

BOARD OF ZONING APPEAL
FOR THE
CITY OF CAMBRIDGE

GENERAL HEARING
THURSDAY, JUNE 25, 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
Brendan Sullivan
Esrom Negash

City Employees
Stephen Natola



Precision, Speed, Reliability

617.547.5690

transcripts@ctrans.com

I N D E X

CASE	PAGE
CONTINUED CASES	
BZA-1206059 -- 60-64 WINTER STREET #64 Original Hearing Date: 05/14/26	6
REGULAR AGENDA	
BZA-1212288 -- 162 OTIS STREET	28
BZA-1213144 -- 3 PHILLIPS PLACE	52
BZA-1208103 -- 71 CHERRY STREET	82
BZA-1211946 -- 55 MT. PLEASANT STREET	107
BZA-1212178 -- 402 RINDGE AVENUE	121

P R O C E E D I N G S

* * * * *

(6:00 p.m.)

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

STEVEN NG: Good evening. Welcome to the June 25,
2026 meeting of the Cambridge Board of Zoning Appeal. My
name is Steven Ng, and I am the Chair.

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

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

There will also be a transcript of the
proceedings.

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

Members of the public will be kept on mute until

1 it is time for public comment. I will give instructions for
2 public comment, and at that time you can also find
3 instructions on the City's webpage for remote BZA meetings.
4 Generally, you will have up to three minutes to speak.

5 I'll start by asking Staff to take Board Members
6 attendance for our 6:00 p.m. Continuance Agenda, and verify
7 that all members are audible.

8 STEPHEN NATOLA: Steven Ng?

9 STEVEN NG: Steven Ng present.

10 STEPHEN NATOLA: Wendy Leiserson?

11 WENDY LEISERSON: Present.

12 STEVEN NG: Daniel Hidalgo?

13 DANIEL HIDALGO: Daniel Hidalgo present.

14 STEPHEN NATOLA: Brendan Sullivan?

15 BRENDAN SULLIVAN: Brendan Sullivan present, but
16 not sitting on this first case.

17 STEPHEN NATOLA: Virginia Keesler?

18 VIRGINIA KEESLER: Virginia Keesler present.

19 STEVEN NG: Okay, thank you, Stephen.

20 STEPHEN NATOLA: Esrom Negash?

21 STEVEN NG: Oh, I'm sorry, Esrom.

22 ESROM NEGASH: Esrom Negash present.

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

STEVEN NG: Thank you.

* * * * *

(6:03 p.m.)

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

STEVEN NG: We have one item on this evening's
Continuance Agenda, and that's scheduled for 6:00 p.m., and
it's Case No. BZA-1206059 -- 60-64 Winter Street.

Mike Hanrahan, c/o Tony Davlin, seeking a special
permit to build additions on the second and third floor; a
portion of the addition fronting on Sciarappa and Winter
Street is within front setback. Portions facing abutter at
66 Winter is allowed as-of-right.

And applying to Articles 5, Section 5.31 Table of
Dimensional Requirements, Article 8 Section 22.2.d
Nonconforming Structures, and Article 10 Special Permit.

Is the proponent online?

JAMES RAFFERTY: Yes. Good evening, Mr. Chair.
James Rafferty appearing on behalf of the applicants.

STEVEN NG: Ah, Mr. Rafferty.

JAMES RAFFERTY: Good evening. And I see the
applicants are here; Michael Hanrahan and his wife, Sloane

1 Phillips, are present, as is the Project Architect, Gabriel
2 Cira.

3 The Board acknowledges or recognizes this was a
4 case, a continued case that candidly from reviewing
5 transcript seemed to have been continued for some very good
6 reasons. There was some information that was lacking in the
7 original submittal that was not able to be provided to the
8 Board at the hearing.

9 What the case amounts to is a request for an
10 addition to a nonconforming structure. The -- it's an
11 application under provisions 8.22.2.d, which as the Board
12 knows allows for a special permit granting to increase to
13 provide for an addition. It does not create any new
14 nonconformities.

15 In this case, the structure is part of a two-unit
16 complex at the corner of Sciarappa and Winter Street in
17 Cambridge. It's a former garage that's converted to two
18 dwelling units.

19 Ms. Phillips and Mr. Hanrahan have been living
20 here for approximately four years, and they're eager to make
21 some changes to accommodate some personal situation that,
22 frankly, involves the likelihood of a parent moving in with

1 the family.

2 There have been a number of other changes since
3 the original application, and the floor plans and the
4 elevations that were submitted this past week reflect those
5 changes.

6 Most notably, at the prior hearing, there was an
7 abutter on -- I would consider the right-side abutter -- who
8 objected to a portion of what was being proposed on most
9 proximate to her home.

10 The applicants met with that abutter and they have
11 eliminated that particular component of their project. So
12 the Dimensional Form has also been amended to reflect a
13 reduction in square footage, represented by that change.

14 So if we could have Mr. Cira walk the Board
15 through, it's a little -- the house itself, the structure --
16 is a little not conventional. So it takes a minute to kind
17 of get what's going on.

18 But if we could see Sheet A05, I think I can point
19 out the two areas where the work is going to be taking
20 place. So the floor plans, I think, do help understand it.

21 So an image in the right-hand corner -- Image 6 --
22 about two-thirds of the area that's on the far right there

1 called Proposed Bedroom -- that bedroom is being -- that
2 area is being expanded.

3 And that area, however, that work is occurring not
4 within the setbacks. It's set back from the street, so that
5 it's actually a conforming addition. So that's not really
6 part of the application, or at least not seeking a special
7 permit.

8 The special permit applies to additions on the
9 other side of the building if you -- staying with Image 6
10 there, you'll see it herein depicted as the Dressing Room on
11 the bottom left. That is that area.

12 And the area beneath it in Image 4, which is
13 identified as a Dining Room: those areas represent
14 additions to areas that are currently open. And by that, I
15 mean the house has areas where it's indented. And the walls
16 are already present on the lower level here.

17 So this proposal will increase the height of those
18 walls. And those walls are within the front yard setback,
19 but they are preexisting. And no new setback violations are
20 occurring.

21 So if the Board is interested, I can have Mr. Cira
22 give you a more technical explanation of what's going on,

1 but that's essentially the component; an element of it on
2 the right side that is now conforming and not seeking
3 approval from the Board, and this area on the left, what
4 represents an infill -- if you will -- of the area in the
5 building now that is currently not enclosed.

6 STEVEN NG: Thank you, Mr. Rafferty.

7 Yes. I believe the drawings do really help
8 explain the uniqueness of the house -- the design itself,
9 and then reflects -- seeing the difference in the changes on
10 the plans, they're much easier to understand with what was
11 submitted.

12 JAMES RAFFERTY: Mr. Chair, this case could be an
13 advertisement for architecture. Because unfortunately, the
14 original application was not prepared by an architect, and
15 not presented by an architect.

16 And more than a few Board members were quick to
17 notice that and had understandable difficulty with the
18 application material. So to Mr. Cira's credit, it now looks
19 and feels like an appropriate application.

20 Happy to answer any questions.

21 STEVEN NG: Yes.

22 Any questions from my fellow Board members?

1 [Pause]

2 Hearing none, I guess we can move on to public
3 comment. I don't believe we've got anything on file for new
4 letters?

5 JAMES RAFFERTY: I believe the fellow unit owner
6 has submitted a letter. He may be speaking live, but I
7 heard earlier that he spoke at the last hearing.

8 There was a question raised at the last hearing
9 whether or not the condo trust was -- here we are, Mr.
10 Kaufman -- whether or not the condo trust was in support of
11 the application. It's a two-unit condominium.

12 As is typically the case, each unit owner serves
13 as a Trustee, so Mr. Kaufman is the other unit owner, and
14 here's his correspondence reflecting not only his support
15 for the application, but his acknowledgment that the Condo
16 Trust is also in support of the application.

17 STEVEN NG: Great. Thank you for showing that,
18 Stephen. And we'll also -- we'll go to public comment,
19 anyone online.

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

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

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

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

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

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

18 STEPHEN NATOLA: Sara DeSimone?

19 SARA DESIMONE: Hello. Can you hear me?

20 STEPHEN NATOLA: Yes.

21 SARA DESIMONE: Hi, how are you?

22 STEVEN NG: Very good, Ms. DeSimone.

1 SARA DESIMONE: Thank you. Thank you to the Board
2 for hearing me tonight as well as for paying attention to my
3 previous submission of the letter. We are residents of 66
4 Winter Street, the abutter across the driveway from this
5 property.

6 And my husband's family has lived here for -- this
7 is the fourth generation who's lived in this location. His
8 grandparents, his mother, and my husband grew up here, and
9 her children have grown up at 66 Winter Street. So it's a
10 location that's of course near and dear to our heart.

11 I'm very grateful to Mike and Sloane for changing
12 -- altering some of their plans. However, do want to --
13 that would be much more beneficial for us. However, I do
14 want to point out it does not totally eradicate our
15 concerns.

16 It's my understanding also that the change has
17 been altered, and it's been notified by the homeowners that
18 they're now as-of-right are allowed to still build a
19 cantilever. My concern was the cantilever that was going
20 across the property that would inhibit our space and light.

21 I did submit some photos of our home so the Board
22 could see the concern with the light in our property and our

1 apartment, to see that the only windows in our home are on
2 that side of the property.

3 And that my concern is that the -- this will still
4 inhibit the space and the light for our property. I have
5 been told by the homeowners that the change now that they're
6 doing is as-of-right.

7 But I do still have concerns, and I do reference
8 this, because has that -- the property and the building will
9 still cantilever towards our house. There's very little
10 space between our property. It's just the driveway that's
11 between our property.

12 And this, although will be significantly less
13 doing, like, half of the cantilever that was originally
14 designed -- and I'm grateful to Mike and Sloane for making
15 those changes and my husband is as well, we do still have
16 concerns and are not really certain as to how this will
17 impact.

18 But it certainly will impact the light and space
19 in our unit. So that is the concern that we have.

20 STEVEN NG: Thank you, Ms. DeSimone. Yes, we do
21 have your e-mail with images.

22 SARA DESIMONE: As you can -- some of those images

1 you can even see the light and the sun going over the
2 property. You can see how close the property already is, a
3 cantilever will still come in the -- towards our home, and
4 I'm just concerned about the space and the light as our
5 primary concerns.

6 And we have addressed that with Mike and Sloane,
7 and we do appreciate them taking the time to speak with us,
8 and have had the opportunity to get to know them through
9 this process, which we did not prior to this. So we are
10 grateful for that.

11 But just because we do have these concerns with
12 space and light, we have had the property where it's being
13 built on with the garage was originally owned by my
14 husband's grandfather, so we're --

15 STEVEN NG: Mm-hm.

16 SARA DESIMONE: Intimately involved -- we've been
17 involved with this property and the construction for over 20
18 years. For the 21 years I've been married, there's
19 construction going on in that house.

20 Sloane and Mike have been very respectful. But we
21 do continue to be -- we don't have roof decks. We don't
22 have an outdoor space, we just have a driveway, and so, --

1 STEVEN NG: Mm-hm.

2 SARA DESIMONE: -- we have very little space, and
3 so that is our concern. And I just wanted to make sure that
4 is known to the Board.

5 STEVEN NG: Understood. And thank you for
6 clarifying that. And I guess my question would be to Mr.
7 Rafferty and perhaps Mr. Cira.

8 But, so can you just explain and clarify the
9 addition on the alleyway side, and as you were saying it was
10 as-of-right. So that's -- it's well within what's -- the
11 allowed area for construction?

12 JAMES RAFFERTY: Right. The reason the -- it has
13 been scaled back. And the scaling back, Mr. Chair, moved it
14 back from the street edge.

15 STEVEN NG: Yes.

16 JAMES RAFFERTY: The reason it was seeking relief
17 through the special permit process was because it was going
18 to continue a nonconforming setback along the street edge.

19 STEVEN NG: Mm-hm.

20 JAMES RAFFERTY: The side closer to the abutter --
21 and I don't mean to be unsympathetic to her concerns -- is
22 actually a conforming side. That building meets the setback

1 requirement, which admittedly is reduced now under the new
2 Multifamily Zoning. So that setback requirement now is only
3 at 5'.

4 So the addition that's being proposed on that side
5 complies with the setback, the side yard setback there. So
6 that's why, unlike in the prior iteration, this aspect of
7 the addition is really not relying upon the special permit
8 for construction purposes.

9 To put it another way, if the Board were not to
10 look favorably on the application, the portion that the
11 abutter is most concerned about could proceed as-of-right.
12 And that's the difference between the revised drawings and
13 the prior drawing.

14 STEVEN NG: Understood. Thank you for that
15 clarification.

16 Ms. DeSimone, I just -- yeah, I think that's --
17 the challenge there is, you know, if they were proposing
18 construction within a setback where they're asking for a
19 variance, that's time we'd be able to kind of raise the
20 issue about the daylight.

21 But if they're well within their boundaries and
22 not really violating any of those requirements, it's kind of

1 as -- you know, that's basically the as-of-right aspect of
2 it. So I don't think there's much we can do for that.

3 SARA DESIMONE: Mr. Ng, if you don't mind me
4 saying, I -- one of the reasons why I wanted to voice my
5 concern also, even though I was told it would be as-of-
6 right, is I do think, you know, space and light is very
7 important for residents of Cambridge.

8 And I understand that the guidelines were recently
9 changed to allow a significantly lower setback through the
10 zoning requirements, but it is difficult for residents, I
11 think, to have their light reduced. And I do think that is
12 very important.

13 And although even if it's not impactful for this
14 case, I do think it's important for the Board to take into
15 consideration that all -- for example in our house, all of
16 the windows -- we don't have -- really only have one window
17 on the other side of the house; all of the windows --

18 STEVEN NG: Mm-hm.

19 SARA DESIMONE: -- are on that side of the house.
20 All of the light for our house comes in from that side of
21 the house, which will be impacted.

22 As you can see from --

1 STEVEN NG: Mm-hm.

2 SARA DESIMONE: -- the photos that have been
3 submitted -- my photos as well as --

4 STEVEN NG: Mm-hm.

5 SARA DESIMONE: -- also from the petitioners'
6 photos.

7 So I do think it's important to take into
8 consideration for residents that this is -- it's important
9 to have light in your house, and it's an important factor
10 where we don't have any other, as I said, outside area -- a
11 roof deck or outside seating.

12 So this is -- will impact us, even if --

13 STEVEN NG: Yeah.

14 SARA DESIMONE: -- it goes forward and it's
15 allowed, it certainly is impactful to a house that we've
16 lived in for a significantly long time, for four
17 generations.

18 So I do think it's important for the Board to
19 consider for this case and for future cases with this new
20 zoning law, which negatively impacts residents and is
21 negatively impacting us.

22 STEVEN NG: Yeah. And I think it's a good topic

1 when they do talk about, you know, modifying or revising
2 bylaws that grabs light and air are considered in that
3 decision-making.

4 But currently, the rules in place that we have
5 are, we're kind of -- you know, we have to work within that
6 at this time.

7 Are there any other questions from the Board? Oh,
8 there are still some public comment. Okay. Thank you.

9 Stephen?

10 STEPHEN NATOLA: (617) 719-8311?

11 HEATHER HOFFMAN: Hello. Heather Hoffman, 213
12 Hurley Street. And I do hope that the previous speaker will
13 let the City Council know, since they are considering even
14 more changes in the zoning.

15 I have what might be silly questions, but I was
16 looking at the Dimensional Form and it didn't make sense to
17 me. There are two places; the -- it says, "Lot area of each
18 dwelling unit" -- I assume that means "Lot area per dwelling
19 unit" -- is 2,400, which is the same as the lot area, but
20 there are two dwelling units on this lot. So I would think
21 that that ought to be 1,200.

22 And then further down, "Ratio of usable open space

1 to lot area is 1." Which suggests to me that this entire
2 lot is open space, and I assume that it isn't.

3 So, you know, I don't suppose that any of that is
4 really going to affect your decision, but it always concerns
5 me when I see dimensional information forms not filled out
6 properly, or at least it doesn't look that way, especially
7 given that their lawyer is really good. So thank you.

8 STEVEN NG: Thank you, Ms. Hoffman.

9 Mr. Rafferty, can you provide some insight into
10 those concerns?

11 JAMES RAFFERTY: Yeah, I was just distracted by --
12 I'm not used to being complimented by Ms. Hoffman, but I
13 appreciate that.

14 It is correct that the dimensional information --
15 and as typically the case, Heather has correctly noted -- I
16 would say two things about it: The lot area per dwelling
17 unit is no longer a relevant metric in the Res C-1 District,
18 right? We used to have a limitation based on lot size.

19 So it is correct; it's been improperly filled out.
20 It would be 1,200 square feet because of a lot of this size
21 with two units on it. But that dimension is no longer in
22 the Table of Dimensional Regulations under Article 5. So it

1 should be corrected, and I'm happy to make an alteration for
2 that.

3 As for the Open Space, the ratio of the Open
4 Space: There's been no change in open space here, because
5 everything that's happening here is occurring within the
6 footprint of the building.

7 But I wonder if the architect has an explanation,
8 Mr. Cira, as to what that number is. But that clearly --
9 one is clearly wrong. I wonder if it's supposed to be 0.1.

10 But we could correct that as well, unless Mr. Cira
11 has the correct information at his fingertips.

12 GABRIEL CIRA: All right. Which field is this at
13 this point?

14 JAMES RAFFERTY: We're talking about the ratio of
15 useable open space to lot area. And the -- it says the
16 existing conditions is 1, and the requested conditions is 1,
17 and the Ordinance requirement is 1. All of those -- all of
18 that is incorrect.

19 The Ordinance requirement is 30 percent, it is
20 correct, I believe, that there is no change in open space,
21 but I don't know where the -- what the number 1 represents
22 there. And I confess I didn't focus on that when I was

1 reviewing the Dimensional information.

2 But do you have an understanding as to why that
3 would be identified as "1"?

4 GABRIEL CIRA: I'm not sure.

5 JAMES RAFFERTY: Okay. Well it's incorrect. I
6 share Ms. Hoffman's concern, as does the Board, for a
7 correct -- I would say if the Board were inclined to act
8 upon it, we can revise this Dimensional information by the
9 morning and get the correct answer. Because as you can see,
10 if you take a look at the survey or the site plan, you'll
11 see there is no change in open space.

12 But in fact, there may actually be a slight
13 increase, because I think there is a roof deck here that
14 wasn't here before. And based on what floor of the house
15 it's on, it does qualify as open space. But --

16 STEVEN NG: We can put a condition that you just
17 provide the updated --

18 JAMES RAFFERTY: Right.

19 STEVEN NG: -- Dimensional Form for record.

20 JAMES RAFFERTY: Right. Right. And --

21 STEVEN NG: Okay.

22 JAMES RAFFERTY: And I think the Board should be

1 able to acknowledge that, at least on the lot area per
2 dwelling unit it's a technical error, but it's no longer --
3 I mean, this form hasn't been changed, but it's information
4 worth knowing, for sure but --

5 STEVEN NG: Exactly.

6 JAMES RAFFERTY: -- it's no longer something that
7 needs to be complied with.

8 STEVEN NG: Okay. Very good.

9 JAMES RAFFERTY: Yeah.

10 STEVEN NG: Thank you, Ms. Hoffman, as well.

11 Any other public comment?

12 STEPHEN NATOLA: Luke Smith?

13 STEVEN NG: Mr. Smith?

14 All right. So at this time, I will close public
15 comment and ask fellow Board members any issues or comments
16 you wish to share with fellow Board members, or are we ready
17 for a motion?

18 Hearing no concerns, I'll put a motion in.

19 The Chair makes a motion to grant the special
20 permit for the requirements of the Ordinance under Sections
21 5.31, Table of Dimensional Requirements; 8.22.2.d,
22 Nonconforming Structure; and Article 10, Special Permit.

1 Reviewing the criteria for a special permit,
2 Item a) It appears the requirements of this
3 Ordinance cannot or will not be met. And response Section
4 8.22.2.d allows for additions to nonconforming walls,
5 provided that they do not extend existing setbacks.

6 Item b) Traffic generated or patterns of access or
7 egress would cause congestion, hazard, or substantial
8 change. There will be no increase in traffic or change in
9 this occupancy.

10 Item c) The continued operation of or the
11 development of the adjacent uses as permitted in the Zoning
12 Ordinance would be adversely affected. The use of the
13 property as a single-family dwelling unit will not change by
14 the issuance of a -- the use of property as a two-family,
15 right? I believe. It's how many units?

16 JAMES RAFFERTY: It is, Mr. Chair. But I
17 specifically referenced the property as a single unit. So
18 the unit -- all the work is being --

19 STEVEN NG: Oh, it's the unit, correct. Yes.

20 JAMES RAFFERTY: -- all the work is being
21 contained within a single unit.

22 STEVEN NG: That's correct. The use of the

1 property as a single-family dwelling unit will not change by
2 the issuance of a special permit.

3 Item d) Nuisance or hazard would be created to the
4 detriment of the health, safety, or welfare of the occupant.
5 Response: there will be no increase in traffic or change in
6 occupancy. There are no hazards to the public.

7 Lastly, e) For other reasons, the proposed use
8 would impair the integrity of the district or adjoining
9 district. And the proposed addition will not increase any
10 nonconforming setbacks.

11 So by that finding, they meet the criteria under
12 Sections 10.4 for a Special Permit, on the condition that
13 the work proposed conform to the drawing set included in the
14 application package, which includes the following documents:
15 drawings entitled, "64 Winter Street Addition Project for
16 Sloane Phillips and Mike Hanrahan"; drawings A01,02,03,04
17 and 05,06 dated June 22, 2026, stamped by Gabriel Cira from
18 ARCH CIRA, located in North Adams, Massachusetts.

19 And also a condition for the applicant to submit
20 an updated revised Dimensional Form for record to the file.

21 And further, we incorporate the supporting
22 statements -- well, the corrected Dimensional Form submitted

1 as part of the application.

2 On a voice vote, please, Board members, Wendy
3 Leiserson?

4 WENDY LEISERSON: In favor.

5 STEVEN NG: Thank you.

6 Virginia?

7 VIRGINIA KEESLER: Virginia Keesler in favor.

8 STEVEN NG: Thank you.

9 Daniel Hidalgo?

10 DANIEL HIDALGO: Daniel Hidalgo in favor.

11 STEVEN NG: Thank you.

12 Esrom Negash?

13 ESROM NEGASH: Esrom Negash in favor.

14 STEVEN NG: And Steven Ng in favor.

15 [All vote YES]

16 STEVEN NG: Votes: Five in favor and the special
17 permit is granted. Thank you.

18 JAMES RAFFERTY: Thank you very much, Mr. Chair
19 and members of the Board. Have a good evening.

20 ESROM NEGASH: You too. Thank you very much.

21 STEVEN NG: And thank you, Esrom, for joining us
22 this evening.

* * * * *

(6:32 p.m.)

Sitting Members: Steven Ng, Wendy Leiserson, Daniel
Hidalgo, Virginia Keesler, and Brendan
Sullivan

STEVEN NG: The next item up is our 6:15
application, Case No. BZA-1212288 -- 162 Otis Street, owners
Elad and Shelly Shoushan, in care of Sarah Rhatigan. It's a
variance construction of a rear addition that violates side
setback requirements for the district.

But before I officially open the case, I believe
there were Board members who had questions or wanted to
speak the application.

BRENDAN SULLIVAN: Yes, Mr. Chairman, this is
Brendan Sullivan. I want to raise a couple issues --

STEVEN NG: Okay.

BRENDAN SULLIVAN: -- in reviewing, before we get
into the potential -- before we potentially get into the
merits of the case.

The issues that I have with the submitted
documents is the Application Form, and also the supporting
statements and the Dimensional Form.

1 On page 1 of the Application Form -- Description
2 of Petitioner's Proposal, it clearly states "The
3 construction of a rear addition that violates side yard
4 setback requirements for the districts."

5 Then if you go into the application form, which is
6 the supporting statements, in the third paragraph, it says
7 that the petitioner seeks a variance to permit a modest,
8 rear addition that extends the existing nonconforming side
9 yard setback conditions further toward the rear yard.

10 Going to the fifth paragraph, sort of toward the
11 last couple sentences, "Due to constrained site conditions
12 and close proximity of adjacent structures, such work -- the
13 addition -- would result in materially greater construction
14 impacts, cost, complexity, and risk to neighborhood
15 properties than the modest -- proposed modest, rear
16 addition." This is if they had to do a -- because of the
17 conditions of the existing house.

18 And the next paragraph, the last two sentences:
19 "These Flood Resiliency constrains further reduce useable
20 interior square footage and creates the practicality
21 necessary of accommodating limited additional floor area
22 within the proposed rear addition."

1 The next paragraph: "The petitioner and their
2 design team have developed a proposal that preserves a
3 portion of the existing foundation and reconstructs the
4 structure above, while maintaining the general scale and
5 character of the streetscape.

6 "The proposal includes a limited rear addition of
7 approximately nine feet, together with modestly-stacked
8 porches, balconies, intended to provide private open space
9 with each unit."

10 And the next paragraph, the last -- you know,
11 couple of sentences: "A conforming rear addition would
12 result in impractical and unusual interior spaces and would
13 materially impair the reasonable rehabilitation of the
14 property."

15 You go to the next page, and it says, "The
16 hardship is owing to circumstances described above: the
17 structural deficiencies and foundation limitations
18 associated with the existing building.

19 "Desirable relief may be granted without either --
20 " and they state, " -- the proposed rear addition continues
21 an existing building line and does not create materially new
22 setbacks. The addition is modest in scale."

1 And then at the very last: Desirable relief may
2 be granted, et cetera, et cetera.

3 The proposal allows for the rehabilitation of an
4 existing, structurally compromised building, preservation of
5 neighborhood character, creation of code-compliant
6 residential housing units, while maintaining a scale and
7 massing consistent with surrounding properties.

8 The requested relief is the minimum necessary to
9 permit a reasonable and practical rehabilitation of the
10 site.

11 Jumping over to the Dimensional Form, on the
12 existing conditions -- and again, it gets technical, but I
13 think as Ms. Hoffman alluded to a few minutes ago, these
14 things there are very important, and these documents are
15 legal -- the size of the building; they state the height of
16 the building at 23'2". The width of the building N/A, the
17 length of the building in N/A.

18 Requested conditions, they want to go to 35'4",
19 the width N/A and the length N/A. Those numbers should be
20 filled in, should not be N/A.

21 So after reviewing all of this, putting my head
22 around it that I have concluded that the submitted

1 documents, which are legal in nature, and are quite
2 deficient and does not accurately depict the actual scope of
3 the project.

4 And thus, I believe, is fatal to the Board's
5 considering the application at this time. Because what is
6 actually happening here is that the existing building which
7 they refer to a number of times in the aforementioned
8 document, is no longer there. There is no rebuild. It has
9 been taken down.

10 Now, that is in the plan and so on and so forth in
11 the submitting documents; it is not -- really, it's not the
12 focal point, it's this addition to the back. So
13 consequently, I welcome the Board's consideration and
14 discussion as to whether or not this is ready for us to even
15 consider tonight. Or am I misreading it?

16 STEVEN NG: Oh no, thank you for sharing your
17 thoughts on that, Brendan. I think maybe there's some
18 information on the form -- the Dimensional Form -- that may
19 need some revision, but I think the drawings are pretty
20 clear on --

21 BRENDAN SULLIVAN: Well, obviously a visit to the
22 site will also clarify that.

1 STEVEN NG: Yeah.

2 BRENDAN SULLIVAN: But, you know, the description
3 of the petitioner's proposal should simply have said to
4 construct a new building.

5 SARAH RHATIGAN: Mr. Chairman?

6 STEVEN NG: Yes, Ms. Rhatigan. I was going to --

7 SARAH RHATIGAN: Good evening.

8 STEVEN NG: How are you?

9 SARAH RHATIGAN: Very good.

10 STEVEN NG: Can you --

11 SARAH RHATIGAN: And apologies for intervening
12 here.

13 STEVEN NG: Yeah. No, not a problem.

14 SARAH RHATIGAN: For the record, Sarah Rhatigan,
15 Trilogy Law, LLC, 12 Marshall Street in Boston. And I'm
16 directing my comments to the Chair, but also recognizing Mr.
17 Sullivan and appreciating very much his opinion and thoughts
18 on this.

