 see the footprint of the building reflected sort of viewing  
3 it from space, looking, like down what it would look like?  
4 And with lot lines drawn from that addition, from the  
5 cantilever?

6 STEVEN NG: Yeah. I think that would help us  
7 understand this a little better.

8 ANTHONY DAVLIN: Okay. I mean, we're -- basically  
9 we're adding three feet to the right-hand side of the  
10 building, but we can do that. And you want to -- we weren't  
11 told that the neighbor -- that you want a support letter,  
12 but we can get that from the neighbor.

13 So Mike, what do you think?

14 MIKE HANRAHAN: I'm sorry, on which part?

15 ANTHONY DAVLIN: Do you think we should continue?  
16 So I guess we could continue the case and get you better  
17 documents of -- about the building.

18 MIKE HANRAHAN: Yeah, we're ready to do it.

19 STEVEN NG: Any other questions from fellow Board  
20 members on this one?

21 WENDY LEISERSON: Just a technical question,  
22 Steve. Is it --

1 STEVEN NG: Yeah.

2 WENDY LEISERSON: -- is the letter supposed to  
3 come from the condo association or does -- is it, I don't  
4 know what the rule is here, so I'm asking.

5 OLIVIA RATAY: If it is a true condo association,  
6 it will need to be a condo association letter.

7 ANTHONY DAVLIN: I was actually told that -- not  
8 that it matters at this point -- that that wasn't a Zoning  
9 issue, but maybe I spoke to the wrong -- I didn't understand  
10 what they were saying, but whatever.

11 So it's worth, like -- we shouldn't give up on  
12 this, there were? You're willing to look at it again if we  
13 get you better drawings and go from there?

14 STEVEN NG: Yeah. I guess I don't want to make a  
15 decision until I get a better understanding of what's --

16 ANTHONY DAVLIN: Mm-hm.

17 STEVEN NG: -- you know, what you're trying to do  
18 here.

19 ANTHONY DAVLIN: And do you want a sun study on  
20 the Sciarappa Street side? A shadow study? How it would  
21 impact the building next door?

22 STEVEN NG: Is -- how do my fellow Board members

1 feel about that?

2 DANIEL HIDALGO: I personally don't need one. I  
3 mean, I'm interested in hearing what the neighbors have to  
4 say, but I guess I'm less -- I don't require it.

5 ANTHONY DAVLIN: There is a four-page letter that  
6 was submitted today from the neighbor. I mean, basically,  
7 the big concern was the sun -- from her. And then also  
8 about, you know, my -- if I had a license and then whether  
9 the drawings were up to code and things like that.

10 But I think in terms of what -- of any relevance  
11 would be, you know, a sun study in terms of what the  
12 neighbor -- that's what the neighbor's really worried about;  
13 that it's going to block their light. And there's a letter  
14 on file that they sent -- that they submitted today.

15 WENDY LEISERSON: I would encourage you to have a  
16 conversation with your neighbor about whether a light study  
17 would reassure them or not before going the expense of it.  
18 So.

19 ANTHONY DAVLIN: Okay. So -- so you don't really  
20 -- the Board does not want to look at a light study, the  
21 light study would only be good to give to the neighbor to  
22 see if it would make them happy, but you as the Board, it's

1 not an important element?

2 WENDY LEISERSON: I'm saying that I personally on  
3 the Board am not requiring it, but if it would be persuasive  
4 to the Board's findings in light of the opposition that you  
5 will be receiving, then you may choose to present one.

6 ANTHONY DAVLIN: Right. Okay. But if we do a  
7 light study and the neighbor still isn't happy, which we  
8 anticipate that the case, is it -- should we still do it? I  
9 guess would it really -- would it help the Board at all?

10 I know I'm asking the same question over again,  
11 but I just want to be clear about that. I just want to  
12 understand this better.

13 STEVEN NG: Well, I think it's best for any  
14 applicant to take the time and review the proposed design  
15 and the application with all -- you know, any abutters who  
16 have questions --

17 ANTHONY DAVLIN: Mm-hm.

18 STEVEN NG: -- or concerns --

19 ANTHONY DAVLIN: Mm-hm.

20 STEVEN NG: -- so that, you know, you can  
21 hopefully come to some agreement with them. And I know the  
22 letter, they shared -- submitted a letter today, but it had

1 several points of concern. So, you know, I think you got to  
2 do what you can to work with folks who, you know, have  
3 concerns about your application.

4 ANTHONY DAVLIN: Right. I mean, there are -- it  
5 is in a corner. There are like 30 abutters or something,  
6 but we're happy to talk to them and try to make them happy.

7 WENDY LEISERSON: It is always the case, I find,  
8 in any Zoning matter that the people immediately adjacent to  
9 the property are the ones that are the most impacted. So  
10 those are the ones I would like to hear their concerns  
11 about.

12 Thank you.

13 ANTHONY DAVLIN: Okay. But I think -- okay.  
14 Sounds good. So we'll keep working at this, and I  
15 appreciate your -- because okay, can we continue this?

16 VIRGINIA KEESLER: I just have one question before  
17 we move on from Board --

18 ANTHONY DAVLIN: Sure.

19 VIRGINIA KEESLER: -- questions.

20 I'm just looking at the Dimensional Information  
21 Table. And it's saying that none of the setbacks are  
22 changing. And maybe this is also my confusion a little on

1 the plans, but is that correct -- I mean, that seems not  
2 correct to me?

3 ANTHONY DAVLIN: Yeah, I talked to Olivia today.  
4 There was a mistake on the --

5 VIRGINIA KEESLER: Okay.

6 ANTHONY DAVLIN: -- left-hand setback, yeah. And  
7 she said --

8 VIRGINIA KEESLER: Okay.

9 ANTHONY DAVLIN: -- we could update that after the  
10 application.

11 VIRGINIA KEESLER: Okay.

12 ANTHONY DAVLIN: Yeah.

13 VIRGINIA KEESLER: Thanks.

14 ANTHONY DAVLIN: I mean, the issue isn't -- the  
15 big thing is the front setback is that's sort of what we're  
16 going after. It's not the side setback.

17 But I guess if you're applying for relief on the  
18 front setback, it's -- I don't know, it's -- the side  
19 setback is still a concern.

20 STEVEN NG: Okay, Mr. Davlin. I will make a  
21 motion to the Board for a continuance for this item, but I'd  
22 like to -- since you were on the Agenda for this evening,

1 I'd like to open it to public comment at this time, just in  
2 case anyone who joined us has -- you know, some comments to  
3 share.

4 So we do -- you've -- we did receive a letter  
5 today, May 14, 2026, from 64 Winter -- no, it's from --

6 MIKE HANRAHAN: It would be were probably 66; 64  
7 is my own home.

8 STEVEN NG: Yeah. 66 Winter Street, Joe and Sara  
9 Desimone. And they had several concerns about the project,  
10 questioning -- you know -- concerns about the cantilever,  
11 encroachment, inadequate space, and a second item:  
12 inaccurate dimensions in the application which are creating  
13 some confusion to understand what's happening.

14 They had some concerns with impacts on light, air,  
15 and neighborhood character impacts as well, followed by  
16 their concerns about -- require a sun and shadow study of  
17 the project, and how it would impact their property.

18 And some other -- some comments regarding, you  
19 know, information, nonstandard measurement system used in  
20 submitted plans and just questioning -- perhaps, you know,  
21 recommending an architect or construction consulting or some  
22 type of engineer could assist you with developing

1 documentation that presents your project a little more  
2 clearly for review.

3 And yeah. "At a minimum, we request the Board  
4 require the applicant to provide verified as-built drawings  
5 reflecting actual current conditions, plans prepared and  
6 standard measurement units, professionally prepared sun and  
7 shadow study, and confirmation that the design or the plans  
8 is appropriately licensed under Massachusetts State Law."

9 So -- you know, they --

10 ANTHONY DAVLIN: That part is --

11 STEVEN NG: No, you don't -- no need to respond  
12 back, Mr. Davlin --

13 ANTHONY DAVLIN: Yep.

14 STEVEN NG: -- I'm just stating what their  
15 comments are, and as -- you know, if your abutters are --  
16 have these types of concerns, I strongly recommend you  
17 schedule time to meet with them.

