

BOARD OF ZONING APPEAL
FOR THE
CITY OF CAMBRIDGE

GENERAL HEARING
THURSDAY, SEPTEMBER 24, 2026

6:00 p.m.
Remote Meeting
via
831 Massachusetts Avenue
Cambridge, Massachusetts 02139

Steven Ng, Chair
Wendy Leiserson, Vice Chair
Farnando Daniel Hidalgo
Virginia Keesler
Miranda Cecil

City Employees
Olivia Ratay



Precision, Speed, Reliability

617.547.5690

transcripts@ctran.com

I N D E X

CASE	PAGE
CONTINUED CASES AGENDA	
BZA-273148 -- 47 GRANITE STREET #47 SIX-MONTH EXTENSION REQUEST Original Hearing Date: 07/25/24	5
BZA-1225403 -- 127 MT. AUBURN STREET Original Hearing Date: 09/10/26	7
REGULAR AGENDA	
BZA-1211809 -- 86 SCIARAPPA STREET	87
BZA-1221795 -- 200 AUBURN STREET	94
BZA-1218885 -- 1 MYRTLE AVENUE	105

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, and Miranda
Cecil

STEVEN NG: Hi. Good evening, everyone. Welcome
to the September 24, 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 at that time, and you can also find
3 instructions on the City's webpage for remote BZA meetings.
4 Generally, you will have up to three minutes to speak.

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

8 OLIVIA RATAY: Virginia Keesler?

9 VIRGINIA KEESLER: Virginia Keesler present.

10 OLIVIA RATAY: Daniel Hidalgo?

11 DANIEL HIDALGO: Daniel Hidgalgo present.

12 OLIVIA RATAY: Miranda Cecil?

13 MIRANDA CECIL: Miranda Cecil present.

14 OLIVIA RATAY: Wendy Leiserson?

15 WENDY LEISERSON: Wendy Leiserson present.

16 OLIVIA RATAY: Steven Ng?

17 STEVEN NG: And Steven Ng present.

18 Thank you, Olivia.
19
20
21
22

* * * * *

(6:04 p.m.)

Sitting Members: Steven Ng, Wendy Leiserson, Daniel
Hidalgo, Virginia Keesler, and Miranda
Cecil

STEVEN NG: First order of business on Continued
Cases Agenda: Case No. BZA -273148, 47 Granite Street,
owners Luke and Julie Mitchell seeking a Six-Month Extension
Request with -- based on an original hearing date of
07/25/2024 and decision filed 09/30/2024.

Luke and Judy, you're on the phone? No?

Okay. So in the file, we received an e-mail from
Paula Kiekisz to Olivia regarding -- or Maria regarding the
request, and just seeking -- so they're in the process of
trying to get through the building permit process, correct?
And I think they're just nearing that expiration time.

So I don't know if the Board has any questions
regarding providing an extension?

Hearing none, I'll just make a motion. I move to
extend the expiration date of September 30, 2024 of the
decision for approval to -- and it's what, six months? -- to
March 30, 2027.

1 And a voice vote by the Board members please?

2 Wendy Leiserson?

3 WENDY LEISERSON: Wendy Leiserson in favor.

4 STEVEN NG: Thank you.

5 Virginia Keesler?

6 VIRGINIA KEESLER: Virginia Keesler in favor.

7 STEVEN NG: Thank you.

8 Daniel Hidalgo?

9 Could you repeat that again, Daniel?

10 DANIEL HIDALGO: Oh, sorry. Daniel Hidalgo in
11 favor.

12 STEVEN NG: Thanks.

13 Miranda Cecil?

14 MIRANDA CECIL: Miranda Cecil in favor.

15 STEVEN NG: Thank you.

16 And Steven Ng in favor.

17 [All vote YES]

18 So the motion to extend passes. And we'll --
19 you'll notify the appellant.

20 All right. I believe the agenda was just six
21 o'clock for the next item.

22

* * * * *

(6:06 p.m.)

Sitting Members: Steven Ng, Wendy Leiserson, Daniel
Hidalgo, Virginia Keesler, and Miranda
Cecil

STEVEN NG: So next item up on our Continued
Cases, it was a -- the presentation was not heard at the
last meeting, and it's continued to this evening, which is
127 Mt. Auburn Street, petitioner 17 Story LLC, C/O Patrick
W. Barrett, III.

And description:

"The project 127 Mt. Auburn, 17 Story Street, has
received a Certificate of Appropriateness from CHC.
However, we propose to reduce the front setback to 4' on Mt.
Auburn and Story Street, which would allow us to increase
the side yard setback and move the building away from the
residential neighborhood."

They also propose to increase the commercial side
setback on the first, second, and third floor of the
building to normalize the footprint of the allowed Hotel Use
in the building, increasing building efficiency and adding
additional residential square footage, seeking -- or citing

1 Article 5.0, 5.31 Table of Dimensional Requirements, and
2 also Section 10.30, seeking a Variance.

3 Mr. Barrett, are you online?

4 PATRICK BARRETT: Mr. Chair, I am here. A couple
5 things of note: we are seeking a variance to move the
6 building -- a button just popped up here. I can't --
7 "Participant has requested captions to be enabled for this
8 webinar." I cannot --

9 OLIVIA RATAY: Can -- it's not asking me, it's
10 just on your screen.

11 PATRICK BARRETT: Yeah, I don't know how to get
12 rid of that?

13 OLIVIA RATAY: I will -- IT's next door, I will
14 get IT.

15 PATRICK BARRETT: Appreciate it. But I'm -- can
16 you hear me?

17 OLIVIA RATAY: Yeah, we can --

18 STEVEN NG: Yes.

19 OLIVIA RATAY: -- hear you and see you.

20 PATRICK BARRETT: Okay, hold on. I'll continue
21 with this little screen.

22 We're coming to you with a project that we have

1 been spending a great deal of time on, and we are asking for
2 the -- a variance to move the building into the residential
3 setback.

4 And we're trying to get sort of a maximum result
5 in terms of -- I think right now we're showing what, 5.6'
6 from Mt. Auburn Street and we're getting close to 0.2' or 0'
7 on Story Street, with the intent of moving the entire
8 building further away from the residential neighborhood.

9 The -- we're also looking to normal -- what I
10 refer to it as "normalizing the commercial setback," because
11 it is the H+L formulaic setback. That would have required
12 in preliminary Design Review a very significant cantilever
13 over residential floors.

14 So our solution was to build the residential
15 around commercial setback, which -- you know, thank you,
16 whoever did that.

17 But -- which we spent a few months with the
18 Cambridge Historic Commission, we did get a Certificate of
19 Appropriateness. And in those meetings, which there were
20 several with neighbors as well as -- you know, stakeholders,
21 there was concern about the fact that the Multifamily
22 Housing Zoning allowed for a 5' setback from the residential

1 piece.

2 Now, this lot is a five-sided corner lot. And it
3 has a lot going on with it. It's a C-2 zone. It also has a
4 very small sliver of C-1 in the back, which our property is
5 not touching, or our development plan is not touching.

6 And we're trying to create sort of a viable
7 project on the site. It does allow for Hotel Use, which is
8 unusual, because it's got more than 50 percent within the
9 Harvard Square Overlay.

10 All those things put together, we came up with
11 this plan, and as part of our approval process, I did
12 promise the neighbors as well as Charlie Sullivan that I
13 would work with CDD to try to come up with a solution to
14 increase the setback in back, and to try to alleviate some
15 of the pressure of the building, because it is a tall
16 building.

17 And, you know, we're sort of being squished on the
18 lot because we have the Harriet Jacobs House and that we
19 have to preserve and to -- it's currently in the process of
20 being landmarked, and again we're trying to create this
21 viable project behind it and connect it and restore this
22 corner.

1 Up until the middle of July, I had no real
2 solution for this. I'd been talking with CDD, and I have
3 another corner lot case this evening that also deals with
4 some similar issues, but corner lots do not get the benefit
5 of the contextual setback.

6 A C-2 zone is also not zoned where the Multifamily
7 Housing Zoning was truly implemented in terms of
8 contemplating mixed-use, which is why we have two different
9 setbacks for two different Use Categories.

10 But then as you guys well know, the state
11 legislature changed the -- what it means to get a variance.
12 I provided a memo to the Board sort of outlining what I
13 thought were some of the more pertinent issues. I think in
14 the old standard, a little broad -- maybe a furlong, the
15 Zoning Board of Appeals of Salem type case citing site
16 safety features.

17 I think that there's a couple of larger issues
18 that are being addressed by moving the building forward, not
19 just to the benefit of the neighbors. There are several
20 honey locust trees that are about 50'-60' height behind the
21 lot.

22 There are also two inexplicably tall 80' pine

1 trees behind the lot as well that in the previous design;
2 the one that's been granted a Certificate of Appropriateness
3 we have to be about 5' to 6' away from; 8' away in the
4 worst-case scenario.

5 A lot of the cases that are being -- you know,
6 sort of causing some agita amongst the neighbors and
7 residents in Cambridge dealing with very tight setbacks is
8 because of this 5' requirement.

9 We are, I think, a little bit in a different
10 scenario where we have the opportunity to move the building
11 further away, alleviating the pressure on the trees,
12 alleviating pressure on the neighborhood.

13 I do believe that we do meet -- I would actually
14 make the argument we met the old Standard, but I think we
15 meet -- I certainly think we meet the balancing test of the
16 new Practical Difficulty Standard.

17 And the practical difficulty -- sort of the
18 practical difficulty being in: we are corner lot, five-
19 sided. We have the Harriet Jacobs House that we have to
20 preserve and to maintain in the store, which is really
21 pushing the property further into the lot area.

22 Had the Harriet Jacobs House not been present on

1 this lot, we would certainly not be in the position that we
2 are.

3 And further, we do have -- the reason why I
4 actually brought up furlong is because we have -- we do have
5 a plan that we are Zoning-compliant.

6 And what we're trying to do is to move the
7 building in a way that I think that the legislature intended
8 for this new Variance Standard to work to allow the BZA to
9 balance the needs of the neighbors, the public realm.

10 I also included in a -- I sent it to Maria late
11 because we took a long time to render them -- some shots of
12 Story Street, which I can bring up on my screen to show
13 folks that it's necessary. Because there was some concern
14 raised about public realm.

15 But we actually think that this is a much better
16 result, not only for the neighbors, but for the public realm
17 that is facing in the back of the area, as well as in the
18 front.

19 Story Street is a narrow-width street and it has a
20 sidewalk of about 5'. Mt. Auburn's a little bit more
21 blessed, but it is also somewhat tight, and existing
22 structures go to about zero right now.

1 127 Mt. Auburn has a stairwell that touches the
2 sidewalk, very similar to how we imagine the Harriet Jacobs
3 House will look when it's moved to that lot site further
4 down.

5 The Story Street residence has sort of a strange
6 underground vestibule that touches the street. There's a
7 stairwell going down. It's a nice, big sort of hole at the
8 street corner.

9 And our plan is the move the building on the Story
10 Street side to get as close to zero as we can to increase
11 the setback on the Hilliard Street line to about 13'8", and
12 on the Mt. Auburn Street, we are still constrained by
13 Harriet Jacobs House.

14 But we're working with Historical Right now to see
15 how we can adjust the Harriet Jacobs building to maybe inch
16 it a little bit further away -- closer actually, and working
17 with them to adjust some ADA compliancy regulation issues.

18 And the reason why we're here -- and I do
19 apologize, because this is kind of unusual, we have been
20 through some significant process and we still have a ways to
21 go.

22 But I can't fully design the building without

1 knowing whether or not we can [pull] into the setback.

2 Without that piece of the puzzle, it really becomes next to
3 impossible to design the building.

4 And I do believe that for the reasons I've already
5 stated, that we do meet the Standard, and I'm happy to pop
6 up on the screen if that's helpful visually to sort of get
7 an idea of what we're talking about on the Story Street side
8 of Mt. Auburn.

9 I wasn't sure how much of the materials the Board
10 has already gone through; there's quite a bit, and I didn't
11 want to extend the meeting into extra days, because we have
12 -- I think it's a 60-page presentation for the Historical
13 piece alone.

14 But I think that in a nutshell encapsulates what
15 we're trying to do. I'm happy to answer questions about it,
16 but I think the most important sheet that I provided you was
17 sort of the proposed -- the approved setback and the
18 proposed setback. And there's -- you know, a host of
19 reasoning why. Thank you.

20 That shows you -- that's a new rendering that's
21 part of our -- trying to address the needs of the Planning
22 -- or the requirements of -- the Planning Board had looked

1 at this, and they were asking for some shots on Story
2 Street. This is how we imagined the building was set. And
3 this sort of gives you a better sort of vantage point.

4 Olivia, do you have the one that's the -- yes, the
5 one there, yeah -- that gives you the existing. It shows
6 you what the street currently looks like and how we imagine
7 the building sitting on Story Street, which is sort of the
8 biggest concern raised by the Planning Board in our
9 discussion with them the other day.

10 It also shows the building across the street,
11 which is also the zero-lot-line. The whole street really is
12 at zero. And while there is a tight condition, I do believe
13 that as you go further down into our development, it does
14 break.

15 And not only does this movement allow us to move
16 the building further away from the residences; it also
17 allows us to lower the height of the proposed hotel.

18 We were at six stories before, now we're at three;
19 we're fully behind the Harriet Jacobs building. We're not
20 adding any more keys to the hotel, we don't get more hotel
21 square footage, we're actually constrained by FAR.

22 But we do get efficiency in the building that

1 didn't exist before. So that allows for the expansion of
2 more residential uses.

3 This will be one of the first new residential
4 buildings built in Harvard Square that comes with the actual
5 -- has inclusionary units. It may be the first Inclusionary
6 project in Harvard Square. And I think that should carry a
7 little bit of weight in terms of when we're talking about
8 the public good. Not to mention the Harriet Jacobs House.

9 But we really are -- this whole plan really came
10 about towards the end of the summer, and my client was sort
11 of gracious enough to allow me to attempt this. Because I
12 thought with the new standard, it seemed much more clear to
13 me how we can meet that standard.

14 I do think -- and the old standard, we still do
15 meet the standard, but again -- and I think it would be a
16 little bit more of a difficult climb with a Zoning-compliant
17 project.

18 I can pull up -- Olivia do you have that -- I'm
19 not sure how this is working, but do you want me to pull up
20 my slide for the presentation, and I can show the setback?
21 Or is that not --

22 OLIVIA RATAY: Yeah. Yeah, you could do that.

1 PATRICK BARRETT: Okay.

2 [Pause]

3 All right. I'm not going to go through my entire
4 presentation, because I think we would all fall asleep, but
5 I will get to sort of the meat and potatoes of what we're
6 asking.

7 Okay. So this is the existing setbacks as
8 approved, and zoning-compliant. And this is the position of
9 the building with the variance that we're seeking, to get an
10 idea of what we're talking about.

11 The -- you see my cursor?

12 STEVEN NG: Yes.

13 PATRICK BARRETT: So the trees that I'm talking
14 about are here, here, here, and here. In the previous
15 condition, we're pretty tight against that side.

16 We also had some balconies for the residential
17 piece of this, but by allowing us to go up with the
18 commercial on the first three floors, we eliminate all
19 balconies on that side. There is no further encroachment
20 until you get to the fourth floor.

21 And you get the full 13.8 at that back location.

22 You also get an additional increased setback on

1 the Mt. Auburn side, which would allow for us now to locate
2 our transformer on this side of the building and create a
3 significant amount of green space all behind here, which
4 will add privacy for both the residences and a hotel.