19 Just a point of clarification about how this came
20 about: the applicant and team have met a number of times
21 with Zoning Staff and ISD throughout the evaluation of the
22 property and evaluation of the zoning case.

1 And there was discussion about the existing -- the
2 status of the existing building, the structural integrity of
3 the existing building.

4 And the maintaining of the existing foundation was
5 critical to our case, allowing us to maintain our
6 nonconforming -- preexisting, nonconforming status of the
7 site.

8 And at the point that the development team got
9 into the property and took a look at the conditions of the
10 structure above the foundation, there was significant
11 concern about its safety, which was the reason that the
12 decision was made to proceed with a demolition of the upper
13 portions of the building.

14 And our understanding, and speaking to ISD, was
15 that this wasn't affecting the legal status of the
16 preexisting, nonconforming structure.

17 And I will admit that the narrative could have
18 been better written to describe that, and my apologies if it
19 seems -- you know, in your reading of it to not be
20 transparent.

21 But we did want to be fully transparent and in
22 fact included photos of the site. So you can see that the

1 upper portions of the structure were demolished quite
2 recently. And again, that was frankly due to safety
3 concerns.

4 I can speak to the rest of the application, but I
5 do want a chance -- I know that it's not my presentation
6 time; I'm sort of intervening in your initial --

7 STEVEN NG: Understood, yeah.

8 SARAH RHATIGAN: -- conversation.

9 STEVEN NG: Yeah.

10 SARAH RHATIGAN: And if there's something that we
11 -- you feel, the Board feels that we need to do to change
12 the submission, amend the submission, you know, we're open
13 to that as well.

14 STEVEN NG: I guess the question, Brendan is
15 you're -- the point you're making is are they just basically
16 demolishing the building and starting building a new
17 structure?

18 BRENDAN SULLIVAN: Correct. And that the
19 application forms really do not address it. It's really an
20 existing building, existing conditions, and its focus is on
21 this rear addition.

22 And the reason why I raise it now rather than

1 getting into the merits of the case is, as Sarah has well
2 known, is that if we were to get into the merits of the case
3 and then eventually --

4 STEVEN NG: Mm-hm.

5 BRENDAN SULLIVAN: -- if it were to be continued,
6 then she'd have to reassemble the same Board, so I'm giving
7 basically the courtesy if the Board decides that it really
8 needs to be readdressed, redone, the Application Form and
9 the Dimensional Form, then all you have to do is assemble a
10 five-person Board and not necessarily the same Board.

11 So anyhow, that's why I raise it now rather than
12 getting into the merits of the case and getting down the
13 road too far with it. So.

14 WENDY LEISERSON: Excuse me, Mr. Chair, this is
15 Wendy Leiserson. May I offer one comment?

16 STEVEN NG: Of course, Wendy.

17 WENDY LEISERSON: Thank you. I apologize; I'm not
18 on video so I can't raise my hand, but I think the sort of
19 technical question is was this advertised with appropriate
20 notice so that the neighbors would -- neighborhood or other
21 members of the public would understand what is happening
22 here.

1 And when you look at the Agenda online, it only
2 states construction of a rear addition that violates side
3 setback --

4 STEVEN NG: Mm-hm.

5 WENDY LEISERSON: -- requirements. And so, you
6 know, we can debate the -- you know, the points that were
7 raised by Council as to whether, you know, what the
8 narrative should have said or whatever --

9 STEVEN NG: Right.

10 WENDY LEISERSON: -- but I think the problem is
11 that the notice itself is defective in terms of how it was
12 communicating what this case is about to the public, based
13 on that summary statement.

14 So in other words, people might not have clicked
15 on the whole file and looked at the all of the diagrams and
16 read through the narrative if they thought, "Oh, this is
17 just a rear addition."

18 STEVEN NG: That is a very good point. Thank you,
19 Wendy. Any other Board members' opinions on this?
20 Thoughts?

21 I think that -- I think Wendy's point is one for
22 -- that we should I guess as a group decide where we stand

1 on that.

2 SARAH RHATIGAN: Mr. Chairman, may I --

3 STEVEN NG: Yes, yes.

4 SARAH RHATIGAN: -- may I make one more comment?

5 STEVEN NG: Sure.

6 SARAH RHATIGAN: It's -- often it is the case that
7 the public notification references only the alterations to a
8 building or to a site that requires zoning relief. And
9 through advice and consultation with Zoning Staff, the only
10 element of construction on the site that requires relief is
11 the rear addition; hence, the notice references the rear
12 addition. It doesn't reference every single thing that will
13 happen with the property.

14 But that's not inconsistent -- again -- in my
15 experience, at least, with other projects.

16 STEVEN NG: Because that the work that's being --

17 SARAH RHATIGAN: Because the other --

18 STEVEN NG: -- performed outside of the addition
19 is by --

20 SARAH RHATIGAN: Is by right, correct.

21 WENDY LEISERSON: Except that an addition implies
22 that there's a building to be added to.

1 SARAH RHATIGAN: Okay.

2 WENDY LEISERSON: There's no building there.

3 SARAH RHATIGAN: I understand. Yep.

4 WENDY LEISERSON: [Laughs] Okay.

5 STEVEN NG: So Wendy, what would you -- I guess
6 what would you have -- would be asking Ms. Rhatigan to
7 modify in the application?

8 WENDY LEISERSON: Well, I would like to hear
9 Brendan's thoughts on this. But I would say at least in the
10 Agenda description, it should say, "Construction of a new
11 building with a rear -- you know, whatever, where the rear
12 of the building violates the side setback requirements for
13 the district."

14 You know, or however you want to -- it's a new
15 building, right? It's not just an addition. Is that what
16 Brendan's point was?

17 BRENDAN SULLIVAN: Correct. There's a hole in the
18 ground now, Wendy, right.

19 WENDY LEISERSON: Yeah. Right. So, you know, I
20 would say it's a construction of a new building that
21 violates side setback.

22 STEVEN NG: Okay, and then --

1 WENDY LEISERSON: I'm open to hearing more from
2 Brendan.

3 BRENDAN SULLIVAN: Yeah, no, I think that you've
4 summed it up. I was a little bit more wordy than usual.

5 STEVEN NG: [Laughs].

6 BRENDAN SULLIVAN: You summed it up in one
7 sentence or less quite succinctly that I think that the --
8 their whole Application Form is deficient. And I think it's
9 fatal to going forward. That's my summation.

10 STEVEN NG: Stephen -- just asking the Planner --
11 was there any discussion on -- in the ISD on that you could
12 share, or --

13 [Side conversation; microphone muted.]

14 STEVEN NG: Yeah, and I guess Ms. Rhatigan, how
15 were you going to maintain I guess the existing status
16 during demolition, I guess, is a question.

17 SARAH RHATIGAN: I'm sorry, that's a question that
18 you'd like me to answer now?

19 STEVEN NG: Yes.

20 SARAH RHATIGAN: Yeah. In conversations with the
21 Zoning Staff, it has been confirmed for us that maintaining
22 the existing masonry foundation, which has been preserved,

1 is the base portion of the structure. So this is not a
2 total demolition. But the existing structure remains, but
3 the wooden -- you know, structure above the foundation is
4 being reconstructed.

5 And there were several conversations that we had
6 with Staff on that issue. And that has been their
7 interpretation in other cases as well, as I understand it.

8 STEVEN NG: Yeah. And I guess at that point --
9 thank you, Ms. Rhatigan -- that point to both Brendan and
10 Wendy, does that satisfy I think the points you're raising?

11 WENDY LEISERSON: I think that if the portion of
12 the building that is aboveground above the existing masonry
13 is not an exact duplicate of what was there before, then it
14 still -- I mean, I just -- you know, I'm not trying to
15 nitpick here, I'm just saying notice is a requirement for a
16 reason, right? And --

17 STEVEN NG: Mm-hm.

18 WENDY LEISERSON: -- I just don't think it's right
19 to proceed if the public hasn't had adequate notice.

20 And it's really no reflection on what's being
21 proposed, or the merits of the ultimate decision that needs
22 to be made, it's just members of the public have a right to

1 know what's going on, and this description really doesn't
2 explain it.

3 So you could say a replacement structure. You
4 don't have to say it or whatever, but -- I mean, if you
5 don't want to say a new building for the reasons that
6 Counsel is wanting to say that there's an existing structure
7 there because of wanting to preserve the right to maintain
8 the nonconformities that were allowed previously, that's a
9 separate legal issue. But we're talking about the
10 deficiency of notice to the public here.

11 And also, if the application is defective for
12 other reasons, simply continuing this to give both the
13 public the adequate notice and the Counsel opportunity to
14 correct the forms I think would be worthwhile.

15 BRENDAN SULLIVAN: Yeah, again, I just reiterate
16 that I don't think the documents other than the plan
17 accurately depict the scope of the project. So.

18 Which is a new structure, and not -- again, the
19 focus on the application forms and everything else is
20 basically this is an addition to the back. So.

21 STEVEN NG: I guess my question would be to Ms.
22 Rhatigan is: would you be able to be -- you know, because

1 we're very close to saying the, you know, discussing the
2 project already with some of this -- but are you able to
3 discern or basically present the different sections of the
4 -- phases of parts of this -- of the addition work versus
5 the dem- -- kind of all the permitting that you've done for
6 the work by right? Existing permits such as demo and
7 construction of the by right portion?

8 SARAH RHATIGAN: I apologize. I'm not quite sure
9 exactly what you're asking, but I'm hearing two Board
10 members very clearly explain reasons for thinking that the
11 application in itself is deficient. And the applicant would
12 like the opportunity to correct those deficiencies as you
13 see them.

14 STEVEN NG: Mm-hm.

15 SARAH RHATIGAN: We can work with Staff on how to
16 properly characterize what's happened and make sure that the
17 notice is more descriptive to the public, to Ms. Leiserson's
18 point and to Mr. Sullivan's point.

19 STEVEN NG: Okay.

20 SARAH RHATIGAN: And, you know, with that, we
21 would ask to have the case not heard this evening for the
22 reasons that Mr. Sullivan was pointing out, which gives us

1 the opportunity to not have to worry about putting together
2 the same Board at the next hearing, at the continued
3 hearing.

4 STEVEN NG: I appreciate that, Ms. Rhatigan. I
5 think we were just trying to see what -- some middle ground.
6 But we do have July 16.

7 So would you be creating a new case with a new
8 project description?

9 SARAH RHATIGAN: That's my understanding of how
10 this would work, since it has to be public again.

11 STEVEN NG: Yes.

12 STEPHEN NATOLA: Sarah, we have July 16, and that
13 would have to be in by Monday to be filed and published.

14 SARAH RHATIGAN: Get to work.

15 STEPHEN NATOLA: [Laughs] I'll have Maria reach
16 out to you regarding that exact time. But I believe that's
17 what she said, just as a --

18 SARAH RHATIGAN: Okay.

19 STEPHEN NATOLA: -- heads up.

20 SARAH RHATIGAN: Okay.

21 STEVEN NG: So yes, if it's a refiling, I guess
22 there's no need to -- right, we just move on.

1 Ms. Rhatigan, thank you so much for working with
2 us just to, you know, maintaining good -- and sharing
3 information with the public and keeping -- and just updating
4 so it'll be much more clear to everybody.

5 SARAH RHATIGAN: Thank you.

6 STEVEN NG: All right.

7 WENDY LEISERSON: Thank you. Do we need to, for
8 the record do we need to do anything like withdraw without
9 prejudice or anything like that?

10 BRENDAN SULLIVAN: I think maybe you might
11 consider that we accept the petitioner's request for a
12 continuance, continue this particular matter and have a
13 voice vote to continue this matter to -- again -- a date in
14 the future, and then the new filing will be acted upon, and
15 then this one will go away.

16 But I think you have to add --

17 WENDY LEISERSON: But the --

18 BRENDAN SULLIVAN: -- this is just --

19 WENDY LEISERSON: -- with the condition, sorry
20 Brendan, with the condition that Counsel Rhatigan pointed
21 out about notice being complied with.

22 BRENDAN SULLIVAN: Well, it really doesn't have to

1 have a -- it just can be continued. That's all. And I
2 don't think we have to put a condition on it, but it's just
3 that it --

4 WENDY LEISERSON: I don't know. I was just
5 addressing the Counsel's -- Counsel Rhatigan's point about
6 if additional notice was required, then, so I leave it --

7 BRENDAN SULLIVAN: So the case --

8 SARAH RHATIGAN: Counsel Rhatigan, do you want to
9 speak so that?

10 BRENDAN SULLIVAN: There would basically be two
11 cases. One is this one tonight, which is being continued,
12 and there would be a new one filed.

13 WENDY LEISERSON: Oh, I see.

14 BRENDAN SULLIVAN: And the new one being --

15 WENDY LEISERSON: Gotcha.

16 BRENDAN SULLIVAN: -- filed would then be acted
17 upon, and then --

18 WENDY LEISERSON: Okay.

19 BRENDAN SULLIVAN: -- at that time, there can be a
20 request to withdraw tonight's --

21 WENDY LEISERSON: I understand.

22 BRENDAN SULLIVAN: Yeah.

1 WENDY LEISERSON: I understand. Yep. Good.

2 Thank you, Brendan.

3 BRENDAN SULLIVAN: Yeah. There should be a motion
4 and a vote by the Board.

5 STEVEN NG: So Ms. Rhatigan, you -- we could also
6 -- you could also just withdraw the case that we have before
7 us or that hasn't been opened yet.

8 BRENDAN SULLIVAN: Well, I wouldn't -- yeah, I
9 would caution against that withdrawal.

10 STEVEN NG: Okay. So we can continue it to say
11 we'll still say July 16?

12 BRENDAN SULLIVAN: You could, and it could be,
13 yeah, it could be or it could be a date past July 16, and
14 again, you know, when it comes up in whatever it may be end
15 of July or August, something like that, it becomes mute at
16 that point depending on the action of July, or the new case.
17 So.

18 What happens that this continued one, if you
19 continue it to the sixteenth of July, will be heard first as
20 a continued case, and the new case would then be heard
21 second. So it's like, you know, it's a little bit of a
22 positioning. So kick this one beyond the sixteenth --

1 STEVEN NG: Understood.

2 BRENDAN SULLIVAN: -- and then we hear the new
3 case, and then depending on the action of that, then this
4 case will then at some point in the future come up as a
5 continued case, and then if the first --

6 STEVEN NG: We withdraw.

7 BRENDAN SULLIVAN: -- and it gets withdrawn.

8 STEVEN NG: Okay.

9 SARAH RHATIGAN: That's agreeable to the
10 applicant.

11 STEVEN NG: So should -- what date would you like
12 for a continuance, Ms. Rhatigan?

13 SARAH RHATIGAN: Um --

14 STEVEN NG: What's a September date?

15 SARAH RHATIGAN: Is there a date at the end of
16 August?

17 STEVEN NG: Probably September 10. Sounds like
18 skipping August.

19 SARAH RHATIGAN: Is there no early September
20 hearing date?

21 STEVEN NG: September 10 is -- sounds like the
22 earliest.

1 SARAH RHATIGAN: Okay. So that would be fine.

2 BRENDAN SULLIVAN: Is there nothing --

3 SARAH RHATIGAN: This is a placeholder, right?

4 BRENDAN SULLIVAN: Is there nothing in August?

5 STEPHEN NATOLA: No August meetings.

6 BRENDAN SULLIVAN: There's no August. Okay. So
7 September 10, yeah.

8 STEVEN NG: So Brendan, if July 16 we get the -- a
9 new application and it's approved --

10 BRENDAN SULLIVAN: Correct.

11 STEVEN NG: -- what happens to the September 10
12 continuance?

13 BRENDAN SULLIVAN: Then it comes up as a continued
14 case, and Sarah would write in a -- she can appear or write
15 in a letter saying that the request that it be withdrawn,
16 and there be a motion --

17 STEVEN NG: Yeah.

18 BRENDAN SULLIVAN: -- to withdraw the case, and
19 then it goes away.

20 STEVEN NG: It doesn't affect or hold up the
21 decision from July 16?

22 BRENDAN SULLIVAN: It does not.

1 STEVEN NG: Okay. All right. That's great. I
2 think that's the way to go. Thank you so much, Brendan,
3 Wendy, Sarah, all the good counsel out here.

4 So I'll make a motion for September 10, and --
5 okay. So I'll make a motion to continue this matter to
6 September 10, 2026, on the condition that the petitioner
7 change the posting sign to reflect the new date and the new
8 time of 6:00 p.m.

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

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

17 Also, if there is any new submittals, changes to
18 the drawings, dimensional forms, et cetera or any supporting
19 statements that those be filed by 5:00 p.m. on the Monday
20 prior to the continued meeting date.

21 On the motion to continue until September tenth, a
22 voice vote by Board members, please. Wendy Leiserson?

1 WENDY LEISERSON: Wendy Leiserson in favor.

2 STEVEN NG: Thank you. Virginia Keesler?

3 VIRGINIA KEESLER: Virginia Keesler in favor.

4 STEVEN NG: Daniel Hidalgo?

5 DANIEL HIDALGO: Daniel Hidalgo in favor.

6 STEVEN NG: Brendan Sullivan?

7 BRENDAN SULLIVAN: Brendan Sullivan in favor.

8 STEVEN NG: And Steven Ng in favor.

9 [All vote YES]

10 STEVEN NG: And that's 5:0, and so, continued it
11 is.

12 Thank you, Ms. Rhatigan for that.

13 SARAH RHATIGAN: Thank you.

14

15

16

17

18

19

20

21

22

* * * * *

(7:01 p.m.)

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

STEVEN NG: Next up is Case No. BZA-1213144 -- 3
Phillips Place, owner of Nexus Legacy Development LLC - c/o
Sarah Rhatigan, Trilogy Law, seeking a variance, and that
change in use and occupancy with -- and affecting Sections
4.12 (Use Not Permitted as of Right); Section 4.34.4 a, b,
c, and d, (Office Uses); Section 5.31, (Table of Dimensional
Requirements); Section 8.22.3 (Non-Conforming Structures)
and Article 10.000, Section 10.30 for a Variance.

SARAH RHATIGAN: Good evening again, Mr. Chairman.
Sarah Rhatigan -- for the record, Trilogy Law LLC, 12
Marshall Street in Boston. I'm here representing the owner
of this property, Nexus Legacy Development LLC. And the
representative from the developer is on the call, I believe,
Ms. Qiong Jiang. And --

STEVEN NG: Mm-hm.

SARAH RHATIGAN: -- thank you, Board members, for
hearing this case.

1 Nexus Development -- Nexus Legacy Development
2 purchased this property from Lesley University approximately
3 four years ago.

4 And Lesley University had used this building as
5 educational offices for many years. Lesley had purchased
6 this property from another educational institution, and it
7 essentially had been educational offices as far back as the
8 1970s, I believe.

9 And it's a rather large structure for a -- what
10 was originally built as a residential structure in the
11 1800s, with an exploration of its history with the Historic
12 Commission. It reached its current size and shape and
13 location lot in I believe around 1910. And so, it's
14 nonconforming in terms of setbacks and open space.

15 And the history here of what's happened is that
16 the new owner had developed plans to do a very substantial
17 interior gut renovation in order to convert the building to
18 a Residential Use to have residential condominiums in the
19 building.

20 And those plans did involve some exterior
21 alterations, and because this is in the Old Cambridge
22 Historic District, those went to the Cambridge Historical

1 Commission and were reviewed and approved by that Board with
2 a letter or Determination of Applicability. And that was
3 with Peter Quinn Architects, who did a lovely set of plans.

4 The difficulty in part was that the neighboring
5 use to the right or to the north of the site is a church,
6 who had concerns about the fact that the development was
7 proposing a driveway -- a change of the driveway to
8 essentially create underground parking on the site, which
9 was part of the development project and seen as necessary to
10 be able to provide the -- you know, the financial return on
11 a very, very expansive proposition to renovate this historic
12 home.

13 And with those objections and with costs in mind,
14 the owner decided to withdraw that, which would have been
15 as-of-right for zoning purposes.

16 The owner then proceeded to make some interior
17 improvements with, you know, paint and carpet and finishes
18 in order to essentially continue its former use as an
19 office, with the understanding that as they thought that
20 that was allowed, because it had been happening in this
21 location for decades.

22 They were not aware at the time -- not represented

1 by me and their counsel not being aware -- that in
2 Cambridge, Educational Office Use is an entirely different
3 category than General Office Use.

4 And when they went to pull a permit for a sign for
5 the outside of the building, it was flagged by Staff as, you
6 know, this use isn't allowed in the district, which came as
7 a real surprise to them.

8 The application today for a variance -- it is a
9 Use Variance because a General Office Use is not allowed.
10 Stephen, thank you, if you don't mind -- yeah, wonderful to
11 look at the pictures, because that's -- that really tells
12 the story of the property -- the Use Variance would
13 essentially allow a use which, although technically
14 different than an Educational Office Use as a practical -- I
15 think as a practical matter and in terms of its impacts on
16 neighbors in the community -- is very much, very similar --
17 very much the same.

18 It essentially would allow the building to
19 continue to be used in that capacity. There would be no
20 exterior changes needed. There would be no changes needed
21 whatsoever, because essentially the interior improvements
22 have been made and were -- again, were -- you know, were a

1 matter of kind of cosmetic changes the building.

2 There's no change the parking scenario. It's
3 really -- you know, allowing an established use.

4 You may ask about, you know, what is the hardship?
5 And so, the hardship relates to both the lot shape, the
6 existing large -- both large and historic structure that's
7 on the lot, and nonconforming in terms of both setbacks and
8 open space and the interior structure and shape of the
9 structure.

10 Which means that the only as-of-right use is the
11 Residential Use that we talked about that was the initial
12 project that was proposed by the owner and frankly objected
13 to by the neighbor.

14 And that use would be quite expensive to be able
15 to undertake without the parking, which increases the value
16 of the units that would ultimately be sold in order to make
17 the project feasible.

18 And, you know, the proposed use would be low
19 impact; no changes for neighbors' experience of the area.
20 And in fact it is -- despite the fact that it is in a
21 Residential District, if you see the uses, I think there's a
22 -- Stephen, I'm not sure if you can find the Assessor Map

1 where I labeled the uses of the adjacent properties.

2 If you don't mind, just -- and as you pass
3 through, you can see what the inside of the building looks
4 like. Apologies for the different --

5 STEVEN NG: There you go.

6 SARAH RHATIGAN: Okay. Here we go. We have --
7 that's the use -- those are the offices inside. Okay, here
8 we go, perfect. That's the sheet I was looking for. Thank
9 you.

10 So in yellow is our lot. The church is to the
11 right, which I'll speak more about in a minute. And then
12 you can see there's a Hotel Use.

13 There's two non-profit offices, I think owned by
14 the same company. The residential lot that's just to the
15 north of the site is actually owned by the husband of --
16 actually Ms. Jiang and her husband --

17 STEVEN NG: Yes. Mm-hm.

18 SARAH RHATIGAN: -- privately own that property.
19 And I believe that that was the subject of a Zoning case
20 where they're doing a lovely renovation and --

21 STEVEN NG: Mm-hm.

22 SARAH RHATIGAN: -- addition there. And then

1 Lesley University is across the street, across Phillips
2 Place. Harvard University is across to the south.

3 And then there are a few residential neighbors
4 along Mason Street, who Ms. Jiang has a good relationship
5 with and I believe that they're happy that she's in the
6 neighborhood, or that Nexus is in the neighborhood and
7 trying to maintain the building.

8 I know that there's a letter from members of the
9 church next door. And they raise some questions about
10 whether -- or claims, rather, that there's a prescriptive
11 easement for a shared driveway.

12 I am relatively new to representing Ms. Jiang,
13 representing Nexus. And I know that there were
14 conversations that were held previously about that. But the
15 issues that they raise are being reviewed and are, frankly,
16 in dispute.

17 And we see those as land use questions that don't
18 relate, we don't believe, to our Zoning case.

19 You can see -- yes, thank you. In their letter
20 they put forward a sort of a proposed easement area. And
21 again, there were discussions, and there will be continued
22 discussions with the neighbor to see if there's a resolution

1 to their alleged claims that they've got rights over
2 portions of the driveway.

3 But this is an existing driveway. It's been used
4 by this property for parking for decades. Even if they were
5 to have a claim -- a legal claim to use a portion of the
6 driveway, one -- a portion of the driveway would still be
7 available for the Office Use, and the parking isn't
8 necessary to the use.

9 There is some parking that is -- I think there's
10 approximately three spaces that park on the -- rather on the
11 Phillips Place side of the property as well to support the
12 use of the building.

13 So I'd be happy to speak longer, but I'd also be
14 happy to answer any questions from the Board or concerns
15 that you may have.

16 STEVEN NG: Thank you, Ms. Rhatigan. I think
17 we've got a good handle on that, your presentation.

18 Any questions from fellow Board members?

19 BRENDAN SULLIVAN: Brendan Sullivan.

20 WENDY LEISERSON: Mr. Chair, this is Wendy. Oh,
21 sorry. Brendan, you go first.

22 BRENDAN SULLIVAN: Sarah, I wonder, do they have

1 any idea of what kind of tenant they would have or occupant,
2 what kind of office use it would be?

3 SARAH RHATIGAN: The one possible office use is a
4 shared work company that has what is I think referred to as,
5 like, a -- I don't want to say a "ghost office" because that
6 doesn't sound very good. But it has a low-profile office
7 component.

8 And so, it's geared towards people who may work
9 remotely at their homes but want to have an office address
10 for formal purposes.

11 And Ms. Jiang, can you just remind me, it's HQ, is
12 that the company that you've been in discussion with?

13 QIONG JIANG: Good evening, Chair, and members of
14 the Board. My name is Qiong, and I'm here as a
15 representative of Nexus.

16 And yes, the coworking management team is called,
17 "HQ" which I think is a similar -- the mother company of the
18 Regus.

19 BRENDAN SULLIVAN: And is there a lack of
20 available space in Harvard Square which would make this
21 particular location obviously on a bus line and easily
22 walkable more attractive than anything else in Harvard

1 Square, or lack of available space in Harvard Square?

2 QIONG JIANG: Exactly. The HQ coworkings, they
3 run a lot like a virtual office, just a registered stats
4 (sic) app to register online office to keep their home
5 office as privacy; something like that.

6 BRENDAN SULLIVAN: Okay.

7 QIONG JIANG: Basically.

8 BRENDAN SULLIVAN: Yeah.

9 QIONG JIANG: Yeah. It's very low traffic.

10 BRENDAN SULLIVAN: Yeah. Okay. All right.
11 That's -- Wendy, it's all yours.

12 WENDY LEISERSON: Oh. Thank you. I was just
13 going to ask about this prescriptive easement question,
14 because I think it is true that we don't have authority to
15 decide whether the easements exist or not.

16 And I am just wondering if -- I was looking, and
17 the church's homeless shelter has been there since at least
18 1987, which I don't know the law of prescriptive easements
19 but that's a long time, and it may have established some
20 rights.

21 And I was just wondering about how do we proceed
22 where there's a legal question to be determined, without

1 creating a right in the applicant, in the petitioner, that
2 would defeat the argument of the abutter.

3 You know, I don't -- it's a very legalistic
4 argument. But I would like to know whether Counselor
5 Rhatigan has -- or other members of the Board have any
6 knowledge of this.

7 SARAH RHATIGAN: It's -- if you don't mind me
8 trying to take a stab at that, thank you for the question.

9 A prescriptive -- obviously a prescriptive
10 easement case is a case that would have to be litigated in
11 Land Court or Superior Court in order for the neighboring
12 owner to have any legal rights.

13 That being said, if there were concern about the
14 actual physical, you know, passageway for the folks who come
15 and go to the homeless shelter next door, two things about
16 that: One is that the owner has been in the past willing to
17 discuss a pathway that would be -- you know -- sufficient to
18 allow people to walk along a -- you know, you can see from
19 this drawing that there's a portion of the front corner of
20 the lot where unless the church were to -- you know -- sort
21 of move some stairs that may be difficult for someone to
22 pass by.

1 But she has made that offer to them. But that's a
2 resolution that will be worked through. But the kind of the
3 status of that front corner of the land, there's no impact
4 on whether or not the building or even most parts of the
5 driveway can be used for the office.

6 And if this Board were to make their decision
7 conditional on us settling a land use dispute, it would --
8 the one, I can't see that being justified in the
9 circumstances --

10 STEVEN NG: Mm-hm.

11 SARAH RHATIGAN: -- where the -- where especially
12 if you look at from the church's perspective, the church
13 says they're much happier with her current proposed use of
14 the property than her by right use of the property, right?