18 MIKE HANRAHAN: For clarity, I did spend time  
19 speaking with her for about an hour yesterday.

20 STEVEN NG: Okay, thank you. Thank you for that.  
21 But now, we'll also open it up to public comment online.

22 Any members of the public who wish to speak should

1 now click the icon at the bottom of your Zoom screen that  
2 says, "Raise hand."

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

6 You should begin by saying your name and address,  
7 and 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 OLIVIA RATAY: Belinda Watt?

11 BELINDA WATT: Can you hear me?

12 STEVEN NG: Yes, we can.

13 BELINDA WATT: My name is Belinda Watt. I reside  
14 at 79 Dana Street in Cambridge. I'm a friend of Sara and  
15 Joe Desimone, who live at 66 Winter Street. She asked me if  
16 I would read her letter. They have had a -- they have a  
17 long-standing family event tonight that they could not miss.  
18 I'm probably going to run out of time, so just let me know.

19 "Dear members of the Board of Zoning Appeal,  
20 We're contacting you about our concerns regarding the  
21 pending application for a special permit to construct  
22 additions on the second and third floors of the property

1 located at 60-64 Winter Street, situated on the corner of  
2 Sciarappa and Winter Streets.

3 "The applicants have requested a special permit to  
4 allow them to build additions on the second and third floors  
5 within the required 10' setback. We are abutters who live  
6 directly adjacent to this property in very close proximity.  
7 Our home is located at 66 Winter Street, and it is only our  
8 driveway with an easement between our homes.

9 "Our family has lived at 66 Winter for four  
10 generations, and Joe is a lifelong resident of our home.  
11 The property at 60-64 Winter was once a garage that was part  
12 of our property owned by Joe's grandfather.

13 "The former owner, Anthony/Tony Davlin, purchased  
14 the property from Joe's family and conducted years of  
15 lengthy construction that he self-designed and implemented.  
16 The years of construction that we experienced were difficult  
17 and spanned over 20 years with different projects.

18 "We've been very happy with current owners Mike  
19 Hanrahan and Sloane Phillips, and do not wish them any ill  
20 will, but we have grave concerns for the proposed cantilever  
21 and the impact to space and light as a result of this  
22 construction within the requisite 10' setback.

1           "The current proposal includes a cantilever that  
2 extends toward our property and enclosure of roof decks.  
3 Any cantilever or extension within the 10' setback, either  
4 on the side of the house towards our property or the rear of  
5 the house, would impact on our property by limiting light  
6 and space.

7           "It is our understanding that the new Cambridge  
8 Zoning Laws were only recently enacted to allow for greater  
9 leniency for residential construction, but setback  
10 requirements were given great consideration and deference,  
11 and were maintained to prevent expansion such as this that  
12 would infringe upon light and space for houses in close  
13 proximity.

14           "There is no hardship or justification that would  
15 warrant expansion within the required setback. However, we  
16 have no objection to their proposal on the east side of the  
17 house that borders Sciarappa Street.

18           "It is our understanding the proposed construction  
19 on the Sciarappa Street side of the building will only  
20 include an existing space and will not expand the width of  
21 the structure. It's only on the west side of the building  
22 towards our home that expansion is proposed that would

1 extend both the width and height of the house.

2 "We have particular concerns about this  
3 construction because we were informed that the designs for  
4 this proposal requesting a special permit within the setback  
5 have been drafted by the former owner, Tony Davlin, and he  
6 is acting as the Project Manager.

7 "Mr. Davlin is not an architect; Mr. Davlin is a  
8 glass artist who designed and built the current structure.  
9 At one point, his glass studio was on the first floor of the  
10 residence, before he converted it into living space and sold  
11 it as a separate unit.

12 "The current owners apparently needed to consult  
13 Mr. Davlin to know where things were located because of the  
14 unorthodox manner in which he constructed the property.  
15 There were many unorthodox practices employed by Mr. Davlin,  
16 such a person jackhammering our driveway one day while  
17 wearing a bicycle helmet, or returning from a vacation to  
18 find dirt deposited in our driveway up to the second-floor  
19 windows that had been excavated from the property.

20 "I mention this because of our concerns with the  
21 measurements and inability to trust the proposed designs  
22 that do not include exact measurements; only proposed

1 elevations, and are not submitted in typical architectural  
2 standards.

3 "The drawings lack important dimensions, which  
4 should be in feet and inches, labels and notes. They do not  
5 show the existing elevations, so the proposed elevations are  
6 difficult to understand, and the elevations do not show the  
7 surrounding context, such as adjacent houses.

8 "Since the space and proximity are so tight in  
9 this area, every line of demarcation is important and needs  
10 to be exact. We lived with almost 20 years of construction  
11 with Tony Davlin, and allowed much of the construction to  
12 occur; however, we are concerned about additional  
13 construction, particularly with Mr. Davlin involved with the  
14 design and implementation.

15 "The dimensions of the existing property in the  
16 current proposal are unclear, and differ from a prior  
17 variance appeal Mr. Davlin filed with the City in December  
18 2022.

19 "While we do not totally oppose Mr. Hanrahan and  
20 Ms. Phillips' proposed construction, we ask that the  
21 construction not include a cantilever or extension towards  
22 our home or behind their home within a 10' setback, as it

1 would impact on our space and light.

2 "We are also concerned with the addition of an  
3 enclosure of the second and third floor at their currently  
4 open roof deck, as that allows light to filter through to  
5 our home. The property is already looming and larger than  
6 any of the other homes in the neighborhood.

7 "After careful review of the application materials  
8 and given our direct proximity to the subject property, we  
9 respectfully urge the Board to deny the special permit  
10 request for the reasons set forth below, or that alterations  
11 be made that would remove the proposed extension towards our  
12 home and any structure or enclosure that would inhibit  
13 valuable light and space.

14 "Number one, --

15 STEVEN NG: Ms. Watt, I think I'll -- I --

16 BELINDA WATT: Thank you. I understand that.

17 STEVEN NG: -- but I think you -- yeah, you  
18 captured the initial items in the letter, and I mentioned  
19 the --

20 BELINDA WATT: Yeah.

21 STEVEN NG: -- six other concerns, so.

22 BELINDA WATT: Can I-- there's a couple more lines

1 at the end where she says, "Mr. Hanrahan and Ms. Phillips  
2 have been very nice neighbors, and we appreciated their  
3 willingness to communicate with us." And I think that that  
4 last part is they are open to conversation and I'll leave it  
5 at that.

6 STEVEN NG: Thank you, Ms. Waters (sic). Thank  
7 you so much.

8 BELINDA WATT: Thank you for hearing me.

9 OLIVIA RATAY: Phone number ending in 8311.

10 HEATHER HOFFMAN: Hello. Heather Hoffman, 213  
11 Hurley Street. I remember the transformation of this  
12 property, and I remember when Mr. Davlin came to the East  
13 Cambridge Planning Team at the start of it and he wanted to  
14 make it his studio.

15 But that's not the reason that I'm calling. I'm  
16 calling because I'm a real estate lawyer, I'm a Title  
17 Examiner, and I can explain to you how the condo laws work.  
18 And I think that's important.

19 The reason you have to get the other people who  
20 are in the entire condominium to consent is because you're  
21 going to have to amend the Master Deed. You are encroaching  
22 on what is currently common area, and because in general the

1 outside of the building is common area, and you're going to  
2 have to amend the Master Deed because you're changing what  
3 this Unit 64 is.

4 So you're going to have to get an architect or a  
5 surveyor -- someone with a license to draw those plans, and  
6 you're going to have to get the other owner to sign these --  
7 the amendment. So -- so that's why before you get to that  
8 point, it's really good to have their buy-in on this.

9 Thanks.

10 MIKE HANRAHAN: Yep. Thank you. And for clarity,  
11 I do have that. I will get it in writing, but I appreciate  
12 the clarification on the rules.

13 STEVEN NG: Thank you, Ms. Hoffman.

14 OLIVIA RATAY: Howard Kaufman?

15 HOWARD KAUFMAN: Hi. I'm Howard Kaufman. I live  
16 at 60 Winter Street. I'm the other owner and member of the  
17 Homeowners Association. I'm aware of the plans, and I'm  
18 very supportive of it and can help ensure that we submit a  
19 letter from the Homeowners Association in support of this  
20 project.