5 A hotel: The lower floor does not have operable
6 windows, it's a completely different scenario, and I think
7 in terms of programming the building, a much better program
8 for the neighbors and for the -- my client.

9 I would also point out that the treatment of the
10 Harriet Jacobs House itself gets considerably better when we
11 move the building this way. Right now, we are extremely
12 tight. There's a -- there's ramping systems that we have to
13 use to get to the appropriate grade.

14 We moved the building, more like sliding around
15 the lot, and now we have a normalized courtyard. The
16 Harriet Jacobs House is a little bit closer to the curb.

17 We have a nice space here to program with greenery
18 and for outdoor seating perhaps, but I think this is a much
19 better program that the Zoning just doesn't allow for at
20 this moment.

21 I would also point out that as of a few days ago
22 at the Multifamily Housing Zoning discussion, this is

1 exactly what they're contemplating as part of the larger
2 changes, to at least allow for -- you know, a SumUp approach
3 that would get us to what we're talking about here without
4 having to go through a relief process.

5 We're coming before you right now because I just
6 need -- I need to understand what we have to work with,
7 because this affects everything in terms of how the building
8 is designed, including Zoning and Green Factor and other
9 elements of the building -- other elements of the design
10 that we otherwise [don't] have an answer for, but for this
11 issue.

12 I think I'm going to leave it there, because I
13 think I don't want to make it unnecessarily complicated what
14 our ask is.

15 But I do -- I am happy to get into the new
16 Standard. I'm happy to explain really anything about the
17 history of this project and I'll leave it there.

18 STEVEN NG: Thank you, Mr. Barrett.

19 Any questions from fellow Board members?

20 DANIEL HIDALGO: Can I just ask: I know it sounds
21 like not everything is settled, so that's fine. But I'm
22 just curious, because some of the numbers were different in

1 different parts of the application just in terms of, like,
2 the number of housing units contemplated for this project.

3 PATRICK BARRETT: So the number of housing units
4 in the original presentation to the Historical Commission
5 who doesn't really -- their jurisdiction is not inside the
6 building -- we showed about 50 units. This new
7 configuration would allow us to get to about 16.

8 DANIEL HIDALGO: Okay. Great. Thank you.

9 MIRANDA CECIL: I was wondering; you mentioned at
10 some point that -- and I'm not entirely sure how relevant
11 this will end up being to what we're evaluating here today,
12 but I wanted to ask anyway. You mentioned that the
13 residential space would not be coming above the hotel; is
14 that accurate? It looked like some of the renderings might
15 have it --

16 PATRICK BARRETT: Right.

17 MIRANDA CECIL: -- be taller.

18 PATRICK BARRETT: The residential space is above
19 the hotel. So what I'm saying --

20 MIRANDA CECIL: Okay.

21 PATRICK BARRETT: -- the -- we want to put the
22 hotel in the first three floors within --

1 MIRANDA CECIL: Mm-hm. --

2 PATRICK BARRETT: -- we considered the footprint
3 of the building, which includes the residential setback.
4 And we want to build -- so the hotel, the hotel will be
5 three floors, the residential floors will be four or three.

6 MIRANDA CECIL: Okay. So perhaps there's a
7 disconnect. So is the Historic home shorter than the --

8 PATRICK BARRETT: Yes.

9 MIRANDA CECIL: -- the building that --

10 PATRICK BARRETT: Assuming --

11 MIRANDA CECIL: Okay.

12 PATRICK BARRETT: So the residential --

13 MIRANDA CECIL: Okay.

14 PATRICK BARRETT: -- the Harriet Jacobs House
15 itself is not going to be a Residential Use --

16 MIRANDA CECIL: Okay.

17 PATRICK BARRETT: -- but part of the charge of the
18 Historical Commission. This is an older rendering, by the
19 way. This is the approved Historic piece.

20 Part of the charge in the Historical Commission
21 was to make the Harriet Jacobs a Public Use. There are not
22 many options with that. So we thought that the Harriet

1 Jacobs House as the entry point to the hotel might be the
2 best solution.

3 MIRANDA CECIL: Mm-hm.

4 PATRICK BARRETT: We're putting hotel rooms within
5 the Harriet Jacobs House, but that also creates a difficulty
6 for us, which is why I mentioned furlong, simply because we
7 have a wood frame building next to a steel building. I got
8 to keep 10' away from it in order to have any window
9 penetrations around it.

10 So the Harriet Jacobs House -- I can't close up
11 the windows to the Harriet Jacobs House; that would be
12 wildly inappropriate. And we also don't want to have a
13 building that on the third floor or fourth floor registers
14 as just being a flat wall. So --

15 MIRANDA CECIL: Right.

16 PATRICK BARRETT: So our solution was -- our
17 solution requires to keep that distance between the two.
18 But the Harriet Jacobs House will be rooms on the second and
19 third floor, connecting to the back of the hotel --

20 MIRANDA CECIL: Mm-hm.

21 PATRICK BARRETT: -- for ADA compliance.

22 MIRANDA CECIL: Okay. I think I just

1 misunderstood something that you were saying here, because
2 that, that completely makes sense. Thank you.

3 PATRICK BARRETT: You're welcome.

4 STEVEN NG: So how many keys are being proposed in
5 this project for the hotel?

6 PATRICK BARRETT: The original was 67. I think
7 we're down to 65 now.

8 STEVEN NG: 65 hotel and then 60 residential
9 units?

10 PATRICK BARRETT: Yes, sir.

11 STEVEN NG: And are the residential and hotels
12 combined in terms of access and so on? I mean, do you have
13 --

14 PATRICK BARRETT: We have --

15 STEVEN NG: -- floor plans to show us?

16 PATRICK BARRETT: We have something like a floor
17 plan. We have our -- you know, based on the original
18 design, we did contemplate a separate entry point for the
19 residences and for the hotel.

20 The Harriet Jacobs House because of the grade that
21 it's at is going to require ramping. We are looking at an
22 entry point at this location for the residences, and at the

1 point for the hotel.

2 That will not be much altered in the design. They
3 will be separate in terms of entry points. But with the
4 movement of the building to the new location, it does change
5 a little bit in terms of how we'll exactly address that. It
6 does get a little bit --

7 STEVEN NG: See, you're showing quite a few
8 different configurations here.

9 PATRICK BARRETT: Yeah.

10 STEVEN NG: I'm very confused, and I'm not going
11 to approve anything without knowing we've got something
12 locked in that we're -- we know is what you're proposing.
13 So --

14 PATRICK BARRETT: Okay.

15 STEVEN NG: -- if there's any ambiguity --

16 PATRICK BARRETT: Mm-hm.

17 STEVEN NG: -- that's going to cause problems, at
18 least for myself.

19 PATRICK BARRETT: Okay.

20 STEVEN NG: So if you have common entrance for the
21 hotel and the residents, so they both come in, they access
22 the elevator together, guests and permanent residents. Is

1 it condos or rental?

2 PATRICK BARRETT: Condos.

3 STEVEN NG: So okay. So it sounds like it's kind
4 of a standard luxury hotel setup where you've got
5 condominiums, they get served by the hotel operator, and
6 then guests can come and stay in the hotel section, correct?

7 PATRICK BARRETT: Right.

8 STEVEN NG: Okay. So it's common shared. I guess
9 some of my questions were also regarding the site plan for a
10 commercial hospitality project this size.

11 PATRICK BARRETT: Mm-hm.

12 STEVEN NG: I just don't see any service or place
13 for a dumpster. I thought maybe that alley onto -- off of
14 Mt. Auburn was where you're -- but you have a transformer
15 coming in on that side?

16 PATRICK BARRETT: Loading and trash are served on
17 Story Street.

18 STEVEN NG: Is there, like, a -- I'm looking --
19 try to find the --

20 WENDY LEISERSON: Can you show us which -- tell us
21 which document to look at?

22 PATRICK BARRETT: We have the floor plans that

1 were presented as part of the historical presentation, that
2 include on the slide -- on the slide that I'm showing now,
3 the location for loading and for trash.

4 STEVEN NG: Okay. I see that. So if we're
5 combining -- it's essentially kind of a -- the residences
6 and the hotels are combined and being served by the hotel
7 operator, can you -- are you classifying the Residential
8 above as residential units, or is that basically should be
9 considered Commercial?

10 PATRICK BARRETT: No, they will be residential
11 units. They will have no connection with the hotel other
12 than the fact they are in the same building. They won't be
13 operated by the same operator; they won't be managed by the
14 same company.

15 They'll be for individual ownership.

16 STEVEN NG: Mm-hm.

17 PATRICK BARRETT: They will not be part of the
18 hotel programming at all. The intent is to have them be
19 stand-alone to sell the condos and to have a hotel operator,
20 preferably a local one, to operate the small sort of
21 boutique hotel operation.

22 STEVEN NG: Okay. Okay. Thank you.

1 PATRICK BARRETT: You're welcome.

2 WENDY LEISERSON: I had a couple questions, and
3 again it goes back to, like, the confusion of which plan and
4 detail level of the plan here.

5 So in looking at the -- what was presented over a
6 year ago now to the Cambridge Historical Commission --

7 PATRICK BARRETT: Yep.

8 WENDY LEISERSON: -- so in that project narrative,
9 it says that the Harriet Jacobs House will service the hotel
10 lobby, is that correct?

11 PATRICK BARRETT: That's correct.

12 WENDY LEISERSON: Okay. And that's going to
13 connect to a small café?

14 PATRICK BARRETT: Correct.

15 WENDY LEISERSON: Okay. And then will that house
16 be connected to the first three stories of the new building?

17 PATRICK BARRETT: Correct, yes.

18 WENDY LEISERSON: Okay. And so, I assume that
19 even though you are providing a separate entrance to the
20 residences, they could conceivably walk in off of Mt. Auburn
21 through the hotel and up to their residences, correct?

22 PATRICK BARRETT: They can walk in the hotel

1 through the lobby. They'd have to go through the courtyard
2 to go through a separate door to get to their elevator to go
3 to the residences.

4 WENDY LEISERSON: So they can't -- if you're on
5 the third floor of the hotel, you can't access the
6 residences, is that what you're saying?

7 PATRICK BARRETT: Right. Correct.

8 WENDY LEISERSON: Okay. So then, I also wanted to
9 get some clarification on the dimensions.

10 PATRICK BARRETT: Yep.

11 WENDY LEISERSON: Because I'm not sure how we
12 grant a variance when we're uncertain what Dimensional
13 Standards apply. And so, I'd like to get some -- have some
14 discussion on that, if you don't mind.

15 PATRICK BARRETT: Sure.

16 WENDY LEISERSON: Oh -- yep?

17 PATRICK BARRETT: Part of the issue that I'm --
18 that we're having with that: We presented the Historical
19 Commission with a diagram that showed the dimensional
20 elements, which is part of our submission for the hotel as
21 built, which -- because it's a five-sided lot, the H+5,
22 H+L+5 Dimensional Requirements tucks (sic) the building in

1 varying directions and varying feet. On the Mt. Auburn
2 side, which would be this side, was about 34' from --

3 WENDY LEISERSON: Sorry, which side?

4 PATRICK BARRETT: I'm calling it the Mt. Auburn
5 side, but it's the side that abuts Mt. Auburn. This side
6 would have been about 34', this side -- the Hilliard Street
7 would have been about 24' to 26', and --

8 WENDY LEISERSON: Hold on just one second, sorry.
9 I know you know this by heart probably, but I just want to
10 make sure --

11 PATRICK BARRETT: Yeah.

12 WENDY LEISERSON: -- myself and the members of the
13 public are following.

14 PATRICK BARRETT: Can I --

15 WENDY LEISERSON: So you're saying that on the Mt.
16 Auburn side, you're saying it's 34'?

17 PATRICK BARRETT: Correct. For the commercial
18 setback.

19 WENDY LEISERSON: When you say, "commercial
20 setback" --

21 PATRICK BARRETT: Yep.

22 WENDY LEISERSON: -- can you please explain what

1 you mean by "commercial setback" because that's not defined
2 in the ordinance.

3 PATRICK BARRETT: Yeah, well unfortunately when
4 the Multifamily Housing Zoning was passed, they altered the
5 residential setbacks for all residential zones, but they did
6 not do the same for Residential zones that also allowed
7 Commercial uses. So the --

8 WENDY LEISERSON: I see.

9 PATRICK BARRETT: -- Commercial setback remains
10 the formulaic setback, while the Residential setback was
11 pushed to 5'.

12 WENDY LEISERSON: Mm-hm.

13 PATRICK BARRETT: So --

14 WENDY LEISERSON: Well if -- yep, so --

15 PATRICK BARRETT: -- the Residential is --

16 WENDY LEISERSON: -- where, which side of the
17 building is the Commercial setback? The --

18 PATRICK BARRETT: So --

19 WENDY LEISERSON: -- one to the left of the hotel
20 facing Mt. Auburn Street, is that what you're saying?

21 PATRICK BARRETT: Correct. This is where it gets
22 a little bit on the confusing side. So I'll show the hotel

1 as originally designed.

2 The Mt. Auburn Street gave us a 34' setback from
3 this point to this point. The Hilliard Street requirement,
4 given that the height of the hotel was at six stories and
5 slightly changed in width was about 26' from this location
6 to this location.

7 On the Story Street elevation, the setback was
8 required to be about another 26' to 28' depending on how we
9 look at the floors.

10 But the idea was that this red zone represented
11 where the commercial setback required the hotel to be built,
12 it was to be built stand-alone.

13 The remaining portions of the building, which are
14 residential, are allowed to go to this 5' -- 5' setback and
15 10' on the corner, in the front.

16 We increased the back setback on the Hilliard side
17 by three feet during our presentation to the Historical
18 Commission, as for the nod to the neighbors on Hilliard
19 Street who had a real issue with this building being built,
20 and we're trying to give them some more space. And sort of
21 an indicator that in future we would try to look for
22 solutions to give them more space.

1 WENDY LEISERSON: So I do appreciate that you're
2 trying to accommodate the neighbors, that is part of the new
3 and old Standard. But I wanted to ask you about how you're
4 getting to that setback dimension, putting aside for a
5 second what you're calling "Commercial" versus
6 "Noncommercial setback."

7 Because there was some question in the file about
8 what the permissible height is for this building.

9 PATRICK BARRETT: So the question about the
10 permissible height came from a neighbor on the Hilliard
11 Street side.

12 And because there are two height differentials for
13 the Harvard Square building, there's a 60' height limitation
14 for commercial, which is why the hotel we showed it being
15 six floors; and there's a -- there was an 80' height
16 limitation for residential that got changed in 2025 to 85',
17 which is what the allowable C-2 zone is the -- is now the
18 greater of.

19 So the Residential height is 85'. The Commercial
20 height is 60'. What we're showing in our new plan is the
21 hotel being on the first three floors, and the residential
22 going up the remainder of the height.

1 The height in the Harvard Square Overlay can be
2 augmented by special permit, but it only allows for the
3 commercial to go to 80' and then there's the differential,
4 but we had no intention of doing that, because we're also
5 constrained by FAR on the commercial side to 1.75.

6 WENDY LEISERSON: So I'm going to stop you for
7 just one second. So the Harvard Square Overlay --

8 PATRICK BARRETT: Yep.

9 WENDY LEISERSON: -- in Section or Article 20,
10 Section 54.2 discusses Building Height Limitations in
11 Harvard Square Overlay.