15 So you would be making a variance, you know,
16 candidly or delayed essentially contingent on resolving a
17 legal dispute that, you know, potentially could take years
18 to -- I mean, I'm not that saying that this is going to
19 happen, but it could conceivably take years to resolve,
20 which is why we would not want the Board to be concerned
21 about what eventually will happen with the questions about
22 this area.

1 And the -- you know, -- is there anything else?

2 I'll be quiet for the moment and --

3 WENDY LEISERSON: I think --

4 SARAH RHATIGAN: -- see if that's helpful.

5 WENDY LEISERSON: No, that's somewhat. I think my
6 question, though, is still if we were to not make whatever
7 relief is requested conditional, I would not want that to
8 interfere legally with the argument around easements. And
9 that's my question, like, ultimately.

10 I don't know. Perhaps Mr. Chair, did you consult
11 the City's Law Department about, or Brendan if you have
12 experience from Zoning Board days as to how the Zoning Board
13 is supposed to act when there is a land use dispute?

14 BRENDAN SULLIVAN: Thank you, Wendy. I guess my
15 feeling on this, Wendy, is if we felt that that parking area
16 was crucial to our giving relief, and that it was an
17 integral part and necessary for the operation of the
18 building, then potentially resolving the land dispute right
19 away or whatever could possibly play in.

20 My feeling is that I don't think it is crucial to
21 making it an integral part of the relief that we may grant
22 to the office.

1 It has been -- and again, I go way back on this
2 property, again back into '70s, and it was actually the
3 Weston School of Theology, and it was run by the Jesuits and
4 it was an integral part of the collaboration with the
5 Harvard School of Divinity.

6 So there was this constant back and forth between
7 Harvard and Weston School of -- and the Jesuits. And I
8 think it survived and was really quite benign, the presence
9 in the neighborhood.

10 I think it will continue to be same. I think it
11 has some certain constraints, obviously, but that was
12 before, obviously, Zoning.

13 And I don't think that that parking area is
14 crucial that it become part of our belief. Because I think
15 it will probably -- again, resolve itself. And I think
16 Sarah is right; if it were, then we have driven a stake into
17 the heart of this project, as far as going through the court
18 system.

19 And I would not want to see -- the building really
20 needs to be updated, rehabbed, and brought back to its
21 former glory. And --

22 WENDY LEISERSON: Mm-hm.

1 BRENDAN SULLIVAN: -- I would not want to inhibit
2 that or delay that, to be quite honest with you. And I
3 think the use of it going forward is really going to be
4 quite benign, so -- less so than I think if it was a
5 resident. Because there would be --

6 STEVEN NG: Mm-hm.

7 BRENDAN SULLIVAN: -- you know, probably less
8 coming and going. And the parking -- obviously, somebody
9 who would use this as an office or whatever would probably
10 avail themselves of, you know, even being dropped off by
11 Uber or possibly, you know, going down to the Harvard Square
12 than walking up from the Square.

13 So that's my thought on it.

14 WENDY LEISERSON: Thank you, Brendan.

15 So if we made a finding that whatever relief we
16 choose to grant, it was not -- what's the word -- without
17 being impacted by the resolution of the easement?

18 BRENDAN SULLIVAN: I think we could be silent on
19 it, Wendy. I wouldn't even bring it up, to be honest with
20 you. I think it's -- to me it's two different issues.

21 And it's not -- unless we really consider it, that
22 that parking area be -- that the total parking area be

1 essential to the operation of -- and conditioned on our
2 relief --

3 WENDY LEISERSON: Okay.

4 BRENDAN SULLIVAN: -- then it becomes an issue.

5 WENDY LEISERSON: I just want to -- yeah, I wanted
6 to make sure that nothing that we decided in granting a
7 variance without speaking to it would impact whatever other
8 legal dispute is active.

9 BRENDAN SULLIVAN: Yeah.

10 WENDY LEISERSON: That's my question.

11 BRENDAN SULLIVAN: Yeah, I don't think it would.
12 I think we could be silent on it. So.

13 Sarah, do you -- chime in on that?

14 SARAH RHATIGAN: I do agree. I do agree with that
15 judgment. I can't -- there's nothing about a BZA decision
16 allowing the use of a building for a particular purpose
17 would in my mind --

18 WENDY LEISERSON: Mm-hm.

19 SARAH RHATIGAN: -- in any way impact a litigant's
20 claims under prescriptive easement.

21 WENDY LEISERSON: Okay. Thank you. That was --

22 SARAH RHATIGAN: Yeah, yeah. Because a

1 prescriptive easement is all about kind of what's the
2 history been of the use of this particular --

3 STEVEN NG: Mm-hm.

4 SARAH RHATIGAN: -- area, and has it been open and
5 notorious and with permission or without permission? All of
6 that kind of thing which, it wouldn't matter what the actual
7 use of the building itself was, yeah.

8 BRENDAN SULLIVAN: I don't know if they could
9 claim that --

10 WENDY LEISERSON: Oh, okay.

11 BRENDAN SULLIVAN: -- as adverse possession, you
12 know, 20 years and a day or something like that if that's
13 even still valid anymore, Sarah. But anyhow, I would just
14 be silent on it myself. So.

15 STEVEN NG: Yeah.

16 BRENDAN SULLIVAN: Otherwise, I think we're
17 walking down a -- going down a rabbit's hole on that one,
18 so.

19 WENDY LEISERSON: All right. Thanks, Brendan.
20 Thank you, Counsel.

21 SARAH RHATIGAN: Thank you.

22 STEVEN NG: Yes. Thank you also, Brendan, Wendy,

1 and Ms. Rhatigan. That was my big question in the
2 application so that you've pretty much enlightened me on
3 that, so thank you.

4 Any other questions from the Board?

5 DANIEL HIDALGO: Sorry, this is Daniel Hidalgo.
6 Can you speak a little bit more to the hardship, or -- you
7 know, it's a variance so it's a higher standard. And so,
8 I'm just having a little bit of trouble thinking about how
9 this fits the kind of legal standard for hardship.

10 SARAH RHATIGAN: Sure.

11 DANIEL HIDALGO: Yeah.

12 SARAH RHATIGAN: The hardship -- you know, often
13 hardships are described or at least are often experienced I
14 think by people as a constellation of a number of factors
15 together. And that's, I think, what is happening here.

16 So you have the combination of the unusual shape
17 of the -- of a historic structure that was sort of built
18 upon so that it is both nonconforming, requiring a variance,
19 and also relatively large, and its interior layout is such
20 that it has been broken up into little offices with a number
21 of stairwells.

22 And its interior layout is really not easily

1 conducive to being converted to residential use. You know,
2 perhaps you could use it as one very large residence.

3 DANIEL HIDALGO: Mm-hm.

4 SARAH RHATIGAN: But even then, you know, from
5 walking through it it's kind of a labyrinth. Like, I don't
6 know -- there's no family that I know who [laughs] --

7 DANIEL HIDALGO: [Laughs]

8 SARAH RHATIGAN: -- who would want to live in --
9 you know, it's like --

10 DANIEL HIDALGO: Right.

11 SARAH RHATIGAN: -- over 10,000 square feet of
12 rambling, you know, rooms all over the place, right? And
13 the historic conditions are such that, you know, exterior
14 modifications have to be -- you know, considered very
15 carefully.

16 DANIEL HIDALGO: Right.

17 SARAH RHATIGAN: So those are all of the kind of
18 -- the unique aspects that lead to the hardship if they're
19 not permitted to continue the use, which has been -- which
20 the building has essentially been modified to accommodate
21 over decades.

22 DANIEL HIDALGO: Great. Thank you. That's

1 helpful.

2 STEVEN NG: Thanks, Daniel.

3 Any other questions from Board members?

4 I think we can move on to public comment. We did
5 receive a letter from James Cairns, Associate Treasurer of
6 The First Church in Cambridge, 11 Garden Street, Cambridge.

7 And he was just bringing to our attention the
8 prescriptive easement and was just making a point of that --
9 the original or the -- "By way of background, we note that
10 the Nexus recently advanced a very different plan for the
11 Property, which the Church opposed. The prior plan was for
12 the development of a luxury residential condominium,
13 including a newly configured driveway leading to underground
14 parking and new landscaping. That plan would have
15 interfered with the historic and continued use of the
16 existing shared driveway for emergency egress, waste
17 management and deliveries by the Church and city and state-
18 funded homeless shelter, and longtime building tenant the
19 Newtowne Preschool, along with many other events held by a
20 range of community organizations. The Church claims a non-
21 exclusive prescriptive easement to use the existing driveway
22 area for such purposes. Accordingly, we are pleased that

1 Nexus has now abandoned its condominium development plan and
2 is instead seeking approval for a new use of the property
3 that will not entail reconfiguring the driveway area.

4 "Nexus's current proposal is far more palatable to
5 the Church, provided that the Church will still be able to
6 use the shared driveway, as it has done for decades. As we
7 understand Nexus's current proposal, the proposed five
8 parking spots create the only potential for interference
9 with the Church's use of that shared space. However, the
10 Church believes that it is quite possible, feasible and
11 desirable to arrange the requested parking spaces in a
12 manner that will accommodate the Church's ongoing and needed
13 use of the existing driveway."

14 They did provide a diagram drawn by Peter Byerly,
15 who is Co-Chair of Building and Grounds Committee, and we
16 just saw that up on the screen a little earlier in the
17 presentation.

18 And they mentioned in closing, "We are currently
19 in conversation with Nexus in an effort to reach a formal
20 resolution of the access issue. In the meantime, the Church
21 requests that the Board make it a condition of any approval
22 of the proposed change of use that there be no interference

1 with the above stated existing shared uses of a portion of
2 the Nexus Property. With that assurance, the Church will be
3 pleased to support Nexus's proposed change in the use of the
4 Property.

5 "Thank you for your consideration of this position
6 statement."

7 I don't believe we have any other correspondence
8 in the file. So we'll go to online public comment.

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

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

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

19 STEPHEN NATOLA: James Cairns?

20 JAMES CAIRNS: Yes. Good evening. This is James
21 Cairns. As was just noted in the written statement that the
22 Chair read, I am the Associate Treasurer, one of the

1 Signatory Officers of First Church, Cambridge.

2 Let me briefly just make some additional verbal
3 comments to our written submission, I think first to say
4 that our Counsel has been in contact with Sarah as Counsel
5 for Nexus Properties, and we are continuing to hopefully
6 work towards a resolution of the easement and use question,
7 just to sort of say that there has been sort of
8 uninterrupted shared use of that driveway for well over 50
9 years.

10 The Newtowne Preschool has been in the building
11 since the early 1970s. The shelter was mentioned earlier
12 this evening; almost 40 years of continuous use of that
13 space.

14 And so, I think the critical issue for us is those
15 three core functions of sort of security of access and
16 egress for safety issues through that corridor; the delivery
17 of goods for the shelter, for the preschool, for the Church,
18 and for a number of community events that use the hall that
19 is connected right there on that side of our building, and
20 then for waste management.

21 All of our dumpsters and recycling bins have been
22 along that side of our building -- again, for many, many,

1 many years.

2 The last thing just to say the door that sits
3 right at the end of our building there on that kind of
4 shared space is the entrance to the shelter, and the
5 negotiation now for well over 30 years between the preschool
6 and the shelter of separate entrances has ensured very
7 positive coexistence in the building between two very
8 different kinds of populations. So that's I think the key
9 for sort of our issues.

10 And again, this has been a shared use of that
11 driveway. Our sense is that with the proposal from Nexus,
12 as long -- it's a kind of continuation of that shared use.

13 Our goal in our Counsel's conversation with their
14 Counsel is to see if we can formalize and make more
15 permanent an agreement around that shared use of that
16 driveway space. And so, that's the key that we're trying to
17 bring here this evening.

18 Just one final note: I would say that we did not
19 object to the use -- the development of the property as
20 residential per se; it was that the designs and approach to
21 how that would get done was -- you know -- conflicting with
22 this essential and ongoing use of that corridor for those

1 three critical uses that have been really essential for what
2 happens -- not just for our church -- but for a wide array
3 of community organizations and the publicly-funded shelter
4 and the preschool. So thank you.

5 STEVEN NG: Thank you, Mr. Cairns.

6 STEPHEN NATOLA: No one else.

7 STEVEN NG: Okay. No one else online for public
8 comment, so we'll close public comment. So fellow Board
9 members, any discussion, comments?

10 I know two of our Board members were -- you know,
11 gave good reasons and explanations for not including a
12 condition regarding mentioning the easement for the Church.
13 Any other feedback on that or thoughts?

14 VIRGINIA KEESLER: I agree.

15 BRENDAN SULLIVAN: Okay. Thank you, Virginia.

16 DANIEL HIDALGO: Yeah, I'm fine keeping them
17 separate.

18 STEVEN NG: All right. After hearing that, is
19 there any more comment, or are we ready for a motion?

20 [Pause]

21 All right. So the Chair makes a motion to grant
22 relief from the requirements of the ordinance under Sections

1 7.16.21.b -- oh, wrong section. Sorry about that.

2 The Chair makes a motion to grant a variance from
3 the requirements of the Ordinance under Sections Article
4 5.31, Table of Dimensional Requirements; Article 4.34.a,b, c
5 and d; Office Uses, Section 4.12, Use not Permitted as-of-
6 right: Article 8.22.3 Nonconforming Structure; and Article
7 10.30 Variance, citing -- reviewing the conditions to be met
8 for a variance:

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

13 Petitioner determined, due constraints, including
14 the shape, size and interior layout, the nonconforming site
15 conditions, that the only viable option to preserve the
16 historic building and site would be to do minor interior
17 updates and continue to -- its previous use as offices.

18 The petitioner was not initially aware of this
19 would trigger the need for a variance, and the City flagged
20 -- Staff flagged the use after receiving a request for a
21 signed approval.

22 Under Cambridge's Ordinance, Office Use by an

1 educational institution falls under General Category of
2 Educational Use, Section 4.33.b.1, which is allowed in a
3 C-2 District. Office Use by a private, non-institutional
4 owner falls under the category of section 4.34 Office Use
5 that are not allowed in a C-2 District despite the long-
6 standing use as offices by prior educational institution.
7 The petitioner continuation of this same activity requires a
8 Use Variance.

9 Item B) The hardship is owing to the following
10 circumstances relating to the soil conditions, shape or
11 topography of such land or structures, and especially
12 affecting such land or structures, and especially affecting
13 such land or structures but not affecting generally the
14 zoning district in which it is located for the following
15 reasons:

16 The hardships described above are owing to a
17 combination of the following factors:

18 1) the shape of the structure, which is relatively
19 large in relation to the lot, multi-planar, and lies within
20 front and side-setbacks.

21 2) the interior layout of the building, that has
22 been used as offices for many years.

1 And 3) the historic nature of the structure.

2 Together, these circumstances uniquely affect the property
3 and constrained the petitioner's ability to convert the
4 building to a viable use without a variance.

5 Item C) Desirable relief may be granted without
6 either:

7 a) Substantial detriment to the public good for
8 the following reasons: the Zoning relief requested will not
9 cause detriment to the public good, for it will allow for
10 preservation of an existing historic building, and a
11 continuation of the nearly identical educational use that
12 has been going on in this location for more than 50 years,
13 in harmony with similar uses in the neighborhood.

14 b) Desirable relief may be granted without
15 nullifying or substantially derogating from the intent or
16 purposes of this Ordinance for the following reasons:

17 The variance requested will not nullify or
18 derogate from the intent or purposes of the Ordinance
19 because it will promote the following:

20 1) to conserve the value of land and buildings
21 (Zoning Ordinance Section 1.30)

22 2) to encourage the most rational use of land

1 throughout the City, including the encouragement of
2 appropriate economic development (Zoning Ordinance, Section
3 1.30)

4 And 3) to allow for preserving and protecting
5 significant buildings within the City (Historical -- per the
6 Historical Demolition Bylaw Chapter 2.78.070)

7 So by that finding, they meet the criteria under
8 Section 10.30 for a Variance, on the condition that the work
9 proposed conforms to the drawing set included in the
10 application package, which included the following documents:

11 "Elevations and Plans for 3 Phillips Place, Cambridge,
12 Massachusetts," dated June 28, 2024 by Point Known of
13 Arlington, Massachusetts.

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

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

19 WENDY LEISERSON: Wendy Leiserson in favor.

20 STEVEN NG: Virginia?

21 VIRGINIA KEESLER: Virginia Keesler in favor.

22 STEVEN NG: Daniel Hidalgo?

1 DANIEL HIDALGO: Daniel Hidalgo in favor.

2 STEVEN NG: Brendan Sullivan?

3 BRENDAN SULLIVAN: Brendan Sullivan in favor.

4 STEVEN NG: And Steven Ng in favor.

5 [All vote YES]

6 The vote is unanimous in favor and the variance is
7 granted. Thank you so much.

8 SARAH RHATIGAN: Thank you. Thank you very much.

9 QIONG JIANG: Thank you. Thank you very much.

10

11

12

13

14

15

16

17

18

19

20

21

22

JAMES RAFFERTY: Oh. I see Selvin's name now,

1 thank you. And he seems to have a -- he was there a moment
2 ago.

3 Selvin, are you present?

4 SELVIN CHAMBERS: I'm here.

5 JAMES RAFFERTY: Oh, thank you. I'm sorry, Selvin
6 --

7 SELVIN CHAMBERS: Yeah.

8 JAMES RAFFERTY: -- I didn't see you. My
9 apologies.

10 So Mr. Chair and Members of the Board is usually
11 most members of the Board are familiar with the Margaret
12 Fuller House.

13 It's a community-service center of long-standing.
14 They've been in operation since 1902, and it's been a
15 stalwart supporter of the neighborhood on Cherry Street and
16 the surrounding areas.

17 It's perhaps best known for its food pantry, its
18 computer lab and after school programs. As I said, it's
19 located on a lot that contains the home -- the historic home
20 that was Margaret Fuller's home herself. And it also -- in
21 addition to that, there's an adjacent parking lot.

22 The reason for the subdivision is to allow the

1 Margaret Fuller House to sell a portion of the property --
2 essentially the parking lot -- to the Cambridge
3 Redevelopment Authority.

4 And present this evening on the call is Alex
5 Cardelle of the Cambridge Redevelopment Authority to the
6 extent the Board might have any questions.

7 The CRA's intention is to construct mixed-use
8 housing on the parking lot site. But, as Board members
9 probably know, to sell less than a complete lot, a
10 subdivision needs to be completed.

11 And in this case, the subdivision would result in
12 a slightly nonconforming FAR on what is depicted as Lot A in
13 the subdivision plan.

14 If Board members or Mr. Natola could put up the
15 subdivision plan, it really tells the whole story. There's
16 a new lot line in place down the middle of the property, and
17 the Margaret Fuller House will retain -- thank you.

18 You could -- in the middle of the page there you
19 might see an arrow, a dashed blue line where the cursor is.
20 Margaret Fuller House will retain the lot where their
21 structure is.

22 The structure consists of the historic structure

1 and food pantry, which is in a -- it's kind of a basement.
2 I'm guessing it was kind of anticipated that it would have
3 more of a structure on top of it over the years, but that
4 that didn't come to pass.

5 So the sale of the property here will allow
6 Margaret Fuller to continue its mission. And I thought Mr.
7 Chambers might be able to take a moment to explain to the
8 Board what that mission is, and why this subdivision is
9 critical to them.

10 SELVIN CHAMBERS: Well, why it's critical for us:
11 it will allow us to enhance our opportunity to impact more
12 people in the community. That whole premise behind our
13 service motto is to help move individuals to a level of
14 self-sustainability. Services are free.

15 And what I mean by that: We want each participant
16 who engages us with the food pantry or through our community
17 engagement services to be able to say, "I got where I need
18 to go; we no longer need the support."

19 Because our goal is to make sure that people are
20 being successful under our mission. And this will allow us
21 the opportunity to deepen our mission and serve more people.

22 And again, our services are free to anyone in the

1 community.

2 JAMES RAFFERTY: The subdivision will -- as I
3 noted, the reason the matter requires a variance is the
4 market for the lot will end up with an FAR of 0.79 in a
5 district where the required FAR is 0.75. So it's
6 approximately 368' shy of what is needed.

7 But the subdivision allotment, a determination has
8 been made based on the development opportunities on the
9 parking lot and the CRA's pricing and commitment to purchase
10 really is related to that.

11 The subdivision line intentionally allows for a
12 conforming setback on this property, so the setback is
13 actually a foot larger than it needs to be. But there is
14 that short call on GFA.

15 So in order to have the full sale and the what CRA
16 is trying to achieve programmatically, we have -- we are
17 seeking relief from the Board for a hardship related to the
18 historic nature of the structure on the Margaret Fuller
19 House and the way it's positioned.

20 If that structure were reduced, there's two ways
21 to make the lot conforming. You could reduce the GFA of the
22 historic structure, but that's something that they're not

1 eager to do, and it would involve a hardship to them and to
2 their mission.

3 So given the role that the Margaret Fuller House -
4 - the critical role it plays in the community -- and the
5 importance of introducing mixed-use housing on the site by
6 the CRA, it has an impressive track record of development in
7 the city; perhaps best known for its work in Kendall Square,
8 but it does have other -- it does play a role in other parts
9 of the city. So they have stepped up here.

10 And it's a very favorable transaction in the sense
11 that CRA is a good buyer; a buyer that has ready-available
12 funding, and it's a very appealing transaction for the
13 Margaret Fuller House. And for that reason, we're
14 requesting the Board to approve the subdivision.

15 STEVEN NG: Thank you, Mr. Rafferty.

16 Any questions from fellow Board members?

17 BRENDAN SULLIVAN: None.

18 STEVEN NG: Brendan. Go ahead, Brendan.

19 BRENDAN SULLIVAN: No, none I said. I'm sorry.

20 STEVEN NG: Oh, none. [Laughs] Sorry about that.

21 Anyone else?

22 I was -- Mr. Rafferty, who was on the meeting from

1 the CRA?

2 JAMES RAFFERTY: Alex.

3 STEVEN NG: Is he --

4 JAMES RAFFERTY: He can hear it.

5 STEVEN NG: Hey, Alex, how are you? I just had a
6 question about what where your plans for -- you know, if the
7 subdivision was approved, you know, what were the plans --
8 the housing plans for the housing project?

9 ALEX CARDELLE: Sure, yes. Just a point of
10 clarification: it's -- we are working specifically to make
11 this a mixed-income housing project.

12 Right now, we are just iterating through some
13 ideas, some designs, but the goal is to come back to the
14 community in the fall and actually present some different
15 concepts that could work, and then with some community
16 feedback really design housing units that are of course
17 meeting the need here in Cambridge, and really with neighbor
18 support.

19 And it's part of the CRA's mission and our
20 commitment to the City to deliver housing units as best we
21 can.

22 JAMES RAFFERTY: I apologize; I think I said,

1 "mixed-use;" I meant "mixed-income," if I did.

2 ALEX CARDELLE: [Laughs]

3 STEVEN NG: Thank you, Alex.

4 If fellow Board members no other comments or
5 questions, I guess we can move to public comment.

6 We do have one e-mail from a Dan Jeffs, who lives
7 on Eaton Street in Cambridge. And he is opposed to the
8 variance application. Lived on Eaton Street since 2007,
9 direct abutter to the Margaret Fuller House.

10 Seen the organization go through five Directors,
11 and is opposed to the zoning variance because the parking
12 lot is an integral part of operating their food pantry.

13 "Patrons need to park there to pick up food, the
14 delivery trucks need space to park to unload. They have
15 double parking on Cherry Street, and it blocks the street
16 for an hour at a time several days a week.

17 "Every fall they host the Turkey Drive and
18 distribute food in the lot, and in the summer host
19 neighborhood events in the parking lot. They cannot operate
20 in the proposed footprint without undo detriment to the
21 surrounding neighbors.

22 "In 2021, many neighbors submitted to the City at

1 the petition to have the City buy the lot to make it a City
2 park instead of developing more housing into what is already
3 one of the highest concentrations of affordable housing in
4 the city.

5 "On my block currently, there is a construction --
6 there is construction at 35 Cherry, 49 Cherry, and we'll add
7 13 units of housing to this block, potentially adding 40-50
8 additional residents. We need to preserve open space, and
9 there's not enough parking for residents as it is. New
10 developments provide none.

11 "And MFNH should not sell the lot, it should be
12 used by doctors and Staff to park who work at the CHA on
13 Windsor, who provide essential services to the community."

14 He's attached quite a list of signatures, which
15 I'm trying to count, give a rough order for. Five, six,
16 nine, 10 -- about 135 signatures on a petition to the City
17 to convert the parking lot in question to a public park.

18 So that was one piece of correspondence in the
19 file. I don't see any other written correspondence, so
20 we'll open it up to public comment online.

21 Any members of the public who wish to speak should
22 now click the icon at the bottom of your Zoom screen that

1 says, "Raise hand."

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

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

9 Mr. Natola?

10 STEPHEN NATOLA: Daniel Jeffs?

11 DANIEL JEFFS: Hello. This is Daniel Jeffs of 6
12 Eaton Street, Cambridge. I've been a resident in the
13 neighborhood for over 20 years.

14 And yeah, my letter I submitted to the Council
15 pretty much sums up my position. Talked to numerous
16 neighbors and abutters, and they all are opposed to the
17 housing plan submitted by the CRA.

18 And the Margaret Fuller House has gone through a
19 lot of changes in the last 10 years, and they had a long-
20 standing day care program, which was just closed down a few
21 years ago due to financial hardship.

22 But after closing it, they also removed the

1 playground that the community had helped build it the open
2 space right at the bottom of the lot where the two trees
3 are, directly across the street.

4 STEVEN NG: Mm-hm.

5 DANIEL JEFFS: So this is a very tough issue,
6 because they help a lot of people in the community, and it's
7 a really good thing.

8 Being a neighbor is very tough, because they
9 essentially operate a grocery store out of the pantry with
10 none of the regulations that a grocery store would have.
11 And they move a lot of food; a lot of it ends up on the
12 street and there's people loitering on the sidewalks from
13 early mornings most days of the week when the pantry's open.

14 And the trucks literally can't move in and out of
15 Eaton Street very well without this parking lot. There's no
16 other way for them to physically deliver the food.

17 And so, I'm opposed to this variance, and the City
18 is building a lot of affordable housing in the neighborhood.
19 There's a project at 35 Cherry Street that's adding 10 new
20 units.

21 But my concern is that the CRA is actually -- they
22 were ready to present to the community a plan for this lot

1 and then withdrew it when the Affordable Housing Overlay
2 passed. And so, I think they're planning on actually
3 building much bigger than they're letting on in an area that
4 has a lot of density already.

5 And I'd just like to see some more clarification
6 and transparency about the plans that they have for the
7 parking lot to get my support with it.

8 Thank you.

9 STEVEN NG: Thank you, Mr. Jeffs.

10 No one else online, so we'll close public comment.

11 One question I had for Mr. Rafferty was to speak
12 -- could you speak to a setback -- your setback
13 calculations?

14 JAMES RAFFERTY: Right. So the only -- there's
15 only one new setback being created, Mr. Chair, right?
16 That's the line that's going down the middle and it's
17 creating a new side setback. There are no rear setbacks
18 here, because it has frontage on three streets.

19 The -- so the only change in setback is an
20 internal change. So it's the separation of the existing
21 building or the distance of the existing building from the
22 new lot line. The other setbacks are unchanged, because

1 they represent existing footprints at the site.

2 So that's -- and it was intentional to make that
3 setback a conforming setback. So that's how it noted the
4 requirement here is that setback needs to be 15' and this is
5 slightly -- a little bit more than that.

6 So that was a deciding factor in the location of
7 the property line; the new property line. So it -- there
8 will be no, there's no setback violation occurring. It's
9 just the square footage, the 300 additional square feet that
10 makes the FAR go from 7'5" to 7'9".

11 The issues about uses and housing -- I mean that's
12 really -- the housing here would be an Allowed Use. There
13 are all kinds of ways legally that this could be done. You
14 could turn this into two condominiums; you could do a ground
15 lease, and they wouldn't need a subdivision.