21 STEVEN NG: Thank you, Mr. Kaufman.

22 And that's it for public comment. So we'll close

1 the public comment, and I can make a motion to continue.

2 I guess what's the next available date, Olivia?

3 June 11?

4 Mr. Hanrahan, is June 11 a good date?

5 Oh, yes. Are fellow Board members available on

6 June 11 for a continued continuance of this hearing?

7 Wendy?

8 WENDY LEISERSON: I'm just checking --

9 STEVEN NG: Mm-hm.

10 WENDY LEISERSON: -- graduation and senior year

11 activities. Why don't you take a poll of the other Board

12 members?

13 STEVEN NG: Okay. Will do. Virginia Keesler,

14 how's June 11 looking?

15 VIRGINIA KEESLER: I believe I have a work

16 obligation that day, but I'm double checking my calendar as

17 well, so give me one minute as well.

18 STEVEN NG: Okay. And we'll circle back.

19 Daniel?

20 DANIEL HIDALGO: That's fine with me.

21 STEVEN NG: Okay. Good.

22 Esrom?

1           ESROM NEGASH: I should be available.

2           STEVEN NG: Okay. And yeah, I'll -- I'm available  
3 pretty much in June.

4           WENDY LEISERSON: I am available June 11.

5           STEVEN NG: Okay. Thank you, Wendy.

6           VIRGINIA KEESLER: Sorry. Give me one more  
7 minute. I -- my recollection is that I am not, but let me  
8 -- I am also available June 25, which would be the next --

9           STEVEN NG: Yeah.

10          WENDY LEISERSON: -- BZA meeting, if -- just  
11 anticipating that Virginia is not available.

12          STEVEN NG: Does that work better for you,  
13 Virginia, June 25?

14          VIRGINIA KEESLER: June 25 would work better, yes.

15          STEVEN NG: Okay. And Dan and Esrom, and does  
16 that work for you?

17          ESROM NEGASH: Yes.

18          STEVEN NG: Both?

19          DANIEL HIDALGO: Yes. Daniel yes.

20          STEVEN NG: Okay. So moved. And yes.

21          Mr. Hanrahan, does June 25 work?

22          MIKE HANRAHAN: Yeah, I can make either of those

1 dates. So whatever works for the Board is fine on our side.

2 STEVEN NG: Okay. Great. Thank you so much.

3 So let me make a motion to continue the matter of  
4 BZA Case No. 1206059 for 60-64 Winter Street, Unit 64,  
5 located in Cambridge, Mass., to the June 25, 2026, hearing  
6 on the condition that the petitioner change the posting sign  
7 to reflect the new date of June 25 and the time of 6:00 p.m.

8 Also, that the petitioner sign a waiver to the  
9 statutory requirements for the hearing. This waiver can be  
10 obtained from Maria Pacheco or Olivia Ratay at the  
11 Inspectional Services Department.

12 I ask that the petitioner sign a waiver and return  
13 it to the Inspectional Services Department by a week from  
14 this coming Monday. Failure to do so will de facto cause  
15 this Board to give an adverse ruling on this case.

16 Also, that there is -- if there are any new  
17 submittals, changes to the drawings, dimensional forms, or  
18 any supporting statements that those be in in the file by  
19 5:00 p.m. on a Monday prior to the continued meeting date.

20 ANTHONY DAVLIN: Do you have that date?

21 STEVEN NG: June 25 and then -- hold on --

22 MIKE HANRAHAN: I believe it's the twenty-second

1 will be the Monday.

2 STEVEN NG: Yeah. June 22, 5:00 p.m.

3 ANTHONY DAVLIN: Okay.

4 STEVEN NG: And on a voice vote, the motion to  
5 continue this matter until June 25, Wendy Leiserson?

6 WENDY LEISERSON: Wendy Leiserson in favor.

7 STEVEN NG: Thank you. Virginia Keesler?

8 VIRGINIA KEESLER: Virginia Keesler in favor.

9 STEVEN NG: Thank you. Daniel Hidalgo?

10 DANIEL HIDALGO: Daniel Hidalgo in favor.

11 Esrom Negash?

12 ESROM NEGASH: Esrom Negash in favor.

13 STEVEN NG: Thanks. And Steven Ng in favor.

14 [All vote YES]

15 STEVEN NG: So that's a 5:0 vote, and the motion  
16 to continue passes to June 25. Thank you so much.

17 MIKE HANRAHAN: Thank you all for your time.

18 ANTHONY DAVLIN: Thank you.

19

20

21

22

\* \* \* \* \*

(7:17 p.m.)

Sitting Members: Steven Ng, Wendy Leiserson, Daniel  
Hidalgo, Virginia Keesler, and Esrom  
Negash

STEVEN NG: Our final item this evening scheduled  
for 6:30 is Case No. BZA -1206543 -- for 75 Broadway, by  
Property owner MIT Volpe, for a Variance for installation of  
an internally illuminated wall sign identifying the building  
tenant, Biogen, with greater area and greater allowed by  
Article 7.000, per Section 7.16.22.c for Wall Signs; and  
Section 10.30 for a Variance.

At this time, I'd like to disclose that I did  
file, just for clarification, Section 19, a Conflict-of-  
Interest Letter to the City Manager.

And just to clarify, my employer does provide  
Project Management Services to the tenant and that I am not  
-- have any ownership or profit in ownership of the company,  
and I've never worked or been assigned to the Biogen project  
in any way, shape or form.

So that document is on file for anyone interested.

So moving on to the presentation of the case, who

1 is available for presenting?

2 CHARLES LE RAY: This is Charles Le Ray. I'm  
3 here, as well as well as Michael Wythe.

4 STEVEN NG: Okay. Welcome.

5 CHARLES LE RAY: Should we start with the  
6 introduction?

7 STEVEN NG: Yep.

8 MICHAEL WYTHE: Great. Good evening, Chair Ng and  
9 members of the Board. My name is Michael Wythe. And I'm  
10 Biogen's Global Head of Real Estate and our CambridgeSide  
11 General Manager. I'm speaking tonight on behalf of Biogen's  
12 request -- sorry, one second. My microphone locked up on  
13 me. Apologies about that.

14 I'm speaking tonight on behalf of Biogen's request  
15 for a signed variance for our new global headquarters at 75  
16 Broadway. This Board has seen many signage requests over  
17 the years. So I want to share what makes this one  
18 different, and why it also meets both the letter and the  
19 intent of the Zoning Ordinance.

20 Kendall Square didn't become what it is by  
21 accident. It is known as the most innovative square mile on  
22 earth because world-class academic institutions,

1 entrepreneurs, venture capitalists and globally recognized  
2 companies dared to bring their life-changing ideas here.  
3 And the ecosystem created the conditions for those ideas to  
4 flourish.

5 Many would say that Biogen is the company that  
6 helped start it. Biogen and our people have been an  
7 integral part of Kendall Square since 1982.

8 We have driven breakthroughs by delivering the  
9 first approved treatments for SMA, the genetic cause of ALS,  
10 and Friedreich's Ataxia, which is a rare, inherited  
11 neurodegenerative disease for Alzheimer's disease, and oral  
12 medicine for postpartum depression, and we were the pioneers  
13 that helped establish modern multiple sclerosis treatments.

14 We are committed to advancing a portfolio that  
15 delivers first and best-in-class medicines for some of the  
16 most debilitating and life-threatening diseases.

17 As we approach our fiftieth anniversary and as we  
18 build our new headquarters, this request isn't just about a  
19 sign, but it's about renewing our commitment as we prepare  
20 for the next era of growth for our company.

21 Just today, Biogen completed its acquisition of  
22 Apellis Pharmaceuticals combining two great Massachusetts-

1 based companies' talent and innovation, and a powerful step  
2 in reshaping the new Biogen.

3 This sustainable building at 75 Broadway will  
4 serve as the epicenter of our research for neurodegenerative,  
5 rare and immunological diseases, bringing our research,  
6 development, operations and commercial teams together under  
7 one roof that supports that mission.

8 Today, Biogen employs approximately 1,500 people  
9 in Cambridge. In total, we have employed over 8,000  
10 employees in Cambridge since our inception.