12 PATRICK BARRETT: Okay.

13 WENDY LEISERSON: And it says that the maximum
14 height is 60, but then there's of course additional language
15 to discuss. And it says, you know, that if the base zoning
16 district has a more restrictive height limitation for
17 nonresidential uses, the more restrictive shall apply.

18 PATRICK BARRETT: Right.

19 WENDY LEISERSON: Where the base zoning district
20 establishes a more permissive height limitation for
21 residences, then the more permissive shall apply.

22 PATRICK BARRETT: Right.

1 WENDY LEISERSON: So I think what you're saying is
2 that because there's Residential Use in this building,
3 you're saying the more permissive of the base zoning
4 district should apply to the height, is that what you're
5 saying?

6 PATRICK BARRETT: What I'm saying is that there
7 are two applications of height in this building; that the
8 Commercial portion of the building is limited to 60', and
9 that the Residential portion is limited to 85'.

10 And that building, mixed-use building, we would
11 take the residential height for the residential piece as the
12 limitation, and the commercial height as the limitation for
13 the commercial piece.

14 WENDY LEISERSON: But if it's a mixed-use
15 building, then it would be subject to the Commercial Height
16 restrict -- Limitations in a base zoning district, correct?

17 PATRICK BARRETT: I believe the Harvard Square
18 Overlay overrides that.

19 WENDY LEISERSON: No. So what Harvard Square
20 Overlay is saying -- as I read it anyway, I'm open to, you
21 know, discussion here -- as I read it is that:

22 "The Harvard Square Overlay District sets the

1 height limit -- the maximum height limit of buildings in the
2 Harvard Square Overlay District, as governed by Section
3 20.54.2. Section 20.54.2 No. 1 says as-of-right height
4 limitations: The maximum height of any building shall be
5 60'."

6 Now if you go back to the first paragraph of that
7 article, it then goes on to say:

8 "Where you have a nonresidential use, if the base
9 zoning district establishes a more restrictive height
10 limitation, that applies."

11 So if the base zoning district establishes a more
12 restrictive height limitation for nonresidential uses, which
13 means that it would be less than 60' to be more restrictive,
14 then that would apply.

15 Where the base zoning district establishes a more
16 permissive height limitation for residences, as listed in
17 Section 4.31 A-J, the more permissive shall apply. However,
18 when you have a mixed-use building, it is subject to the
19 Nonresidential Use height limitation. So you do not qualify
20 for a more permissive height limitation.

21 So that means that the height limitation in
22 Harvard Square Overlay District is 60', unless you go to the

1 Planning Board for a special permit under subparagraph 2 of
2 that section.

3 PATRICK BARRETT: I have been over this with ISD
4 several times, as well as with the City of Cambridge. It
5 was my understanding that we can go to 85' for the
6 residential piece, and we were limited on the commercial
7 piece.

8 If what you're saying is that we are now subject
9 to a 60' height limitation, then we don't need a variance to
10 move the building at all, we can eliminate the Hotel Use, be
11 an all-residential building, and go to 85'. Is that what
12 you're saying?

13 WENDY LEISERSON: Well, I can't speculate on
14 what's not before me right now.

15 PATRICK BARRETT: No.

16 WENDY LEISERSON: But I would say that --

17 PATRICK BARRETT: I understand.

18 WENDY LEISERSON: -- the reading of the other --
19 the alternative reading that you suggest would make the
20 subparagraph 2 be -- you know --

21 PATRICK BARRETT: Which sub- -- you're reading
22 subparagraph 2 in --

1 WENDY LEISERSON: So if you're looking --

2 PATRICK BARRETT: -- the Harvard Square Overlay?

3 WENDY LEISERSON: -- at Article 20 --

4 PATRICK BARRETT: Yep.

5 WENDY LEISERSON: -- 20.54.2, Building Height
6 Limitations in the Harvard Square Overlay District, you'll
7 see that there are two paragraphs, one numbered "1" and one
8 numbered "2".

9 The second paragraph says that there's a special
10 permit for additional height. It says, "If you want to
11 increase the height to 80', you need a special permit from
12 the Planning Board."

13 I don't know how you can make sense of that
14 paragraph in the section if you're saying as-of-right you
15 get to go beyond 60'. That doesn't --

16 PATRICK BARRETT: The first paragraph is a little
17 bit --

18 WENDY LEISERSON: -- make sense.

19 PATRICK BARRETT: -- the first paragraph states
20 that, "Where the base zoning district establishes the more
21 permissive height in residences listed A through J, the more
22 permissive shall apply." That's the --

1 WENDY LEISERSON: But you have mixed-use building,
2 you don't have a residential building.

3 PATRICK BARRETT: When you provide a DIM form for
4 the City of Cambridge you provide the base height for the
5 residential and for the commercial. It's treated as two
6 different things.

7 WENDY LEISERSON: Actually --

8 PATRICK BARRETT: Historically, it's always been
9 measured for that setback equation that I gave you. But
10 they never look at the full height of the building and use
11 the residential portion -- the commercial portion of the
12 building to determine that formulaic setback.

13 So I don't know how you can reconcile what you're
14 saying that because this building now is mixed-use, which I
15 don't see -- I just don't see that -- you're saying now
16 because of that mixed-use, that different use in that
17 building, that now the building can't achieve the height for
18 the residential piece of the building, which it clearly says
19 it can.

20 WENDY LEISERSON: Well, I think perhaps we'll put
21 this on a table. If we need to refer this to the City's Law
22 Department for review, we can do that. But I would call

1 your attention also to Article 5.23.3 subparagraph (c) in
2 terms of how mixed-use buildings and height calculations are
3 done.

4 But I think I'm going to table that now because
5 this may need the City Solicitor to weigh in.

6 STEVEN NG: Did you have any other questions,
7 Wendy?

8 WENDY LEISERSON: I'd like to hear from any of the
9 other Board members --

10 STEVEN NG: Yeah.

11 WENDY LEISERSON: -- before I --

12 STEVEN NG: Any other questions?

13 MIRANDA CECIL: I could --

14 STEVEN NG: Yep.

15 MIRANDA CECIL: -- don't have any additional
16 questions, but I agree with Wendy's interpretation, and I
17 think if we have a question about this, it might make sense
18 to continue until the Board can get more information from
19 the City Solicitor's office.

20 WENDY LEISERSON: I do have other questions about
21 the Variance Standard, but I don't know if you want me to
22 hold that if we're going to continue it. I defer to the

1 Chair on this matter.

2 Do you want to take a reading of the words --
3 [position]?

4 STEVEN NG: Yeah. We can check with the Board
5 here.

6 What's the favor of the group? Do we want to just
7 continue with the discussion and then essentially, I think,
8 we would require a continuance to seek out guidance from
9 City Council? But --

10 WENDY LEISERSON: We could also hear from any
11 members of the public here, so that --

12 STEVEN NG: Of course.

13 WENDY LEISERSON: -- we would know how to weight
14 the benefits, as required.

15 MIRANDA CECIL: I think I've already made my
16 position clear, but I think it might make sense to hear from
17 members of the public, but then also continue the hearing as
18 it relates to our questions, subject to getting City
19 Solicitor's input.

20 DANIEL HIDALGO: I mean I'm fine continuing, but
21 I'm a little puzzled about why, like, I would assume this
22 would have been flagged earlier by ISD or --

1 PATRICK BARRETT: So --

2 DANIEL HIDALGO: -- someone, so that's just -- I'm
3 interested in that. One question is -- I mean -- we can
4 hear the public, so if the --

5 PATRICK BARRETT: Can I please just weigh in on
6 this --

7 DANIEL HIDALGO: Yeah.

8 PATRICK BARRETT: -- side issue real quickly?
9 Because you threw 5.23.3 at me, and I've already gone
10 through this issue in memo to Olivia as well as to CDD.
11 5.23(c), you know, I'll paraphrase some of it, but -- you
12 know, "In a mixed-use building containing both residential
13 and non-residential uses [blah, blah, blah]. Portions of
14 the building devoted to residential uses may exceed the non-
15 residential height limitation." So, "-- but not exceed the
16 residential height limit."

17 So in a mixed-use building, the residential hight
18 is allowed to go above the commercial height. That is what
19 a mixed-use building is. So it is not constrained by the
20 Harvard Square Overlay cap at 60' for commercial uses. The
21 building doesn't become magically commercial; the commercial
22 section of the building is commercial, and the residential

1 section of the building is dealt with the residential height
2 limitation, which is 85'.

3 WENDY LEISERSON: We'll have to agree to
4 disagreeing pending input from the City Solicitor right now.
5 I'm prepared to be wrong, but I want the City Solicitor to
6 be the decider.

7 VIRGINIA KEESLER: Did --

8 STEVEN NG: Okay. I think -- go ahead.

9 VIRGINIA KEESLER: I was going to say -- this is
10 Virginia -- I think, Wendy, if you do have any other
11 questions, it seems like we should get all our questions out
12 now, so that there's not, like, another threshold question
13 that comes up in the next meeting and we're continuing it
14 again. So yeah.

15 WENDY LEISERSON: Sure. I did have a question
16 because this is now -- we now have the benefit of having
17 three submissions from different well-known attorneys in the
18 local area about how to construe the new Variance Standard.
19 And they're not all the same.

20 So I would like to make sure that, or to heard
21 feedback about how we're applying this new Variance
22 Standard.

1 The way I read your memo, which I thank you for,
2 on your second page of your submission that's -- the header
3 says from your Law Office, it says "70 -- 17 Story Street
4 Variance Practical Difficulty Memorandum" and it should be
5 in the public files for anyone who would like to look, but
6 on the second page you've cited the new 40A Section 10.

7 And then you go on to say below that,
8 "Structurally, the rewritten statute imposes one mandatory
9 finding; a practical difficulty and one mandatory balancing
10 test." And you cite the language from the section. And
11 then you talk about the four enumerating factors that are
12 optional.

13 But my question to you is because this is your
14 argument about how to interpret the new Standard differs
15 from both of the other attorneys' argument.

16 And in the language of Section 10, the new
17 language, it says, "In making its determination -- the
18 determination of what would result in a practical difficulty
19 -- the Permit Granting Authority engages in this weighing,
20 balancing test" that you've enumerated.

21 And then says, "We may also consider these four
22 additional factors."

1 But when you describe the practical difficulty --
2 and I think this is -- this is not -- new laws often have
3 different reads. This is why they usually end up in court
4 cases for us to be told how to read them [laughter].

5 So it's no reflection on -- you know -- how you've
6 tried to help us to understand this.

7 But I think that the practical difficulty cannot
8 be defined by the impact of applying the strict -- the
9 Zoning Law or the Building Code or the ADA laws or the Fire
10 Codes.

11 The practical difficulty, based on the language in
12 the statute, says that is, "to be determined through this
13 process of weighing the benefits to the applicant and the
14 benefits to the public interest, including the interest in
15 supporting the production of housing against the detriment
16 to the public health, safety and welfare of the
17 neighborhood."

18 And as part of this, I'm thinking, we may also
19 consider these four additional questions that are integrated
20 there.

21 So I'd like to get your feedback on that, because
22 as I said, all three very well-qualified attorneys have

1 presented a slightly different read of the Standard. So do
2 you have any comments to help us navigate that?

3 PATRICK BARRETT: So this is why I mentioned
4 furlong at the onset of my presentation. I do believe that
5 where the balancing test lies is in the public interest, and
6 the safety is also included as part of that.

7 The production of housing is clearly something
8 that we're trying to achieve in this project, but the
9 balancing test: I see this Standard as being something very
10 similar to what the BZA has been doing for a very long time
11 and has now simply just been codified.

12 The public health, safety and welfare has always
13 been the language of a Special Permit as well as a Variance,
14 but it gives you the ability and great, wide latitude to
15 look at the net benefits of what the variance will grant me
16 as the appellants -- or my client, as well as what benefit's
17 given to the neighborhood.

18 That I cite Fire Code, that I cite -- I think Fire
19 Code was the big one, as well as some efficiencies granted
20 in the building looking to connect those issues of fire
21 safety as being certainly something that's of interest to
22 the public welfare; that the difficulty of designing a

1 building that has mixed-uses on every floor, versus mixed
2 uses on stacking floors, which is just a practical and more
3 -- a practical and better way to build a building; that the
4 Harriet Jacobs House itself presents a challenge on this lot
5 that doesn't exist on any other lot, in that it needs to be
6 preserved, which is traditionally historical properties have
7 not been something you can lever (sic) a Variance or -- a
8 Variance on at least. But certainly, we have tried.

9 I think the standard as I see it looks at these
10 things holistically. So I included, you know, the Fire
11 Code, which you don't normally consider to be part of your
12 calculus in determining a variance, because there actually
13 is Case Law that looks at safety in particular as being to
14 the benefit of the public welfare.

15 You know, again, I go back to furlong, but -- you
16 know -- this is where you had a 25-sided (sic) lot and the
17 variance allowed for better condition for the public. A
18 better public for the condition I'm citing as well is the
19 movement away from very large, deeply rooted trees. The
20 more we can preserve those root structures, the better off
21 the neighborhood is going to be and the public realm is
22 going to be.

1 So my understanding of the Standard, as I did get
2 the training that you all received in terms of what the
3 Solicitor gave everyone, that that balancing test can look
4 at those kinds of issues, and that you're able to weight
5 whether or not this is a better development scheme with the
6 Variance than it would be without.

7 You know, part of the complexity of this
8 particular project is we have a project that we can build,
9 and while we can disagree on the implications of 5.23.3(c),
10 but we have a building we can build that's extremely close
11 to the lot line of the neighbors that I don't believe is
12 anyone's best interest that we build it this way.

13 And for all the reasons I cited in my memo, I
14 think that that gives you at least a roadmap to seeing how
15 we do meet the Standard.

16 I don't think it's the -- as cut and dry; I don't
17 know what those attorneys drafted for you, but I do think
18 that how we've presented this, we do meet the Standard.

19 It's not just the Fire Code as it relates to us,
20 it's the Fire Code as it relates to all those around it.
21 It's not just the prox- -- it's not just the trees, root
22 system itself, it's how we are able to design the building

1 in a way that's safer for those abutters, as well as
2 preserving trees for the public realm.

3 So I don't -- I just -- I see these things as all
4 being interconnected, and I don't that you're precluded from
5 looking at any of these things, based on how the Standard is
6 written.

7 WENDY LEISERSON: Thank you for that. I do
8 understand what you're saying. I think what -- I think what
9 I'm -- should have pointed out I think is that in your memo,
10 you start by deci- -- determining what is the practical
11 difficulty, and then going into the balancing test. And I
12 think my understanding or what I saw in some other
13 variations --

14 PATRICK BARRETT: Mm-hm.

15 WENDY LEISERSON: -- of how we should interpret
16 this is that you engage in the balancing test. So in other
17 words, first identify what's the benefit to you?

18 The benefit to you you said is -- you know, you
19 gave us a number of things, and then you identified the
20 benefit to the public interest.

21 Again, you've identified a number of things. And
22 you also identified the detriment to the public health,

1 welfare and safety of the neighborhood, however that
2 neighborhood is defined.

3 And then at the end of that, you may also ask
4 these four additional questions, and by going through that
5 analytic process, that's how you make the determination of
6 what is a practical difficulty. You don't start by saying
7 there's a practical difficulty. That's what I'm asking, you
8 know.