16 But this represents the best financial
17 opportunity, and it does provide the type of financial
18 independence that the Margaret Fuller House needs, and it
19 will make the CRA's ability to finance housing construction
20 more achievable if they own the fee here. So it is correct
21 that the parking lot will go away --

22 STEVEN NG: Mm-hm.

1 JAMES RAFFERTY: But that is -- that is addressed,
2 or it was addressed years ago when the City Council amended
3 Article 6 and we no longer have any minimum parking
4 requirements.

5 So the Use does not require parking. There is --
6 and Alex could speak to it -- there is -- part of the
7 setback is to accommodate deliveries because the food pantry
8 does serve a lot of people in the neighborhood. So they do
9 need that space, and that's why that setback is set where it
10 is.

11 STEVEN NG: Ah.

12 ALEX CARDELLE: Mm-hm.

13 STEVEN NG: Understood. Okay, thank you for that.
14 Any comments or thoughts from fellow Board members?

15 WENDY LEISERSON: Mr. Chair, this is Wendy
16 Leiserson.

17 STEVEN NG: Yes, Wendy.

18 WENDY LEISERSON: I have a couple questions.

19 STEVEN NG: Sure.

20 WENDY LEISERSON: So I noticed that the -- there
21 was an amendment that the -- there was an amended statement,
22 which you changed the fact that originally you said that it

1 was represented that the house would become conforming after
2 this was granted, but that has changed, correct?

3 JAMES RAFFERTY: The statement was amended since
4 the original file, yes.

5 WENDY LEISERSON: Yeah. And the original filing
6 represented that the nonconformity that you're asking us to
7 permit would go away, but that's not the case anymore, is
8 that correct?

9 JAMES RAFFERTY: Well it's not the case that it
10 won't happen, but there was concern that if for some reason
11 that didn't occur, that we didn't want -- we didn't want
12 that to be a condition of the subdivision. And there is --
13 it's still very much an opportunity.

14 But without having the ability to predict the
15 future completely, it was decided that that isn't something
16 that the application felt comfortable putting into the
17 record. So that's why it was amended.

18 WENDY LEISERSON: Gotcha. But you amended -- you
19 did not amend the Dimensional Form, though? So is the
20 Dimensional Form accurate?

21 JAMES RAFFERTY: Yeah. Well, the Dimensional Form
22 wasn't impacted by that statement. The Dimensional Form

1 would state what the conditions are at the time of
2 subdivision.

3 What the supporting statement represented was what
4 I would have considered a likelihood that the -- there is a
5 likelihood that when Margaret Fuller House does some
6 renovations to their buildings, that those plans may result
7 in a reduction in square footage in such a way that might
8 eliminate a little bit of square footage and make the lot
9 compliant.

10 But there was no need to change the Dimensional
11 Form, because the Dimensional Form never reflected that.
12 that was merely a prediction of future activity that the
13 applicant felt that even though that might be their
14 intention, they didn't want to be held to that, and for that
15 to be seen as a future requirement.

16 WENDY LEISERSON: How does the ratio of usable
17 open space to lot area increase when you're having the lot?

18 JAMES RAFFERTY: Because the parking lot: None of
19 the parking lot is considered Open Space.

20 WENDY LEISERSON: Okay, good. And then could you
21 address the concern about the impact on the neighborhood of
22 traffic and parking? You know, just the impact on the

1 neighborhood, not necessarily about -- I'm not talking about
2 Article 6 requirements, but from the use of the new
3 subdivision, would have a negative impact, that's the
4 assertion on the neighborhood, because of the lack of --

5 JAMES RAFFERTY: Well, I think what the more
6 accurate way to describe this is the removal of the parking
7 lot will change the logistics of the operation. And one
8 couldn't dispute that.

9 But it's not necessarily related to the
10 subdivision. Whether Margaret Fuller House builds housing
11 on that lot itself or sells it to a --

12 WENDY LEISERSON: Mm-hm.

13 JAMES RAFFERTY: -- third-party to do so, the
14 subdivision really doesn't impact that. It's the fact that
15 the parking lot is going away. So a surface parking lot in
16 the heart of a residential neighborhood is going to turn
17 into housing.

18 WENDY LEISERSON: Mm-hm.

19 JAMES RAFFERTY: That's why the CRA is purchasing
20 it. Do you want me to talk about what it means not to have
21 a parking lot there? Because this isn't a request to permit
22 parking or to allow for the removal of the parking lot.

1 WENDY LEISERSON: No, I'm just saying that if
2 Margaret Fuller House is continuing its operations --

3 JAMES RAFFERTY: Well, it is --

4 WENDY LEISERSON: -- as they have done thus far --

5 JAMES RAFFERTY: -- let me be clear, it is --

6 WENDY LEISERSON: -- because that's what I would
7 like to ask. Yeah. Yeah. And so, they have a plan, I
8 assume, to deal with not impacting the neighborhood from the
9 use -- from this change?

10 JAMES RAFFERTY: I'm sure they do. Would you like
11 Mr. Selvin, would you like Selvin Chambers to address that?

12 SELVIN CHAMBERS: Yes, so.

13 WENDY LEISERSON: I -- yes.

14 SELVIN CHAMBERS: So presently, there was a
15 comment that was made about the lot's use for -- mostly for
16 the members of the community that come and use the food
17 pantry.

18 There's minimal parking for the food pantry,
19 because the Health Alliance uses most of that parking lot.
20 So it's going to minimally require us to have parking there
21 for participants. Most of our participants actually walk to
22 come get the food. There are few people that --

1 WENDY LEISERSON: Mm-hm.

2 SELVIN CHAMBERS: -- there are some cars, but it's
3 not going to drastically impact those who come to get
4 services for us at all.

5 WENDY LEISERSON: Okay, thank you.

6 SELVIN CHAMBERS: You're welcome.

7 STEVEN NG: Any other comments from the Board?

8 BRENDAN SULLIVAN: I'd just sort of chime in that
9 I think that the parking lot -- the existing parking lot --
10 is an asset to the Margaret Fuller House that needs to be
11 tapped into in order to sustain its operation and to
12 continue its viability into the future.

13 And that, as Mr. Rafferty says, something's going
14 to happen there, because something is very necessary to
15 happen there in order for the Margaret Fuller House to
16 continue.

17 A subdivision will allow it to explore other
18 options, rather than sort of subdivide -- I mean using that
19 as a condominium type oppression or something like that.
20 They are going to have to tape into that asset one way or
21 the other in order --

22 STEVEN NG: Mm-hm.

1 BRENDAN SULLIVAN: -- to continue. And so, I
2 think that even if it is affordable housing, that's sort of
3 a win, that sort of aligns with the City policy, and that it
4 also allows then the Margaret Fuller House, which does good
5 stuff, to continue doing that.

6 So I would be in favor of granting the
7 subdivision, basically I think for all the right reasons.
8 And it's a win-win for a variety of people.

9 STEVEN NG: Thank you, Brendan.

10 WENDY LEISERSON: Mr. Chair, it's Wendy Leiserson
11 again.

12 STEVEN NG: Yes.

13 WENDY LEISERSON: From my point of view, I agree,
14 but we need to make a finding as a Board that there's no
15 substantial detriment, and I wanted it on the record that
16 the parking concerns and the impact on the neighborhood
17 would not be a substantial detriment, because they -- for
18 the reasons that the representative from Margaret Fuller
19 House --

20 BRENDAN SULLIVAN: Yes.

21 WENDY LEISERSON: -- mentioned.

22 BRENDAN SULLIVAN: No, I appreciate that. Thank

1 you, Wendy.

2 If there's nothing else, I'm happy to prepare a
3 motion. And this would be for a variance.

4 The Chair makes a motion to grant relief from the
5 requirements of the Ordinance under the following Sections:
6 5.31, (Table of Dimensional Requirements); Section 5.15
7 (Subdivision); Section 8.22.3 (Non-Conforming Structures);
8 and Section 10.30 (Variance).

9 And reviewing the conditions to be met for a
10 variance:

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

15 A literal enforcement of the ordinance would
16 prevent the petitioner from subdividing the lot as-of-right,
17 because the size of the existing structure results in a
18 floor area ratio that exceeds the 0.75 requirement by 360
19 square feet.

20 Item B) The hardship is owing to the circumstances
21 relating to soil conditions, shape, or topography of such
22 land or structures, and especially affecting such land or

1 structures but not affecting generally the zoning district
2 in which it is located for the following reasons:

3 The hardship is directly related to the shape and
4 size of the lot and the existing structure located thereon.

5 Item C) Desirable relief may be granted without
6 either:

7 a) substantial detriment to the public good for
8 the following reasons: to the contrary, the public good
9 will benefit from the subdivision, since it will result in a
10 new owner, the CRA, being able to construct mixed-use
11 housing on Lot B.

12 Item b) Desirable relief may be granted without
13 substantially nullifying or substantially derogating from
14 the intent and purpose of this Ordinance for the following
15 reasons:

16 The nonconforming FAR of lot area created by the
17 subdivision will only be a temporary condition, since the
18 applicant intends to use the proceeds from the sale of Lot
19 Be to perform long-needed renovations to the Margaret Fuller
20 House, which will --

21 JAMES RAFFERTY: Excuse me, Mr. Chair. My
22 apologies for the interruption.

1 STEVEN NG: Yeah.

2 JAMES RAFFERTY: But as noted by Ms. Leiserson,
3 there's a subsequent supporting statement that was submitted
4 on June 10 that address that issue differently. And I --
5 with all due respect, I think that should be --

6 STEVEN NG: My apologies, Mr. Rafferty. Do we
7 have that? I see it. And that was item --

8 JAMES RAFFERTY: The last; letter C) paragraph 2.

9 STEVEN NG: Yes, -- "desirable relief" should be
10 replaced with, "the proposed lots are conforming, but for
11 slightly nonconforming FAR on the lot that would contain the
12 Margaret Fuller House. The Open Space setbacks and Height
13 Regulations will continue to conform to the Dimensional
14 Regulations of the Zoning Ordinance."

15 JAMES RAFFERTY: Thank you.

16 STEVEN NG: Yeah. Thank you. So based on that
17 finding, they meet the criteria under Section 10.30 for a
18 variance.

19 And on the conditions that the work proposed
20 conforms to the drawing set included in the application
21 package entitled, "SP1 Proposed Subdivision Plan for
22 Margaret Fuller Neighborhood House," dated June 1, 2026, by

1 Amenta/Emma. And that is elevation site plans and GFA
2 matrix drawings.

3 And further, that we incorporate the supporting
4 statements and dimensional form submitted as part of the
5 application.

6 On a voice vote, please? Board members, Wendy
7 Leiserson?

8 WENDY LEISERSON: Wendy Leiserson in favor.

9 STEVEN NG: Thank you.

10 Virginia Keesler?

11 VIRGINIA KEESLER: Virginia Keesler in favor.

12 STEVEN NG: Thank you.

13 Daniel Hidalgo?

14 [Pause]

15 DANIEL HIDALGO: Sorry. Daniel Hidalgo in favor.

16 STEVEN NG: Thank you.

17 Brendan Sullivan?

18 BRENDAN SULLIVAN: Brendan Sullivan in favor of
19 the motion.

20 STEVEN NG: And Steven Ng in favor.

21 [All vote YES]

22 STEVEN NG: The vote is unanimous in favor and the

1 variance passes. Thank you so much.

2 JAMES RAFFERTY: Thank you, Mr. Chairman and the
3 Board. Have a good evening.

4 SELVIN CHAMBERS: Thank you.

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

* * * * *

(8:14 p.m.)

Sitting Members: Steven Ng, Wendy Leiserson, Daniel
Hidalgo, Virginia Keesler, and Brendan
Sullivan

STEVEN NG: Next up is our 7:00 p.m., and my
apologies to our -- to Matthew and Erika on this for running
a little late.

55 Mt. Pleasant Street seeking a special permit
for a second floor roof deck under Article 5, Sections 5.31
Table of Dimensional Requirements; 8.22.2.c and d Non-
Conforming Structures, and 10.40 for a Special Permit.

Anyone online to speak to the application?

Mr. Richard?

MATT AND ERIKA HANNA: Hi. This is Matt and Erika
Hanna, the owners.

KEVIN RICHARD: Okay. I think I'm unmuted.

STEVEN NG: Yep, we hear you.

KEVIN RICHARD: Kevin Richard, a Cambridge
craftsman. I'm the General Contractor for Matthew and
Erika.

STEVEN NG: Good evening.

1 KEVIN RICHARD: Good evening.

2 STEVEN NG: Are you presenting kind of what's
3 involved in the project? Or --

4 KEVIN RICHARD: Yes. You have it in the drawings
5 pulled up?

6 STEVEN NG: Yep.

7 KEVIN RICHARD: Could you pull up?

8 STEVEN NG: There we go.

9 KEVIN RICHARD: Hand-rendered. I'm old school.

10 [Laughs]

11 STEVEN NG: Very nice. So tell us about this roof
12 deck.

13 KEVIN RICHARD: Okay. So the roof deck needs a
14 new roof. It will be a glued down rubber roof. It needs a
15 new -- probably new sub roof and a fiber board and a glued
16 down EPDM.

17 And while it's a 7' deep x 30' -- I believe 37' --
18 long porch roof, and we're proposing to cut a door into the
19 center window out onto and build a roof deck. It would be a
20 floating roof deck. It would come almost to the end of the
21 outside edge about 6.5'.

22 And it would be only about 25' between the two

1 outer windows. So not the full footprint of the roof deck,
2 but just spanning those two outer windows.

3 The reason for the special permit is that going
4 straight out towards Mt. Pleasant Street, it doesn't conform
5 to the setback to the sidewalk. I believe the setback is
6 10' for the front yard, is that correct?

7 STEVEN NG: Correct.

8 KEVIN RICHARD: And it's about -- I think we're
9 at about 6'. So that's the reason for the request for the
10 special permit.

11 I should also add that the way their unit is
12 configured -- they own the home; it's a two-unit home.

13 STEVEN NG: Mm-hm.

14 KEVIN RICHARD: There's a tenant on the first
15 floor and they have really no access to outdoor space on the
16 second floor.

17 STEVEN NG: Okay. Yeah, and I think the picture
18 Mr. Natola showed of the -- kind of the condition off of Mt.
19 Pleasant is pretty much where the roof deck would go on top
20 of the existing porch.

21 KEVIN RICHARD: Mm-hm.

22 STEVEN NG: So yeah, thank you.

1 KEVIN RICHARD: I should also add that my company
2 restores historic porches for a living. We probably rebuild
3 30 porches a year, so. And we design them in keeping with
4 the historical architectural references of the home. And
5 so, we're very conscious of how these get built. We don't
6 use PVC; the decking will be mahogany oiled with --

7 STEVEN NG: Mm-hm.

8 KEVIN RICHARD: -- Penofin, which is formulated
9 for exotic hardwoods. The rail sections are all rails --
10 sub rails, bottom rails, and balusters are all mahogany,
11 oil-based primer, two coats of acrylic paint.

12 The door casing will be consistent with the window
13 casing details. We -- for trim we built out the 4'x4' post.
14 We build them up to 6' x 6' and do decorative, historic caps
15 on them.

16 We use a product called, "ACRE" which is rice husk
17 composite. It's basically an upcycled food waste product,
18 now manufactured in the U.S. It's been used in Europe for
19 decades, and we're slow on the uptake with some of our
20 building methodology relative to Europe, but it's now
21 manufactured in Mississippi and is a wonderful exterior trim
22 product.

1 So we're not using PVC creating a cloud of micro
2 dust on the property --

3 STEVEN NG: Yes.

4 KEVIN RICHARD: -- we're sort of environmentally
5 conscious in that respect.

6 STEVEN NG: Great. Well, thank you, Mr. Richard.
7 I think that kind of explains the diagrams and your
8 explanation kind of defines the scope pretty easily.

9 Any questions from fellow Board members?

10 BRENDAN SULLIVAN: No, I'm good. Looks fine.

11 STEVEN NG: Thank you, Brendan.

12 And Mr. Richard, the dentals will remain, I hope?

13 KEVIN RICHARD: Correct, yes. We're restoring
14 everything above there.

15 STEVEN NG: That sounds great.

16 KEVIN RICHARD: There's some rot up there. So
17 that will be --

18 STEVEN NG: Yeah.

19 KEVIN RICHARD: -- restored.

20 STEVEN NG: Very good.

21 KEVIN RICHARD: We're going to Sawzall off that
22 round turret for starters, how's that?

1 STEVEN NG: [Laughs] Don't do that.

2 KEVIN RICHARD: [Laughs] Okay.

3 STEVEN NG: Yeah. If there's no other comments
4 from the Board, we can move to public comments. We do have
5 letters in the file, all in support:

6 A letter from Annabeth and Reed Gilbride from --
7 living on Pleasant Street; a Romilly Gregory and Talia
8 Kidder; Jamie and Liz Mallinger, also on Pleasant Street;
9 and Eleanor Jewett, residing on Walden Street, all in
10 support of this application. So we'll move to online
11 comment.

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

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

18 You should begin by saying your name and address,
19 and Staff will confirm that we can hear you. After that you
20 will have up to two minutes to speak before I ask you to
21 wrap up.

22 STEPHEN NATOLA: S. Elliott?

1 SHIRLEY ELLIOTT: Good evening, thank you.

2 Shirley Elliott, 89 Walden Street. I want to make it clear;
3 I'm not opposed to the project itself.

4 STEVEN NG: Mm-hm.

5 SHIRLEY ELLIOTT: My concerns are about the way
6 construction has been managed in the past and the impacts it
7 has had on neighboring properties. And I ask the Board to
8 address these issues if the project is going to be approved.

9 During prior construction, workers -- and
10 construction, like, we've written letters for and signed
11 petitions for to support -- workers have repeatedly used the
12 property, our property, without permission to sit at the
13 retaining wall, eat lunch, leave trash behind.

14 I'm also concerned about parking because two
15 members of our family have disabilities, and during previous
16 construction, construction vehicles consistently used permit
17 parking on Walden Street instead of Mt. Pleasant where the
18 development is located, reducing parking availability for
19 residents on our street.

20 So I just respectfully ask the Board to carefully
21 consider the impacts of the project --

22 STEVEN NG: Mm-hm.

1 SHIRLEY ELLIOTT: -- and that how they may affect
2 neighboring properties, including parking, quality-of-life,
3 before approving the application.

4 Thank you.

5 STEVEN NG: Thank you, Ms. Elliott.

6 STEPHEN NATOLA: No one else.

7 STEVEN NG: There's no one else online for
8 comment.

9 Mr. Richard, how can you help our nei -- the
10 neighbors out with their concerns?

11 KEVIN RICHARD: Thank you, Ms. Elliott. We've
12 worked on probably seven or eight houses on Mt. Pleasant
13 Street, and I don't believe we've ever gotten any
14 complaints.

15 Or I think I might have even spoken with you on
16 occasion just in a friendly manner unrelated to
17 construction, but I'll -- I'm onsite personally, and I'll
18 just make sure that our workers take lunch on the -- on the
19 property at 55, we don't use your there will.

20 Everybody on my Staff is extremely, extremely
21 respectful of neighbors. That's just the way we roll, so.
22 But I appreciate you bringing up the issue.

1 STEVEN NG: Yeah. Thank you, Mr. Richard and Ms.
2 Elliott. I believe the course of action if there is a
3 complaint to file to call Building Inspection Services at
4 ISD to file a complaint. But hopefully Mr. Richard will be
5 able to take care of that.

6 KEVIN RICHARD: I'll also add that --

7 SHIRLEY ELLIOTT: The question of parking as well.
8 As mentioned, two of my family members have disabilities.
9 We have Disability placards for our cars.

10 So if construction vehicles are monopolizing the
11 street, then how will we be able to park?

12 KEVIN RICHARD: Yeah. So we typically would have
13 two vehicles. I believe that Matt and Erika have offered
14 their driveway to one of our vehicles, and we'll make sure
15 to park on Walden or further up the street.

16 I know where your Disability -- your handicap
17 spots are, so we'll be respectful of those, and I'll make
18 sure that that message gets to everybody.

19 ERIKA HANNA: Also, I'd just like to say, Ms.
20 Elliott, I'd love to have a conversation with you directly.
21 We are new owners of this property, so we have not done any
22 previous construction. So I'm really disappointed on your

1 behalf to hear that you have had that difficulty with
2 construction in the past.

3 And we definitely want to go out of our way to
4 make sure that that absolutely does not happen to you. This
5 is the first time that we're doing any construction here.

6 SHIRLEY ELLIOTT: Thank you so much, Ms. Hanna.
7 I'll be in touch. Thank you.

8 ERIKA HANNA: Thank you.

9 STEVEN NG: Thank you, Hanna (sic). So that's all
10 we had on public comment online. So we'll close public
11 comment.

12 Any thoughts, comments from fellow Board members?

13 BRENDAN SULLIVAN: No, I'm good.

14 STEVEN NG: Thank you. So with that --

15 WENDY LEISERSON: Mr. Chair?

16 STEVEN NG: Yes.

17 WENDY LEISERSON: Sorry, I would just repeat your
18 prior statement that during the course of construction when
19 there's a building permit, you know, pulled, there are also
20 usually things like plans for controlling, you know, the
21 site from abutting property -- impact on --

22 STEVEN NG: Mm-hm.

1 WENDY LEISERSON: -- abutting properties and I
2 think traffic and parking plans sometimes too, depending on
3 what kind of building permits.

4 So your advice to -- if there is a problem that
5 can't be resolved to contact Inspectional Services is I
6 believe appropriate.

7 STEVEN NG: Yes. Yes, thanks, Wendy for
8 reinforcing that. And it's great to know the owner and the
9 General Contractor are -- you know, aware of neighbors'
10 needs. So hopefully that will help out as well.

11 KEVIN RICHARD: Also, on our yard sign, my
12 personal cell phone is clearly displayed. So I'm happy to
13 take calls from anybody if there's ever an issue.

14 STEVEN NG: Okay. Thank you, Mr. Richard.

15 So I'll make a motion to grant the special permit
16 from the requirements of the Ordinance under Sections 5.31
17 31 (Table of Dimensional Requirements); 8.22.2d (Non-
18 Conforming Structure); and 10.40 (Special Permit).

19 Running through the criteria for a special permit:

20 Item a) It appears the requirements of this
21 Ordinance cannot or will not be met: And yes, that second-
22 floor roof deck does not encroach beyond the existing open

1 porch, and would provide the only useable outdoor space for
2 Unit No. 2.

3 b) Traffic generated or patterns of access or
4 egress would cause congestion, hazard, or substantial
5 change: Roof deck access is above street level, and would
6 not introduce any congestion or hazard at street-level.

7 c) The continued operation of or the development
8 of the adjacent uses as permitted in the zoning ordinance
9 would not be adversely affected: The only access to the
10 roof deck would be from the interior of Unit 2.

11 d) Nuisance or hazard would be created to the
12 detriment of the health, safety, or welfare of the occupant
13 : There's no access to the roof deck by the public.

14 And lastly e) And for other reasons, the proposed
15 use would impair the integrity of the district or adjoining
16 districts: The roof deck would be an entirely private
17 outdoor use space for Unit 2 with no access by the general
18 public.

19 So based on that finding, they meet the criteria
20 of Section 10.40 for a Special Permit.

21 And on the conditions that the work proposed
22 conforms to the drawing set included in the application

1 package, which included a plan and elevation sketch of the
2 porch area entitled, "55 Mt. Pleasant Street, Cambridge,
3 Mass."

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

7 So on a voice vote, please, Board members, Wendy
8 Leiserson?

9 WENDY LEISERSON: Wendy Leiserson in favor.

10 STEVEN NG: Thank you.

11 Virginia Keesler?

12 VIRGINIA KEESLER: Virginia Keesler in favor.

13 STEVEN NG: Thank you.

14 Daniel Hidalgo?

15 DANIEL HIDALGO: Daniel Hidalgo in favor.

16 STEVEN NG: Thanks.

17 Brendan Sullivan?

18 BRENDAN SULLIVAN: Brendan Sullivan in favor of
19 the motion.

20 STEVEN NG: And Steven Ng in favor as well.

21 [All vote YES]

22 STEVEN NG: Unanimous, in favor. And the special

1 permit is granted. So thank you so much.

2 KEVIN RICHARD: Okay, Board. Thank you.

3 ERIKA HANNA: Thank you and have a good evening.

4 STEVEN NG: Thanks.

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

1 * * * * *

2 (8:30 p.m.)

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

6 STEVEN NG: Our last case for the evening is Case
7 BZA-1212178 -- T-Mobile Northeast, LLC for Rindge Tower
8 Apartments LLC, c/o Adam Braillard of Prince Lobel Tye
9 LLC -- a lot of LLCs there -- from T-Mobile Northeast
10 LLC seeking a special permit for telecommunications
11 facility antenna located at 402 Rindge Ave.

12 Mr. Braillard?

13 ADAM BRAILLARD: Thank you, Mr. Chair. Just for
14 the record: Adam Braillard of Prince Lobel Tye. We're at
15 One International Place in Boston, Massachusetts. I'm here
16 on behalf of the applicant, T-Mobile Northeast LLC.

17 With me is Ryan Ramos, R-a-m-o-s, and he is with
18 T-Mobile's Radiofrequency Department, in the event that the
19 Board or members of the public have any technical questions
20 related to that.

21 So we're here in connection with an Eligible
22 Facilities Request pursuant to Section 6409 of the Spectrum

1 Act, and also in the alternative a special permit from the
2 Zoning Board -- from the Board of Zoning Appeals here in
3 Cambridge, under Section 4.32.g and 10.43.

4 So T-Mobile has an existing telecommunications
5 site located at this building -- on the rooftop of this
6 building and is proposing to modify that, the building there
7 that's located at 402 Rindge Ave, by adding two panel
8 antennas and two remote radio units to the [unclear;
9 background interference] facility.

10 So those two antennas will be installed to the
11 northern part -- to the northern façade.

12 The installation of the antennas will be
13 substantially similar to the existing antennas that are
14 there from T-Mobile and other carriers. They will be fixed
15 to the façade at the top of the building, so it's about
16 200', and painted to match the color of the façade of the
17 building.

18 We -- this building is also located within the
19 Residential C-2 Zoning District, and as part of the
20 ordinances, as is required under Footnote 49 and 4.32.g, the
21 Board can only make a decision or a special permit finding
22 if they determine that a nonresidential uses predominate in

1 the area.

2 And I would -- or I would argue or believe that
3 nonresidential uses do predominate in the area for a number
4 of reasons. There's a number of major thoroughfares in the
5 area; there's the Alewife Brook Parkway, there's the MBTA
6 tracks, there's Rindge Ave, there's Route 2, there's a large
7 substation in the area.

8 There's also a number of commercial uses in the
9 area like the restaurants, the Summer Shack, the Beer
10 Garden, the shopping plaza to the south and the Alewife
11 terminal.

12 And also, the Board obviously in the past has
13 allowed for and granted special permits for other -- for
14 telecommunications uses on this roof.

15 And so, that they're -- you know, presumably
16 they've -- this Board has determined in the past that
17 nonresidential uses predominate. We believe they still --
18 that is still the case.

19 So I think that's really the presentation. I can
20 go into the special details of where the panel antennas will
21 be, and we do have photo sims. But I -- in the interest of
22 time, I know that the Board has been at this a little while

1 and wanted to just stop there.

2 STEVEN NG: I think a little explanation on the
3 visual aspects of it would be helpful.

4 ADAM BRAILLARD: That would be great. So if we --

5 STEVEN NG: Yeah.

6 ADAM BRAILLARD: -- can just pan down. So there's
7 a -- yep, there's an elevation. Yep, we can do that. We
8 can do the bird's eye view or elevation; either one.

9 There you go. We'll go to the photo sims; those
10 tell the tale.

11 So if you look at this, these are the -- this is
12 the map of where we took the photos. They were all taken
13 from the northern part of the building, because that's the
14 only area that is changing. The rest of the rooftop of the
15 building is not going to change.

16 So if you scroll down slowly, I'll kind of explain
17 these.

18 So the first shot, that's not the building, that
19 was just a shot from the corner that shows you just that
20 there's an existing structure that's not -- that's -- you
21 know, that's in the way so you can't even see the building.
22 So I'll just go to the next location.

1 So this is Location 2. This is just looking
2 directly at the southern -- at the northern part of the
3 building. You can see there's two -- this isn't a great
4 photo, it's a little dark. We have better photos in
5 closeups. But you can see here that there are existing
6 panel antennas on the left side of the top of the building.