11 We made the decision to keep that talent here,  
12 this scientific epicenter, because no other location can  
13 replicate Kendall Square's confluence of talent, energy,  
14 ingenuity and collaboration.

15 We are proud of what we have done so far to  
16 contribute to this community. Later tonight you will hear  
17 from the Cambridge Chamber of Commerce and Kendall Square  
18 Association as well. Those letters share how it is critical  
19 that Biogen continues to invest in the next chapter of  
20 Kendall Square, and the requested signage shows that  
21 commitment.

22 Hospitals, universities, startups, and

1 international partners all come to Kendall Square. Our new  
2 headquarters is designed to further support that ecosystem,  
3 including a conference space for approximately 450 people,  
4 which will be one of the largest in the area, where we  
5 convene partners across research and development, medical,  
6 patient advocacy and the community.

7 And at the heart of our new building will be  
8 Biogen's CoLab, which has already reached more than 69,000  
9 learners, inspiring students and career-ready adults,  
10 serving as a critical engine of talent for Biogen and for  
11 Massachusetts.

12 In 2025, we welcomed underserved students from the  
13 non-profits MassBioEd, and Digital Ready, along with  
14 students from Cambridge and Somerville school districts. We  
15 are excited. The front door of Biogen will be even more  
16 visible for anyone to imagine themselves in life science and  
17 health care careers.

18 Our presence also brings benefits that are  
19 meaningful to this request. We continue to invest hundreds  
20 of millions of dollars locally through jobs, vendor  
21 relationships, and partnerships with universities,  
22 hospitals, and research institutions. We support MBTA

1 ridership, small businesses --

2 [Pause]

3 -- oops, my apologies.

4 Our new headquarters is designed to further  
5 support that ecosystem, as I said, including conference  
6 space for approximately 450 people.

7 At the heart of our new building will be the  
8 CoLab, which has already reached more 69,000 learners,  
9 inspiring students and career-ready adults, serving as the  
10 critical engine of talent. We are excited the front door,  
11 as I said, of Biogen, will be even more visible for those to  
12 imagine themselves in life-science and health care careers.

13 Our presence also brings benefits that are  
14 meaningful to this request. We continue to invest hundreds  
15 of millions of dollars.

16 When people come here, what they see matters. The  
17 visible presence of Biogen and other life-science leaders  
18 reinforces Kendall Square's identity as a place where  
19 breakthroughs begin, and how we will remain at the forefront  
20 of global scientific leadership.

21 The proposed sign will be internally illuminated  
22 high on the building and static. It is modest relative to

1 the scale of the building. It won't change land-use  
2 patterns, increase foot traffic or create adverse impacts  
3 for residents, since it faces the Charles.

4 What it will do is make visible a long-standing  
5 partnership between a company and a city that have grown  
6 together.

7 Thank you for considering the sign variance.

8 And Charles?

9 CHARLES LE RAY: Thank you. As Michael said,  
10 Biogen is proud to be in Cambridge, proud to have been one  
11 of the first biomedical companies in Cambridge and wants to  
12 celebrate its presence in Cambridge by displaying its name  
13 on its new headquarters.

14 The sign will also help with wayfinding in the new  
15 building for employees and collaborators and visitors. As  
16 Mike said, it will have the largest conference center in  
17 Kendall Square capable of hosting 450 participants.

18 Many of those people will be coming to the  
19 building for the first time. Some of them will be coming to  
20 Cambridge for their first time. And having a visible sign  
21 will help them find where they want to go.

22 It also hosts Biogen's CoLab Program. This is a

1 laboratory-style classroom setting which has Biogen  
2 employees, instructors from various universities in the area  
3 and from the biotechnology non-profits in the area all come  
4 together to collaborate and inspire future health care and  
5 life-science participants through hands-on learning.

6 And this -- we were originally focused on middle  
7 and high school students, but in recent years, it's expanded  
8 to include older students and young professionals.

9 Up to 800 students a year participate in the  
10 Cambridge program, and there's a new cohort starting every  
11 few weeks to few months, depending on the program.

12 So we have lots of people coming from around  
13 Cambridge and from neighboring cities, and also from other  
14 places, both to participate and to teach, who will be  
15 looking to find the building for the first time. And again,  
16 the sign is great wayfinding for them.

17 The Zoning Ordinance Sign Regulation would limit  
18 us to a wall sign with an area of up to 60 square feet and a  
19 height of not more than 20', with external illumination. As  
20 I'll show in a minute, that sign would essentially be  
21 invisible.

22 The existing street trees along the sidewalk are

1 being preserved during construction, and unlike most street  
2 trees in Cambridge which are between the sidewalk and the  
3 roadway, these trees are inbound to the sidewalk between the  
4 walk and the building. So they block not only drivers, they  
5 block pedestrians from seeing where a conforming sign would  
6 be.

7           Also, this section of Broadway is truly a  
8 boulevard. There is a landscaped island down the middle of  
9 the road between the two-directional lanes with additional  
10 trees further blocking the conventional sign location from  
11 drivers or from pedestrian on the other side of the road.

12           So we're seeking Zoning relief to locate a sign  
13 near the top of the building, where it will be visible. And  
14 as I'll show you in some renderings, a sign partway up  
15 really would not have much visibility and wouldn't serve its  
16 purpose.

17           And because we're asking for a sign that's far up,  
18 we're asking for it also to be larger so that it can be  
19 seen.

20           And so, the top of the proposed sign will be 303'  
21 above the ground, and we're asking for a sign that would be  
22 about 13' tall and 41' wide, so an area of about 540 square

1 feet. And finally, we'd like to internally illuminate the  
2 sign's letters so the sign will be visible after dark.

3 If Olivia can put up the slides right now, I'll  
4 run you through some renderings.

5 So here you see we're calling it "Project  
6 Jubilee," as Mike mentioned. This -- the -- in 2028, it's  
7 the fiftieth anniversary of BioMed's founding. And also, it  
8 will be the year that the new headquarters building is fully  
9 open.

10 You can skip the next slide, which is just a blue  
11 screen.

12 So this shows renderings of what it would look  
13 like. On the left is the building during the daytime,  
14 middle of the night, and the right is a closeup. If you can  
15 shift it to the left so that people -- or maybe it's just my  
16 view that's got people overlapping.

17 On the right, there's an elevation of the  
18 building. And you can see partway up the building, there's  
19 sort of a twist in it. This is not a slab, rectangular  
20 building. It's got curves to the façade and an interesting  
21 twist in the middle.

22 Next slide, please?

1           So this is detail of the sign itself. It's just  
2 letters. There's no background element to it. So although  
3 the rectangle is "13.2 x 41.1", a lot of that rectangle is  
4 white space.

5           Next, please?

6           And we have some visibility studies, renderings of  
7 what it will look like from certain locations. So this  
8 first one you've crossed the Longfellow Bridge, you're  
9 coming up Main Street towards the Broadway intersection, and  
10 you can see in the center in the background is the building  
11 with the sign up on the top.

12           Then obviously as you go up Broadway to get  
13 closer, the sign becomes larger.

14           Next, please?

15           This is from the Kendall Square T stop. And as  
16 you see on the right, there's the Marriott building with a  
17 sign up on the top with the Marriott name. On the left is  
18 the Google building with its logo up top.

19           And in the middle is a view corridor directly at  
20 the Biogen building with the Biogen sign there. So if  
21 you're getting out at the Kendall Square T stop wondering  
22 where to go, there's your answer.

1           Next, please?

2           This is farther away from the pedestrian path  
3 leading to the Kendall Square T stop. And again, you can  
4 see the sign not building in the view corridor between  
5 existing buildings.

6           Next one, please?

7           This is the Number 85 bus stop in the area on Ames  
8 Street. As you come out of the bus stop, you can see the  
9 building and part of the sign.

10           And obviously as you walk up Ames Street towards  
11 the building, the building on the right becomes less and  
12 less of an impediment, and you'll see the entire sign.

13           Next one, please?

14           This is farther away on Ames Street, and on the  
15 right, you can see the top of the building with the sign  
16 visible.

17           And this is Amherst Street, farther away. But  
18 again, there's a view corridor directly between existing  
19 buildings where you would see the top of the building and  
20 the sign.