9 PATRICK BARRETT: I think the word --

10 WENDY LEISERSON: Or that's what I'm seeing, yeah.

11 PATRICK BARRETT: -- "may" is operable there, so I
12 don't think that you have to consider any of those things.

13 WENDY LEISERSON: That's correct. I agree with
14 you on that, yes.

15 PATRICK BARRETT: And so --

16 WENDY LEISERSON: But I'm just saying that if you
17 want to consider those things, then it would be part of this
18 determination of what's a practical difficulty. Is that how
19 you read it?

20 PATRICK BARRETT: Yes.

21 WENDY LEISERSON: Okay. Thank you.

22 Any other questions?

1 STEVEN NG: You all set, Wendy?

2 WENDY LEISERSON: For now.

3 STEVEN NG: For now. Okay. Thank you. If
4 there's no other comments or questions from fellow Board
5 members, I'll move to public comment.

6 And I think -- and I propose that after we hear
7 back from the public, we will also summarize any written
8 correspondence that we -- I'll make a motion to continue, so
9 that we seek out guidance and interpretation from City
10 Council. So we'll hold off on Board deliberation --

11 WENDY LEISERSON: By the City Solicitor, right?

12 STEVEN NG: That's right, yeah. Okay.

13 WENDY LEISERSON: Yeah.

14 STEVEN NG: Sorry. So checking -- opening up for
15 public comments, any members of the public who wish to speak
16 should now click the icon at the bottom of your Zoom screen
17 that says, "Raise hand."

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

21 You should begin by saying your name and address,
22 and Staff will confirm that we can hear you. After that we

1 will have up -- you'll have up to two minutes to speak
2 before I ask you to wrap up.

3 OLIVIA RATAY: Suzanne Blier?

4 SUZANNE BLIER: Thank you very much. I live at 5
5 Fuller Place, which is near -- it's right in this
6 neighborhood right off of Hilliard, and I'm also President
7 of the Harvard Square Neighborhood Association, and by
8 profession an Art and Architectural Historian who also does
9 writing on cities.

10 The Harvard Square Neighborhood Association has
11 decided to oppose the current plan for a number of reasons,
12 and I want to address it here; I've been at many of these
13 meetings.

14 Originally this was presented to us as a luxury
15 hotel; somewhat we were hoping like the Veritas Hotel. From
16 the outset it was known through the Historical Commission
17 and other ways that the Harriet Jacobs House really must be
18 preserved. And we've got great examples of this kind of
19 thing, whether it's Frost Terrace or in other manner.

20 Just the moving of a house like this would be a
21 great expense, and they knew this going into it.

22 The other thing that I think that we need to

1 address in terms of public good, et cetera, is that between
2 this house and 127 Mt. Auburn, we will be losing -- in let's
3 say 127 Mt. Auburn -- about 35 rooms that are now local
4 businesses, but they could also have been and historically
5 were residences.

6 We could think about the same thing with the
7 Harriet Jacobs House, which historically was residences, and
8 now most recently local businesses. There were three on the
9 sort of basement area as you enter through Mt. Auburn
10 Street.

11 I and others have also been concerned about the
12 very different configurations that have been put forward.
13 One issue that I hadn't heard here, but I came in late to
14 the meeting, is that there's a trough that runs down the
15 back of Mt. Auburn Street or the homes behind Mt. Auburn
16 Street for flooding.

17 And what is going to be the impact of a deep
18 cement well or wall, rather, on the flooding that that may
19 cause to these areas, both to the trees and to other
20 concerns.

21 The other issue with this -- and I would -- you
22 know, I support hotels, I support local businesses, I

1 support residential, I'm a strong proponent of bold, great
2 new design and historic preservation.

3 But another major concern of mine is -- and you
4 alluded to this -- this is a massive structure with a lot of
5 residences and hotel rooms, and it's supposedly separate,
6 but we have one place for the interior for the delivery and
7 the taking out of trash, et cetera, et cetera, on Story
8 Street. That's a very narrow street. And it's a critical
9 street for all of the businesses in Harvard Square and
10 anybody getting into our neighborhood, because people --
11 it's a one-way going down off Brattle.

12 And if we've got large trucks trying to back into
13 that area, and trying to get out, it's going to be -- it's a
14 very tight space, and there doesn't seem to be room in that
15 for a separate opinion space for both the residences on the
16 one hand, and the hotel on the other.

17 So I'm delighted that you are asking for a
18 continuance, and I hope that the -- among the other
19 considerations, including height, will be the question of
20 the loss of these other residences potentially and local
21 businesses, because we really need more affordable not only
22 housing, but also more affordable places for people to carry

1 out their business in Harvard Square.

2 Thank you so much.

3 STEVEN NG: Thank you, Ms. Blier.

4 OLIVIA RATAY: Anita Patterson? Yeah. This is
5 Anita Patterson, but my husband, Orlando Patterson, is here
6 too.

7 ORLANDO PATTERSON: Yeah. I'm Orlando Patterson.
8 We are at 14 Hilliard Street.

9 ANITA PATTERSON: We're abutters.

10 ORLANDO PATTERSON: We're abutters, one of the
11 five abutters. And let me say first that we've been in long
12 discussions with the developers of this project, and we
13 voice our support for the granting of these variances
14 tonight. And this comes at the end of long discussions.

15 Let me just say first of all, I'm a strong
16 believer in the position that the -- we should not make the
17 perfect the enemy of the good. I think we've -- the five of
18 us, the main abutters, have faced what we think is a
19 nightmare of having a building only five feet from us.

20 The developers have come up with an alternative
21 proposal, which brings it all the way down to over almost 14
22 feet. And for that reason, we strongly support granting of

1 these variances.

2 We should also note that this version of the
3 project received support from the Cambridge Historical
4 Commission, from Charlie Sullivan, and from the Harvard
5 Square Advisory Council.

6 It's not perfect by any means, but we think it's
7 the best possible compromise. And it will certainly make
8 life a lot better for us if this building is to be built at
9 all.

10 STEVEN NG: Mr. and Mrs. Patterson, thank you very
11 much.

12 ANITA PATTERSON: Thank you.

13 OLIVIA RATAY: Christopher Mackin?

14 CHRISTOPHER MACKIN: This is Christopher Mackin.
15 I'm a resident of 48 JFK Street in Cambridge and a tenant at
16 17 Story Street since 2011. I'm also the Vice President of
17 the Harriet Jacobs Legacy Committee, a 501(c)(3) Non-profit
18 that helps to be able to tell the story of the escaped slave
19 and author Harriet Jacobs when this building is built.

20 The project, as I understand it, has obtained a
21 Certificate of Appropriateness from the City. That means
22 it's going to proceed.

1 The question is whether a plan can give greater
2 relief to the abutters, and this variance, which I believe
3 is how this conversation is contained -- or this meeting is
4 about the variance -- not about the project in general, but
5 about the variance, this variance gives that relief to the
6 abutters, and also saves trees that are beautiful trees on
7 this site.

8 The Harriet Jacobs Legacy Committee advocates for
9 a project that includes public access to these buildings, in
10 order to be able to bring people in to tell the Harriet
11 Jacobs story.

12 A Hotel Use allows for public access. If this was
13 just a residential project, that would be much, much more
14 limited. The amended plan not only -- the variance before
15 you not only helps the neighbors, it strengthens the case
16 for a hotel component.

17 It appears, if I heard the discussion correctly --
18 that there's some perhaps difference of opinion that
19 hopefully could be ironed out about a mixed-use project
20 versus a commercial project. This to me sounds like a
21 mixed-use project, and a mixed-use project is exactly what
22 is needed.

1 This -- it would be wonderful to have more housing
2 in Harvard Square, to have affordable housing in Harvard
3 Square, and to have access to a public building where people
4 can learn this story.

5 Thank you.

6 STEVEN NG: Thank you, Mr. Mackin.

7 OLIVIA RATAY: Don Ware?

8 DONALD WARE: Thank you. Can you hear?

9 STEVEN NG: Yes, sir.

10 DONALD WARE: My name is Donald Ware. My wife
11 Susan and I live at 16 Hilliard Street. So we too are
12 abutters of the proposed development. We moved here in 1980
13 and never left. And so, as you can see, we're very
14 committed to the neighborhood.

15 The Members raise some technical questions about
16 whether the height limit should be 85' or 60'. I'll just
17 say as a neighbor living in a three-story building who under
18 whatever height it is, we're going to lose a lot of sun and
19 so we've been very focused -- very focused on the setback.

20 Because even if we could persuade you that the
21 limit was 60', it's still very, very tall. And so, the
22 setback is very important to us.

1 And our understanding is that what's really before
2 the BZA tonight is the setbacks, and particularly the
3 setback -- the Story Street setback. Because only by
4 granting that variance can you allow the developer to then
5 move the building further away from us.

6 I'd just like to add a couple of -- I'd like to
7 quote a couple of things -- reports -- to give you some
8 historical context on Story Street. I just thought this
9 would be helpful.

10 The Cambridge Historic Commission studied this in
11 1980 and wrote that, "Story Street is a transition point
12 from the mixed-use character of Harvard Square to the
13 primarily residential nature of the Half Crown Conservation
14 District, which is Hilliard Street."

15 I also want to note that 17 Story Street is in the
16 Overlay District, as the Members are aware. When the City
17 adopted the Overlay, it described in Section 20.52 of the
18 Ordinance that one of the purposes was the need to mitigate
19 the functional impacts of new development on residential
20 neighborhoods.

21 Putting these together, it makes good sense to
22 grant a variance that allows the developer to push the hotel

1 up against Story Street, because by doing so, we can
2 increase the setback from our Hilliard Street houses and
3 allow for that transition from Harvard Square to the
4 neighborhood that the City intended.

5 So we support the petition that is before the BZA
6 tonight, which is to permit the variance to zero out the
7 setback on Story Street, and we suggest that doing so will
8 carry out the twin objectives of the Cambridge Historical
9 Commission and the Overlay.

10 Thank you.

11 STEVEN NG: Thank you, Mr. Ware.

12 OLIVIA RATAY: Nicole Bryant?

13 NICOLE BRYANT: Good evening. My name is Nicole
14 Bryant, and I too am an abutter at this time at 18 Hilliard
15 Street, and I join in my neighbors to support the granting
16 of this variance as regards the setback of this project.

17 As you can imagine, many of us have been on a
18 journey over these past couple of years since learning about
19 this project. And I think it is fair to say that we have
20 come a long way to be offering our support of this variance
21 tonight.

22 I have spent a lot of time thinking about what it

1 would be like looking at this building from my kitchen, from
2 my daughter's bedroom, but I will also offer another
3 perspective, because almost every morning you can find me at
4 the corner of Mt. Auburn and Story Street waiting for a
5 Cambridge school bus with my family.

6 And so, I see this corner in my bleary morning
7 moments, and I would like to just offer that the setback
8 that is being proposed by moving the building closer to
9 Story Street is pretty much identical to the one on the
10 other side of the street at the Post Office where I'm
11 standing every morning.

12 It would seem, then, completely in keeping with
13 the rest of the street to have this building closer that way
14 and obviously offer a lot of great relief on the back side,
15 as well as green space and preservation of these trees which
16 are so, so important to all of us in preserving the
17 residential aspect of this neighborhood.

18 So I am here to offer my support. It would be
19 wonderful to have this public space with the hotel, the
20 public space with the café that is planned, and selfishly at
21 7:15 in the morning I would love to have a latte as I'm out
22 there waiting for the yellow school bus every morning.

1 Thank you very much.

2 STEVEN NG: Thank you, Ms. Bryant.

3 OLIVIA RATAY: Noah Nathan?

4 NOAH NATHAN: Hello. This is Noah Nathan. I live
5 at 12 Hilliard Street, also directly behind the site. Can
6 you hear me?

7 STEVEN NG: Yes, sir.

8 NOAH NATHAN: Great. So I just wanted to echo
9 what my neighbor Don Ware recently said, which is I think as
10 I understand it, the main issue before you tonight is not
11 the question of height, but it's about the setbacks. And
12 so, I want to focus my comments on the setbacks.

13 And so, you know, contrary to the statement of the
14 Harvard Square Neighborhood Association, I want to be clear
15 that the abutters who live directly next to this property
16 support the variance that's being requested tonight, because
17 we think this meaningfully improves conditions for the
18 neighborhood.

19 And I also want to echo my neighbor Nicole
20 Bryant's comments just now that as someone who walks past on
21 this site almost everyday, I just want to stress that a
22 zero-foot setback on Story Street really doesn't seem like a

1 problem in terms of public use.

2 Many of the surrounding buildings on Story Street
3 already have these same nonconforming 0' setbacks. The Post
4 Office building directly across the street from the site has
5 a 0' setback and a bus stop for the 71 and 73 bus that
6 gathers a lot of people on that sidewalk every day.

7 And in my experience, it doesn't pose any issue
8 for walking by that stretch of sidewalk. So I think this is
9 something that's not going to really impose a cost on the
10 public to pull this building forward, but is going to
11 meaningfully improve conditions for the people who have to
12 live next to this building.

13 And for that reason, we really hope that you're
14 able to support this variance petition.

15 Thank you so much.

16 STEVEN NG: Thank you, Mr. Nathan.

17 OLIVIA RATAY: Marilee Meyer?

18 MARILEE MEYER: Hi. Marilee Meyer, 10 Dana
19 Street. I am member of the Harvard Square Neighborhood
20 Association and also the Harriet Jacobs Legacy Committee.
21 But I am speaking for myself tonight. I have just a couple
22 of questions, and I'm sure that if I stray off the

1 reservation as not being pertinent, you will tell me so.

2 I had a couple of questions. What was floated
3 about the height, even though we're talking about setback, I
4 would like to know whether the height is 80' or 85' because
5 both have been floated around in the discussion of what a
6 residential portion would be.

7 And number two, if a hotel is commercial, and the
8 residential is a separate -- rules or whatever, and they
9 don't match. But if you put them together one on top of the
10 other, that's where I get confused, because what has
11 priority?

12 And it says technically the residential, the
13 greater -- the greater height would prevail. But -- and I'm
14 glad you're having Law Department look into that.

15 And just as smaller design question, even though
16 -- again, it may not be your purview is pulling this whole
17 mass forward to Mt. Auburn and Story Street, Patrick what
18 does that do to your café?

19 I mean, before you had, you know, a plaza out
20 front and all that kind of stuff; and so you're just --
21 you're just pulling it forward as a commercial business --
22 small business.

1 And I still have an issue with the way the windows
2 are, just they don't fit with the rest of the things. But
3 anyway, that's not your purview either.

4 I really appreciate the fact that you're giving
5 the neighbors more space behind, and I think that would --
6 that's going to really work well.

7 And also pulling the Harriet Jacobs House forward
8 also gives it more prominence on that corner, so it can be
9 more visible from various different streetscapes.

10 So thank you.

11 STEVEN NG: Thank you, Ms. Meyer.

12 WENDY LEISERSON: The Chair was just asking me to
13 just to quickly comment on those questions, all of which I
14 think are good and which I share. The reason for the
15 difference in the 80' versus 85' number though, comes from
16 one refers -- the 85' number refers to the base zoning
17 district if it was not covered by the Harvard Square
18 Overlay. And the 80' figure comes from the section in the
19 Zoning Ordinance regarding the Harvard Square Overlay.

20 And again, if you look at that as Article 20.54.2
21 and then you'll see that there are two enumerated paragraphs
22 in that section, and the second paragraph talks about

1 getting a special permit for additional height up to 80'.