7 And if you go to the next photo, you'll see what
8 the proposed antennas look like.

9 So there will be two antennas on the other side.
10 So this is just a closeup of that. Those two on the left
11 are existing, and those will be -- if you scroll up just a
12 bit -- there you go -- those, that's the proposed location
13 of the antennas.

14 STEVEN NG: Okay.

15 ADAM BRAILLARD: And there's just another shot of
16 the same -- a little bit of a different angle, but the same
17 façade area, and so -- yep, and that's the -- looking almost
18 straight up at the antennas.

19 Another shot, but I backed off a little bit.

20 Okay. And here's a closer shot, so you just got
21 to get a sense of what that'll look like. This is obviously
22 zoomed in, but we wanted to give the Board a sense of what

1 the difference would be.

2 So that's existing, and the only change are the
3 antennas to the right side where the arrows are shown.

4 I think that's it for the simulations.

5 STEVEN NG: Okay. Yes, thank you.

6 Is there any other information that the Board is
7 interested in hearing from the applicant, or questions?

8 All right. Hearing none, we can move to public
9 comment. I don't believe we have anything in the file.

10 And anyone online?

11 STEPHEN NATOLA: Nope.

12 STEVEN NG: Okay. So for anyone online, any
13 members of the public who wish to speak should now click the
14 icon at the bottom of your Zoom screen that says, "Raise
15 hand."

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

19 You should begin by saying your name and address,
20 and Staff will confirm that we can hear you. After that you
21 will have up to two minutes to speak before I ask you to
22 wrap up.

1 Anyone available?

2 STEPHEN NATOLA: No one's -- not.

3 STEVEN NG: No? Seeing none, we'll close public
4 comment and Board members, any questions, comments?

5 BRENDAN SULLIVAN: None.

6 STEVEN NG: Okay. Okay. So I will pull a motion
7 together here.

8 So based on the findings, the Chair moves that the
9 petitioner be granted the special permit it is seeking,
10 subject to the following conditions:

11 One, that the work proceed in accordance with the
12 plans submitted by the petitioner, and initialed by the
13 Chair.

14 Number two, that upon completion of the work, the
15 physical appearance and visual impact of the proposed work
16 will be consistent with the photo simulations submitted by
17 the petitioner and initialed by the Chair.

18 Number three, that the petitioner shall at all
19 times maintain the proposed work, so that its physical
20 appearance and visual impact will remain consistent with the
21 photo simulations previously referred to.

22 Number four, that should the petitioner cease to

1 utilize the equipment approved tonight for a continuous
2 period of six months or more, it shall be (sic) promptly
3 thereafter remove, such equipment and restore the building
4 on which it is located to its prior condition and
5 appearance, to the exact reasonably practical.

6 Number five, that the petitioner is in compliance
7 with and will continue to comply with in all respects the
8 condition imposed by this Board with regard to previous
9 special permits granted to the petitioner, with regard to
10 the site in question.

11 In as much as the health effects of the
12 transmission of electromagnetic energy waves is a matter of
13 ongoing societal concern and scientific study, the special
14 permit is also subject to the following conditions:

15 a) That the petitioner shall file with the
16 Inspectional Services Department each report it files with
17 the federal authorities regarding electromagnetic energy
18 wave emissions emanating from all the proponent's equipment
19 on the site.

20 Each such report shall be filed with the
21 Inspectional Services Department no later than 10 business
22 days after the report has been filed with the federal

1 authorities.

2 Failure to timely file any such report with the
3 Inspectional Services Department shall ipso facto terminate
4 the special permit granted tonight.

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

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

19 c) That to the extent a special permit has
20 terminated, pursuant to the foregoing paragraphs a) and b),
21 the petitioner may apply to this Board for a new special
22 permit, provided that the public notice concerning such

1 application discloses in reasonable detail that the
2 application has been filed because of the termination of the
3 special permit, pursuant to paragraphs a) and b) above.

4 Any such new application shall not be deemed a
5 repetitive petition, and therefore would not be subject to
6 the two-year period during which repetitive petitions may
7 not be filed.

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

15 a) he or she has such responsibility, and

16 b) that the equipment being installed pursuant to
17 the special permit we are granting tonight will comply with
18 all federal safety rules and will be situated and maintained
19 in locations with appropriate barricades and other
20 protections, such that individuals, including nearby
21 residents and occupants of nearby structures, will be
22 sufficiently protected from excessive radiofrequency

1 radiation under federal law.

2 So on the motion to grant the special permit
3 requested, on a voice vote, please? Board members, Wendy
4 Leiserson?

5 WENDY LEISERSON: Wendy Leiserson in favor.

6 STEVEN NG: Thank you.

7 Virginia Keesler?

8 VIRGINIA KEESLER: Virginia Keesler in favor.

9 STEVEN NG: Thank you.

10 Daniel Hidalgo?

11 DANIEL HIDALGO: Daniel Hidalgo in favor.

12 STEVEN NG: Thank you.

13 Brendan Sullivan?

14 BRENDAN SULLIVAN: Brendan Sullivan in favor of
15 the motion.

16 STEVEN NG: Thank you.

17 STEVEN NG: And Steven Ng in favor.

18 [All vote YES]

19 STEVEN NG: The vote is 5:0 in favor, and the
20 special permit is granted.

21 Thank you.

22 ADAM BRAILLARD: Thank you, Mr. Chair. Thank you,

1 Members of the Board. Good to see you.

2 STEVEN NG: Same. Have a good night.

3 And that completes the agenda for this evening.

4 Thank you, everyone. Thank you, Stephen Natola, for your
5 help and have a good night.

6 BRENDAN SULLIVAN: Goodnight.

7 DANIEL HIDALGO: Goodnight, everyone.

8 BRENDAN SULLIVAN: Stay well, everyone.

9 [8:45 p.m. End of Proceedings]

10

11

12

13

14

15

16

17

18

19

20

21

22

1
2 CERTIFICATE

3 Commonwealth of Massachusetts

4 Middlesex, ss.

5 I, Lynne Blaszak, Notary Public in and for the
6 Commonwealth of Massachusetts, do hereby certify that the
7 witness whose deposition is hereinbefore set forth, was
8 duly sworn by me and that such deposition is a true record,
9 to the best of my ability, of the testimony given by the
10 witness.

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

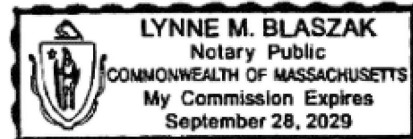
15 In witness whereof, I have hereunto set my hand this
16 thirteenth day of June 2026.

17 

18 Notary Public

19 My commission expires:

20 September 28, 2029



A	ACRE 110:16	addressed 15:6	123:10	59:14
A01,02,03,04	acrylic 110:11	95:1,2	Alex 84:4 88:2,5	antenna 121:11
26:16	act 23:7 64:13	addressing 46:5	88:9 89:2,3	antennas 122:8
A05 8:18	122:1	adequate 41:19	95:6,12	122:10,12,13
abandoned 72:1	acted 45:14	42:13	aligns 101:3	123:20 125:6,8
ability 79:3	46:16	adjacent 25:11	alleged 59:1	125:9,13,18
94:19 96:14	action 47:16	29:12 57:1	alleyway 16:9	126:3
133:7	48:3 115:2	83:21 118:8	Alliance 99:19	anticipated 85:2
able 7:7 17:19	133:9,11	adjoining 26:8	allotment 86:7	anybody 117:13
24:1 42:22	active 67:8	118:15	allow 18:9 55:13	anymore 68:13
43:2 54:10	activity 78:7	admit 34:17	55:18 62:18	96:7
56:14 72:5	97:12	admittedly 17:1	79:9 80:4	apartment 14:1
85:7,17 103:10	Acts 3:10	adopted 3:10	83:22 85:5,11	Apartments
115:5,11	actual 32:2	advanced 71:10	85:20 98:22	121:8
aboveground	62:14 68:6	adverse 50:16	100:17	apologies 33:11
41:12	Adam 121:8,13	68:11	allowed 6:13	34:18 57:4
absolutely 116:4	121:14 124:4,6	adversely 25:12	13:18 16:11	83:9 103:22
abutter 6:12 8:7	125:15 131:22	118:9	19:15 42:8	104:6 107:7
8:7,10 13:4	Adams 26:18	advertised	54:20 55:6,9	apologize 36:17
16:20 17:11	add 45:16 90:6	36:19	78:2,5 94:12	43:8 88:22
62:2 89:9	109:11 110:1	advertisement	123:13	app 61:4
abutters 91:16	115:6	10:13	allowing 34:5	Appeal 1:1 3:8
abutting 116:21	added 38:22	advice 38:9	56:3 67:16	3:13
117:1	adding 90:7	117:4	allows 7:12 25:4	appealing 87:12
accept 45:11	92:19 122:7	affect 21:4 49:20	31:3 86:11	Appeals 122:2
access 25:6	addition 6:11	79:2 114:1	101:4	appear 49:14
72:20 74:15	7:10,13 9:5	affidavit 130:12	alluded 31:13	appearance
109:15 118:3,5	16:9 17:4,7	affordable 90:3	alteration 22:1	127:15,20
118:9,13,17	26:9,15 28:9	92:18 93:1	alterations 38:7	128:5
accessed 82:20	29:3,8,13,16	101:2	53:21	appearing 6:19
accommodate	29:22 30:6,11	aforementioned	altered 13:17	82:16
7:21 70:20	30:20,22 32:12	32:7	altering 13:12	appears 25:2
72:12 95:7	35:21 37:2,17	agenda 2:5 4:6	alternative	117:20
accommodating	38:11,12,18,21	6:7 37:1 39:10	122:1	appellant 77:11
29:21	39:15 42:20	132:3	amend 35:12	102:13
accurate 96:20	43:4 57:22	ago 31:13 53:3	96:19	Applicability
98:6	83:21	83:2 91:21	amended 8:12	54:2
accurately 32:2	additional 29:21	95:2	95:2,21 96:3	applicant 26:19
42:17	46:6 74:2 90:8	agood 106:3	96:17,18	33:20 43:11
achievable	94:9	agree 67:14,14	amendment	48:10 62:1
94:20	additions 6:10	76:14 101:13	95:21	97:13 103:18
achieve 86:16	9:8,14 25:4	agreeable 48:9	Amenta/Emma	121:16 126:7
acknowledge	address 12:4,14	agreement	105:1	applicants 3:19
24:1	35:19 60:9	75:15	amounts 7:9	6:19,22 8:10
acknowledges	73:15 91:5	Ah 6:20 95:11	angle 125:16	application 7:11
7:3	97:21 99:11	ahead 87:18	Annabeth 112:6	8:3 9:6 10:14
acknowledgm...	104:4 112:18	air 20:2	answer 10:20	10:18,19 11:11
11:15	113:8 126:19	Alewife 123:5	23:9 40:18	11:15,16 17:10

26:14 27:1 28:7,13,21 29:1,5 32:5 35:4,19 36:8 39:7 40:8 42:11,19 43:11 49:9 55:8 69:2 80:10,16 89:8 96:16 104:20 105:5 107:13 112:10 114:3 118:22 119:6 130:1,2,4 applies 9:8 apply 129:21 applying 6:14 appreciate 15:7 21:13 44:4 101:22 114:22 appreciating 33:17 approach 75:20 appropriate 10:19 36:19 80:2 117:6 130:19 approval 10:3 72:2,21 77:21 approve 87:14 approved 3:11 49:9 54:1 88:7 113:8 128:1 approving 114:3 approximately 7:20 30:7 53:2 59:10 86:6 ARCH 26:18 architect 7:1 10:14,15 22:7 Architects 54:3 architectural 110:4 architecture 10:13 area 8:22 9:2,3 9:11,12 10:3,4 16:11 19:10 20:17,18,19	21:1,16 22:15 24:1 29:21 56:19 58:20 63:22 64:15 65:13 66:22,22 68:4 71:22 72:3 93:3 97:17 102:18 103:16 119:2 123:1,3,5,7,9 124:14 125:17 130:13 areas 8:19 9:13 9:14,15 83:16 argue 123:2 argument 62:2,4 64:8 Arlington 80:13 arrange 72:11 array 76:2 arrow 84:19 arrows 126:3 Article 6:15,16 21:22 24:22 52:13 77:3,4,6 77:6 95:3 98:2 107:10 Articles 6:14 as-of- 18:5 77:5 as-of-right 6:13 13:18 14:6 16:10 17:11 18:1 54:15 56:10 102:16 asking 4:5 17:18 39:6 40:10 43:9 96:6 aspect 17:6 18:1 aspects 70:18 124:3 assemble 36:9 assertion 98:4 Assessor 56:22 asset 100:10,20 Associate 71:5 73:22 associated 30:18 assume 20:18	21:2 99:8 assurance 73:2 attached 90:14 attendance 4:6 attention 13:2 71:7 attorney 82:15 attractive 60:22 audible 4:7 audio 3:14 August 47:15 48:16,18 49:4 49:5,6 authorities 128:17 129:1,6 authority 61:14 84:3,5 authorized 3:12 avail 66:10 availability 113:18 available 59:7 60:20 61:1 127:1 Ave 121:11 122:7 123:6 Avenue 1:5 2:10 82:16 aware 54:22 55:1 77:18 117:9	balusters 110:10 barricades 130:19 base 41:1 based 21:18 23:14 37:12 86:8 104:16 118:19 127:8 basement 85:1 basically 18:1 35:15 36:7 42:20 43:3 46:10 61:7 101:7 110:17 basis 129:15 bedroom 9:1,1 Beer 123:9 behalf 6:19 82:17 116:1 121:16 belief 65:14 believe 10:7 11:3,5 22:20 25:15 28:11 32:4 44:16 52:18 53:8,13 57:19 58:5,18 73:7 108:17 109:5 114:13 115:2,13 117:6 123:2,17 126:9 believes 72:10 beneath 9:12 beneficial 13:13 benefit 103:9 benign 65:8 66:4 best 83:17 87:7 88:20 94:16 133:6 better 34:18 125:4 beyond 47:22 117:22 big 69:1 bigger 93:3 bins 74:21 bird's 124:8 bit 40:4 47:21	69:6,8 94:5 97:8 125:12,16 125:19 Blaszak 133:4 block 90:5,7 blocks 89:15 blue 84:19 board 1:1 3:8,13 3:19 4:5 7:3,8 7:11 8:14 9:21 10:3,16,22 13:1,21 16:4 17:9 18:14 19:18 20:7 23:6,7,22 24:15,16 27:2 27:19 28:12 35:11 36:6,7 36:10,10 37:19 43:9 44:2 47:4 50:15,22 52:21 54:1 59:14,18 60:14 62:5 63:6,20 64:12 64:12 69:4 71:3 72:21 76:8,10 80:17 83:10,11 84:6 84:8,14 85:8 86:17 87:14,16 89:4 95:14 100:7 101:14 105:6 106:3 108:15 111:9 112:4 113:7,20 116:12 119:7 120:2 121:19 122:2,2,21 123:12,16,22 125:22 126:6 127:4 128:8 129:21 131:3 132:1 Board's 32:4,13 Boston 33:15 52:16 121:15 bottom 9:11 11:21 12:9
---	---	---	---	--

73:10 90:22 92:2 110:10 112:13 126:14 boundaries 17:21 Brailard 121:8 121:12,13,14 124:4,6 125:15 131:22 Brendan 1:9 3:6 4:14,15,15 28:4,14,15,17 32:17,21 33:2 35:14,18 36:5 39:17 40:2,3,6 41:9 42:15 45:10,18,20,22 46:7,10,14,16 46:19,22 47:2 47:3,8,12 48:2 48:7 49:2,4,6,8 49:10,13,18,22 50:2 51:6,7,7 52:5 59:19,19 59:21,22 60:19 61:6,8,10 64:11,14 66:1 66:7,14,18 67:4,9,11 68:8 68:11,16,19,22 76:15 81:2,3,3 82:4 87:17,18 87:18,19 100:8 101:1,9,20,22 105:17,18,18 107:4 111:10 111:11 116:13 119:17,18,18 121:4 127:5 131:13,14,14 132:6,8 Brendan's 39:9 39:16 briefly 74:2 bring 66:19 75:17 bringing 71:7 114:22	broadcast 3:15 broken 69:20 Brook 123:5 brought 65:20 build 6:10 13:18 92:1 108:19 110:14 building 9:9 10:5 14:8 16:22 22:6 30:18,21 31:4 31:15,16,16,17 32:6 33:4 34:2 34:3,13 35:16 35:16,20 38:8 38:22 39:2,11 39:12,15,20 41:12 42:5 53:4,17,19 55:5,18 56:1 57:3 58:7 59:12 63:4 64:18 65:19 67:16 68:7 70:20 71:18 72:15 74:10,19 74:22 75:3,7 77:16 78:21 79:4,10 92:18 93:3,21,21 110:20 115:3 116:19 117:3 122:5,6,6,15 122:17,18 124:13,15,18 124:21 125:3,6 128:3 130:9 buildings 79:20 80:5 97:6 builds 98:10 built 15:13 53:10 69:17 110:5,13 bus 60:21 business 128:21 129:11 130:8 buy 90:1 buyer 87:11,11	Byerly 72:14 Bylaw 80:6 bylaws 20:2 BZA 4:3 67:15 BZA-1206059 2:4 6:8 BZA-1208103 2:8 82:6 BZA-1211946 2:9 BZA-1212178 2:10 121:7 BZA-1212288 2:6 28:7 BZA-1213144 2:7 52:6 C c 3:1 25:10 52:11 77:4 79:5 103:5 104:8 118:7 129:19 C-1 21:17 C-2 78:3,5 122:19 c/o 6:9 52:7 121:8 cable 3:15 Cairns 71:5 73:19,20,21 76:5 calculations 93:13 call 3:21 52:18 84:4 86:14 115:3 called 9:1 60:16 110:16 calling 12:1,11 73:12 91:2 112:15 126:16 calls 117:13 Cambridge 1:2 1:6 3:8,13,16 7:17 18:7 53:21,22 55:2 71:6,6 74:1	80:11 82:16 84:2,5 88:17 89:7 91:12 107:19 119:2 122:3 130:14 Cambridge's 77:22 candidly 7:4 63:16 cantilever 13:19 13:19 14:9,13 15:3 capacity 55:19 caps 110:14 Cardelle 84:5 88:9 89:2 95:12 care 28:8 91:20 115:5 carefully 70:15 113:20 carpet 54:17 carriers 122:14 cars 100:2 115:9 case 2:2 4:16 6:8 7:4,4,9,15 10:12 11:12 18:14 19:19 21:15 28:7,11 28:19 33:22 34:5 36:1,2,12 37:12 38:6 43:21 44:7 46:7 47:6,16 47:20,20 48:3 48:4,5 49:14 49:18 50:16 52:6,22 57:19 58:18 62:10,10 82:6 84:11 96:7,9 121:6,6 123:18 cases 2:3 19:19 41:7 46:11 casing 110:12,13 category 55:3 78:1,4 cause 25:7 50:15	79:9 118:4 caution 47:9 cease 127:22 cell 117:12 center 83:13 108:19 certain 14:16 65:11 certainly 14:18 19:15 CERTIFICA... 133:1 certify 133:5,8 cetera 31:2,2 50:18 CHA 90:12 Chair 1:7,7 3:9 6:18 10:12 16:13 24:19 25:16 27:18 33:16 36:14 59:20 60:13 64:10 73:22 76:21 77:2 82:14 83:10 93:15 95:15 101:10 102:4 103:21 116:15 121:13 127:8 127:13,17 131:22 Chairman 28:14 33:5 38:2 52:14 106:2 challenge 17:17 Chambers 82:19,19,21 83:4,7 85:7,10 99:11,12,14 100:2,6 106:4 chance 35:5 change 8:13 13:16 14:5 22:4,20 23:11 25:8,8,13 26:1 26:5 35:11 50:7 52:9 54:7 56:2 72:22
---	---	--	---	---

73:3 93:19,20 97:10 98:7 99:9 118:5 124:15 126:2 changed 18:9 24:3 95:22 96:2 changes 7:21 8:2 8:5 10:9 14:15 20:14 50:17 55:20,20 56:1 56:19 91:19 changing 13:11 124:14 Channel 3:15 Chapter 3:10 80:6 character 30:5 31:5 characterize 43:16 charge 130:12 Cherry 2:8 82:7 83:15 89:15 90:6,6 92:19 children 13:9 chime 67:13 100:8 choose 66:16 church 54:5 57:10 58:9 62:20 63:12 71:6,11,17,20 72:5,5,10,20 73:2 74:1,17 76:2,12 church's 61:17 63:12 72:9,12 Cira 7:2 8:14 9:21 16:7 22:8 22:10,12 23:4 26:17,18 Cira's 10:18 circumstances 30:16 63:9 78:10 79:2 102:20 citing 77:7 82:10	city 1:2,14 3:12 20:13 71:17 77:19 80:1,5 87:7,9 88:20 89:22 90:1,1,4 90:16 92:17 95:2 101:3 City's 4:3 64:11 claim 59:5,5 68:9 claimed 129:15 claims 58:10 59:1 67:20 71:20 clarification 17:15 33:19 88:10 93:5 clarify 16:8 32:22 clarifying 16:6 clear 32:20 45:4 99:5 113:2 clearly 22:8,9 29:2 43:10 117:12 click 11:21 12:9 73:10 90:22 112:13 126:13 clicked 37:14 close 15:2 24:14 29:12 43:1 76:8 93:10 116:10 127:3 closed 91:20 closer 16:20 125:20 closeup 125:10 closeups 125:5 closing 72:18 91:22 cloud 111:1 Co-Chair 72:15 coats 110:11 code-compliant 31:5 coexistence 75:7 collaboration 65:4	color 122:16 combination 69:16 78:17 come 15:3 48:4 62:14 85:4 88:13 99:16,22 100:3 108:20 comes 18:20 47:14 49:13 comfortable 96:16 coming 50:14 66:8 comment 4:1,2 11:3,18 20:8 24:11,15 36:15 38:4 71:4 73:8 76:8,8,19 89:5 90:20 93:10 99:15 112:11 114:8 116:10 116:11 126:9 127:4 comments 24:15 33:16 74:3 76:9 89:4 95:14 100:7 112:3,4 116:12 127:4 commercial 123:8 commission 53:12 54:1 133:17 commitment 86:9 88:20 Committee 72:15 Commonwealth 133:2,5 communicating 37:12 community 55:16 71:20 74:18 76:3 85:12,16 86:1 87:4 88:14,15 90:13 92:1,6	92:22 99:16 community-se... 83:13 company 57:14 60:4,12,17 110:1 complaint 115:3 115:4 complaints 114:14 complete 84:9 completed 84:10 completely 96:15 completes 132:3 completion 127:14 complex 7:16 complexity 29:14 compliance 128:6 compliant 97:9 complied 24:7 45:21 complies 17:5 complimented 21:12 comply 128:7 129:8 130:17 component 8:11 10:1 60:7 composite 110:17 compromised 31:4 computer 83:18 conceivably 63:19 concentrations 90:3 concepts 88:15 concern 13:19 13:22 14:3,19 16:3 18:5 23:6 34:11 62:13 92:21 96:10 97:21 128:13	concerned 15:4 17:11 63:20 113:14 concerning 129:22 concerns 13:15 14:7,16 15:5 15:11 16:21 21:4,10 24:18 35:3 54:6 59:14 101:16 113:5 114:10 concluded 31:22 condition 23:16 26:12,19 45:19 45:20 46:2 50:6 72:21 76:12 80:8 96:12 103:17 109:18 128:4,8 conditional 63:7 64:7 conditioned 67:1 conditions 22:16 22:16 29:9,11 29:17 31:12,18 34:9 35:20 70:13 77:7,15 78:10 97:1 102:9,21 104:19 118:21 127:10 128:14 condo 11:9,10 11:15 condominium 11:11 71:12 72:1 100:19 condominiums 53:18 94:14 conductive 70:1 confess 22:22 configured 71:13 109:12 confirm 12:5,15 73:16 91:6 112:19 126:20 confirmed 40:21
--	--	---	---	--

conflicting 75:21	84:7 103:10	99:2	counsel 42:6,13 45:20 46:5,8 50:3 55:1 68:20 74:4,4 75:14 133:9	crucial 64:16,20 65:14
conform 26:13 104:13 109:4	construction 15:17,19 16:11 17:8,18 28:9	continuous 74:12 128:1		current 53:12 63:13 72:4,7
conforming 9:5 10:2 16:22 30:11 86:12,21 94:3 96:1 104:10 107:12 117:18	29:3,13 37:2 38:10 39:10,20 43:7 90:5,6 94:19 113:6,9 113:10,16,16 114:17 115:10 115:22 116:2,5 116:18	Contractor 107:20 117:9	Counsel's 46:5 75:13	currently 9:14 10:5 20:4 72:18 90:5
conforms 80:9 104:20 118:22	consult 64:10	contrary 103:8	Counselor 62:4	cursor 84:19
congestion 25:7 118:4,6	consultation 38:9	controlling 116:20	count 90:15	cut 108:18
connected 74:19	contact 74:4 117:5	conventional 8:16	couple 28:15 29:11 30:11 95:18	D
connection 121:21	contain 104:11	conversion 35:8 40:13 72:19 75:13 115:20	course 13:10 36:16 88:16 115:2 116:18	d 2:1 3:1 26:3 52:11 77:5 107:11 118:11 130:8
conscious 110:5 111:5	contained 25:21	conversations 40:20 41:5 58:14	court 3:11 62:11 62:11 65:17	Dan 89:6
consequently 32:13	contains 83:19	converted 7:17 70:1	courtesy 36:7	Daniel 1:8 3:4 4:12,13,13 6:3 27:9,10,10 28:3 51:4,5,5 52:3 69:5,5,11 70:3,7,10,16 70:22 71:2 76:16 80:22 81:1,1 82:3 91:10,11,11 92:5 105:13,15 105:15 107:3 119:14,15,15 121:3 131:10 131:11,11 132:7
conserve 79:20	contingent 63:16	core 74:15	coworking 60:16	dark 125:4
consider 8:7 19:19 32:15 45:11 66:21 113:21	continuance 4:6 6:7 45:12 48:12 49:12	corner 7:16 8:21 62:19 63:3 124:19	coworkings 61:2	dashed 84:19
consideration 18:15 19:8 32:13 73:5	continuation 75:12 78:7 79:11	correct 21:14,19 22:10,11,20 23:7,9 25:19 25:22 35:18 38:20 39:17 42:14 43:12 49:10 94:20 96:2,8 109:6,7 111:13	CRA 86:15 87:6 87:11 88:1 91:17 92:21 98:19 103:10	date 2:4 45:13 47:13 48:11,14 48:15,20 50:7 50:20
considered 20:2 70:14 97:4,19	continue 15:21 16:18 45:12,13 47:10,19 50:5 50:21 54:18 55:19 65:10 70:19 77:17 85:6 100:12,16 101:1,5 104:13 128:7	corrected 22:1 26:22	CRA's 84:7 86:9 88:19 94:19	dated 26:17 80:12 104:22
considering 20:13 32:5	continued 2:3 7:4,5 25:10 36:5 44:2 46:1 46:11 47:18,20 48:5 49:13 50:20 51:10 58:21 71:15 118:7	correctly 21:15	craftsman 107:20	Davlin 6:9
consistent 31:7 110:12 127:16 127:20	continues 30:20	correspondence 11:14 73:7 90:18,19	create 7:13 30:21 54:8 72:8	day 68:12 91:20 133:13
consistently 113:16	continuing 42:12 74:5	corridor 74:16 75:22	created 26:3 93:15 103:16 118:11	daylight 17:20
consists 84:22		cosmetic 56:1	creates 29:20	days 64:12 89:16 92:13 128:22 129:11 130:8
constant 65:6		cost 29:14	creating 44:7 62:1 93:17 111:1	
constellation 69:14		costs 54:13	creation 31:5	
constrained 29:11 79:3		Council 20:13 37:7 91:14 95:2	credit 10:18	
constrains 29:19			criteria 25:1 26:11 80:7 104:17 117:19 118:19	
constraints 65:11 77:13			critical 34:5 74:14 76:1 85:9,10 87:4	
construct 33:4				