21           And the last slide just shows that from Memorial  
22 Drive; you won't be able to see it at all because there are

1 other tall buildings intervening.

2 And that's all we have for visuals.

3 So the Variance Standards under 10.32, it's a  
4 three-part test.

5 First, a literal enforcement of the provisions of  
6 the ordinance would involve substantial hardship, financial  
7 or otherwise.

8 What they can show in the hardship is that a  
9 conforming side would be invisible; it would be blocked by  
10 trees and in some cases, a double row of trees, making it  
11 invisible.

12 The second test is the hardship is owing to  
13 circumstances relating to soil conditions, shape or the  
14 topography of such land or structures, especially affecting  
15 the land or structure.

16 Again, we have these trees unusually inbound of  
17 the sidewalk that are across the entire front of the  
18 property and a second row in the middle of the street. This  
19 is not a common condition in the area.

20 The third test is desirable relief can be granted  
21 without substantial detriment to the public good, or  
22 nullifying or substantially derogating from the intent of

1 the Ordinance.

2 Far from detrimental to the public good, this sign  
3 is consistent with Section 7.11.1, which explicitly  
4 recognized that public interest is served by having  
5 businesses and services identify their premises.

6 The proposed sign directly supports Biogen to  
7 include their market's headquarters, and a wayfind so that  
8 people can identify the building when they're trying to find  
9 it.

10 Finally, 10.32 says that in addition to  
11 considering the character and use of nearby buildings, the  
12 Board in making its findings should take into account the  
13 number of persons residing or working in the building, and  
14 the present and probable future traffic conditions.

15 But I don't think the sign will have any impact on  
16 present or future traffic.

17 In terms of nearby buildings and land, across  
18 Broadway and to the northwest across the Loughrey Walkway,  
19 all of those adjacent properties are the MXD District, where  
20 the sign would be allowed by right. So it's consistent with  
21 the character and use of nearby buildings.

22 And there will be hundreds of people working in

1 the building, and an additional hundreds or thousands every  
2 year coming to it for conferences or CoLab.

3 So we believe that we meet the standard for a  
4 variance. There are a number of letters of support that  
5 have been submitted, ranging from the Executive Office of  
6 Economic Development to City Councillors to civic  
7 organizations, and I'll leave it to the Chair to identify  
8 all those for the record.

9 And we're happy to answer any questions.

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

11 Any questions from my fellow Board members?

12 Wendy? I'm sorry, my screen -- I don't -- I can't  
13 these the hands raised on the screen.

14 WENDY LEISERSON: That's all right. Thank you,  
15 Steve.

16 I do have some questions. So I just wanted to  
17 parse your request for relief into three separate issues.  
18 One is height, one is size, and one is internal  
19 illumination. Is that correct, those are the three grounds  
20 for which you're requesting relief?

21 CHARLES LE RAY: Yes, that's correct.

22 WENDY LEISERSON: So putting aside for a moment

1 the height and the size of the sign, I just wanted to ask  
2 you some questions about internal illumination, please?

3 CHARLES LE RAY: Mm-hm.

4 WENDY LEISERSON: So first of all, I do want to  
5 acknowledge the fact that we all appreciate who Biogen is,  
6 the incredible work that your company does, its value to  
7 Cambridge in particular, and the leadership and industry  
8 that Biogen is. So we -- these things are not in question.

9 I did want to ask you when -- you made the  
10 decision in your presentation -- you said you made the  
11 decision to locate in Cambridge because no other location  
12 can replicate what is in Cambridge in terms of the expertise  
13 and the community of experts and other cohorts that you find  
14 here.

15 So I just want to say that I don't believe what  
16 sign is allowed to impacted your decision, or you would have  
17 probably negotiated that with you City before you decided to  
18 come here.

19 So my question, though, as a member of the Zoning  
20 Board is -- I'm not a City negotiator. My role is to  
21 interpret what the Zoning law is, and it's the only role I  
22 have.

1           And just as if this was a neighborhood dispute or  
2 a variance for building a house, I have no discretion about  
3 whether I like the person on one side of the argument more  
4 than the person on the other side of the argument. That's  
5 just irrelevant to my decision-making process.

6           So I hope you understand that when I'm asking you  
7 these questions.

8           With regard to internal illumination of the sign,  
9 I do agree, first of all, that the visibility of Biogen does  
10 reinforce the attraction of Cambridge for two other visitors  
11 and two other industry people to appreciate that someone of  
12 the caliber of Biogen respects what Cambridge and its people  
13 have to offer in terms of the workforce and the research  
14 that you need to do for your products.

15           But I don't understand why internal illumination  
16 would be required after certain hours of the day for  
17 wayfinding purposes. Could you please address that?

18           CHARLES LE RAY: So it depends on the time of the  
19 year. In the winter it gets dark, what four o'clock some of  
20 the time, well before the building operations close, and it  
21 doesn't get light until 7:30 or 8:00 after people will be  
22 arriving.

1           I know that many of the similar signs operate from  
2 dusk to dawn. I think if that range of illumination was an  
3 issue for the Board, there's probably a time in the middle  
4 of the night where, you know, we wouldn't need the sign  
5 necessarily illuminated, and could agree not to have it on  
6 if that was important to the Board.

7           WENDY LEISERSON: Thank you. And I just also  
8 wanted to acknowledge that in your corporation's  
9 environmental policy, you have put out there that you are a  
10 leader and want to be a leader in the industry in terms of  
11 sustainability and environmental stewardship.

12           And I know that at least one of the oppositions  
13 that have been filed has raised the issue of the impact on  
14 birds and bats and insects that come from changes in the  
15 natural light system of having signage at night.

16           So I wanted also to acknowledge that that is where  
17 your company has -- is coming from.

18           And that's all for my questions for the moment.  
19 Thank you.

20           STEVEN NG: Thank you, Wendy. Any other Board  
21 members with questions?

22           Seeing none. Yeah, we can move to public comment.

1 The process this evening will be to summarize and present  
2 all written correspondence first, and then open it to public  
3 comment after summarizing that.

4 So first, I'll provide a summary of correspondence  
5 in favor of the application. We've received letters from  
6 MassBio CEO and President Kendalle Burlin O'Connell; Life  
7 Science Cares Boston, Rosie Cunningham, Executive Director;  
8 Mass Life Center (sic) Kirk Taylor, President and CEO.

9 These organizations, you know, cite all the  
10 accomplishments and great work that Biogen has contributed  
11 in life science and support the approval of the signage  
12 variance.

13 The next series of letters are from Cambridge-  
14 based groups and organizations. We received a letter of  
15 support from the Cambridge Chamber of Commerce; the Kendall  
16 Square Association; and the MIT Office of Government and  
17 Community Relations, Sarah Gallup Director -- my apologies  
18 -- on, let's see -- yeah; Beth O'Neill Maloney, Executive  
19 Director of Kendall Square Association, all also supporting  
20 Biogen's application requesting approval -- supporting  
21 approval of the Variance as well.

22 We have some local -- more -- Cambridge local

1 organizations expressing support: The Cambridge Health  
2 Alliance, Assaad Sayah, President and CEO; as well as  
3 Jessica Cantin, CEO for Food for Free -- organizations that  
4 have partnered with Biogen in a variety of community  
5 service, and support from that -- from Biogen and express  
6 approval for the variance.

7           And then more public officials from the City of  
8 Cambridge and Commonwealth of Massachusetts. A letter from  
9 the Secretary of the Commonwealth, Mr. Eric Paley; as well  
10 as letters of support from the City Councillors Marc  
11 McGovern and Tim Flaherty; as well as Her Honor Mayor of  
12 Cambridge, Sumbul Siddiqui; and Vice Mayor, Co-Chair of  
13 Housing in the city of Cambridge, Burhan Azeem, all  
14 expressing strong support for approval of the variance for  
15 the signage.

16           And we also received -- let me find those -- two  
17 letters from members and Trustees of the East Cambridge  
18 Planning Team. We received a letter from Ovadia R. Simha, a  
19 Trustee of the East Cambridge Open Space Trust. And I could  
20 read excerpts of it or try to quickly summarize.