2 And then I also just wanted to clarify that height
3 is a variable that is used to calculate the appropriate
4 setback. And so, that is why height is relevant to a
5 variance for setbacks, because you have to know the height
6 in order to come up to what is there -- the setback that
7 you're being asked to get zoning relief from.

8 And I also note, just while I have the floor, I
9 guess would say that my questions are meant to have clarity
10 on the law and on what we as a Board can decide. It's not a
11 comment on whether I believe the ideas proposed are good or
12 bad. That is not what this is about.

13 Thank you.

14 STEVEN NG: Thank you, Wendy.

15 OLIVIA RATAY: Ronald Heifetz?

16 RONALD HEIFETZ: Hi. Can you hear me okay?

17 [Echo]

18 RONALD HEIFETZ: My wife Kathryn and I live at 20
19 Hilliard Street, and thank you very much for all of this
20 conversation. We agree with our -- one of the - we are the
21 fifth of the abutters, and we agree with what all of our
22 neighbors have said; that this is right now the best of what

1 the options appear to be.

2 We have been told that if the building is not
3 approved at this height, that they would simply turn it into
4 a fully residential property in order to be able to keep it
5 at this hight.

6 I don't -- and assuming that that that's the case,
7 I think it would be very upsetting if that decision of this
8 Board forced them to convert this mixed-use building to a
9 fully residential building, so that they could then build an
10 85' building with a 5' setby (sic) without needing any
11 variances at all. That would be the -- you know, a worse
12 case than the current situation in which we still have an
13 85' building.

14 It isn't clear that the trees will survive, even
15 if the roots aren't damaged with the minimum of sunlight,
16 it's going to be reached. But nevertheless, it increases
17 the odds and it makes it much more livable for there to be
18 green space 13-and-a-half, 13 -- almost 14 feet of green
19 space in back of us instead of five feet.

20 So, you, if this Board is going to make decisions
21 that are going to push the developer to build a fully
22 residential, 85' tower five feet from us, that would be a

1 pretty terrible outcome.

2 Thank you very much.

3 STEVEN NG: Thank you, Mr. Heifetz. I think we've
4 allowed all public speaking to have a turn.

5 So running through correspondence, we have an e-
6 mail from Ms. Jillson at the Harvard Square Business
7 Association in favor of sharing a letter of support for the
8 Variance Petition, citing the restoration of the Harriet
9 Jacobs House and the added vibrancy of having a hotel --
10 another hotel in Harvard Square, as well as the addition of
11 new housing. And:

12 "-- project has -- the applicant has conducted
13 extensive community outreach, including meetings with
14 neighbors and abutters, and has worked to incorporate their
15 feedback. The project has already received a Certificate of
16 Appropriateness from the Cambridge Historical Commission
17 confirming that its design is appropriate for its historic
18 setting."

19 For these reasons, Denise requests the Board to
20 grant the Variance and thanks for our consideration.

21 Also received a letter or e-mail from Nicola
22 Williams, attaching a memo from the Harriet Jacobs Legacy,

1 as cited by -- from Mr. Macon.

2 The memo cites support for the application, and
3 from the Board of Directors of the Harriet Jacobs Legacy
4 Committee. They believe that this is -- "This plan responds
5 both to the important concerns expressed by abutting
6 neighbors as well as to the public interest.

7 "We therefore believe the request should be
8 granted."

9 And so, that was thank you for sending that in.

10 A memo from the Planning Board to the Board of
11 Zoning Appeal was issued September 23. They were citing
12 they --

13 "The Planning Board has discussed the proposal and
14 voted to forward the following comments as explained in the
15 CDD memo. The project will be subject to Planning Board
16 Review, more as Advisory Consultation, where Board members
17 can make nonbinding comments of the design." It has not
18 conducted its full review at this time, but I'm sure that'll
19 get scheduled in the near future.

20 "Planning Board members generally recognize the
21 benefit of granting setback relief to move the building
22 envelope further away from adjacent residential properties

1 and mature trees. Particularly on Mt. Auburn Street, the
2 shift towards the edge -- street edge -- is a favorable
3 tradeoff for the overall site planning.

4 "Board members felt that a closer street wall was
5 appropriate for activating the hotel frontage, a long and
6 already wide public sidewalk that is approximately 10' -
7 12'."

8 They did concern -- express some concerns of the
9 proposed proximity of the project to Story Street, given the
10 narrow, 5' existing sidewalk, but they -- since their review
11 has not really been completed, they have not provided a
12 specific recommendation but advises the BZA to ensure this
13 condition is thoughtfully considered.

14 We also received a memo from C -- C, no that's
15 part of the Planning Board letter -- Harvard Square Advisory
16 Committee, dated September 16. The Harvard Square Advisory
17 Committee voted in support of the current application.

18 Let's see. Just trying to summarize here. They
19 recommend approval of the requested Variance for 127 Mt.
20 Auburn Street, 17 Story Street, conditioned on continued
21 dialogue with abutters for improved design outcomes.

22 And the vote was passed 4:1 vote: four in favor,

1 one abstained -- abstention vote of -- among voting
2 Committee members.

3 Jumping ahead. And we did receive a letter from
4 the Harvard Square Neighborhood Association September 16,
5 2026. Key takeaways: they commented current approval record
6 is not sufficiently clear. They would like kind of a
7 synopsis or a history of the project development over time.

8 Second, preservation and relocation of the Harriet
9 Jacobs House was a known project requirement, not an
10 unexpected hardship.

11 Number three, Story Street is narrow and one-way.
12 The proposed 250-square foot loading area should be tested
13 for trucks making 90-degree turns and 100 percent interior
14 loading.

15 And item 4, regarding the C-1, C-2 boundary,
16 questioning height calculations that need to be resolved
17 citing the Harvard Square Overlay, and they allow up to 80'
18 by Planning Board Special Permit. The applicant should show
19 how the boundary, 8-level mixed-use plan and grade
20 calculations apply.

21 Five -- Item 5: Proposal must distinguish
22 permanent housing from hotel and transient use. And they

1 are asking for additional information on condominium rental
2 model regarding the housing. And that's pretty much their
3 concerns listed.

4 And I believe that was it for written
5 correspondence.

6 So Mr. Barrett, we -- I'll make a motion for a
7 continuance, and I guess Olivia, do you have available dates
8 for us?

9 WENDY LEISERSON: Mr. Chair, may I just ask for
10 something?

11 STEVEN NG: Sure.

12 WENDY LEISERSON: If we are going to continue
13 this, because I do hear loud and clear the neighborhood --
14 the members of the public here who are desirous of some
15 change to the setbacks, but I also heard or read in the file
16 some requests for clarity of the plans to be reviewed by the
17 public.

18 So I do wonder: the other variable that is needed
19 to calculate heights is the length of the building. And
20 when I was reviewing the plans that had been submitted, it
21 was unclear which side of the -- you know, where that length
22 was derived from.

1 So I just wonder if the petitioner could do
2 something simple. I'm not asking for stamped [drawings] or
3 anything, but simple, where they submit something as part of
4 the continued package that clearly marks what they're
5 referring to as the "commercial setback," the lengths of the
6 building sides that are relative to the setback calculation,
7 the number of residential units that will be separate from
8 the hotel rooms --

9 STEVEN NG: Mm-hm.

10 WENDY LEISERSON: -- because we also saw that in
11 the file, and clearly marking which parts of both -- the old
12 historic building and which parts of the new building will
13 be Hotel versus Residential.

14 Was there anything else that you heard from
15 members of the public that would help them to review the
16 packet?

17 STEVEN NG: No, I think in the correspondence
18 there were some requests for just more committed information
19 for us to review for the record.

20 And I think Mr. Barrett, that's a fair request,
21 because when we make a motion, I have to cite a set of
22 documents that we're going to base, you know, the approval

1 off of and of course it will have the setbacks, but it -- I
2 think having a configuration for the building and something
3 that's officially set for us to approve is going to help go
4 a long way for that.

5 WENDY LEISERSON: Thank you.

6 PATRICK BARRETT: Yeah. Would you like me to
7 weigh in on any of that, or should I --

8 STEVEN NG: Yeah. Just I think that request will
9 help us --

10 PATRICK BARRETT: Okay.

11 STEVEN NG: -- with the motion, and so on.

12 PATRICK BARRETT: I understand everything that
13 you're looking for, and I've been here before and I do
14 understand the requirements of a variance and what you guys
15 are typically used to seeing. And I do apologize that this
16 project is in flux, but there's no other legal mechanism to
17 address the setback.

18 What I'm confused by, and I think we're leaning
19 towards not continuing, is on the issue of height. And
20 we've established that with ISD multiple times, I've written
21 several memos on the subject. We're not going to be subject
22 to further discussion on that in terms of going through a

1 Law Review. And that also causes further delay.

2 We have a project that we can move forward on that
3 doesn't require us to be here. We did this primarily as a
4 gesture to move the building to address concerns of the
5 neighbors, and this is the only legal mechanism I have.

6 So I'm not asking you guys to -- I think -- I
7 understand the complications and frustration that people are
8 having with this.

9 And to be frank, I don't know what I was expecting
10 for this evening for this project, because I know we're not
11 fully baked in. Unit counts and hotel rooms counts; they'll
12 be forthcoming.

13 But the level of commitment for a project this
14 size to do all those things; once we're -- once we've done
15 that site, we're sited. We're not going to move the
16 building.

17 So I've consulted with my client, and I think the
18 best course of action for my client is not to continue.
19 We'll withdraw and we'll just continue on with the by-right
20 residential project, and go on from there.

21 But thank you.

22 WENDY LEISERSON: Excuse me. I just wanted to say

1 for the record, I don't think that when a legal decision is
2 being asked to be made that it is unusual to ask for the
3 record to show what the actual criteria and figures are.

4 I'm sorry that your client feels that way, because
5 I think you are disappointing most of the neighbors, and
6 you've already put this much effort into it, and it would be
7 sad to see you withdraw this way.

8 PATRICK BARRETT: We're not talking about --

9 WENDY LEISERSON: But yeah.

10 PATRICK BARRETT: -- the setback and the height.
11 We're not -- we're not talking about the calculations of the
12 setbacks. Those are actually largely irrelevant. Because
13 if you're talking about the height and width of the building
14 to determine the setbacks, we're asking to be able to use
15 the residential setbacks.

16 So whatever calculation we come up with, whatever
17 we're asking for in terms of relief, we could provide -- I'm
18 happy to provide that calculation to show you what it would
19 have been at the new configuration. We've already showed
20 the City what it has been -- what it would be with our
21 current configuration.

22 Our current --

1 WENDY LEISERSON: Well, it needs to be a matter of
2 the record that we're reviewing and it is not, as you've
3 conceded. So thank you.

4 PATRICK BARRETT: Oh, thank you. Okay.

5 STEVEN NG: All right. So the proponent has --
6 appellant has requested to withdraw the application. I
7 believe that it's a discussion for the Board to decide
8 whether to make that motion and make it happen.

9 I guess our other option would be to deliberate on
10 what we have or -- you know, depending on the Board's favor
11 to make a decision or approve the withdrawal, right?

12 So any comments from fellow Board members?

13 DANIEL HIDALGO: So I understand the legal
14 complexities here, but I guess I am willing to trust ISD, et
15 cetera, you know, consider all these issues.

16 And so, I'm actually perfectly fine moving forward
17 on a vote, and I would support this, given what we heard
18 from the neighbors and the complexity of the project, but I
19 understand if that's not what the rest of the Board would be
20 interested in.

21 WENDY LEISERSON: I'm also trying to think about
22 is there any remedy here? And my question is, is the

1 petitioner able to state clearly for the record what the
2 dimensions are that you are seeking, and then we can amongst
3 ourselves decide whether we believe that those dimensions
4 are -- do satisfy the legal question?

5 Which actually I do want to call attention to the
6 fact that the petitioner himself raised the fact that mixed-
7 use development was not specifically contemplated in this
8 new zoning, and therefore this is what's partly causing the
9 problem.

10 PATRICK BARRETT: Yeah. And I cited that because
11 we're -- we have an issue where we have two setback
12 configurations. We have a Residential setback and a
13 Commercial setback.

14 So what we're asking for is -- dimensionally is
15 very clear on the Table -- on the chart that we gave you,
16 that shows the existing, conforming approved side setbacks,
17 but not the -- well, the side setback, because I guess
18 that's all we're talking about: the front and the side.

19 And what we can -- what we want to move the
20 building to, which is the 5'10" on Mt. Auburn, the 10'6" in
21 between the two buildings at Mt. Auburn, 13.8' behind
22 Hilliard, 5' next to 15 Story, and we're at zero on that

1 stretch of Story Street for the first half of the building.

2 Those are the dimensions that we're asking for.

3 I'm not sure I can be any more clear. I think --
4 what -- I think -- and please correct me I'm not wrong,
5 because I'm not that trying to be combative, what you're --
6 I think what you were asking for before was what would the
7 dimensions be if we had to conform to the commercial setback
8 for the hotel? Is that correct?

9 WENDY LEISERSON: No, my question was simply
10 because you are invoking two different setback formulas here
11 or rules, you know, for calculating the Dimensional
12 Standards --

13 PATRICK BARRETT: Yep.

14 WENDY LEISERSON: -- all I'm asking for is a clear
15 statement that's legally supported, and unfortunately
16 because of the mixed-use issue it's -- which you reference
17 it is a matter that has not been well-written, shall we say.

18 So I'm simply asking for that data, that evidence
19 to be on the record of this decision because recall also
20 that you are not the -- whether I like your proposal or not,
21 whether the neighbors like your proposal or not, there's
22 also a precedent here that we're setting.

1 And I want to make sure that we, in today's local
2 environment, are using the right dimensions and the right
3 calculations. So --

4 PATRICK BARRETT: We're asking for the dimensions
5 as shown on --

6 WENDY LEISERSON: And there was some confusion
7 about that in --

8 PATRICK BARRETT: We're happy --

9 WENDY LEISERSON: -- from some of the people who
10 looked -- yes, you may talk. Sorry.

11 PATRICK BARRETT: I'm sorry. We are asking for
12 the dimensions that we show on the Table that shows the
13 before and after of the setback. I just cited what those
14 numbers are. That's what we're asking for.

15 And as far as precedent goes, the City is already
16 looking to fix this issue. We're ahead of the curve on that
17 one, on this. The -- I actually have another case this
18 evening, so you're going to see me again, I'm sorry. That's
19 another corner lot dealing with a much smaller site, but
20 similar issues.

21 This comports very well with Urban Design
22 Guidelines and everything else that we're told we should be

1 looking at in terms of how to develop the site.

2 But from a numerical standard, what we're asking
3 for is 10'6" on the side, 5'10" on the Mt. Auburn side, zero
4 on the Story Street side, 5' on the abutting, 15 Story
5 Street property line, and 13'8" for -- on the Hilliard line.
6 Those are -- that's what we're asking for for the building.

7 WENDY LEISERSON: So I'm sorry, Attorney Barrett,
8 to interrupt you. But here's the thing: I would love to
9 please the neighbors. I would love to not continue this
10 case.

11 And I'm feeling frankly a little bullied by the
12 fact that you're saying we're going to withdraw and just do
13 what we want to do when you've already come to an agreement
14 that pleases the neighbors, will make a nice development
15 project in Harvard Square, simply because I'm asking for
16 clarity on the law.