de 50:15	delivery 74:16	31:1 72:11	54:4 116:1	distracted 21:11
deal 99:8	89:14	79:5,14 103:5	dimension 21:21	distribute 89:18
dear 13:10	dem- 43:5	103:12 104:9	dimensional	district 21:17
debate 37:6	demo 43:6	despite 56:20	6:15 8:12	26:8,9 28:10
decades 54:21	demolished 35:1	78:5	20:16 21:5,14	39:13 53:22
59:4 70:21	demolishing	detail 129:14	21:22 23:1,8	55:6 56:21
72:6 110:19	35:16	130:1	23:19 24:21	78:3,5,14 86:5
decide 37:22	demolition	details 110:13	26:20,22 28:22	103:1 118:15
61:15	34:12 40:16	123:20	31:11 32:18	122:19
decided 54:14	41:2 80:6	determination	36:9 50:18	districts 29:4
67:6 96:15	density 93:4	54:2 86:7	52:11 77:4	118:16
decides 36:7	dentals 111:12	determine	80:15 82:10	Divinity 65:5
deciding 94:6	Department	122:22	96:19,20,21,22	doctors 90:12
decision 21:4	50:12,14 64:11	determined	97:10,11 102:6	document 32:8
34:12 41:21	121:18 128:16	61:22 77:13	104:13 105:4	documents
49:21 63:6	128:21 129:3	123:16	107:11 117:17	26:14 28:21
67:15 122:21	129:13 130:11	detriment 26:4	119:5	31:14 32:1,11
decision-maki...	depending	79:7,9 89:20	Dining 9:13	42:16 80:10
20:3	47:16 48:3	101:15,17	direct 89:9	doing 14:6,13
deck 19:11	117:2	103:7 118:12	directing 33:16	57:20 101:5
23:13 107:10	depict 32:2	developed 30:2	directly 92:3	116:5
108:12,13,19	42:17	53:16	103:3 115:20	door 58:9 62:15
108:20 109:1	depicted 9:10	developer 52:18	125:2	75:2 108:18
109:19 117:22	84:12	developing 90:2	Directors 89:10	110:12
118:5,10,13,16	derogate 79:18	development	disabilities	double 89:15
decking 110:6	derogating	25:11 34:8	113:15 115:8	drastically
decks 15:21	79:15 103:13	52:7,17 53:1,1	Disability 115:9	100:3
decorative	describe 34:18	54:6,9 71:12	115:16	drawing 17:13
110:14	98:6	72:1 75:19	disappointed	26:13 62:19
deemed 130:4	described 30:16	80:2 86:8 87:6	115:22	80:9 104:20
deep 108:17	69:13 78:16	113:18 118:7	discern 43:3	118:22
deepen 85:21	description 29:1	developments	discloses 130:1	drawings 10:7
defeat 62:2	33:2 39:10	90:10	disclosing	17:12 26:15,16
defective 37:11	42:1 44:8	diagram 72:14	129:13	32:19 50:18
42:11	descriptive	diagrams 37:15	discuss 62:17	105:2 108:4
deficiencies	43:17	111:7	discussing 43:1	drawn 72:14
30:17 43:12	design 10:8 30:2	difference 10:9	discussion 32:14	Dressing 9:10
deficiency 42:10	88:16 110:3	17:12 126:1	34:1 40:11	Drive 89:17
deficient 32:2	designed 14:14	different 43:3	60:12 76:9	driven 65:16
40:8 43:11	designs 75:20	55:2,14 57:4	discussions	driveway 13:4
defines 111:8	88:13	66:20 71:10	58:21,22	14:10 15:22
definitely 116:3	DeSimone 12:18	75:8 88:14	displayed	54:7,7 58:11
delay 66:2	12:19,21,22	125:16	117:12	59:2,3,6,6 63:5
delayed 63:16	13:1 14:20,22	differently	dispute 58:16	71:13,16,21
deliver 88:20	15:16 16:2	104:4	63:7,17 64:13	72:3,6,13 74:8
92:16	17:16 18:3,19	difficult 18:10	64:18 67:8	75:11,16
deliveries 71:17	19:2,5,14	62:21	98:8	115:14
95:7	desirable 30:19	difficulty 10:17	distance 93:21	dropped 66:10

due 29:11 35:2 77:13 91:21 104:5	118:4 eight 114:12 either 30:19 79:6 103:6 124:8 Elad 28:8 Eleanor 112:9 electromagnetic 128:12,17 129:10 element 10:1 38:10 elevation 105:1 119:1 124:7,8 elevations 8:4 80:11 Eligible 121:21 eliminate 97:8 eliminated 8:11 Elliott 112:22 113:1,2,5 114:1,5,11 115:2,7,20 116:6 emanating 128:18 emergency 71:16 emissions 128:18 129:10 employed 133:9 Employees 1:14 enclosed 10:5 encourage 79:22 encouragement 80:1 encroach 117:22 ends 92:11 energy 128:12 128:17 129:10 enforcement 77:9 102:11,15 engagement 85:17 engages 85:16 enhance 85:11 enlightened 69:2	ensured 75:6 entail 72:3 entire 21:1 entirely 55:2 118:16 entitled 26:15 104:21 119:2 entrance 75:4 entrances 75:6 environmenta... 111:4 EPDM 108:16 equipment 128:1,3,18 129:6 130:10 130:13,16 eradicate 13:14 Erika 107:7,15 107:15,21 115:13,19 116:8 120:3 error 24:2 especially 21:6 63:11 78:11,12 102:22 Esrom 1:9 3:5 4:20,21,22,22 6:4 27:12,13 27:13,20,21 52:4 essential 67:1 75:22 76:1 90:13 essentially 10:1 53:7 54:8,18 55:13,18,21 63:16 70:20 84:2 92:9 established 56:3 61:19 et 31:2,2 50:18 Europe 110:18 110:20 evaluation 33:21,22 evening 3:7 6:18 6:21 27:19,22 33:7 43:21	52:14 60:13 73:20 74:12 75:17 82:14,17 82:18 84:4 106:3 107:22 108:1 113:1 120:3 121:6 132:3 evening's 6:6 event 121:18 129:5 events 71:19 74:18 89:19 eventually 36:3 63:21 everybody 45:4 114:20 115:18 exact 41:13 44:16 128:5 exactly 24:5 43:9 61:2 example 18:15 exceeds 102:18 excessive 130:22 exclusive 71:21 Excuse 36:14 103:21 exist 61:15 existing 22:16 25:5 29:8,17 30:3,18,21 31:4,12 32:6 34:1,2,3,4 35:20,20 40:15 40:22 41:2,12 42:6 43:6 56:6 59:3 71:16,21 72:13 73:1 79:10 82:9 93:20,21 94:1 100:9 102:17 103:4 109:20 117:22 122:4 122:13 124:20 125:5,11 126:2 exotic 110:9 expanded 9:2 expansive 54:11	expensive 56:14 experience 38:15 56:19 64:12 experienced 69:13 expires 133:17 explain 10:8 16:8 42:2 43:10 85:7 124:16 explains 111:7 explanation 9:22 22:7 111:8 124:2 explanations 76:11 exploration 53:11 explore 100:17 extend 25:5 extends 29:8 extent 84:6 129:19 exterior 53:20 55:20 70:13 110:21 extremely 114:20,20 eye 124:8
E				F
e 2:1 3:1,1 26:7 118:14 e-mail 14:21 89:6 eager 7:20 87:1 earlier 11:7 72:16 74:11 earliest 48:22 early 48:19 74:11 92:13 easement 58:11 58:20 61:13 62:10 66:17 67:20 68:1 71:8,21 74:6 76:12 easements 61:15 61:18 64:8 easier 10:10 easily 60:21 69:22 111:8 eat 113:13 Eaton 89:7,8 91:12 92:15 economic 80:2 edge 16:14,18 108:21 educational 53:5,6,7 55:2 55:14 78:1,2,6 79:11 effects 128:11 effort 72:19 egress 25:7 71:16 74:16				façade 122:11 122:15,16 125:17 Facilities 121:22 facility 121:11 122:9 facing 6:12 fact 23:12 34:22 54:6 56:20,20 95:22 98:14 facto 50:15 129:3,17 factor 19:9 94:6 factors 69:14 78:17 fails 129:8

failure 50:15 129:2,12,14,15	116:12 felt 64:15 96:16 97:13 Fernando 1:8 fiber 108:15 field 22:12 fifth 29:10 file 11:3 26:20 37:15 73:8 90:19 96:4 112:5 115:3,4 126:9 128:15 129:2,12 130:11 filed 44:13 46:12 46:16 50:19 128:20,22 130:2,7 files 128:16 filing 45:14 96:5 filled 21:5,19 31:20 final 75:18 finally 130:8 finance 94:19 financial 54:10 77:11 91:21 94:16,17 102:12 financially 133:10 find 4:2 56:22 finding 26:11 66:15 80:7 101:14 104:17 118:19 122:21 findings 127:8 fine 49:1 76:16 111:10 fingertips 22:11 finishes 54:17 first 4:16 47:19 48:5 59:21 71:6 74:1,3 109:14 116:5 124:18 fits 69:9 five 27:16 72:7	89:10 90:15 128:6 five-person 36:10 fixed 122:14 flagged 55:5 77:19,20 floating 108:20 Flood 29:19 floor 6:10 8:3,20 23:14 29:21 102:18 107:10 109:15,16 117:22 focal 32:12 focus 22:22 35:20 42:19 folks 62:14 following 26:14 77:12 78:9,14 78:17 79:8,16 79:19 80:10 102:5,13 103:2 103:8,14 127:10 128:14 food 83:17 85:1 85:16 89:12,13 89:18 92:11,16 95:7 99:16,18 99:22 110:17 foot 86:13 footage 8:13 29:20 94:9 97:7,8 Footnote 122:20 footprint 22:6 89:20 109:1 footprints 94:1 foregoing 129:20 form 8:12 20:16 23:19 24:3 26:20,22 28:21 28:22 29:1,5 31:11 32:18,18 36:8,9 40:8 80:15 96:19,20 96:21,22 97:11	97:11 105:4 119:5 formal 60:10 72:19 formalize 75:14 former 7:17 54:18 65:21 forms 21:5 35:19 42:14,19 50:18 formulated 110:8 forth 32:10 65:6 forward 19:14 40:9 58:20 66:3 foundation 30:3 30:17 34:4,10 40:22 41:3 four 7:20 19:16 53:3 127:22 fourth 13:7 frankly 7:22 35:2 56:12 58:15 free 85:14,22 friendly 114:16 front 6:12 9:18 62:19 63:3 78:20 109:6 frontage 93:18 fronting 6:11 full 86:15 109:1 Fuller 82:7,17 82:18 83:12 84:1,17,20 85:6 86:18 87:3,13 89:9 91:18 94:18 97:5 98:10 99:2 100:10,15 101:4,18 103:19 104:12 104:22 Fuller's 83:20 fully 34:21 functions 74:15 funded 71:18	funding 87:12 further 20:22 26:21 29:9,19 80:14 105:3 115:15 119:4 133:8 future 19:19 45:14 48:4 96:15 97:12,15 100:12
				G
				G 3:1 Gabriel 7:1 22:12 23:4 26:17 garage 7:17 15:13 Garden 71:6 123:10 geared 60:8 general 1:3 3:11 30:4 55:3,9 78:1 107:20 117:9 118:17 generally 4:4 78:13 103:1 generated 25:6 118:3 generation 13:7 generations 19:17 geographical 130:13 getting 36:1,12 36:12 GFA 86:14,21 105:1 ghost 60:5 Gilbride 112:6 give 4:1 9:22 42:12 50:16 90:15 125:22 given 21:7 87:3 gives 43:22 giving 36:6 64:16 glory 65:21

glued 108:14,15	132:6,7	42:21 44:21	91:21 102:12	132:5
go 11:18 29:5	goods 74:17	64:14 89:5	102:20 103:3	helped 92:1
30:15 31:18	Gotcha 46:15	guessing 85:2	hardships 69:13	helpful 64:4
45:15 50:2	96:18	guidelines 18:8	78:16	71:1 124:3
57:5,6,8 59:21	gotten 114:13	gut 53:17	hardwoods	hereunto 133:12
62:15 65:1	governmental		110:9	Hey 88:5
73:8 85:18	129:9	H	harmony 79:13	Hi 12:21 107:15
87:18 89:10	Governor 3:12	half 14:13	Harvard 58:2	Hidalgo 1:8 3:5
94:10,21 96:7	grabs 20:2	hall 74:18	60:20,22 61:1	4:12,13,13 6:4
108:8 109:19	grandfather	hand 11:22 12:2	65:5,7 66:11	27:9,10,10
116:3 123:20	15:14	12:10,12 36:18	hazard 25:7	28:4 51:4,5,5
124:9,9,22	grandparents	73:11,13 91:1	26:3 118:4,6	52:4 69:5,5,11
125:7,12	13:8	91:3 112:14,16	118:11	70:3,7,10,16
goal 75:13 85:19	grant 24:19	126:15,17	hazards 26:6	70:22 76:16
88:13	64:21 66:16	133:12	head 31:21	80:22 81:1,1
goes 19:14 49:19	76:21 77:2	Hand-rendered	heads 44:19	82:4 105:13,15
going 8:17,19	102:4 117:15	108:9	health 26:4	105:15 107:4
9:22 13:19	131:2	handicap	99:19 118:12	119:14,15,15
15:1,19 16:17	granted 27:17	115:16	128:11	121:4 131:10
21:4 29:10	30:19 31:2	handle 59:17	hear 12:5,15,19	131:11,11
33:6 40:9,15	79:5,14 81:7	Hanna 107:15	39:8 48:2	132:7
42:1 61:13	96:2 103:5,12	107:16 115:19	73:16 88:4	higher 69:7
63:18 65:17	120:1 123:13	116:6,8,9	91:6 107:18	highest 90:3
66:3,3,8,11	127:9 128:9	120:3	112:19 116:1	historic 53:11
68:17 79:12	129:4,8,16	Hanrahan 6:9	126:20	53:22 54:11
93:16 98:15,16	131:20	6:22 7:19	heard 11:7	56:6 69:17
99:20 100:3,13	granting 7:12	26:16	43:21 47:19,20	70:13 71:15
100:20 109:3	67:6 101:6	happen 38:13	hearing 1:3 2:4	77:16 79:1,10
111:21 113:8	130:17	63:19,21 96:10	7:8 8:6 11:2,7	83:19 84:22
124:15	grateful 13:11	100:14,15	11:8 13:2	86:18,22 110:2
good 3:7 6:18,21	14:14 15:10	116:4	24:18 40:1	110:14
7:5 12:22	great 11:17 50:1	happened 43:16	43:9 44:2,3	historical 53:22
19:22 21:7	70:22 111:6,15	53:15	48:20 50:10	80:5,6 110:4
24:8 27:19	117:8 124:4	happening 22:5	52:22 76:18	history 53:11,15
33:7,9 37:18	125:3	32:6 36:21	126:7,8	68:2
45:2 47:1 50:3	greater 29:13	54:20 69:15	heart 13:10	Hoffman 20:11
52:14 58:4	Gregory 112:7	happens 47:18	65:17 98:16	20:11 21:8,12
59:17 60:6,13	grew 13:8	49:11 76:2	Heather 20:11	24:10 31:13
73:20 76:11	grocery 92:9,10	happier 63:13	20:11 21:15	Hoffman's 23:6
79:7,9 82:14	ground 39:18	happy 10:20	height 9:17	hold 49:20
87:11 92:7	44:5 94:14	22:1 58:5	31:15 104:12	hole 39:17 68:17
97:20 101:4	Grounds 72:15	59:13,14 102:2	held 58:14 71:19	home 8:9 13:21
103:7,8 107:22	group 37:22	117:12	97:14	14:1 15:3
108:1 111:10	grown 13:9	hardship 30:16	Hello 12:19	54:12 61:4
111:20 113:1	guess 11:2 16:6	56:4,5 69:6,9	20:11 91:11	83:19,19,20
116:13 120:3	35:14 37:22	69:12 70:18	help 8:20 10:7	109:12,12
132:1,2,5	39:5 40:14,15	77:10 78:9	85:13 92:6	110:4
Goodnight	40:16 41:8	86:17 87:1	114:9 117:10	homeless 61:17

62:15 71:18 homeowners 13:17 14:5 homes 60:9 honest 66:2,19 hope 20:12 111:12 hopefully 74:5 115:4 117:10 host 89:17,18 Hotel 57:12 hour 89:16 house 8:15 9:15 10:8 14:9 15:19 18:15,17 18:19,20,21 19:9,15 23:14 29:17 82:7,17 82:19 83:12 84:1,17,20 86:19 87:3,13 89:9 91:18 94:18 96:1 97:5 98:10 99:2 100:10,15 101:4,19 103:20 104:12 104:22 houses 114:12 housing 31:6 84:8 87:5 88:8 88:8,11,16,20 90:2,3,7 91:17 92:18 93:1 94:11,12,19 98:10,17 101:2 103:11 how's 111:22 HQ 60:11,17 61:2 Hurley 20:12 husband 13:8 14:15 57:15,16 husband's 13:6 15:14 husk 110:16	icon 11:21 12:9 73:10 90:22 112:13 126:14 idea 60:1 ideas 88:13 identical 79:11 identified 9:13 23:3 image 8:21,21 9:9,12 images 14:21,22 impact 14:17,18 19:12 56:19 63:3 67:7,19 85:11 97:21,22 98:3,14 100:3 101:16 116:21 127:15,20 impacted 18:21 96:22 impactful 18:13 19:15 impacting 19:21 99:8 impacts 19:20 29:14 55:15 113:6,21 impair 26:8 30:13 118:15 impacted 66:17 implies 38:21 importance 87:5 important 18:7 18:12,14 19:7 19:8,9,18 31:14 imposed 128:8 impractical 30:12 impressive 87:6 improperly 21:19 improvements 54:17 55:21 inclined 23:7 included 26:13 34:22 80:9,10 104:20 118:22	119:1 includes 26:14 30:6 130:14 including 71:13 76:11 77:13 80:1 114:2 129:7 130:20 inconsistent 38:14 incorporate 26:21 80:14 105:3 119:4 Incorporated 82:8 incorrect 22:18 23:5 increase 7:12 9:17 23:13 25:8 26:5,9 97:17 increases 56:15 indented 9:15 independence 94:18 individuals 85:13 130:20 infill 10:4 information 7:6 21:5,14 22:11 23:1,8 24:3 32:18 45:3 126:6 inhibit 13:20 14:4 66:1 initial 35:6 56:11 initialed 127:12 127:17 initially 77:18 inside 57:3,7 insight 21:9 Inspection 115:3 Inspectional 50:12,14 117:5 128:16,21 129:3,13 130:11	installation 122:12 130:9 130:12 installed 122:10 130:16 institution 53:6 78:1,6 instructions 4:1 4:3 integral 64:17 64:21 65:4 89:12 integrity 26:8 34:2 118:15 intended 30:8 intends 103:18 intent 79:15,18 103:14 intention 84:7 97:14 intentional 94:2 intentionally 86:11 interest 123:21 interested 9:21 126:7 133:10 interfere 64:8 interfered 71:15 interference 72:8,22 122:9 interior 29:20 30:12 53:17 54:16 55:21 56:8 69:19,22 77:14,16 78:21 118:10 internal 93:20 International 121:15 interpretation 41:7 interruption 103:22 intervening 33:11 35:6 Intimately 15:16 introduce 118:6	introducing 87:5 involve 53:20 77:10 87:1 102:12 involved 15:16 15:17 108:3 involves 7:22 ipso 129:3,16 ISD 33:21 34:14 40:11 115:4 issuance 25:14 26:2 issue 17:20 41:6 42:9 67:4 72:20 74:14 92:5 104:4 114:22 117:13 issues 24:15 28:15,20 58:15 66:20 74:16 75:9 94:11 113:8 it'll 45:4 item 6:6 25:2,6 25:10 26:3 28:6 77:9 78:9 79:5 82:6 102:20 103:5 103:12 104:7 117:20 iterating 88:12 iteration 17:6
I				
J				
James 6:18,19 6:21 10:12 11:5 16:12,16 16:20 21:11 22:14 23:5,18 23:20,22 24:6 24:9 25:16,20 27:18 71:5 73:19,20,20 82:8,14,15,22 83:5,8 86:2 88:2,4,22 93:14 95:1				

96:3,9,21	108:7,9,13	123:15,22	125:6,10	58:8,19 71:5
97:18 98:5,13	109:8,14,21	124:21	Legacy 52:7,17	91:14 104:8
98:19 99:3,5	110:1,8 111:4	knowing 24:4	53:1	112:6
99:10 103:21	111:13,16,19	knowledge 62:6	legal 31:15 32:1	letters 11:4
104:2,8,15	111:21 112:2	known 16:4 36:2	34:15 42:9	112:5 113:10
106:2	114:11 115:6	80:12 83:17	59:5 61:22	letting 93:3
Jamie 112:8	115:12 117:11	87:7	62:12 63:17	level 9:16 85:13
Jeffs 89:6 91:10	120:2	knows 7:12	67:8 69:9	118:5
91:11,11 92:5	key 75:8,16		legalistic 62:3	licenses 129:17
93:9	kick 47:22	L	legally 64:8	lies 78:19
Jesuits 65:3,7	Kidder 112:8	lab 83:18	94:13	light 13:20,22
Jewett 112:9	kind 8:16 17:19	labeled 57:1	Leiserson 1:7	14:4,18 15:1,4
Jiang 52:19	17:22 20:5	labyrinth 70:5	3:4 4:10,11 6:3	15:12 18:6,11
57:16 58:4,12	43:5 56:1 60:1	lack 60:19 61:1	27:3,4 28:3	18:20 19:9
60:11,13 61:2	60:2 63:2 68:1	98:4	36:14,15,17	20:2
61:7,9 81:9	68:6 69:9 70:5	lacking 7:6	37:5,10 38:21	likelihood 7:22
joining 27:21	70:17 75:3,12	land 58:17 62:11	39:2,4,8,19	97:4,5
judgment 67:15	85:1,2 108:2	63:3,7 64:13	40:1 41:11,18	limitation 21:18
July 44:6,12	109:18 111:7,8	64:18 78:11,12	45:7,17,19	limitations
47:11,13,15,16	117:3 124:16	78:13 79:20,22	46:4,13,15,18	30:17
47:19 49:8,21	kinds 75:8 94:13	102:22,22	46:21 47:1	limited 29:21
133:13	know 15:8 17:17	landscaping	50:22 51:1,1	30:6 129:7
Jumping 31:11	18:1,6 20:1,5	71:14	52:3 59:20	line 30:21 60:21
June 1:3 3:7	20:13 21:3	large 53:9 56:6	61:12 64:3,5	84:16,19 86:11
26:17 80:12	22:21 30:10	56:6 69:19	65:22 66:14	93:16,22 94:7
104:4,22	33:2 34:19	70:2 78:19	67:3,5,10,18	94:7
justified 63:8	35:5,12 37:6,6	123:6	67:21 68:10,19	list 90:14
	37:7 39:11,14	larger 86:13	80:18,19,19	literal 77:9
K	39:19 41:3,14	lastly 26:7	82:3 95:15,16	102:11,15
Kaufman 11:10	42:1,22 43:1	118:14	95:18,20 96:5	literally 92:14
11:13	43:20 45:2	late 107:8	96:18 97:16,20	litigant's 67:19
keep 61:4	46:4 47:14,21	laughs 39:4 40:5	98:12,18 99:1	litigated 62:10
keeping 45:3	54:10,17 55:6	44:15 70:6,7	99:4,6,13	little 8:15,16
76:16 110:3	55:22 56:3,4	87:20 89:2	100:1,5 101:10	14:9 16:2 40:4
Keesler 1:8 3:5	56:18 58:8,13	108:10 112:1,2	101:10,13,21	47:21 69:6,8
4:17,18,18 6:4	61:18 62:3,4	law 19:20 33:15	104:2 105:7,8	69:20 72:16
27:7,7 28:4	62:14,17,18,20	52:8,15 61:18	105:8 107:3	94:5 97:8
51:2,3,3 52:4	63:15,17 64:1	64:11 129:9	116:15,17	107:8 123:22
76:14 80:21,21	64:10 66:7,10	131:1	117:1 119:8,9	124:2 125:4,16
82:4 105:10,11	66:11 68:8,12	lawyer 21:7	119:9 121:3	125:19
105:11 107:4	69:7,12 70:1,4	layout 69:19,22	131:4,5,5	live 11:6 70:8
119:11,12,12	70:6,6,9,12,13	77:14 78:21	Leiserson's	lived 13:6,7
121:4 131:7,8	70:14 75:21	lead 70:18	43:17	19:16 89:8
131:8	76:10,10 82:19	leading 71:13	length 31:17,19	lives 89:6
Kendall 87:7	82:21 84:9	lease 94:15	Lesley 53:2,4,5	living 7:19 110:2
kept 3:22	88:6,7 97:22	leave 46:6	58:1	112:7
Kevin 107:17,19	115:16 116:19	113:13	letter 11:6 13:3	Liz 112:8
107:19 108:1,4	116:20 117:8,9	left 9:11 10:3	49:15 54:2	LLC 33:15 52:7

52:15,17 121:7 121:8,9,10,16 LLCs 121:9 Lobel 121:8,14 located 26:18 78:14 82:16 83:19 103:2,4 113:18 121:11 122:5,7,18 128:4 location 13:7,10 53:13 54:21 60:21 79:12 94:6 124:22 125:1,12 locations 130:19 logistics 98:7 loitering 92:12 long 19:16 61:19 75:12 108:18 long- 78:5 91:19 long-needed 103:19 long-standing 83:13 longer 21:17,21 24:2,6 32:8 59:13 85:18 95:3 longtime 71:18 look 17:10 21:6 23:10 34:9 37:1 55:11 63:12 124:11 125:8,21 looked 37:15 looking 20:16 57:8 61:16 125:1,17 looks 10:18 57:3 111:10 lot 20:17,18,19 20:20 21:1,2 21:16,18,20 22:15 24:1 53:13 56:5,7 57:10,14 61:3 62:20 78:19	82:9 83:19,21 84:2,8,9,12,16 84:20 86:4,9 86:21 89:12,18 89:19 90:1,11 90:17 91:19 92:2,6,11,11 92:15,18,22 93:4,7,22 94:21 95:8 97:8,17,17,18 97:19 98:7,11 98:15,15,21,22 99:19 100:9,9 102:16 103:4 103:11,16,18 104:11 121:9 lot's 99:15 lots 82:9 104:10 love 115:20 lovely 54:3 57:20 low 56:18 61:9 low-profile 60:6 lower 9:16 18:9 Luke 24:12 lunch 113:13 114:18 luxury 71:12 Lynne 133:4 M mahogany 110:6,10 maintain 34:5 40:15 42:7 58:7 127:19 maintained 130:18 maintaining 30:4 31:6 34:4 40:21 45:2 major 123:4 making 14:14 35:15 63:15 64:21 71:8 Mallinger 112:8 managed 113:6	management 60:16 71:17 74:20 manner 72:12 114:16 manufactured 110:18,21 map 56:22 124:12 Margaret 82:7 82:17,18 83:11 83:20 84:1,17 84:20 85:6 86:18 87:3,13 89:9 91:18 94:18 97:5 98:10 99:2 100:10,15 101:4,18 103:19 104:12 104:22 Maria 44:15 50:11 market 86:4 married 15:18 Marshall 33:15 52:16 Mason 58:4 masonry 40:22 41:12 Mass 119:3 Massachusetts 1:5,6 3:11 26:18 80:12,13 82:16 121:15 133:2,5 massing 31:7 match 122:16 material 10:18 materially 29:13 30:13,21 matrix 105:2 Matt 107:15,15 115:13 matter 45:12,13 50:5 55:15 56:1 68:6 86:3 128:12	Matthew 107:7 107:20 MBTA 123:5 mean 9:15 16:21 24:3 41:14 42:4 63:18 85:15 94:11 100:18 means 20:18 56:10 98:20 meant 89:1 meet 26:11 80:7 104:17 118:19 meeting 1:4 3:8 3:14 50:20 82:20 87:22 88:17 meetings 3:13 4:3 49:5 meets 16:22 members 3:4,19 3:19,22 4:5,7 6:3 10:16,22 11:20 12:8 24:15,16 27:2 27:19 28:3,12 36:21 41:22 43:10 50:22 52:3,21 58:8 59:18 60:13 62:5 71:3 73:9 76:9,10 80:17 82:3 83:10,11 84:8,14 87:16 89:4 90:21 95:14 99:16 105:6 107:3 111:9 112:12 113:15 115:8 116:12 119:7 121:3,19 126:13 127:4 131:3 132:1 members' 37:19 mentioned 72:18 74:11 101:21 115:8 mentioning	76:12 merely 97:12 merits 28:19 36:1,2,12 41:21 message 115:18 met 8:10 25:3 33:20 77:7 102:9 117:21 methodology 110:20 metric 21:17 MFNH 90:11 Michael 6:22 micro 111:1 microphone 40:13 middle 44:5 84:16,18 93:16 Middlesex 133:3 Mike 6:9 13:11 14:14 15:6,20 26:16 mind 18:3 54:13 55:10 57:2 62:7 67:17 minimal 99:18 minimally 99:20 minimum 31:8 95:3 minor 77:16 minute 8:16 57:11 minutes 4:4 12:6 12:16 31:13 73:17 91:7 112:20 126:21 misreading 32:15 mission 85:6,8 85:20,21 87:2 88:19 Mississippi 110:21 mixed-income 88:11 89:1 mixed-use 84:7 87:5 89:1
--	---	---	---	---