21           "A Sign Ordinance was designed to ensure that  
22 commercial buildings and businesses would have the ability

1 to provide easy access to their premises and services not to  
2 provide -- not provide opportunities for illuminated signs  
3 that are mounted high up on buildings that simply advertise  
4 their presence.

5 "The sign proposed by the developer on behalf of  
6 the Biogen company violates the principle, and should not be  
7 allowed.

8 "Illuminated sign proposals which have come before  
9 the BZA in the past such as one proposed by the Alnylam  
10 Corporation a few years ago on Third Street were rightly  
11 rejected.

12 "And the sign that was finally erected in  
13 conformance and has demonstrated its effectiveness as its  
14 wayfinding device and is both handsome and has provided easy  
15 identification for persons seeking access to their  
16 headquarters on a tree lined Third Street.

17 "The proposed illuminated sign proposed for the  
18 Biogen company cannot in any way be justified as mitigating  
19 a substantial hardship. Buildings throughout the  
20 neighborhood are easily identified by conforming signs.

21 "The argument that a conforming sign should --  
22 would be a hardship because it would be obscured by street

1 trees is particularly insulting. The proposed sign on the  
2 building now under consideration at 75 Broadway ignores the  
3 fact that MITIMCo, the developer of the Volpe Plan, urged  
4 the City Council and the public during approval of its  
5 zoning that buildings and landscape along Broadway would be  
6 built to create a uniformly comfortable architectural  
7 experience for visitors and employees to their buildings.

8 "It is galling to hear that trees are an  
9 impediment to the enjoyment of the environment since they  
10 play an important role in helping to make up for the over  
11 150 mature trees that were destroyed for this development.

12 "We urge you to reject this proposal and encourage  
13 Biogen to work within the limits of the Ordinance to find a  
14 congenial solution to their identity concerns."

15 We also received a letter from East Cambridge  
16 Planning Team itself dated May 14 that -- just trying to  
17 summarize here --

18 "East Cambridge Neighborhood has been a consistent  
19 protector and steward of the Sign Ordinance to ensure that  
20 commercial illuminated signs do not undermine the objective  
21 of the ordinance, an ordinance designed to ensure the signs  
22 are used for information needed by the community to identify

1 the location of a business and not for advertising purposes.

2 "We together with other members of the community,  
3 including several major companies in the area who have  
4 honored the ordinance and have fought side-by-side with us  
5 in preventing the abrogation of provisions of the ordinance  
6 from the desire to use buildings as illuminated advertising  
7 sites."

8 They also cite the same Alnylam Corporation  
9 application that was rejected. They also cite the Microsoft  
10 company sign that was proposed at One Memorial Drive being  
11 rejected as well.

12 "The proposed illuminated sign proposed for the  
13 Biogen company cannot in any way be justified as mitigating  
14 a substantial hardship. Buildings throughout the  
15 neighborhood are easily identified by conforming signs. The  
16 proposed and any future occupant of 75 Broadway would enjoy  
17 the same with a conforming sign.

18 "To argue that an illuminated sign 17 or 18  
19 stories above the street would provide more convenience to  
20 the public is difficult to believe."

21 And I think that was some of the key points there  
22 from the letter from the ECPT. And that was it in the file

1 for correspondence.

2           So we'll move now to public speakers online. Any  
3 members of the public who wish to speak should now click the  
4 icon at the bottom of your Zoom screen that says, "Raise  
5 hand."

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

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

13           OLIVIA RATAY: Charles Hinds?

14           CHARLES HINDS: Hi. My name is Charles Hinds.  
15 I'm the -- I live at Charles Street in East Cambridge. I'm  
16 the current President of the East Cambridge Planning Team  
17 and I'm here on their behalf.

18           The Chair has pretty much summarized the letter we  
19 sent in opposition. I just wanted to add a little bit that  
20 he left out. The second page of the letter says,

21           "In addition to these concerns, we noted that the  
22 illuminated sign at the height proposed will have an impact

1 on the residents at the 270 apartments at 100 Memorial  
2 Drive, and the new MIT graduate student housing south of  
3 Main Street.

4 "These residences (sic) of these buildings would  
5 have to live with the illuminated sign 24/7, whose only  
6 purpose is to advertise the Biogen company. Affected  
7 families living in these dwellings would feel warmly toward  
8 Biogen requires an extraordinary length of imagination."

9 That's the only paragraph I would like to add in,  
10 to add that's not in the letter. We have not always opposed  
11 every application for Sign Ordinance.

12 We did support the EF Variance for the Sign  
13 Ordinance, because their sign would have been obscured by  
14 the Southeast Expressway, and we thought that was a good  
15 reason to have a sign higher in the building.

16 And for wayfinding, I mean, I think everybody --  
17 no -- people really don't use signs for wayfinding anymore.  
18 They use electronic wayfinding like Google Maps. Even, you  
19 know, you get into an Uber and they're following a map.  
20 They're not looking in the sky for signs.

21 I do appreciate Biogen has been a world leader in  
22 biotech and their merit is not in question. They're a great

1 company. And they've never needed a sign before to become  
2 great. They have been in East Cambridge for -- God -- since  
3 the '80s. And they've never had a big sign on their  
4 building.

5           Anyway, that's all I wanted to add onto those  
6 comments. And I wish the BZA can consider our comments.  
7 Thank you.

8           STEVEN NG: Thank you, Mr. Hinds. And thank you  
9 for mentioning that one point on the second page. Thank you  
10 for allowing for completing -- yeah -- that.

11           OLIVIA RATAY: Nancy Donohue?

12           STEVEN NG: Ms. Donohue, can you hear us?

13           NANCY DONOHUE: Sorry, can you hear me?

14           STEVEN NG: Yes, we can.

15           NANCY DONOHUE: Oh, I'm sorry. Did you hear any  
16 of my beginning? I apologize.

17           STEVEN NG: No, unfortunately we didn't. Could  
18 you --

19           NANCY DONOHUE: Can I start over?

20           STEVEN NG: -- repeat that?

21           NANCY DONOHUE: My apologies.

22           STEVEN NG: Yeah, no, that's okay.

1           NANCY DONOHUE: Sorry. All right so start again.

2       So good evening, Mr. Chair and members of the Board.

3           My name is Nancy Donohue, and I serve as Senior  
4       Director of Government and Community Relations for the  
5       Cambridge Chamber of Commerce. On behalf of the Chamber,  
6       I'm here to express our support for Biogen's application for  
7       signage at its new global headquarters at 75 Broadway.

8           Since coming to Cambridge in 1982, Biogen has  
9       helped establish Kendall Square as one of the most  
10      innovative districts in the world.

11          Biogen has made significant contributions to  
12      Cambridge's biotech ecosystem, much of it through  
13      collaboration with our local universities, health care  
14      institutions, and fellow Biopharma companies.

15          Biogen's new global headquarters reflects its  
16      long-term commitment to Cambridge as a biotech hub and helps  
17      attract top talent in a highly competitive industry.

18          At a time when the biotech sector is facing  
19      challenges from global competition, federal uncertainty and  
20      talent leaving the state, it is important that Cambridge  
21      remain a global leader in the life sciences and continue to  
22      strengthen its innovation economy.

1           The proposed sign would allow Biogen to  
2 demonstrate its pride in and commitment to continued growth  
3 in Cambridge. It is also consistent with the City's broader  
4 public interest in allowing businesses to identify their  
5 premises, as reflected in Cambridge Zoning Regulations.

6           The sign does not undermine the intent or purpose  
7 of those ordinances; it would not negatively affect the  
8 surrounding community. Biogen is a valued community  
9 partner, and I respectfully urge the Board to act favorably  
10 on its application.

11           And I apologize for being muted at the beginning.  
12 I'm sorry. So thank you.

13           STEVEN NG: No worries. Thank you, Ms. Donohue.

14           OLIVIA RATAY: Beth Maloney?

15           BETH MALONEY: Yes. Good evening. Can you hear  
16 me? Thank you.

17           STEVEN NG: Yes, we can.

18           BETH MALONEY: So I am the Executive Director of  
19 the Kendall Square Association. So I'd like to say thank  
20 you to Chair Ng and the members of the Board. And I too am  
21 here in support of Biogen's request for what we think is a  
22 very reasonable signage variance at the global headquarters.