17 And that doesn't seem right to me. And --

18 PATRICK BARRETT: So I understand --

19 WENDY LEISERSON: -- and I understand that you
20 just told me your numbers, but I recall now that the issue
21 is were those numbers properly calculated?

22 And that's what I'm asking for clarity from from

1 the Legal Department. We're willing to put you on the
2 calendar as soon as possible.

3 PATRICK BARRETT: They don't need to be properly
4 calculated --

5 WENDY LEISERSON: We've had this property for a
6 long time.

7 PATRICK BARRETT: -- there's no calculation to be
8 done. I'm sorry --

9 WENDY LEISERSON: Well --

10 PATRICK BARRETT: There's no calculation that's
11 required. We are asking to use the residential setbacks as
12 they are -- to have the commercial setback mirror the
13 residential setback. There is no calculation. So that's
14 where I'm confused.

15 And I'm not trying --

16 WENDY LEISERSON: Well --

17 PATRICK BARRETT: I'm not trying to bully you, but
18 we -- the --

19 WENDY LEISERSON: I know. I understand you're
20 frustrated.

21 PATRICK BARRETT: This option came to us at a very
22 sort of last minute. We had no intention of even doing this

1 because there was no legal way to do it.

2 But you're telling me you want the calculations
3 for the setbacks when I'm confused because there is no
4 calculation. The required setback on this lot for
5 residential use would be 10' on the --

6 WENDY LEISERSON: Well --

7 PATRICK BARRETT: -- and 5' on the sides.

8 WENDY LEISERSON: -- like you, I have also
9 consulted ISD Staff. So I'm not just bringing this out of
10 the blue either. And so, I wouldn't -- I trust the ISD
11 Staff as well, and if there's any confusion, then that's
12 where we have to go to law.

13 But I'm going to stop talking now.

14 STEVEN NG: Mr. Barrett, I think If Board members
15 need additional clarification, it's not an indication, I
16 don't think of -- you know, denial or not in favor, but we
17 -- I think we have to do our due diligence --

18 PATRICK BARRETT: Yep.

19 STEVEN NG: -- to make sure that we feel that it's
20 -- we're doing all the right things to get to a decision for
21 you and your client.

22 So if we're trying to get -- and I appreciate all

1 the work, and I see the public support, and especially the
2 abutters. So, you know, I think it's better to allow this
3 Board to do their -- our job to make sure we've got the
4 right info and just kind of, you know, take it to that next
5 step.

6 PATRICK BARRETT: Okay, Mr. Chair, you win.

7 STEVEN NG: Thank you, sir.

8 PATRICK BARRETT: Continue.

9 STEVEN NG: And is -- so I'm going to make -- and
10 we'll catch up with you on the next application coming up,
11 but -- yeah. So let me make a motion to continue the matter
12 of BZA Case 1225403 for 127 Mt. Auburn Street to the --
13 what's our next -- October 15 hearing, does that work for
14 you, Mr. Barrett?

15 PATRICK BARRETT: I'm sorry, to hear this October
16 15?

17 STEVEN NG: Yes.

18 PATRICK BARRETT: Perfect. Thank you.

19 STEVEN NG: All right. To the October 15, 2026
20 hearing on the condition that the petitioner change the
21 posting sign to reflect the new date and the new time of
22 6:00 p.m.

1 Also, that the petitioner sign a waiver to the
2 statutory requirements of the hearing. This waiver can be
3 obtained from Maria Pacheco or Olivia Ratay at the
4 Inspectional Services Department.

5 I ask that the petitioner sign the waiver and
6 return it to the Inspectional Services Department by a week
7 before this coming Monday. Failure to do so will de facto
8 cause this Board to give an adverse ruling on the case.

9 Also, if there are new submittals, changes to the
10 drawings, dimensional forms, or any supporting statements
11 that those be in the file by 5:00 p.m. on the Monday prior
12 to the continued meeting date.

13 On the motion to continue? Oh, can -- before I
14 close the motion, can other members make the October 15
15 hearing?

16 VIRGINIA KEESLER: Yes. This is Virginia.

17 STEVEN NG: Thank you, Virginia.

18 MIRANDA CECIL: Yes, Miranda Cecil.

19 DIEGO MACIAS: All right. Daniel Hidalgo, yeah.

20 STEVEN NG: And thank you, Dan and Miranda.

21 WENDY LEISERSON: Wendy yes.

22 STEVEN NG: Thanks, Wendy.

1 On the motion to continue this matter until
2 October 15, Wendy Leiserson, voice vote, please?

3 WENDY LEISERSON: In favor, thank you.

4 STEVEN NG: Dan Hidalgo?

5 DIEGO MACIAS: Daniel Hidalgo in favor.

6 STEVEN NG: Virginia Keesler?

7 VIRGINIA KEESLER: Virginia Keesler in favor.

8 STEVEN NG: And Miranda Cecil?

9 MIRANDA CECIL: Miranda Cecil in favor.

10 STEVEN NG: And Steven Ng in favor.

11 [All vote YES]

12 STEVEN NG: Thank you very much.

13 PATRICK BARRETT: Thank you.

14

15

16

17

18

19

20

21

22

* * * * *

(7:44 p.m.)

Sitting Members: Steven Ng, Wendy Leiserson, Daniel
Hidalgo, Virginia Keesler, and Miranda
Cecil

STEVEN NG: All right. Our next case for 6:15
was 86 Sciarappa Street; Erez Yoeli seeking a special permit
to replace an existing, nonconforming side landing and stair
that increases length of structure but maintains existing
width that sits in the side setback, citing Articles 5.31,
Table of Dimensional Requirements; Article 8.22.2.d,
Nonconforming Structure; and Article 10, Section .40 Special
Permit.

Mr. Yoeli, are you available?

EREZ YOELI: Yes, hi.

STEVEN NG: Hello.

EREZ YOELI: Thanks for hearing the case.

STEVEN NG: Tell us about your Special Permit
request.

EREZ YOELI: Sure. Let me caveat by saying I'm
just a homeowner who doesn't have much experience doing
this. I'm not developing any hotels.

1 STEVEN NG: Okay.

2 EREZ YOELI: I own a very small house in East
3 Cambridge. The entire house sits on a 25' x 30' lot. It
4 was probably the carriage house to one of the houses around
5 the corner 150 years ago, and was carved out.

6 The house sits on most of the lot. The house has
7 three points of egress: the front door, door from the
8 basement, which is not a compliant form of egress, and the
9 rear door from the kitchen, which is the point of egress
10 that we're discussing today.

11 It has a landing that was probably built in 2013.
12 It's falling apart. It has been falling apart for months,
13 and I've been trying to get this permit for months so that I
14 can fix it and make it safe.

15 And I am asking to change the dimensions of this a
16 little bit. I would like to extend the landing itself so
17 that it clears the window that is underneath it.

18 You can't see that window from the photos that you
19 are looking at right now, but there is a window like it,
20 which is the one that you see; behind the stairs, there's a
21 second one. If you want, I'll get up and show it to you,
22 because I'm sitting in the basement, which is where it's at.

1 And that window is blocked by the landing.

2 And so, if we extend the landing by a few inches
3 and adjust the height of it and so, that we don't have to
4 extend the full run of stairs, we can actually cut a stair
5 and stay with -- all very close to the existing dimensions.
6 Then I can put in a glass floor over that window and get in
7 some light.

8 So the project is sort of designed to make the
9 minimal changes to the existing structure, but allow for
10 that. And that's what I'm asking for permission to do.

11 What can I answer that would be helpful to you
12 guys, since I don't actually know if anything I said was
13 helpful.

14 STEVEN NG: Well, I think you -- now I now
15 understand the last detail -- the glass material product
16 info you gave in your application. So I can see why you
17 could get daylight down into that particular window. So
18 that helps me quite a bit.

19 Thank you for the presentation.

20 Any questions from fellow Board members?

21 WENDY LEISERSON: I have no questions, you'll be
22 glad to hear.

1 STEVEN NG: Any other Board members, comments,
2 questions?

3 Hearing none, I'll move to public comment. In the
4 file, we have one e-mail from Abigail Lewis-Bowen. And she
5 writes:

6 "We are writing today in support of the petition
7 by Erez Yoeli at 86 Sciarappa Street. We live at 80
8 Thorndike Street, and our back yard directly abuts the rear
9 of the property concerned.

10 "We have no concerns regarding this petition and
11 support the petitioner's request for the special permit,
12 which makes the side landing and stair more usable, while
13 having negligible impact on any surrounding properties.

14 "Kind regards.

15 "Abigail and Alister Lewis-Bowen."

16 STEVEN NG: Thank you for that.

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

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

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

5 [Pause]

6 STEVEN NG: Nope. So there's no one online for
7 public speaking.

8 So closing public comment, moving to
9 deliberations, if -- are there any comments from the Board,
10 or are you ready to entertain a motion?

11 WENDY LEISERSON: Ready for a motion.

12 STEVEN NG: Thank you. So the Chair makes a
13 motion to grant special permit from the Ordinance under
14 Sections 5.31, Sections 8.22.2.d, a Nonconforming Structure:
15 and Sections 10.40 for a Special Permit; reviewing responses
16 for a supporting statement for a Special Permit that:

17 a) It appears the requirements of this Ordinance
18 cannot or will not be met. The proposed replacement
19 extended landing does not create any new Dimensional
20 nonconformity. The proposed structure has identical
21 footprint height and location to the existing, preexisting,
22 nonconforming structure at the northeast corner of the lot.

1 b) Traffic generated or patterns of access of
2 egress would cause congestion, hazard, or substantial
3 change. The proposed replacement landing is a private,
4 residential access, and will not generate traffic or alter
5 patterns of access or egress to or from the public way.

6 c) The continued operation of or the development
7 of the adjacent uses as permitted in the Zoning Ordinance
8 would not be adversely affected. And the -- replacing the
9 structure -- the existing structure in kind, same location,
10 footprint and height will not impact or create an adverse
11 condition.

12 d) Nuisance or hazard would be created to the
13 detriment of the health, safety, or welfare of the occupant.
14 And they will not.

15 And for other reasons, the proposed use would
16 impair the integrity of the district or adjoining districts.
17 And we find that it will not.

18 So based on that finding, they meet the criteria
19 under Section 10.40 for a Special Permit. And further, that
20 we incorporate supporting statements and Dimensional Form
21 submitted as part of the application.

22 On a voice vote, please, Board members, Wendy

1 Leiserson?

2 WENDY LEISERSON: Wendy Leiserson in favor.

3 STEVEN NG: Thank you. Virginia Keesler?

4 VIRGINIA KEESLER: Virginia Keesler in favor.

5 STEVEN NG: Thank you, Virginia.

6 Daniel Hidalgo?

7 DANIEL HIDALGO: Daniel Hidalgo in favor.

8 STEVEN NG: Thank you.

9 Miranda Cecil?

10 MIRANDA CECIL: Miranda Cecil in favor.

11 STEVEN NG: Thank you.

12 And Steven Ng in favor.

13 [All vote YES]

14 STEVEN NG: So the vote is 5:0 in favor, and the
15 special permit is granted.

16 EREZ YOELI: Thanks, guys. Have a good night.

17 STEVEN NG: Thank you. You too.

18

19

20

21

22

* * * * *

(7:53 p.m.)

Sitting Members: Steven Ng, Daniel Hidalgo, Virginia
Keesler, Wendy Leiserson, and Miranda
Cecil

STEVEN NG: next up is Case No. BZA-1225403 --
200 Auburn Street, c/o Adam Dash, seeking a variance for new
construction of a residential structure, pre-existing,
nonconforming minimum front yard setback requiring relief or
citing Articles 5.31, Table of Dimensional Requirements;
Section 8.22.3, Non-Conforming Structure; and Sec. 10.30 for
a Variance.

Mr. Dash?

ADAM DASH: Mr. Chair, good evening.

STEVEN NG: Good evening.

ADAM DASH: Attorney Adam Dash, 48 Grove Street in
Somerville, representing the petitioner, 200 Auburn Street
LLC. With us is Jeremy Henry, of the petitioner, Clay
Berfadio (phonetic), the builder; and Tatiana Ameda
(phonetic) should we need them; hopefully we will not.

Petitioner seeks a variance for a nonconforming
minimum front yard setback, as you stated, in the Residence

1 C-1 Zoning District.

2 This is a very odd situation, because we are
3 seeking a variance to keep the building as it is with regard
4 to that front yard setback for which we are seeking a
5 variance. I had not seen this happen much in the past --

6 STEVEN NG: Mm-hm.

7 ADAM DASH: But allow me to tell us a little bit
8 of a story here. I apologize if it may go on a little bit.

9 But the need for this relief comes out of an
10 unforeseen issue which arose during construction of this
11 project, which was approved by right.

12 The petitioner obtained a by-right building permit
13 to alter the existing four-unit residential structure.
14 During construction, it was found that the existing framing
15 was rotted. So it was removed and replaced in the same
16 location to remediate a dangerous situation.

17 And you have a letter from Anderson Pacheco of
18 Alpha Carpentry who was doing that work, who corroborates
19 this.

20 The City then said that since the framing had been
21 replaced, even though it was in the exact same place, that
22 the project now constitutes new construction, and the

1 previously grandfathered preexisting front yard setback now
2 requires a variance, even though it's staying exactly in the
3 same place.

4 So keep in mind, the front yard setback's not
5 changing. It's preexisting. It's only because the existing
6 framing was found to be rotted and not feasible to retain
7 that the need for the front yard variance arose.

8 There's practical difficulty to the petitioner
9 related to the layout and location of this preexisting
10 structure. Had the structure not been in a situation with a
11 preexisting front yard setback nonconformity, then replacing
12 the rotted framing would not have triggered any need for a
13 variance whatsoever.

14 Strict enforcement would require the petitioner to
15 demolish and/or move the building from its preexisting
16 location, which would be a substantial hardship and
17 impractically difficult, especially with work under the by-
18 right building permit being partly done.

19 There's no other way to achieve the result here
20 without this variance, because the rotted framing had to be
21 replaced for safety reasons. And that would create the need
22 for this variance.

1 The petitioner is only seeking to keep that
2 existing front yard setback the same as it's always been,
3 and the same as it was for the by-right building permit.
4 The variance will allow the existing streetscape to be
5 retained. There's no new residential units being proposed.

6 The relief sought is for the 6' preexisting front
7 setback where 10' is required. However, as you can see in
8 the plans we've filed, the average front setback of the
9 houses on either side is only 6'10". So the relief sought
10 would keep things basically the same kind of a context and
11 keep everything texturally appropriate.

12 The practical difficulty was not self-created.
13 The petitioner had no idea the framing was rotted, and would
14 end up stuck in the same situation, whether they'd actually
15 replace that framing or come to you first, it really doesn't
16 matter; the situation would have been the same.

17 There was no feasible alternative, and the
18 petitioner -- you know, as I said, would be here anyway.
19 And I hope that they don't end up penalized for remediating
20 an unsafe situation.

21 You have a letter of support from the Cambridge
22 Zen Center directly across the street from and adjacent to

1 the property at issue.

2 STEVEN NG: Mm-hm.

3 ADAM DASH: But please note that the original
4 Dimensional Table, just for the record, that was filed at
5 this petition was later revised.

6 But the revision had nothing to do with the front
7 yard setback. It had to do with issues that came out of the
8 Mass Architectural Access Board for other things why we had
9 to file an amendment. But that front yard setback issue
10 we're here [for] tonight is not related to that.