103:10	85:13 89:5	necessarily	114:10,21	28:16 32:16
Mm-hm 15:15	92:11,14 112:4	36:10 98:1,9	neighbors'	33:1,6,8,10,13
16:1,19 18:18	112:10 126:8	necessary 29:21	56:19 117:9	35:7,9,14 36:4
19:1,4 36:4	moved 16:13	31:8 54:9 59:8	neither 133:8	36:16 37:4,9
37:4 41:17	moves 127:8	64:17 100:14	never 97:11	37:18 38:3,5
43:14 52:20	moving 7:22	need 32:19	new 7:13 9:19	38:16,18 39:5
57:17,21 63:10	Mt 2:9 107:9	35:11 44:22	11:3 17:1	39:22 40:5,10
65:22 66:6	109:4,18	45:7,8 77:19	19:19 30:21	40:14,19 41:8
67:18 68:3	113:17 114:12	85:17,18 88:17	33:4 35:16	41:17 42:21
70:3 92:4	119:2	89:13,14 90:8	39:10,14,20	43:14,19 44:4
94:22 95:12	multi-planar	94:15 95:9	42:5,18 44:7,7	44:11,21 45:6
98:12,18 100:1	78:19	97:10 101:14	45:14 46:12,14	47:5,10 48:1,6
100:22 109:13	Multifamily	needed 55:20,20	47:16,20 48:2	48:8,11,14,17
109:21 110:7	17:2	72:12 86:6	49:9 50:7,7,17	48:21 49:8,11
113:4,22	mute 3:22 12:2	needs 24:7 36:8	53:16 58:12	49:17,20 50:1
116:22	12:12 47:15	41:21 65:20	71:14 72:2	51:2,4,6,8,8,10
modest 29:7,15	73:13 91:3	84:10 86:13	84:16 90:9	52:3,6,20 57:5
29:15 30:22	112:16 126:17	94:4,18 100:10	92:19 93:15,17	57:17,21 59:16
modestly-stac...	muted 40:13	108:13,14	93:22 94:7	63:10 66:6
30:7		117:10	98:2 103:10	68:3,15,22
modifications	N	Negash 1:9 3:5	108:14,15,15	71:2 76:5,7,18
70:14	N 2:1 3:1	4:20,22,22 6:5	115:21 129:21	80:20,22 81:2
modified 70:20	N/A 31:16,17,19	27:12,13,13,20	130:4	81:4,4 82:3,6
modify 39:7	31:19,20	52:4	newly 71:13	87:15,18,20
122:6	name 3:9,20	negative 98:3	Newtowne 71:19	88:3,5 89:3
modifying 20:1	12:4,14 60:14	negatively 19:20	74:10	92:4 93:9
moment 64:2	73:15 82:20,22	19:21	Nexus 52:7,17	94:22 95:11,13
83:1 85:7	91:5 112:18	negotiation 75:5	53:1,1 58:6,13	95:17,19 100:7
Monday 44:13	126:19	nei 114:9	60:15 71:10	100:22 101:9
50:15,19	narrative 34:17	neighbor 56:13	72:1,19 73:2	101:12 104:1,6
monopolizing	37:8,16	58:22 88:17	74:5 75:11	104:9,16 105:9
115:10	Natola 1:15 4:8	92:8	Nexus's 72:4,7	105:12,16,20
months 128:2	4:10,14,17,20	neighborhood	73:3	105:20,22
morning 23:9	12:18,20 20:10	29:14 31:5	Ng 1:7 3:4,7,9	107:3,6,18,22
mornings 92:13	24:12 44:12,15	36:20 58:6,6	4:8,9,9,12,19	108:2,6,8,11
mother 13:8	44:19 49:5	65:9 79:13	4:21 5:1 6:3,6	109:7,13,17,22
60:17	73:19 76:6	82:7 83:15	6:20 10:6,21	110:7 111:3,6
motion 24:17,18	82:21 84:14	89:19 91:13	11:17 12:22	111:11,15,18
24:19 47:3	91:9,10 109:18	92:18 95:8	14:20 15:15	111:20 112:1,3
49:16 50:4,5	112:22 114:6	97:21 98:1,4	16:1,5,15,19	113:4,22 114:5
50:21 76:19,21	126:11 127:2	98:16 99:8	17:14 18:3,18	114:7 115:1
77:2 102:3,4	132:4	101:16 104:22	19:1,4,13,22	116:9,14,16,22
105:19 117:15	nature 32:1 79:1	neighboring	21:8 23:16,19	117:7,14
119:19 127:6	86:18	54:4 62:11	23:21 24:5,8	119:10,13,16
131:2,15	near 13:10	113:7 114:2	24:10,13 25:19	119:20,20,22
motto 85:13	nearby 130:20	neighbors 36:20	25:22 27:5,8	120:4 121:3,6
move 11:2 44:22	130:21	55:16 58:3	27:11,14,14,16	124:2,5 125:14
62:21 71:4	nearly 79:11	89:21,22 91:16	27:21 28:3,6	126:5,12 127:3

127:6 131:6,9 131:12,16,17 131:17,19 132:2 nice 108:11 night 132:2,5 nine 30:7 90:16 nitpick 41:15 non- 71:20 107:11 117:17 Non-Conform... 52:12 102:7 non-institutio... 78:3 non-profit 57:13 nonconforming 6:16 7:10 16:18 24:22 25:4 26:10 29:8 34:6,6,16 53:14 56:7 69:18 77:6,14 82:11 84:12 103:16 104:11 nonconformiti... 7:14 42:8 nonconformity 96:6 nonresidential 122:22 123:3 123:17 Nope 126:11 north 26:18 54:5 57:15 Northeast 121:7 121:9,16 northern 122:11 122:11 124:13 125:2 notably 8:6 Notary 133:4,16 note 71:9 75:18 noted 21:15 73:21 86:3 94:3 104:2 notice 10:17 36:20 37:11 38:11 41:15,19	42:10,13 43:17 45:21 46:6 129:22 noticed 95:20 notification 38:7 129:12 notified 13:17 notify 129:6 notorious 68:5 Nuisance 26:3 118:11 nullify 79:17 nullifying 79:15 103:13 number 8:2 22:8 22:21 32:7 33:20 69:14,20 74:18 123:3,4 123:8 127:14 127:18,22 128:6 numbers 31:19 numerous 91:15 O O 3:1 object 75:19 objected 8:8 56:12 objections 54:13 obtained 50:11 obviously 32:21 60:21 62:9 65:11,12 66:8 123:12 125:21 occasion 114:16 occupancy 25:9 26:6 52:9 occupant 26:4 60:1 118:12 occupants 130:21 occur 96:11 occurred 129:14 occurring 9:3,20 22:5 94:8 offer 36:15 63:1 offered 115:13	office 52:11 54:19 55:2,3,9 55:14 59:7 60:2,3,5,6,9 61:3,4,5 63:5 64:22 66:9 77:5,22 78:3,4 Officers 74:1 offices 53:5,7 57:7,13 69:20 77:17 78:6,22 82:15 officially 28:11 oh 4:21 20:7 25:19 32:16 37:16 46:13 59:20 61:12 68:10 77:1 82:22 83:5 87:20 oil-based 110:11 oiled 110:6 okay 4:19 20:8 23:5,21 24:8 28:16 39:1,4 39:22 43:19 44:18,20 46:18 47:10 48:8 49:1,6 50:1,5 57:6,7 61:6,10 67:3,21 68:10 76:7,15 95:13 97:20 100:5 107:17 108:13 109:17 112:2 117:14 120:2 125:14,20 126:5,12 127:6 127:6 old 53:21 108:9 Olivia 50:11 one's 127:2 ongoing 72:12 75:22 128:13 online 6:17 11:19 37:1 61:4 73:8 76:7 90:20 93:10	107:13 112:10 114:7 116:10 126:10,12 onsite 114:17 open 9:14 20:22 21:2 22:3,3,4 22:15,20 23:11 23:15 28:11 30:8 35:12 40:1 53:14 56:8 68:4 90:8 90:20 92:1,13 97:17,19 104:12 117:22 opened 47:7 operate 89:19 92:9 operating 89:12 operation 25:10 64:17 67:1 83:14 98:7 100:11 118:7 operations 99:2 opinion 33:17 opinions 37:19 opportunities 86:8 opportunity 15:8 42:13 43:12 44:1 85:11,21 94:17 96:13 opposed 71:11 89:7,11 91:16 92:17 113:3 oppression 100:19 option 77:15 options 100:18 order 53:17 54:18 56:16 62:11 86:15 90:15 100:11 100:15,21 ordinance 22:17 22:19 24:20 25:3,12 76:22 77:3,10,22	79:16,18,21 80:2 102:5,12 102:15 103:14 104:14 117:16 117:21 118:8 ordinances 122:20 organization 89:10 organizations 71:20 76:3 original 2:4 7:7 8:3 10:14 71:9 96:4,5 originally 14:13 15:13 53:10 95:22 Otis 2:6 28:7 ought 20:21 outcome 133:10 outdoor 15:22 109:15 118:1 118:17 outer 109:1,2 outside 19:10,11 38:18 55:5 108:21 Overlay 93:1 owing 30:16 78:9,16 102:20 owned 15:13 57:13,15 owner 11:5,12 11:13 52:7,16 53:16 54:14,16 56:12 62:12,16 78:4 103:10 117:8 owners 28:7 107:16 115:21 P P 3:1 p.m 1:4 3:3 4:6 6:2,7 28:2 50:8 50:19 52:2 82:2 107:2,6 121:2 132:9
--	---	--	--	---

Pacheco 50:11	part 7:15 9:6	permanent	130:10,13	53:16,20 54:3
package 26:14	27:1 54:4,9	75:15	petitioner's 29:2	80:11 88:6,7,8
80:10 104:21	64:17,21 65:4	permission 68:5	33:3 45:11	93:6 97:6
119:1	65:14 80:15	68:5 113:12	79:3 129:17	105:1 116:20
page 2:2 29:1	88:19 89:12	permit 6:10,16	petitioners' 19:5	117:2 127:12
30:15 84:18	95:6 105:4	7:12 9:7,8	petitions 113:11	play 64:19 87:8
paint 54:17	119:5 122:11	16:17 17:7	130:6	playground
110:11	122:19 124:13	24:20,22 25:1	phases 43:4	92:1
painted 122:16	125:2	26:2,12 27:17	Phillips 2:7 7:1	plays 87:4
palatable 72:4	participant	29:7 31:9 55:4	7:19 26:16	plaza 123:10
pan 124:6	85:15	96:7 98:21	52:7 58:1	Pleasant 2:9
panel 122:7	participants	107:9,12 109:3	59:11 80:11	107:9 109:4,19
123:20 125:6	99:21,21	109:10 113:16	phone 12:1,11	112:7,8 113:17
pantry 83:17	participation	116:19 117:15	73:12 91:2	114:12 119:2
85:1,16 89:12	3:12	117:18,19	112:15 117:12	please 27:2
92:9 95:7	particular 8:11	118:20 120:1	126:16	50:22 80:17
99:17,18	45:12 60:21	121:10 122:1	photo 123:21	105:6 119:7
pantry's 92:13	67:16 68:2	122:21 127:9	124:9 125:4,7	131:3
paragraph 29:6	parties 133:9	128:14 129:4,7	127:16,21	pleased 71:22
29:10,18 30:1	parts 43:4 63:4	129:16,19,22	photos 13:21	73:3
30:10 104:8	87:8	130:3,9,17	19:2,3,6 34:22	point 8:18 13:14
paragraphs	pass 57:2 62:22	131:2,20	124:12 125:4	22:13 32:12
129:20 130:3	85:4	permits 43:6	physical 62:14	33:19 34:8
parent 7:22	passageway	117:3 123:13	127:15,19	35:15 37:18,21
park 59:10	62:14	128:9	physically 92:16	39:16 41:8,9
89:13,14 90:2	passed 93:2	permitted 25:11	pick 89:13	43:18,18 46:5
90:12,17	passes 106:1	52:10 70:19	picture 109:17	47:16 48:4
115:11,15	pathway 62:17	77:5 118:8	pictures 55:11	71:8 80:12
parking 54:8	Patrons 89:13	permitting 43:5	piece 90:18	88:9 101:13
56:2,15 59:4,7	patterns 25:6	person 130:12	placards 115:9	pointed 45:20
59:9 64:15	118:3	personal 7:21	place 2:7 8:20	pointing 43:22
65:13 66:8,22	Pause 11:1	117:12	20:4 52:7 58:2	points 37:6
66:22 71:14	76:20 105:14	personally	59:11 70:12	41:10
72:8,11 83:21	paying 13:2	114:17	80:11 84:16	policy 101:3
84:2,8 86:9	Penofin 110:8	perspective	121:15	populations
89:11,15,19	people 37:14	63:12	placeholder	75:8
90:9,17 92:15	60:8 62:18	Peter 54:3 72:14	49:3	porch 108:18
93:7 94:21	69:14 85:12,19	petition 90:1,16	places 20:17	109:20 118:1
95:3,5 97:18	85:21 92:6,12	130:5,10	plan 23:10 32:10	119:2
97:19,22 98:6	95:8 99:22	petitioner 29:7	42:16 71:10,11	porches 30:8
98:15,15,21,22	101:8	30:1 50:6,9	71:14 72:1	110:2,3
98:22 99:18,19	percent 22:19	62:1 77:11,13	84:13,15 91:17	portion 6:11 8:8
99:20 100:9,9	perfect 57:8	77:18 78:7	92:22 99:7	17:10 30:3
101:16 113:14	perform 103:19	102:13,16	104:21 119:1	41:1,11 43:7
113:17,18	performed	127:9,12,17,18	Planner 40:10	59:5,6 62:19
114:2 115:7	38:18	127:22 128:6,9	planning 93:2	73:1 84:1
117:2	period 128:2	128:15 129:6	plans 8:3,20	portions 6:12
Parkway 123:5	130:6	129:11,21	10:10 13:12	34:13 35:1

59:2 position 73:5 91:15 positioned 86:19 positioning 47:22 positive 75:7 possession 68:11 possible 60:3 72:10 possibly 64:19 66:11 post 110:13 posting 50:7 potential 28:18 72:8 potentially 28:18 63:17 64:18 90:7 practical 31:9 55:14,15 128:5 practicality 29:20 predict 96:14 prediction 97:12 predominate 122:22 123:3 123:17 preexisting 9:19 34:6,16 prejudice 45:9 premise 85:12 prepare 102:2 prepared 10:14 preschool 71:19 74:10,17 75:5 76:4 prescriptive 58:10 61:13,18 62:9,9 67:20 68:1 71:8,21 presence 65:8 present 4:9,11 4:13,15,18,22 7:1 9:16 43:3 82:18 83:3 84:4 88:14 92:22	presentation 35:5 59:17 72:17 123:19 presented 10:15 presenting 108:2 presently 99:14 preservation 31:4 79:10 preserve 42:7 77:15 90:8 preserved 40:22 preserves 30:2 preserving 80:4 pressing 12:2,2 12:12,12 73:13 73:13 91:3,3 112:16,16 126:17,17 presumably 123:15 pretty 32:19 69:2 91:15 109:19 111:8 prevent 102:16 previous 13:3 20:12 77:17 113:15 115:22 128:8 previously 42:8 58:14 127:21 pricing 86:9 primary 15:5 primer 110:11 Prince 121:8,14 prior 8:6 15:9 17:6,13 50:20 71:11 78:6 113:9 116:18 128:4 privacy 61:5 private 30:8 78:3 118:16 privately 57:18 probably 48:17 65:15 66:7,9 84:9 108:15 110:2 114:12	problem 33:13 37:10 117:4 proceed 17:11 34:12 41:19 61:21 127:11 proceeded 54:16 proceedings 3:18 132:9 133:7 proceeds 103:18 process 15:9 16:17 product 110:16 110:17,22 program 91:20 programmati... 86:16 programs 83:18 project 7:1 8:11 26:15 32:3 42:17 43:2 44:8 54:9 56:12,17 65:17 88:8,11 92:19 108:3 113:3,8 113:21 projects 38:15 promote 79:19 promptly 128:2 properly 21:6 43:16 properties 29:15 31:7 57:1 74:5 113:7 114:2 117:1 property 13:5 13:20,22 14:2 14:4,8,10,11 15:2,2,12,17 25:13,14,17 26:1 30:14 33:22 34:9 38:13 52:17 53:2,6 55:12 57:18 59:4,11 63:14,14 65:2 71:11 72:2 73:2,4 75:19	79:2 84:1,16 85:5 86:12 94:7,7 111:2 113:12,12 114:19 115:21 116:21 proponent 6:17 proponent's 128:18 proposal 9:17 29:2 30:2,6 31:3 33:3 72:4 72:7 75:11 proposed 8:8 9:1 17:4 26:7,9 26:13 29:15,22 30:20 41:21 56:12,18 58:20 63:13 72:7,22 73:3 80:9 89:20 104:10 104:19,21 118:14,21 125:8,12 127:15,19 proposing 17:17 54:7 108:18 122:6 proposition 54:11 protected 130:22 protecting 80:4 protections 130:20 provide 7:13 21:9 23:17 30:8 54:10 72:14 90:10,13 94:17 118:1 provided 7:7 25:5 72:5 129:22 provisions 7:11 77:9 102:11 proximate 8:9 proximity 29:12 public 3:20,22	4:1,2 11:2,18 11:20 12:8 20:8 24:11,14 26:6 36:21 37:12 38:7 41:19,22 42:10 42:13 43:17 44:10 45:3 71:4 73:8,9 76:7,8 79:7,9 89:5 90:17,20 90:21 93:10 103:7,8 112:4 112:12 116:10 116:10 118:13 118:18 121:19 126:8,13 127:3 129:22 133:4 133:16 publicly-funded 76:3 published 44:13 pull 55:4 108:7 127:6 pulled 108:5 116:19 purchase 86:9 purchased 53:2 53:5 purchasing 98:19 purpose 67:16 103:14 purposes 17:8 54:15 60:10 71:22 79:16,18 pursuant 3:10 121:22 129:20 130:3,16 put 17:9 23:16 24:18 46:2 58:20 84:14 putting 31:21 44:1 96:16 PVC 110:6 111:1 Q
---	---	---	---	---

Qiong 52:19 60:13,14 61:2 61:7,9 81:9 qualify 23:15 quality-of-life 114:2 question 11:8 16:6 35:14 36:19 40:16,17 42:21 61:13,22 62:8 64:6,9 67:10 69:1 74:6 88:6 90:17 93:11 115:7 128:10 questions 10:20 10:22 20:7,15 28:12 58:9,17 59:14,18 63:21 69:4 71:3 84:6 87:16 89:5 95:18 111:9 121:19 126:7 127:4 quick 10:16 quiet 64:2 Quinn 54:3 quite 32:1 35:1 40:7 43:8 56:14 65:8 66:2,4 72:10 90:14	24:6,9 25:16 25:20 27:18 82:8,13,14,15 82:22 83:5,8 86:2 87:15,22 88:2,4,22 93:11,14 95:1 96:3,9,21 97:18 98:5,13 98:19 99:3,5 99:10 100:13 103:21 104:2,6 104:8,15 106:2 rail 110:9 rails 110:9,10,10 raise 11:22 12:1 12:10,11 17:19 28:15 35:22 36:11,18 58:9 58:15 73:11,12 91:1,2 112:14 112:15 126:14 126:16 raised 11:8 37:7 raising 41:10 rambling 70:12 Ramos 121:17 range 71:20 Ratay 50:11 ratio 20:22 22:3 22:14 97:16 102:18 rational 79:22 reach 44:15 72:19 reached 53:12 read 37:16 73:22 readdressed 36:8 reading 34:19 ready 24:16 32:14 76:19 92:22 ready-available 87:11 real 55:7 really 9:5 10:7	14:16 17:7,22 18:16 21:4,7 32:11 35:19,19 36:7 41:20 42:1 45:22 55:11 56:3 65:8,19 66:3 66:21 69:22 76:1 84:15 86:10 88:16,17 92:7 94:12 98:14 109:15 115:22 123:19 rear 28:9 29:3,8 29:9,15,22 30:6,11,20 35:21 37:2,17 38:11,11 39:11 39:11 93:17 reason 16:12,16 34:11 35:22 41:16 83:22 86:3 87:13 96:10 109:3,9 reasonable 30:13 31:9 129:14 130:1 reasonably 128:5 reasons 7:6 18:4 26:7 42:5,12 43:10,22 76:11 77:12 78:15 79:8,16 101:7 101:18 102:14 103:2,8,15 118:14 123:4 reassemble 36:6 rebuild 32:8 110:2 receipt 129:11 130:9 receive 71:5 receiving 77:20 recognizes 7:3 recognizing 33:16 reconfiguring	72:3 reconstructed 41:4 reconstructs 30:3 record 23:19 26:20 33:14 45:8 52:15 82:15 87:6 96:17 101:15 121:14 133:6 recorded 3:14 recycling 74:21 Redevelopment 84:3,5 redone 36:8 reduce 29:19 86:21 reduced 17:1 18:11 86:20 reducing 113:18 reduction 8:13 97:7 Reed 112:6 refer 32:7 reference 14:7 38:12 referenced 25:17 references 38:7 38:11 110:4 referred 60:4 127:21 refiling 44:21 reflect 8:4,12 50:7 reflected 97:11 reflecting 11:14 reflection 41:20 reflects 10:9 regard 128:8,9 129:9 regarding 44:16 76:12 128:17 register 61:4 registered 61:3 REGULAR 2:5 regulations	21:22 92:10 104:13,14 129:9 Regus 60:18 rehabbed 65:20 rehabilitation 30:13 31:3,9 reinforcing 117:8 reiterate 42:15 relate 58:18 related 86:10,17 98:9 103:3 121:20 133:8 relates 56:5 relating 78:10 102:21 relation 78:19 relationship 58:4 relative 110:20 relatively 58:12 69:19 78:18 relevant 21:17 relief 16:16 30:19 31:1,8 38:8,10 64:7 64:16,21 66:15 67:2 76:22 79:5,8,14 86:17 102:4 103:5,12 104:9 relying 17:7 remain 111:12 127:20 remains 41:2 remind 60:11 remote 1:4 3:12 4:3 122:8 remotely 60:9 removal 98:6,22 remove 128:3 removed 91:22 renovate 54:11 renovation 53:17 57:20 renovations 97:6 103:19
--	---	---	---	---

repeat 116:17	25:2 28:10	restaurants	70:8,11,17	roof 15:21 19:11
repeatedly	29:4 37:5	123:9	81:8	23:13 107:10
113:11	39:12 50:10	restore 128:3	Rhatigan's 46:5	108:11,13,14
repetitive 130:5	52:12 76:22	restored 111:19	rice 110:16	108:14,15,18
130:6	77:3,4 82:10	restores 110:2	Richard 107:14	108:19,20
replaced 104:10	95:4 98:2	restoring 111:13	107:17,19,19	109:1,19
replacement	102:5,6 107:11	result 29:13	108:1,4,7,9,13	117:22 118:5
42:3	117:16,17,20	30:12 84:11	109:8,14,21	118:10,13,16
report 128:16	129:8	97:6 103:9	110:1,8 111:4	123:14
128:20,22	requires 38:8,10	results 102:17	111:6,12,13,16	rooftop 122:5
129:2,13	78:7 86:3	retain 84:17,20	111:19,21	124:14
represent 9:13	requiring 69:18	retaining 113:13	112:2 114:9,11	Room 9:10,13
94:1	Res 21:17	return 50:13	115:1,4,6,12	rooms 70:12
representative	residence 70:2	54:10	117:11,14	rot 111:16
52:18 60:15	resident 66:5	reviewed 54:1	120:2	rough 90:15
101:18	91:12	58:15	right 8:22 10:2	round 111:22
represented	residential 31:6	reviewing 7:4	16:12 18:6	Route 123:6
8:13 54:22	53:10,18,18	23:1 25:1	21:18 22:12	rubber 108:14
82:8 96:1,6	56:11,21 57:14	28:17 31:21	23:18,20,20	rules 20:4
97:3	58:3 70:1	77:7 102:9	24:14 25:15	130:18
representing	71:12 75:20	revise 23:8	37:9 38:20	ruling 50:16
52:16 58:12,13	98:16 122:19	revised 17:12	39:15,18,19	run 61:3 65:3
represents 10:4	residents 13:3	26:20	41:16,18,22	running 107:7
22:21 94:16	18:7,10 19:8	revising 20:1	42:7 43:6,7	117:19
request 7:9	19:20 90:8,9	revision 32:19	44:22 45:6	Ryan 121:17
45:11 46:20	113:19 130:21	revoked 129:18	49:3 50:1	
49:15 77:20	residing 112:9	Rhatigan 28:8	52:10 54:5	S
98:21 109:9	Resiliency 29:19	33:5,6,7,9,11	57:11 61:10	S 3:1 112:22
121:22	resolution 58:22	33:14,14 35:8	62:1 63:14,14	safety 26:4
requested 22:16	63:2 66:17	35:10 38:2,4,6	64:18 65:16	34:11 35:2
31:8,18 64:7	72:20 74:6	38:17,20 39:1	68:19 70:10,12	74:16 118:12
72:11 79:8,17	resolve 63:19	39:3,6 40:14	70:16 74:19	130:18
131:3	65:15	40:17,20 41:9	75:3 76:18,21	sale 85:5 86:15
requesting	resolved 117:5	42:22 43:8,15	77:6 88:12	103:18
87:14	resolving 63:16	43:20 44:4,9	92:2 93:14,15	Sara 12:18,19
requests 72:21	64:18	44:14,18,20	101:7 126:3,8	12:21 13:1
require 95:5	respect 104:5	45:1,5,20 46:8	right-hand 8:21	14:22 15:16
99:20	111:5	46:8 47:5 48:9	right-side 8:7	16:2 18:3,19
required 46:6	respectful 15:20	48:12,13,15,19	rights 59:1	19:2,5,14
86:5 122:20	114:21 115:17	49:1,3 51:12	61:20 62:12	Sarah 28:8 33:5
requirement	respectfully	51:13 52:8,14	Rindge 2:10	33:7,9,11,14
17:1,2 22:17	113:20	52:15,21 57:6	121:7,11 122:7	33:14 35:8,10
22:19 41:15	respects 128:7	57:18,22 59:16	123:6	36:1 38:2,4,6
94:4 97:15	response 25:3	60:3 62:5,7	risk 29:14	38:17,20 39:1
102:18	26:5	63:11 64:4	road 36:13	39:3 40:17,20
requirements	responsibility	67:14,19,22	role 87:3,4,8	43:8,15,20
6:15 17:22	130:15	68:4,21 69:1	roll 3:21 114:21	44:9,12,14,18
18:10 24:20,21	rest 35:4 124:14	69:10,12 70:4	Romilly 112:7	44:20 45:5