1           As you all know and have heard, we do describe  
2 ourselves as the most square -- innovative square mile on  
3 the planet, and I have to tell you that I spend a great deal  
4 of time showing folks from all over the United States and  
5 all over the globe Kendall Square.

6           And it is extremely useful to me to be able to  
7 point to the sign, whether it's Akamai, which was in the  
8 news today, or Google, or the Marriott, and to really help  
9 folks find their way around Kendall Square. It's extremely  
10 helpful and valuable. So I think the height is important.

11           It's also consistent with the other signs in the  
12 area, including the Alnylam sign, which was referenced  
13 earlier. And obviously the higher the sign is in the  
14 building, the larger it does need to be.

15           I think that the issue of illumination is also  
16 important. I am in Kendall Square five days a week, and 12  
17 months of the year, and it does get quite dark at four  
18 o'clock and folks do come for conferences.

19           I think the CoLab which has been described, it's  
20 really truly going to be -- this building will be a beacon  
21 for folks coming to Kendall Square and locating Biogen.

22           From my review of the materials that were

1 submitted, the lighting looks modest. It is not a  
2 spotlight. It is not something that's going to stream into  
3 the neighborhood, and I think it -- to my eye, it is quite  
4 appropriate and worthy of consideration.

5 I think that you all have heard about what makes  
6 our neighborhood special and the power of proximity with so  
7 many different companies working side-by-side, whether it's  
8 biotech, deep tech, Nobel laureates, MIT, health care  
9 organizations, venture capital and startups, they're all  
10 there in Kendall Square, which -- and in a fairly dense and  
11 denser than many parts of Cambridge, and particularly height  
12 wise.

13 And I think that really makes it really important  
14 that in this sort of thicket of buildings that folks are  
15 able to see from various vantage points, which, again, were  
16 shown in the materials -- that they're going to be able to  
17 find their way through Kendall Square and locate this  
18 building.

19 The rest of the points that I'd like to make have  
20 been submitted in writing and are consistent with both the  
21 Chamber and others.

22 So I won't take up any more of your time, other

1 than to say we are really grateful to Biogen and believe  
2 that it should have the same visibility as the -- as its  
3 neighbors in the other companies and organizations in  
4 Kendall Square that have similar signage. And I want to say  
5 thank you. And I hope you will positively consider this  
6 requested variance.

7 Thank you.

8 STEVEN NG: Thank you, Ms. Maloney.

9 OLIVIA RATAY: Phone number ending in 8311.

10 HEATHER HOFFMAN: Hello. Heather Hoffman, 213  
11 Hurley Street. I want to point out that Ms. Maloney was  
12 talking about the wrong Alnylam sign.

13 Their original building has a nonconforming sign,  
14 and when they came to ask for the Planning Team's support  
15 for another nonconforming sign on their new building, I told  
16 them how many years I had hated their nonconforming sign,  
17 and that sign was not approved.

18 I would like to point out also that this is  
19 completely and utterly inconsistent with the Zoning  
20 Ordinance.

21 First of all, you talk about, "Oh, there are other  
22 buildings nearby with nonconforming -- with signs that are

1 high up." Those are in the MXD District, which is exempt  
2 from the Sign Ordinance.

3 Other Zoning petitions have asked for exemptions  
4 from the Sign Ordinance, and none of them have been granted.  
5 None. And that's in Kendall Square. So it is completely  
6 consistent to require conformance with Article 7.

7 In addition, if Kendall Square is ever so  
8 innovative, the most innovative place on earth, that's  
9 probably explains why everybody I see trying to find their  
10 way around, and I go through Kendall Square every day during  
11 working hours -- they're using GPS. They aren't looking up.

12 Because what this really is, and it's very clear  
13 from what everyone has said and what's in the application --  
14 is a billboard. Cambridge outlawed billboards decades ago.  
15 They were right to do it and when they tried to have  
16 special, lit-up billboard in Kendall Square, that ordinance  
17 drew such opposition; thousands upon thousands of  
18 Cantabridgians signed a revocation petition in 20 days. And  
19 the City Council was forced to rescind that ordinance.

20 And they have not tried to bring it back. Because  
21 they understand that that is not what the citizens of  
22 Cambridge want. We are -- we should not be the Vegas Strip.

1 We should not be beaming light into people's homes. We  
2 should not be killing birds. We should be taking advantage  
3 of all of the innovation of Kendall Square to do a  
4 conforming sign.

5 Biogen has done quite well with conforming signs  
6 on all of its other buildings. And putting up a billboard  
7 on this one is unworthy of them. Variances are not merit  
8 badges, pats on the head for being good corporate citizens.  
9 They are supposed to be subject to stringent rules and real  
10 hardship, and not being able to parade yourself so you can  
11 be seen on Mars. It's not a hardship.

12 So yes, people will find this place. Somehow, I  
13 think the employees can manage. The visitors can manage.  
14 Put your address on the building. Put your name on the  
15 building in a conforming place. Put a sign out front. I  
16 support those.

17 But I do not support lighting up our skies so that  
18 you can feel good about yourself. You have far better  
19 things to feel good about.

20 Thank you.

21 STEVEN NG: Thank you, Ms. Hoffman.

22 All right; that's it for public comment. So we'll

1 close public comment now and move into deliberations.

2 Any thoughts from fellow Board members?

3 DANIEL HIDALGO: So I work right around the corner  
4 from the site, and I guess I'm -- you know, I'm perfectly  
5 happy fine with this. I mean, I'd be satisfied with -- I  
6 mean I'd be okay with some kind of restriction about  
7 nighttime illumination if the other Board members felt  
8 strongly about it.

9 But I -- this strikes me as quite consistent with,  
10 you know, the character of Kendall Square right now. I  
11 think, you know, I do think sometimes it can be a little bit  
12 confusing given all the construction and new buildings up  
13 that, you know, to pinpoint exactly where you're going.

14 I understand people use GPS, but oftentimes when  
15 you're in the immediate neighborhood of where you're trying  
16 to go, it's just nice to be able to see signage. So I'm  
17 fine with it.

18 STEVEN NG: Thank you, Daniel. Anyone else?

19 WENDY LEISERSON: I do believe that there should  
20 be an internal illumination limit on the hours that the sign  
21 will be lit.

22 On the other points of height and size, I believe

1 that the presentation materials convinced me that from the  
2 different angles that the location of the sign and the  
3 proposed size would be helpful navigating around.

4 I mean, if you're driving, you know, and looking  
5 up, or if you're walking and looking up. It is useful.

6 Frankly, maybe I'm a Luddite, but I don't think so.

7 Sometimes I have trouble with Google Maps in the middle of  
8 the city trying to identify and pinpoint where I am. And  
9 it's nice to be able to look at other land markers to help  
10 navigate.

11 So on that point, but in terms of the lighting at  
12 night when one would presume that conferences are not  
13 continuing and there are both residential concerns that were  
14 raised by someone.

15 And there was also another point in the letter  
16 that was not brought to the attention of the Board, but it  
17 was the point on the second page of the letter about the  
18 impact on birds. And I know that, personally, I am aware of  
19 studies that show that bats and insects are impacted by  
20 nighttime illumination as well.

21 So I would strongly advocate for a restriction on  
22 the hours, and I think that Biogen helping us as a community

1 to set standards for their corporate cohorts would be a  
2 welcome -- welcome addition to our city as well.

3 STEVEN NG: Thank you, Wendy.

4 Any other Board members share their thoughts?

5 VIRGINIA KEESLER: I would say that I feel very  
6 similarly to Daniel. I don't feel, you know, as strongly  
7 about restricting the nighttime illumination, but I'm  
8 willing to be convinced, you know, depending on what my  
9 fellow Board members think. And I sympathize with what  
10 Wendy is saying, so I'm kind of in line with I would say  
11 Daniel and Wendy.

12 STEVEN NG: Thank you, Virginia.  
13 Esrom, any thoughts to share?

14 ESROM NEGASH: Yes, this is Esrom. For the most  
15 part, I concur with Daniel, Wendy and Virginia in terms of  
16 generally in agreeance with this, and potentially limiting  
17 nighttime illumination. And that could be in limiting the  
18 hours and also the -- I guess the magnitude of how much is  
19 illuminated.