11 And so, the petitioner requests that the Board
12 grant the variance for the minimum front yard setback, even
13 though the front yard setback is not changing from what it
14 was. So there is the odd situation I have for you this
15 evening.

16 STEVEN NG: [Laughter].

17 ADAM DASH: Thank you.

18 STEVEN NG: Thank you so much. I think it's a
19 pretty straightforward situation here.

20 Any questions from fellow Board members?

21 WENDY LEISERSON: I also don't have questions just
22 seeking confirmation of the analysis that -- under the new

1 variance.

2 So the benefits to the petitioner is to allow the
3 existing structure to stay exactly the same without costly
4 and frankly seemingly impossible alternatives.

5 The benefits to the public interest is to maintain
6 the neighborhood streetscape as is and not disrupt it.
7 There seems to have been no detriment articulated to the
8 public health, safety and welfare of the neighborhood. And
9 I have not found one, but perhaps others will chime in on
10 this.

11 And then the four additional factors that we may
12 consider per the new law are, as Attorney Dash just
13 articulated, so I won't repeat them.

14 And having gone through that analysis, I agree
15 that there's a practical difficulty here that supports a
16 variance in this case.

17 STEVEN NG: All right. Thank you, Wendy.

18 Any other comments from fellow Board members?

19 We'll move to public comment. We did, as
20 mentioned by Mr. Dash: an e-mail from the Cambridge Zen
21 Center in support, and so that was there. And so, we'll
22 check for any public comment online.

1 Any members of the public who wish to speak should
2 now click on the icon at the bottom of your Zoom screen that
3 says, "Raise hand."

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

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

11 [Pause]

12 STEVEN NG: All right. Seeing no one needing to
13 speak, we'll close public comment and move to deliberations.
14 Any comments, questions from fellow Board members?

15 I will move into a motion.

16 The Chair makes a motion to grant relief from the
17 requirements of the Ordinance under Sections 5.31, Table of
18 Dimensional Requirements; Sections 8.22.3, Nonconforming
19 Structure; and Section 10.3 for a Variance.

20 Reviewing Standards for granting a variance,
21 permitting authority specifically finds that a strict
22 enforcement of the Ordinance or bylaw would result in a

1 practical difficulty.

2 In making the determination, the permit granting
3 authority shall weigh the benefits to the appellant or
4 petitioner and to the public interest, including the
5 interest in supporting the production of housing against the
6 detriment to the public health, safety and welfare of the
7 neighborhoods and may also consider:

8 One, whether the practical difficulty relates to
9 soil condition, shapes, or topography of such land or
10 structures.

11 The layout and location of the existing structure
12 within the front setback creates the practical difficulty,
13 had the existing structure not be preexisting, nonconforming
14 front yard setback, then replacing the framing would not
15 have created the need for a variance.

16 Item 2, whether the strict enforcement would
17 impose a financial hardship on the appellant or petitioner.
18 The project was approved by right and given a building
19 permit to alter existing structure.

20 During construction, it was found the existing
21 framing was rotted, so it was removed and replaced in the
22 same location to repair that damage.

1 The City required -- since the framing was
2 replaced, even though it was in the same place, the framing
3 constituted new construction. As such, the preexisting,
4 nonconforming minimum front yard setback now required a
5 variance, even though the building was going to be in the
6 same place as before.

7 Having to tear down and move the building from
8 where it had been for a very long time only due to the
9 replacement of rotted framing -- would be a substantial
10 hardship to the applicant.

11 Item 3: Whether the benefit sought by the
12 appellant or petitioner can be achieved by some other method
13 feasible for the appellant or petitioner to achieve. The
14 replaced -- replacing the stair due to rotted framing was
15 what triggered the variance. Trying to shift the building
16 would not be the best method feasible to meet this.

17 And Item 4: Whether the practical difficulty was
18 self-created. And it was not. It was a preexisting
19 condition for the existing stair, and applicant should not
20 be penalized for remediating the dangerous situation.

21 So based on that finding, the applicant meets the
22 Criteria under 10:43 for a Variance, on the condition that

1 the work proposed conforms to the drawing set entitled, "200
2 Auburn Street House Renovation by TC Studio," dated August
3 15, 2026.

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

7 On a voice vote, please, Board members?

8 Wendy Leiserson?

9 WENDY LEISERSON: Wendy Leiserson in favor.

10 STEVEN NG: Thank you.

11 Virginia?

12 VIRGINIA KEESLER: Virginia Keesler in favor.

13 STEVEN NG: Thank you, Virginia.

14 Daniel Hidalgo?

15 DANIEL HIDALGO: Daniel Hidalgo in favor.

16 STEVEN NG: Thank you, Daniel.

17 Miranda Cecil?

18 MIRANDA CECIL: Miranda Cecil in favor.

19 STEVEN NG: Thank you.

20 And Steven Ng in favor.

21 [All vote YES]

22 STEVEN NG: The vote is 5:0 in favor and the

1 variance is granted. Thank you, Mr. Dash.

2 ADAM DASH: Thank you, Mr. Chair, and members of
3 the Board. Have a good evening.

4 STEVEN NG: All right. Goodnight.

5 ADAM DASH: Goodnight.

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

* * * * *

(8:05 p.m.)

Sitting Members: Steven Ng, Daniel Hidalgo, Virginia
Keesler, Wendy Leiserson, and Miranda
Cecil

STEVEN NG: All right. Final application for this evening is Case No. BZA-1218885, 1 Myrtle Ave, owners Fan Wang and Marc Wagner, in care of Patrick W. Barrett III, seeking a Special Permit for a pre-existing, nonconforming two-family on a three-street facing corner lot adding one additional floor following the footprint of the lot to add one additional unit of housing; citing Section 5.31, Table of Dimensional Requirements; Section 8.22.2.c, Non-Conforming Structure; and Section 10.40 for a Special Permit.

Mr. Barrett?

PATRICK BARRETT: Hello again.

STEVEN NG: Hello.

PATRICK BARRETT: So I'm coming before you with another corner lot, and a special permit request. This project has had sort of a winding history. It came to me a few months ago.

1 It had already been through -- it is in the Mid
2 Cambridge Conservation District and had gone through
3 Advisory Review. The owner had proceeded on several
4 building permits and the project had stalled somewhat. We
5 included some photos of the existing site. You can see that
6 it is in a state of mid-construction.

7 This case comes before you as a special permit,
8 not a variance. And it cannot meet the requirements of the
9 Ordinance, and primarily because of the inability of owner
10 lots to use the contextual setback.

11 And what the issue is -- and I think it's better
12 illustrated -- I'm going to share my screen again -- in
13 terms of what I'm talking about.

14 Here is the lot as it stands. None of this is
15 changing. The setbacks, everything remains the same.

16 But it is a three-facing lot, a three-street-
17 facing lot, and it does present itself with natural
18 difficulties in terms of its construction.

19 This is how the building currently is in play. It
20 does have a building permit; it is proceeding on that
21 building permit. But the developer and owner who's with me
22 tonight felt as though the design itself is really being

1 driven by zoning, and not by what we would consider to be
2 practical building design and urban planning methodology.

3 And the reason that we're here before you tonight
4 is because the project as designed would be required to set
5 back on the upper floors to conform with the setback
6 requirements, where the existing structure would not.

7 And that really only exists at the -- for corner
8 lots. This is exactly like 351 Cardinal Medeiros which I
9 brought to you I think almost the exact same time last year.

10 STEVEN NG: Yeah.

11 PATRICK BARRETT: Well, corner lots are -- always
12 for corner lots.

13 But that is sort of what we're looking at in terms
14 of the same difficulty, same practical abutting of the
15 Ordinance. And I think, you know, the production of housing
16 being paramount in the City of Cambridge, this allows for us
17 to get to a more uniform looking building that conforms
18 better with what surrounds it.

19 This is a side-by-side that I had the architect
20 put together to show you sort of where we were, the existing
21 house, what's been approved, and what we're currently
22 building, and what we'd like to build.

1 And I think this is the best way I can illustrate
2 the -- maybe the imperfections of some of the results in the
3 Multifamily Housing Zoning, which as I stated an hour and a
4 half ago -- you know, in about maybe six or seven months
5 this might actually be a moot issue anyway --

6 STEVEN NG: Mm-hm.

7 PATRICK BARRETT: -- but here we are.

8 And I think the developer who, you know, I think
9 you have a few letters in opposition tonight, and I -- we
10 recognize that. We also will have to go back before the Mid
11 Cambridge Conservation District next month for some final
12 review.

13 I think there's been agitation in terms of what
14 we're building, how long it's taken to build. You saw the
15 condition of the site, and I think I -- you know -- can
16 sympathize with neighbors understanding why that might be
17 problematic.

18 But, you know, we're here tonight to try to get
19 this project on the right track.

20 Since my involvement, the building permits have
21 been reduced from five to one, and we're getting it sort of
22 properly aligned in a regulatory fashion to proceed on some

1 development. And I think what the developer/owner is saying
2 is that I think that in general, it makes much more sense to
3 design the building in a much more conforming -- you know --
4 triple-decker-esque style than the -- pardon the expression
5 -- layered "wedding cake" design that you see before you.

6 Here are some different angles of what we're
7 talking about in terms of elevations: Approved, and what we
8 would like to build. This is the approved building; this is
9 the building we'd like to build.

10 And I want to highlight that we are in the Mid
11 Cambridge Conservation District, and while typically we
12 would be under their jurisdiction for the Advisory building,
13 we are -- we don't need approval to build this in the Mid
14 Cambridge Conservation District.

15 STEVEN NG: Understood.

16 PATRICK BARRETT: We can proceed with the design.
17 I think that's important, because I think in general what
18 our -- my client is trying to do is a much better result in
19 terms of uniformity with what's in the neighborhood.

20 Here's another sort of example of that wedding
21 cake setup, and we could go through other elements of the
22 plan, but I think the heart of this case in particular is

1 it's really a mirror image of what we looked at 351 Cardinal
2 Medeiros; it's trying to address this corner lot issue in a
3 way that makes a little bit of design and development sense.

4 It's certainly much more difficult to build a
5 building this way; it doesn't -- this middle design doesn't
6 really conform to anything that's in the neighborhood.

7 And the -- you know, the four-story building does
8 add an additional unit, and does look a lot more like a
9 building you'd expect to see in this neighborhood. You
10 know, height is an issue.

11 This was the same issue that came up in the
12 Cardinal Medeiros case, but that's also a reflection of the
13 new world we live in in terms of the Multifamily Housing
14 Zoning. We're 4-stories by right. It does require a little
15 more involvement with the community in terms of meetings.

16 But for the fact that this is in the Mid Cambridge
17 Conservation District, you know, there wouldn't really be
18 much more -- any more layers of review.

19 But we will be going back to them. We have some
20 requirements from them in terms of -- they wanted to see
21 where the BZA stood on this, and some exterior details et
22 cetera that they normally take a look at.

1 We did provide some -- I think that's the end of
2 that presentation from the architect. The architect is with
3 me tonight; Elpida from Hresko Architects, if there are
4 questions of an architectural nature.

5 I think, you know, we did try to show what it
6 looks like in a natural setting as best we could, which is a
7 street lined by triple-deckers, as well as two-families
8 along Magnolia that are, you know, 25' to 30' tall.

9 That is in a nutshell what this case is. And I'm
10 happy to take questions.

11 STEVEN NG: Thank you, Mr. Barrett. Any questions
12 from fellow Board members?

13 I think my only comment, Mr. Barrett, is if you
14 could -- because the plans I have in the file don't really
15 show that fourth-floor plan -- or, because it's a four-unit
16 structure, correct?

17 PATRICK BARRETT: It'll be a three-unit structure.

18 STEVEN NG: Three units, okay.

19 PATRICK BARRETT: Yeah.

20 STEVEN NG: So yeah. And then the third to fourth
21 floor is that third unit kind of --

22 PATRICK BARRETT: Correct.

1 STEVEN NG: -- two floors? Okay.

2 PATRICK BARRETT: You can --

3 STEVEN NG: We got the right drawings.

4 All right. Any other comments from Board members?

5 WENDY LEISERSON: Mr. Chair, you can just notate
6 the supporting statement to correct the number of units, is
7 that correct?

8 STEVEN NG: Yeah, that's -- I was a little -- so
9 --

10 WENDY LEISERSON: The supporting statement says
11 four units.

12 STEVEN NG: Three units. Okay. Yep. We got
13 that. Thanks.

14 Since no comments or questions from fellow Board
15 members, we'll move to public comment. So we'll -- oh, do
16 we have some folks online? Okay, so --

17 OLIVIA RATAY: Yeah.

18 STEVEN NG: -- we'll go to that first. Any
19 members of the public who wish to speak should now click the
20 icon at the bottom of your Zoom screen that says, "Raise
21 hand."

22 If you're calling in by phone, you can raise your

1 hand by pressing *9 and unmute or mute by pressing *6. I'll
2 now ask Staff to unmute the speakers one at a time.

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

7 OLIVIA RATAY: Tia Chapman?

8 TIA CHAPMAN: Hello Mr. Chair and Board members.
9 I didn't hear about the three-minute time limit with the
10 other items on the Agenda. Was that also the case? And I
11 just didn't hear it?

12 STEVEN NG: Yes. We try to keep it to three
13 minutes. I think a few of the speakers on an earlier
14 application spoke -- they went over a little bit but, you
15 know, we --

16 TIA CHAPMAN: Okay.

17 STEVEN NG: -- are pretty flexible.

18 TIA CHAPMAN: I know from prior experience that
19 Attorney Barrett keeps track of time, so I'm already nervous
20 [laughter].

21 STEVEN NG: [Laughter]

22 TIA CHAPMAN: So we, I think had some confusion

1 first of all in our neighborhood. Because just two weeks
2 ago, we all had a hearing on September 9. And so, I think
3 some people were feeling like they had already voiced their
4 opposition then at that meeting, which I think was before
5 the Historical Commission.

6 And we aren't represented by -- we don't have an
7 Attorney Barrett, and we I think were feeling confused.

8 And then also at the same Historical Commission
9 hearing, Attorney Barrett said that if we didn't -- if I
10 understood correctly, if we didn't go with the Historic
11 proposition, that this new proposal that was made on
12 September 9 different from this, that he already -- they
13 already had by right to make this thing he described as the
14 "wedding cake."

15 So we would get the wedding cake if we didn't go
16 with this new His- -- the new proposal, which I -- is, I
17 guess our -- now the Historic Commission, which is a
18 different one, which I'm confused. I don't know if that's
19 all -- I don't know what -- I think we're all feeling pretty
20 confused.

21 And so, this is the wedding cake. And I don't --
22 I don't -- I think what we lack, if you look at the yellow

1 map with the yellow buildings in yellow, you can see how
2 dense we are. We lack open spaces.

3 And our back windows, we already look out on
4 clapboard, and we've been able to live with that. We stand
5 cheek to jowl with Line Street and on the other, this is a
6 corner on two streets. I heard Attorney Barrett say three
7 streets, but it's just two streets.

8 And our one open space is at this corner where we
9 see the sky, things open up. We're a small street with only
10 two-story -- he keeps showing Magnolia, but you can see on
11 Myrtle, we're a very small, two-story, very tiny, one-way
12 street.

13 And this is -- the way I'm in favor of the wedding
14 cake, and I know a lot of my neighbors are. It lets in the
15 sun. This is going to block the open space we already --
16 this property, 1 Myrtle is -- takes up all the land
17 virtually on its lot. It's already taking up all the land.