46:8 48:9,13 48:15,19 49:1 49:3,14 50:3 51:13 52:8,14 52:15,21 57:6 57:18,22 59:22 60:3 62:7 63:11 64:4 65:16 67:13,14 67:19,22 68:4 68:13,21 69:10 69:12 70:4,8 70:11,17 74:4 81:8 satisfy 41:10 saw 72:16 Sawzall 111:21 saying 12:4,14 16:9 18:4 41:15 43:1 49:15 63:18 73:15 91:5 99:1 112:18 126:19 says 11:22 12:10 20:17 22:15 29:6 30:15 63:13 73:11 91:1 100:13 112:14 126:14 scale 30:4,22 31:6 scaled 16:13 scaling 16:13 scenario 56:2 scheduled 6:7 school 65:3,5,7 83:18 108:9 Sciarappa 6:11 7:16 scientific 128:13 scope 32:2 42:17 111:8 screen 11:21 12:9 72:16 73:10 90:22 112:13 126:14 scroll 124:16	125:11 se 75:20 seating 19:11 second 6:10 47:21 107:10 109:16 second- 117:21 section 6:14,15 25:3 52:10,11 52:12,13 77:1 77:5 78:2,4 79:21 80:2,8 82:11 102:6,7 102:8 104:17 118:20 121:22 122:3 sections 24:20 26:12 43:3 52:9 76:22 77:3 82:10,11 102:5 107:10 110:9 117:16 security 74:15 see 6:21 8:18 9:10 13:22 14:1 15:1,2 18:22 21:5 23:9,11 34:22 43:13 44:5 46:13 56:21 57:3,12 58:17 58:19,22 62:18 63:8 64:4 65:19 75:14 82:20,22 83:8 84:19 90:19 93:5 104:7 124:21 125:3,5 125:7 132:1 seeing 10:9 127:3 seeking 6:9 9:6 10:2 16:16 52:8 72:2 82:8 86:17 107:9 121:10 127:9 seeks 29:7 seen 54:9 89:10	97:15 sees 82:21 self-sustainabi... 85:14 sell 84:1,9 90:11 sells 98:11 Selvin 82:19 83:3,4,5,7 85:10 99:11,11 99:12,14 100:2 100:6 106:4 Selvin's 82:22 sense 20:16 75:11 87:10 125:21,22 sentence 40:7 sentences 29:11 29:18 30:11 separate 42:9 75:6 76:17 82:9 separation 93:20 September 48:14,17,19,21 49:7,11 50:4,6 50:21 133:18 serve 85:21 95:8 serves 11:12 service 85:13 services 50:12 50:14 85:14,17 85:22 90:13 100:4 115:3 117:5 128:16 128:21 129:3 129:13 130:11 set 9:4 26:13 54:3 80:9 95:9 104:20 118:22 133:12 setback 6:12 9:18,19 16:18 16:22 17:2,5,5 17:18 18:9 28:10 29:4,9 37:3 39:12,21 86:12,12 93:12	93:12,15,17,19 94:3,3,4,8 95:7 95:9 109:5,5 setbacks 9:4 25:5 26:10 30:22 53:14 56:7 93:17,22 104:12 settling 63:7 seven 114:12 Shack 123:9 shape 53:12 56:5,8 69:16 77:14 78:10,18 102:21 103:3 share 23:6 24:16 40:12 shared 58:11 60:4 71:16 72:6,9 73:1 74:8 75:4,10 75:12,15 sharing 32:16 45:2 she'd 36:6 sheet 8:18 57:8 Shelly 28:8 shelter 61:17 62:15 71:18 74:11,17 75:4 75:6 76:3 Shirley 113:1,2 113:5 114:1 115:7 116:6 shopping 123:10 short 86:14 shot 124:18,19 125:15,19,20 Shoushan 28:8 showed 109:18 showing 11:17 shown 126:3 shows 124:19 shy 86:6 sic 61:4 116:9 128:2 side 9:9 10:2 14:2 16:9,20	16:22 17:4,5 18:17,19,20 28:9 29:3,8 37:2 39:12,21 40:13 59:11 74:19,22 93:17 125:6,9 126:3 side-setbacks 78:20 sidewalk 109:5 sidewalks 92:12 sign 50:7,9,13 55:4 117:11 Signatory 74:1 signatures 90:14 90:16 signed 77:21 113:10 significant 34:10 80:5 significantly 14:12 18:9 19:16 silent 66:18 67:12 68:14 silly 20:15 similar 55:16 60:17 79:13 122:13 simply 33:3 42:12 sims 123:21 124:9 simulations 126:4 127:16 127:21 single 25:17,21 38:12 single-family 25:13 26:1 sit 113:12 site 23:10 29:11 31:10 32:22 34:7,22 38:8 38:10 54:5,8 57:15 77:14,16 84:8 87:5 94:1 105:1 116:21
--	---	--	--	---

122:5 128:10 128:19 129:7 sits 75:2 sitting 3:4 4:16 6:3 28:3 52:3 82:3 107:3 121:3 situated 130:18 situation 7:21 six 90:15 128:2 sixteenth 47:19 47:22 size 21:18,20 31:15 53:12 77:14 102:17 103:4 sketch 119:1 skipping 48:18 slight 23:12 slightly 84:12 94:5 104:11 Sloane 6:22 13:11 14:14 15:6,20 26:16 slow 110:19 slowly 124:16 Smith 24:12,13 societal 128:13 soil 78:10 102:21 sold 56:16 somebody 66:8 something's 100:13 somewhat 64:5 sorry 4:21 40:17 45:19 59:21 69:5 77:1 83:5 87:19,20 105:15 116:17 sort 29:10 35:6 36:18 58:20 62:20 69:17 74:7,7,15 75:9 100:8,18 101:2 101:3 111:4 sound 60:6 sounds 48:17,21	111:15 south 58:2 123:10 southern 125:2 SP1 104:21 space 13:20 14:4 14:10,18 15:4 15:12,22 16:2 18:6 20:22 21:2 22:3,4,4 22:15,20 23:11 23:15 30:8 53:14 56:8 60:20 61:1 72:9 74:13 75:4,16 89:14 90:8 92:2 95:9 97:17,19 104:12 109:15 118:1,17 spaces 30:12 59:10 72:11 spanning 109:2 speak 4:4 11:20 12:6,8,16 15:7 28:13 35:4 46:9 57:11 59:13 69:6 73:9,17 90:21 91:7 93:11,12 95:6 107:13 112:12,20 126:13,21 speaker 20:12 speakers 12:3 12:13 73:14 91:4 112:17 126:18 speaking 3:20 11:6 34:14 67:7 special 6:9,16 7:12 9:6,8 16:17 17:7 24:19,22 25:1 26:2,12 27:16 107:9,12 109:3 109:10 117:15	117:18,19 118:20 119:22 121:10 122:1 122:21 123:13 123:20 127:9 128:9,13 129:4 129:7,16,19,21 130:3,17 131:2 131:20 specifically 25:17 88:10 Spectrum 121:22 spoke 11:7 spoken 114:15 spots 72:8 115:17 square 8:13 21:20 29:20 60:20 61:1,1 66:11,12 70:11 87:7 94:9,9 97:7,8 102:19 ss 133:3 stab 62:8 Staff 4:5 12:3,5 12:13,15 33:21 38:9 40:21 41:6 43:15 55:5 73:14,16 77:20 90:12 91:4,6 112:17 112:19 114:20 126:18,20 stairs 62:21 stairwells 69:21 stake 65:16 stalwart 83:15 stamped 26:17 stand 37:22 standard 69:7,9 standing 78:6 91:20 start 4:5 starters 111:22 starting 35:16 state 3:20 30:20 31:15 97:1	state- 71:17 stated 73:1 statement 37:13 73:6,21 95:21 96:3,22 97:3 104:3 116:18 statements 26:22 28:22 29:6 50:19 80:15 105:4 119:5 states 29:2 37:2 stating 130:14 stats 61:3 status 34:2,6,15 40:15 63:3 statutory 50:10 Stay 132:8 staying 9:9 Stephen 1:15 4:8,10,14,17 4:19,20 11:18 12:18,20 20:9 20:10 24:12 40:10 44:12,15 44:19 49:5 55:10 56:22 73:19 76:6 91:10 112:22 114:6 126:11 127:2 132:4 stepped 87:9 Steven 1:7 3:4,7 3:9 4:8,9,9,12 4:19,21 5:1 6:3 6:6,20 10:6,21 11:17 12:22 14:20 15:15 16:1,5,15,19 17:14 18:18 19:1,4,13,22 21:8 23:16,19 23:21 24:5,8 24:10,13 25:19 25:22 27:5,8 27:11,14,14,16 27:21 28:3,6 28:16 32:16	33:1,6,8,10,13 35:7,9,14 36:4 36:16 37:4,9 37:18 38:3,5 38:16,18 39:5 39:22 40:5,10 40:14,19 41:8 41:17 42:21 43:14,19 44:4 44:11,21 45:6 47:5,10 48:1,6 48:8,11,14,17 48:21 49:8,11 49:17,20 50:1 51:2,4,6,8,8,10 52:3,6,20 57:5 57:17,21 59:16 63:10 66:6 68:3,15,22 71:2 76:5,7,18 80:20,22 81:2 81:4,4 82:3,6 87:15,18,20 88:3,5 89:3 92:4 93:9 94:22 95:11,13 95:17,19 100:7 100:22 101:9 101:12 104:1,6 104:9,16 105:9 105:12,16,20 105:20,22 107:3,6,18,22 108:2,6,8,11 109:7,13,17,22 110:7 111:3,6 111:11,15,18 111:20 112:1,3 113:4,22 114:5 114:7 115:1 116:9,14,16,22 117:7,14 119:10,13,16 119:20,20,22 120:4 121:3,6 124:2,5 125:14 126:5,12 127:3 127:6 131:6,9
--	---	--	---	---

131:12,16,17 131:17,19 132:2 stop 124:1 store 92:9,10 story 55:12 84:15 straight 109:4 125:18 street 2:4,6,8,9 6:8,12 7:16 9:4 13:4,9 16:14 16:18 20:12 26:15 28:7 33:15 52:16 58:1,4 71:6 82:7 83:15 89:7,8,15,15 91:12 92:3,12 92:15,19 107:9 109:4 112:7,8 112:9 113:2,17 113:19 114:13 115:11,15 118:5 119:2 street-level 118:6 streets 93:18 streetscape 30:5 structural 30:17 34:2 structurally 31:4 structure 7:10 7:15 8:15 24:22 30:4 34:10,16 35:1 35:17 41:1,2,3 42:3,6,18 53:9 53:10 56:6,8,9 69:17 77:6 78:18 79:1 82:12 84:21,22 84:22 85:3 86:18,20,22 102:17 103:4 117:18 124:20 structures 6:16	29:12 52:12 78:11,12,13 102:7,22 103:1 107:12 130:21 study 128:13 stuff 101:5 sub 108:15 110:10 subdivide 82:9 100:18 subdividing 102:16 subdivision 82:11 83:22 84:10,11,13,15 85:8 86:2,7,11 87:14 88:7 94:15 96:12 97:2 98:3,10 98:14 100:17 101:7 102:7 103:9,17 104:21 subject 57:19 127:10 128:14 130:5,10 submission 13:3 35:12,12 74:3 submit 13:21 26:19 submittal 7:7 submittals 50:17 submitted 8:4 10:11 11:6 19:3 26:22 28:20 31:22 80:15 89:22 91:14,17 104:3 105:4 119:5 127:12,16 submitting 32:11 subsequent 104:3 substantial 25:7 53:16 77:10 79:7 101:15,17	102:12 103:7 118:4 substantially 79:15 103:13 103:13 122:13 substation 123:7 successful 85:20 succinctly 40:7 sufficient 62:17 sufficiently 130:22 suggests 21:1 Sullivan 1:9 3:6 4:14,15,15 28:5,14,15,17 32:21 33:2,17 35:18 36:5 39:17 40:3,6 42:15 43:22 45:10,18,22 46:7,10,14,16 46:19,22 47:3 47:8,12 48:2,7 49:2,4,6,10,13 49:18,22 51:6 51:7,7 52:5 59:19,19,22 60:19 61:6,8 61:10 64:14 66:1,7,18 67:4 67:9,11 68:8 68:11,16 76:15 81:2,3,3 82:5 87:17,19 100:8 101:1,20,22 105:17,18,18 107:5 111:10 116:13 119:17 119:18,18 121:5 127:5 131:13,14,14 132:6,8 Sullivan's 43:18 summary 37:13 summation 40:9 summed 40:4,6 summer 89:18 123:9	sums 91:15 sun 15:1 Superior 62:11 support 11:10 11:14,16 59:11 73:3 85:18 88:18 93:7 112:5,10 113:11 supporter 83:15 supporting 26:21 28:21 29:6 50:18 80:14 97:3 104:3 105:3 119:4 suppose 21:3 supposed 22:9 64:13 sure 16:3 23:4 24:4 38:5 43:8 43:16 56:22 67:6 69:10 85:19 88:9 95:19 99:10 114:18 115:14 115:18 116:4 surface 98:15 surprise 55:7 surrounding 31:7 83:16 89:21 survey 23:10 survived 65:8 suspended 129:18 sustain 100:11 sworn 130:11 system 65:18 T T-Mobile 121:7 121:9,16 122:4 122:14 T-Mobile's 121:18 Table 6:14 21:22 24:21	52:11 77:4 82:10 102:6 107:11 117:17 take 4:5 18:14 19:7 23:10 62:8 63:17,19 85:7 114:18 115:5 117:13 taken 3:21 32:9 124:12 takes 8:16 tale 124:10 Talia 112:7 talk 20:1 98:20 talked 56:11 91:15 talking 22:14 42:9 98:1 tape 100:20 tapped 100:11 team 30:2 33:20 34:8 60:16 technical 9:22 24:2 31:12 36:19 121:19 technically 55:13 telecommunic... 121:10 122:4 123:14 television 3:15 tell 108:11 124:10 tells 55:11 84:15 temporary 103:17 tenant 60:1 71:18 109:14 tenth 50:21 terminal 123:11 terminate 129:3 129:17 terminated 129:18,20 termination 130:2 terms 37:11 53:14 55:15
---	---	---	---	---

56:7 thank 4:19 5:1 10:6 11:17 13:1,1 14:20 16:5 17:14 20:8 21:7,8 24:10 27:5,8 27:11,17,18,20 27:21 32:16 36:17 37:18 41:9 45:1,5,7 47:2 50:2 51:2 51:12,13 52:21 55:10 57:8 58:19 59:16 61:12 62:8 64:14 66:14 67:21 68:20,21 68:22 69:3 70:22 73:5 76:4,5,15 81:7 81:8,8,9,9 83:1 83:5 84:17 87:15 89:3 93:8,9 95:13 100:5 101:9,22 104:15,16 105:9,12,16 106:1,2,4 109:22 111:6 111:11 113:1 114:4,5,11 115:1 116:6,7 116:8,9,14 117:14 119:10 119:13 120:1,2 120:3 121:13 126:5 131:6,9 131:12,16,21 131:22,22 132:4,4 thanks 68:19 71:2 117:7 119:16 120:4 that's 124:20 Theology 65:3 thereon 103:4 thing 38:12 68:6	75:2 92:7 things 21:16 31:14 62:15 116:20 think 8:18,20 17:16 18:2,6 18:11,11,14 19:7,18,22 20:20 23:13,22 31:13 32:17,19 36:18 37:10,21 37:21 40:3,7,8 41:10,11,18 42:14,16 44:5 45:10,16 46:2 50:2 55:15 56:21 57:13 59:9,16 60:4 60:17 61:14 64:3,5,20 65:8 65:10,10,13,14 65:15 66:3,4 66:18,20 67:11 67:12 68:16 69:14,15 71:4 74:3,14 75:8 88:22 93:2 98:5 100:9 101:2,7 104:5 107:17 109:8 109:17 111:7 114:15 117:2 123:19 124:2 126:4 thinking 43:10 69:8 third 6:10 29:6 third-party 98:13 thirteenth 133:13 thoroughfares 123:4 thought 37:16 54:19 66:13 85:6 thoughts 32:17 33:17 37:20	39:9 76:13 95:14 116:12 three 4:4 12:6 59:10 73:17 74:15 76:1 91:7 93:18 127:18 THURSDAY 1:3 time 4:1,2 12:3 12:13 15:7 17:19 19:16 20:6 24:14 32:5 35:6 44:16 46:19 50:8 54:22 61:19 73:14 89:16 91:4 97:1 112:17 116:5 123:22 126:18 129:5 timely 129:2 times 32:7 33:20 127:19 today 55:8 told 14:5 18:5 tonight 13:2 32:15 46:11 128:1 129:4,8 129:16 130:17 tonight's 46:20 Tony 6:9 top 85:3 109:19 122:15 125:6 topic 19:22 topography 78:11 102:21 total 41:2 66:22 totally 13:14 touch 116:7 tough 92:5,8 Tower 121:7 track 87:6 tracks 123:6 traffic 25:6,8 26:5 61:9 97:22 117:2 118:3	transaction 87:10,12 transcript 3:17 7:5 133:6 transmission 128:12 transparency 93:6 transparent 34:20,21 trash 113:13 Treasurer 71:5 73:22 trees 92:2 trigger 77:19 Trilogy 33:15 52:8,15 trim 110:13,21 trouble 69:8 trucks 89:14 92:14 true 61:14 133:6 trust 11:9,10,16 Trustee 11:13 trying 41:14 44:5 58:7 62:8 75:16 86:16 90:15 Turkey 89:17 turn 94:14 98:16 turret 111:22 two 7:17 8:19 12:6,16 20:17 20:20 21:16,21 29:18 43:9 46:10 57:13 62:15 66:20 73:17 75:7 76:10 82:9 86:20 91:7 92:2 94:14 108:22 109:2 110:11 112:20 113:14 115:8 115:13 122:7,8 122:10 125:3,9 125:10 126:21 127:14	two-family 25:14 two-thirds 8:22 two-unit 7:15 11:11 109:12 two-year 130:6 Tye 121:8,14 type 94:17 100:19 typically 11:12 21:15 115:12 U U.S 110:18 Uber 66:11 ultimate 41:21 ultimately 56:16 64:9 Um 48:13 unanimous 81:6 105:22 119:22 unchanged 93:22 unclear 122:8 underground 54:8 71:13 understand 8:20 10:10 18:8 36:21 39:3 41:7 46:21 47:1 72:7 understandable 10:17 understanding 13:16 23:2 34:14 44:9 54:19 Understood 16:5 17:14 35:7 48:1 95:13 undertake 56:15 undo 89:20 unfortunately 10:13 uninterrupted 74:8 unique 70:18
--	--	---	--	---

uniquely 79:2	60:2,3 63:7,13	variety 101:8	waiver 50:9,10	76:8 90:6,20
uniqueness 10:8	63:14 64:13	vehicles 113:16	50:13	93:10 112:10
unit 11:5,12,13	66:3,9 67:16	115:10,13,14	Walden 112:9	115:14,17
14:19 20:18,19	68:2,7 70:1,2	verbal 74:2	113:2,17	116:10 124:9
21:17 24:2	70:19 71:15,21	verify 4:6	115:15	127:3
25:13,17,18,19	72:2,6,9,13,22	versus 43:4	walk 8:14 62:18	we're 15:14 20:5
25:21 26:1	73:3 74:6,8,12	viability 100:12	99:21	22:14 35:12
30:9 109:11	74:18 75:10,12	viable 77:15	walkable 60:22	42:9 43:1
118:2,10,17	75:15,19,22	79:4	walking 66:12	68:16 75:16
units 7:18 20:20	77:5,17,20,22	Vice 1:7	68:17 70:5	87:13 108:18
21:21 25:15	78:2,3,4,6,8	video 3:14 36:18	wall 113:13	109:8 110:5,19
31:6 56:16	79:4,11,22	view 101:13	walls 9:15,18,18	111:1,4,13,21
88:16,20 90:7	94:12 95:5	124:8	25:4	116:5 121:14
92:20 122:8	98:2 99:9,15	violates 28:9	want 13:12,14	121:21
University 53:2	99:16 103:18	29:3 37:2	28:15 31:18	we've 11:3 15:16
53:4 58:1,2	110:6,16	39:12,21	34:21 35:5	19:15 59:17
unload 89:14	114:19 118:15	violating 17:22	39:14 42:5	113:10 114:11
unmute 12:2,3	118:17	violation 94:8	46:8 60:5,9	114:13
12:12,13 73:13	useable 22:15	violations 9:19	63:20 64:7	webpage 4:3
73:14 91:3,4	29:19 118:1	Virginia 1:8 3:5	65:19 66:1	week 8:4 50:14
112:16,17	uses 25:11 52:11	4:17,18,18 6:4	67:5 70:8	89:16 92:13
126:17,18	56:21 57:1	27:6,7,7 28:4	85:15 96:11,11	welcome 3:7
unmuted 107:17	73:1 76:1 77:5	51:2,3,3 52:4	97:14 98:20	32:13 100:6
unrelated	79:13 94:11	76:14,15 80:20	113:2 116:3	welfare 26:4
114:16	99:19 118:8	80:21,21 82:4	wanted 16:3	118:12
unsympathetic	122:22 123:3,8	105:10,11,11	18:4 28:12	Wendy 1:7 3:4
16:21	123:14,17	107:4 119:11	67:5 101:15	4:10,11 6:3
unusual 30:12	usual 40:4	119:12,12	124:1 125:22	27:2,4 28:3
69:16	usually 83:10	121:4 131:7,8	wanting 42:6,7	36:14,15,16,17
upcycled 110:17	116:20	131:8	wasn't 23:14	37:5,10,19
updated 23:17	utilize 128:1	virtual 61:3	34:15 96:22	38:21 39:2,4,5
26:20 65:20		visit 32:21	waste 71:16	39:8,18,19
updates 77:17	V	visual 124:3	74:20 110:17	40:1 41:10,11
updating 45:3	valid 68:13	127:15,20	wave 128:18	41:18 45:7,17
upper 34:12	value 56:15	voice 18:4 27:2	waves 128:12	45:19 46:4,13
35:1	79:20	45:13 50:22	129:10	46:15,18,21
uptake 110:19	variance 17:19	80:17 105:6	way 17:9 21:6	47:1 50:3,22
usable 20:22	28:9 29:7 52:8	119:7 131:3	50:2 65:1	51:1,1 52:3
97:16	52:13 55:8,9	vote 27:2,15	67:19 71:9	59:20,20 61:11
use 3:12 25:12	55:12 63:15	45:13 47:4	86:19 92:16	61:12 64:3,5
25:14,22 26:7	67:7 69:7,18	50:22 51:9	97:7 98:6	64:14,15 65:22
52:9,10 53:18	77:2,7,8,19	80:17 81:5,6	100:20 109:11	66:14,19 67:3
54:5,18 55:2,3	78:8 79:4,17	105:6,21,22	113:5 114:21	67:5,10,18,21
55:6,9,9,12,13	80:8 81:6 82:9	119:7,21 131:3	116:3 124:21	68:10,19,22
55:14 56:3,10	82:12 86:3	131:18,19	ways 86:20	80:17,19,19
56:11,14,18	89:8,11 92:17	votes 3:20 27:16	94:13	82:3 95:15,15
57:7,12 58:17	102:3,8,10		we'll 11:18,18	95:17,18,20
59:5,7,8,12	104:18 106:1	W	47:11 73:8	96:5,18 97:16

97:20 98:12,18 99:1,4,6,13 100:1,5 101:10 101:10,13,21 102:1 105:6,8 105:8 107:3 116:15,17 117:1,7 119:7 119:9,9 121:3 131:3,5,5 Wendy's 37:21 went 53:22 55:4 Weston 65:3,7 whatsoever 55:21 whereof 133:12 wide 76:2 width 31:16,19 wife 6:22 willing 62:16 win 101:3 win-win 101:8 window 18:16 108:19 110:12 windows 14:1 18:16,17 109:1 109:2 Windsor 90:13 Winter 2:4 6:8 6:11,13 7:16 13:4,9 26:15 wish 11:20 12:8 24:16 73:9 90:21 112:12 126:13 withdraw 45:8 46:20 47:6 48:6 49:18 54:14 withdrawal 47:9 withdrawn 48:7 49:15 withdrew 93:1 witness 133:12 wonder 22:7,9 59:22 wonderful 55:10 110:21	wondering 61:16,21 wooden 41:3 word 66:16 words 37:14 wordy 40:4 work 8:19 9:3 20:5 25:18,20 26:13 29:12 38:16 43:4,6 43:15 44:10,14 60:4,8 74:6 80:8 87:7 88:15 90:12 104:19 118:21 127:11,14,15 127:19 worked 63:2 114:12 workers 113:9 113:11 114:18 working 45:1 88:10 worry 44:1 worth 24:4 worthwhile 42:14 wouldn't 47:8 66:19 68:6 94:15 wrap 12:7,17 73:18 91:8 112:21 126:22 write 49:14,14 written 34:18 73:21 74:3 90:19 113:10 wrong 22:9 77:1	24:9 33:1,13 35:7,9 39:19 40:3,14,20 41:8 42:15 46:22 47:3,8 47:13 49:7,17 55:10 61:8,9 61:10 67:5,9 67:11,22,22 68:7,15 69:11 76:16 83:7 91:14 96:5,21 99:7,7 104:1 104:16 109:17 109:22 111:18 112:3 115:1,12 124:5 year 110:3 years 7:20 15:18 15:18 53:3,5 63:17,19 68:12 74:9,12 75:1,5 78:22 79:12 85:3 91:13,19 91:21 95:2 yellow 57:10 yep 39:3 47:1 107:18 108:6 124:7,7 125:17	zoomed 125:22 0 0.1 22:9 0.75 86:5 102:18 0.79 86:4 02139 1:6 05,06 26:17 05/14/26 2:4 1 1 21:1 22:16,16 22:17,21 23:3 29:1 78:18 79:20 104:22 1,200 20:21 21:20 1.30 79:21 80:3 10 6:16 24:22 48:17,21 49:7 49:11 50:4,6 90:16 91:19 92:19 104:4 128:21 129:11 130:8 10' 109:6 10,000 70:11 10.000 52:13 10.30 52:13 77:7 80:8 82:12 102:8 104:17 10.4 26:12 10.40 107:12 117:18 118:20 10.43 122:3 107 2:9 11 71:6 12 33:15 52:15 121 2:10 13 90:7 135 90:16 15' 94:4 16 44:6,12 47:11 47:13 49:8,21 162 2:6 28:7 1800s 53:11 1902 83:14 1910 53:13 1970s 53:8 74:11	1987 61:18 2 2 3:10 78:21 79:22 104:8 118:2,10,17 123:6 125:1 2,400 20:19 2.78.070 80:6 20 15:17 68:12 91:13 200' 122:16 2007 89:8 2021 89:22 2023 3:10 2024 80:12 2026 1:3 3:8 26:17 50:6 104:22 133:13 2029 133:18 21 15:18 213 20:11 22 3:15 26:17 22.2.d 6:15 23'2 31:16 25 1:3 3:7 25' 108:22 28 2:6 80:12 133:18 3 3 2:7 52:6 79:1 80:4,11 30 22:19 75:5 110:3 30' 108:17 300 94:9 31 117:17 35 90:6 92:19 35'4 31:18 360 102:18 368' 86:6 37' 108:17 4 4 9:12 4'x4' 110:13 4.12 52:10 77:5 4.32.g 122:3,20
---	---	--	---	---

4.33.b.1 78:2	7'9 94:10			
4.34 78:4	7.16.21.b 77:1			
4.34.4 52:10	7:00 107:6			
4.34.a,b 77:4	7:01 52:2			
40 74:12	7:42 82:2			
40-50 90:7	70s 65:2			
402 2:10 121:11	71 2:8 82:7			
122:7	719-8311 20:10			
49 90:6 122:20				
5	8			
5 6:14 21:22	8 6:15			
107:10	8.22.2.c 107:11			
5' 17:3	8.22.2.d 7:11			
5.15 82:11 102:6	24:21 25:4			
5.31 6:14 24:21	8.22.2d 117:17			
52:11 77:4	8.22.3 52:12			
82:10 102:6	77:6 82:11			
107:10 117:16	102:7			
5:0 51:10 131:19	8:14 107:2			
5:00 50:19	8:30 121:2			
50 74:8 79:12	8:45 132:9			
52 2:7	82 2:8			
55 2:9 107:9	831 1:5			
114:19 119:2	89 113:2			
6	9			
6 2:4 8:21 9:9	9 12:2,12 73:13			
12:2,12 73:13	91:3 112:16			
91:3,11 95:3	126:17			
98:2 112:16	907 82:16			
126:17				
6' 109:9 110:14				
110:14				
6.5' 108:21				
6:00 1:4 3:3 4:6				
6:7 50:8				
6:03 6:2				
6:15 28:6				
6:32 28:2				
60-64 2:4 6:8				
617 20:10				
64 2:4 26:15				
6409 121:22				
66 6:13 13:3,9				
7				
7' 108:17				
7'5 94:10				