20 But generally, I agree with the other Board  
21 members.

22 STEVEN NG: Okay. Thank you.

1           I guess a question for Mr. Le Ray and Mr. Wythe  
2 are regarding -- it seems fellow Board members are asking  
3 about the illumination, if there could be -- you know, what  
4 thoughts on timing to control that or perhaps even  
5 intensity. Are there any thoughts on that?

6           CHARLES LE RAY: So obviously we prefer to have  
7 dusk till dawn. In terms of limiting it, I think the sign  
8 will serve as wayfinding for the building and also, you  
9 know, any identifiable building becomes a reference for  
10 people to try to get to the area. You know, people tell  
11 you, "Go towards the Empire State Building. Go towards  
12 whatever building, and it's a block to the left."

13           So I think that the building may serve as a way  
14 finder for people that are actually coming to the building.  
15 They'll say, you know, for "Get out at the Kendall T stop  
16 and look for the Biogen building, head towards that, and  
17 then we're a -- you know, we're a block short. We're just  
18 to the left." Whatever.

19           So to that extent, I think having it illuminated  
20 at least until, you know, 11:00 p.m. or midnight when --  
21 when activity dies down and people are no longer trying to  
22 find restaurants or other things in the area would make

1 sense.

2 And then similarly, you know, midnight to 4:00  
3 a.m., let's say there probably isn't a lot of activity. Its  
4 wayfinding purpose probably isn't that strong. And then as  
5 you get towards the morning hours, again you have people  
6 that are coming for a variety of reasons. So maybe, you  
7 know, have it off midnight to 4:00 a.m.?

8 STEVEN NG: Midnight to 4:00 p.m.

9 CHARLES LE RAY: 4:00 a.m.

10 STEVEN NG: To 4:00 a.m. Sorry about that. Okay.  
11 Thank you for that.

12 Thoughts from my fellow Board members on this?

13 WENDY LEISERSON: This is Wendy.

14 STEVEN NG: Hi, Wendy.

15 WENDY LEISERSON: Hi. Sorry. I appreciate the  
16 petitioner's flexibility on this point. I was trying to  
17 Google what's the average time of dawn, 4:00 a.m.? but I  
18 was unsuccessful at getting a quick answer on that. I'm  
19 sure I'm asking the wrong AI bot.

20 But in any event, is 5:00 a.m. too much of a push  
21 for you there to push back on? Would 5:00 a.m. -- what time  
22 do you -- your operations start?

1 I'm asking the petitioner, sorry.

2 STEVEN NG: No, no problem.

3 MICHAEL WYTHER: Yeah. I think -- this is Mike,  
4 can you guys hear me okay?

5 Surprisingly, we routinely have people that come  
6 in extremely early in the morning; oftentimes it's to  
7 prepare for meetings or conferences that start as early as  
8 seven. So it's not that unusual.

9 Four o'clock would be a stretch, but it is not  
10 that unusual for people to be coming in around the five  
11 o'clock hour to prepare for the day.

12 WENDY LEISERSON: Thank you.

13 MICHAEL WYTHER: Sure. And, you know, as Charles  
14 had highlighted before, the challenge we have as the -- and  
15 I think that's what you were trying to Google -- as the  
16 seasons change, five o'clock can actually be fairly lit in  
17 the morning in part of the season.

18 So that's the other reason we prefer to shorten  
19 that window as much as possible from illumination.

20 STEVEN NG: Okay. I think yeah, 5:00 a.m. time  
21 works. Midnight to five.

22 To four? Is that -- okay. All right. So based

1 on that, and seeing no other comments from Board members, we  
2 can condition that in the motion.

3 Any other items or concerns, thoughts from the  
4 Board before we make a motion for this?

5 Seeing none, the Chair makes a motion to grant  
6 relief from the requirements of the Ordinance under Section  
7 7.16.21.B, Identification Signs, and Section 10.30 for a  
8 Variance. And we shall review the criteria and conditions  
9 to be met for a Variance:

10 a) A literal enforcement of the provisions of this  
11 ordinance would involve a substantial hardship, financial or  
12 otherwise, to the petitioner or appellant for the following  
13 reasons:

14 A conforming sign would be visible only to people  
15 on the sidewalk directly in front of the building, which  
16 would create a substantial hardship to connect with general  
17 public, building visitors or CoLab participants.

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

1 reasons:

2           The site topography creates a substantial hardship  
3 in that a conforming sign would be ineffective. Such a sign  
4 would be obscured by the street trees along the north side  
5 of Broadway.

6           A row of trees on the Broadway median in front of  
7 the property will further obscure the visibility of the  
8 lower floors in the new buildings and the heights of nearby  
9 buildings would greatly diminish the cone of visibility  
10 conforming sign.

11           This double row of trees is a condition that does  
12 not generally affect the zoning district in which the  
13 building is located.

14           Employees, visitors, CoLab participants and  
15 general public would only be able to see a conforming sign  
16 from the sidewalk directly in front of the building. A  
17 conforming sign would be of little value for wayfinding.

18           c) Desirable relief may be granted without either:

19           a) desirable relief may be granted without  
20 either substantial detriment to the public good for the  
21 following reasons: the requested variance will enable  
22 Biogen to have a sign that will assist public visitors and

1 CoLab participants in finding its headquarters building.

2 b) desirable relief may be granted without  
3 nullifying or nullifying or substantially derogating from  
4 the intent or purpose of this ordinance for the following  
5 reasons: The situation with the two rows of trees obscuring  
6 the building's ground floor is unusual.

7 Zoning Ordinance Section 7.11.1 states in part  
8 that "The public interest is served by the use of signs,  
9 businesses -- for business and services to identify their  
10 premises."

11 The proposed sign will allow Biogen to identify  
12 headquarters to the general public, visitors, CoLab  
13 participants, not just the people standing directly in front  
14 of the building.

15 So by these findings, they meet the criteria under  
16 Condition -- under Section 10.31 for the Variance on the  
17 condition -- adding a condition that a sign illumination  
18 hours would be -- how do I phrase that? -- will be turned  
19 off between the time -- hours of midnight to 4:00 a.m., and  
20 on the condition that the work proposed conforms to the  
21 drawing set included in the application package entitled,  
22 "Project Jubilee, Exterior Signage V5 Design Development,

1 Contextual Study," dated April 9, 2026 by Gensler.

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

5 On a voice vote, please, Board members?

6 Wendy Leiserson?

7 WENDY LEISERSON: Wendy Leiserson in favor.

8 STEVEN NG: Thank you.

9 Virginia Keesler?

10 VIRGINIA KEESLER: Virginia Keesler in favor.

11 STEVEN NG: Thank you.

12 Daniel Hidalgo?

13 DANIEL HIDALGO: Daniel Hidalgo in favor.

14 STEVEN NG: Thanks.

15 And Esrom Negash?

16 ESROM NEGASH: Esrom Negash in favor.

17 STEVEN NG: Thank you, Esrom.

18 And Steven Ng in favor.

19 [All vote YES]

20 STEVEN NG: The vote is 5:0 in favor, and the  
21 application passes. Thank you so much.

22 MICHAEL WYTHER: Thank you.

1                   STEVEN NG: This concludes our business for the  
2 evening. Thank you, Olivia, for your help.

3                   CHARLES LE RAY: Thank you all.

4                   STEVEN NG: And have a good night.

5                   MICHAEL WYTHER: Goodnight.

6                   WENDY LEISERSON: Thank you. Goodnight.

7 [8:15 p.m. End of Proceedings]

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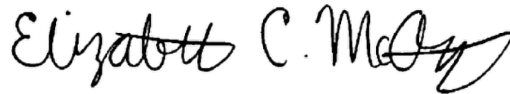
CERTIFICATE

Commonwealth of Massachusetts  
Middlesex, ss.

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

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

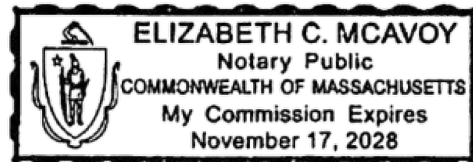
In witness whereof, I have hereunto set my hand this 19th day of May 2026.



Notary Public

My commission expires:

November 17, 2028



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