18 But above it, you have open space. So that's been
19 really important for this whole neighborhood that we have
20 that area where things finally open up. And the setbacks
21 are a vital way to preserve what little open space we have.

22 You can see how dense our corner of the city is if

1 you look at those yellow buildings on Line and on Myrtle and
2 on Roberts.

3 And so, on a small site like this, which as I said
4 takes up its entire lot, almost like the gentleman who was
5 talking about extending his stairs, it takes up already all
6 of its lot. And on a small site like this, even a few feet
7 make a huge difference, which is why even though I had a
8 Preservation award, I'm in favor of the wedding cake.

9 Because it gives us our neighborhood, it gives us
10 light. It's more in scale. Even if it's a wedding cake,
11 it's more in scale with our small buildings on 1 Myrtle -- I
12 mean on Myrtle Ave.

13 And granting this permit would also damage our
14 climate resiliency because despite the drawings, because it
15 sits and takes up its whole lot, there's very little space
16 for landscaping, and if you've got these three units, well
17 these residents are going to need space for their --

18 STEVEN NG: Ms. Chapman, if you could finish up.

19 TIA CHAPMAN: I'm finishing up, thanks. The
20 recycling bins and things, where are those in the drawings?
21 They have to have recycling, trash, compost -- three sets of
22 those are going to barely fit. And I -- how are you going

1 to be able to have the landscaping there?

2 And then the -- I feel as though we hear this
3 word, "normalizing", he's going to normalize the building.
4 Well, the original option, they've already dug out the
5 basement, was to have these dormers and keep the roofline
6 and still be able to increase to three units.

7 Why have a fourth floor? The three units, they've
8 got the basement, you can add dormers to the third floor, I
9 -- I guess I really strongly oppose something like this
10 because it's --

11 UNIDENTIFIED: It's already almost four minutes.

12 TIA CHAPMAN: -- off it, and I think it's our job
13 to think about what's good for the city, not what's just
14 good for profit.

15 Sorry for going over --

16 STEVEN NG: That's okay.

17 TIA CHAPMAN: -- Mr. Chair --

18 STEVEN NG: Thank you, Ms. Chapman.

19 TIA CHAPMAN: -- and Board members. Thank you for
20 your time.

21 OLIVIA RATAY: Alberto Pierotti?

22 ALBERTO PIEROTTI: Yes, hi. Thank you. Thank you

1 for giving us the opportunity to speak about this project.

2 I'm Alberto Pierotti. I live at 6 Myrtle Ave, so right
3 across from -- right across from the property.

4 I actually to follow up, it's a good segue on what
5 Ms. Chapman was just saying. There was a previous project
6 that didn't show up in the comparison that Attorney Barrett
7 was showing. I don't know if you could scroll to page 24;
8 23, 24 and 25 of what you have right now.

9 I guess maybe you have a different set of drawings
10 than the ones that were posted on the City? It's the
11 drawings that -- the original drawings from maybe City
12 Design so A-2.1, A-2.2, A-2.3, which is exactly what Ms.
13 Chapman was talking about.

14 The house at -- the proposed -- the original
15 proposal this was much more in keeping with what Myrtle
16 Avenue looks like, which is not the three-deckers that are
17 on Magnolia.

18 The -- yeah, thanks, Olivia. It's pages 23, 24,
19 and 25.

20 OLIVIA RATAY: Can I get the document page numbers
21 again?

22 ALBERTO PIEROTTI: 23, 24, and 25. They're

1 drawings --

2 OLIVIA RATAY: Yeah, the --

3 ALBERTO PIEROTTI: -- A-2.1, A-2.2 --

4 OLIVIA RATAY: Okay.

5 ALBERTO PIEROTTI: This is from the version that I
6 downloaded from the -- originally from the City's website.

7 STEVEN NG: Oh, way back.

8 ALBERTO PIEROTTI: There you go.

9 OLIVIA RATAY: I got it.

10 STEVEN NG: Yeah.

11 ALBERTO PIEROTTI: All right. So this was the
12 original project for this site way back -- I don't even
13 remember at this point -- back when the story was, "We're a
14 family moving in, we want to be part of this neighborhood.
15 We're going to do this, this work."

16 And I think that this did not pass Historical.
17 Historical had a say in projects back then. It didn't pass
18 Historical -- I believe was because of the reason of the
19 roofline.

20 And then when the -- and I believe that in
21 coincidence with the Zoning changes, then that -- this
22 became the wedding cake, and now it's becoming the high-rise

1 that's being proposed right now. Right?

2 So we are all in Cambridge. We're all for more
3 housing, more affordable housing, despite the fact that
4 we're what, the fourth or fifth densest city in America.

5 But we also would love to keep Cambridge what it
6 is; keep -- keep the -- keep it as a -- as a city that I
7 would like my kids to come back when they're adults, when
8 they're working or studying somewhere and feel that they
9 belong and that they recognize their hometown as the place
10 where we grew up.

11 We brought our kids home from [Kendrick] Hospital.
12 They grew up playing at that intersection, [every]
13 intersection, in front of 1 Myrtle with all the other kids
14 from Myrtle Avenue, with the kids on Magnolia, because this
15 is a -- it's a family neighborhood. It's people who want to
16 be --

17 STEVEN NG: Please --

18 ALBERTO PIEROTTI: -- who want to be --

19 STEVEN NG: -- please finish up, Mr. Pierotti.

20 ALBERTO PIEROTTI: -- I will.

21 STEVEN NG: It's not a one -- we don't want
22 Cambridge to become a one- or two-years residence while I'm

1 working my tech job, and then I move away.

2 So I oppose the project. I would like it to go
3 back to the original project, which was much more, much more
4 in keeping what the street --

5 STEVEN NG: Thank.

6 ALBERTO PIEROTTI: -- looks like.

7 STEVEN NG: Thank you, Mr. Pierotti.

8 ALBERTO PIEROTTI: The wedding cake, the wedding
9 cake at least gives us -- lets us keep some light.

10 Thank you. Thank you for your time.

11 STEVEN NG: That was it. Okay. That was it for
12 public comment online. Just running through the ledger
13 here.

14 Correspondence: An e-mail or a letter from --
15 quite a letter, Mr. Ori Porat, 24 Myrtle Avenue. He is
16 against the application, citing establish one project, one-
17 unit count and a documented lawful baseline. Just citing
18 documentation. Require corrected current survey and
19 corrected dimensional information.

20 Also citing determine actual total height and
21 legal treatment of the head house, followed by comments
22 regarding supply bicycle parking and reconcile the

1 automobile site plans, resolving basement flood resilience
2 issues, demonstrate lawful open space accounting, and
3 coordinate building feasibility, require dimension site
4 accommodation exhibit, and I think a little more criticism
5 of documentation and that.

6 Another -- well, Tia -- Ms. Chapman -- wrote an e-
7 mail, but we've heard her public comment today. Several e-
8 mails from Ms. Chapman, and including several photographs of
9 kids playing in the neighborhood. I believe that was it for
10 correspondence.

11 So we'll close public comment and move into
12 deliberation.

13 Any comments or thoughts from fellow Board
14 members?

15 WENDY LEISERSON: I am profoundly disappointed by
16 what I've heard here tonight. I'm just going to say that.

17 To hear that the neighbors in good faith evaluated
18 a plan set as recently as September 9 that they're not
19 seeing here, and that though this is hearsay, but they have
20 represented that they feel bullied, as well as to have been
21 threatened by the developer that, "If you don't like what I
22 want to push through the Zoning Board, I will construct

1 something that I think is not visually appealing that I will
2 call a "wedding cake." I think that if this is the pattern
3 with which developers in this city are going to engage in
4 what is supposed to be a good faith public discussion with
5 the neighbors, I would not be surprised to see if the City
6 Council or voters decided they don't want to continue to be
7 development-friendly in this way.

8 I would like you to think about, as the earlier
9 case, you also said, "Take it or leave it" basically to this
10 Board. And I would be very disappointed to hear of future
11 instances of that same pattern of a lack of good faith
12 engagement with the neighbors.

13 And I would encourage developers of all sorts to
14 think about their legacy in the architecture that they are
15 building. And that if they are going to say, "Take it or
16 leave it, I'll build something ugly if you don't like what
17 want so that I can get more profit" that's not a very good
18 legacy to leave behind in this world, in my opinion.

19 With regard to the legal criteria, I think that
20 the neighbors have clearly said that this Special Permit
21 request would fail the second criteria: That there would be
22 an adverse impact on the neighborhood.

1 Thank you. Or actually, I guess it would be the
2 third criteria.

3 Thank you.

4 STEVEN NG: Any other comments, thoughts from
5 fellow Board members?

6 A little participation would be good.

7 Hello?

8 MIRANDA CECIL: I am familiar with this street,
9 and just as a person who lives in Cambridge, and I tend to
10 agree with the abutters that while maybe triple-deckers are
11 common in this neighborhood, I don't think necessarily
12 triple-deckers of this scale are.

13 And I think the wedding cake, for what it's worth,
14 doesn't seem that unattractive to me. But I do also
15 recognize Attorney Barrett's note that the City has made
16 housing a priority, and if this is truly the way that we can
17 make sure that there are three units versus two, then that's
18 worth considering as well.

19 So I think that gives us a lot to think about.

20 STEVEN NG: Thank you, Miranda.

21 DANIEL HIDALGO: Yeah, I'm torn on this one. I --
22 yeah, I want better engagement with the neighbors; on the

1 other hand, yeah, I see the need for housing.

2 Special permit, I don't see -- I know the
3 neighborhood very -- pretty well, and I don't see the
4 proposed plan is so out of keeping with what's around there.

5 But yeah, I guess I'm kind of a little bit
6 troubled about the timeline, but I'm not as opposed to it.

7 VIRGINIA KEESLER: I would say I hold a similar
8 view to Daniel, where I'm not as opposed to the design or
9 how it fits within the context of the neighborhood per se,
10 but I agree regarding engagement with the neighbors, and
11 wanting there to be a good and thoughtful process.

12 STEVEN NG: Okay. Thank you, Virginia.

13 Yeah. And I also -- I think -- I know the zoning
14 changes in Cambridge have really changed a lot of what
15 you're seeing in neighborhoods getting built these days, but
16 I think in terms of this particular corner lot, it's
17 something we should -- you know, see what works for the
18 neighbors while you're trying to maximize and meet those
19 needs that are listed by the City.

20 WENDY LEISERSON: Mr. Chair, if we just simply
21 adhere to the Special Permit criteria, first of all whether
22 the requirements of the Ordinance cannot be met due to the

1 size and shape of the lot, what would your opinion be on
2 that, please, fellow Board members? We'll just go through
3 the Criteria.

4 MIRANDA CECIL: Hm. I think that the requirements
5 of the Ordinance could be met, based on the size and shape
6 of the lot, because we've seen several proposals in which
7 they were met.

8 WENDY LEISERSON: Okay. Criteria -- second
9 criteria is whether traffic generated, or patterns of access
10 or egress would not cause congestion or substantial change
11 in established neighborhood character.

12 Any comments from the Board?

13 DANIEL HIDALGO: I mean, for me personally, I
14 don't -- I [unclear] the problem. You know, this is a dense
15 neighborhood. There's -- it's -- you know, I'm sure a lot
16 of people are taking public transit, biking, et cetera as
17 well. So I don't know, I just don't see that as an issue
18 here, personally.

19 WENDY LEISERSON: Anyone else?

20 MIRANDA CECIL: I don't that there's a -- the
21 issue -- an issue on that point.

22 WENDY LEISERSON: And I would just remind the

1 Board as we're looking at the supporting statement that both
2 the original design, which was more acceptable to the
3 neighbors, was three units, and this new proposal is also
4 three units, so there's no change in the housing stock from
5 this proposal.

6 Criteria -- the third criteria: The continued
7 operation of or development of adjacent uses, as permitted
8 in the Zoning Ordinance, would not be adversely affected by
9 the nature of the proposed use for the following reasons.

10 We've in my opinion heard from the public saying
11 that the continued operation of adjacent uses would be
12 adversely affected due to the lack of sunlight and other
13 green space issues, in circulation that was cited.

14 Other members of the Board, do you have an
15 opinion?

16 MIRANDA CECIL: I tend to agree with what you've
17 said there, Wendy. I think we've heard the -- that there
18 would be an adverse impact.

19 WENDY LEISERSON: Anyone else?

20 STEVEN NG: I'd agree with that.

21 WENDY LEISERSON: The fourth criteria: Nuisance
22 or hazard would not be created to the detriment of the

1 health, safety and/or welfare of the occupant of the
2 proposed use, and also the citizens of the city.

3 Does anyone have a comment on that one?

4 MIRANDA CECIL: I don't think that this would
5 create a nuisance or a hazard based on what we heard.

6 WENDY LEISERSON: Okay. The final criteria: For
7 other reasons, the proposed use would impair the integrity
8 of the district or adjoining district, or otherwise derogate
9 from the intent or purpose of this Ordinance.

10 So my opinion is the paragraph here is talking
11 about housing. I know that Cambridge is encouraging
12 increase in housing stock, meaning the number of dwelling
13 unit available. This will not change the number of dwelling
14 units available. And because two out of the five criteria
15 that we were supposed to evaluate have not been met, I would
16 deny this special permit. That's my opinion.

17 Any members of the Board want to comment on that
18 final criteria and where they're leaning?

19 STEVEN NG: So you're citing --

20 MIRANDA CECIL: I'm also leaning in favor --

21 STEVEN NG: What, I'm sorry?

22 MIRANDA CECIL: I think -- I am also leaning -- I

1 -- that was confusing language to use, I'm leaning towards
2 denial, because this doesn't change the number of housing
3 units.

4 So while I think that that is a compelling idea
5 typically in a special permit scenario, if we're not getting
6 any additional units and the neighbors are also opposed to
7 this configuration, whereas they wouldn't be opposed to a
8 different configuration, I don't find it compelling that the
9 City has prioritized housing.

10 STEVEN NG: All right. So you're -- we are citing
11 Section A and C not meeting the criteria?

12 WENDY LEISERSON: That's my understanding, Mr.
13 Chair.

14 STEVEN NG: Okay. So --

15 FAN WANG: I'd like to add we are actually
16 increasing one unit. It is currently a two-unit house. And
17 we are increasing it to three units.

18 WENDY LEISERSON: And the original proposal also
19 created three units, correct?

20 FAN WANG: No, the original proposal was a two-
21 unit. The -- approved the building permit is a two-unit
22 only.

1 WENDY LEISERSON: And the wedding cake, will that
2 be two or three units?

3 FAN WANG: Two units.

4 WENDY LEISERSON: Mm-hm. Well, I still don't that
5 you've gotten over the fact that the neighbors are adversely
6 affected, so --

7 PATRICK BARRETT: I --

8 WENDY LEISERSON: -- one criteria, that's
9 completely --

10 PATRICK BARRETT: -- completely object to this
11 entire proceeding. The approach from Ms. -- from
12 Commissioner Leister (sic) has been nothing but insulting
13 throughout my first process, and now this. You've taken the
14 word from neighbors at face value; you've thrown it back at
15 us as if we've actually done something wrong.

16 We haven't threatened anybody. We have a building
17 permit. We're trying to make the condition better on the
18 site. We have a two-unit project that has a building permit
19 that's as-of-right. We're trying to add a third unit, and
20 we're presenting a project that would otherwise be Zoning-
21 compliant but for a setback.

22 And I'm astounded by the approach of this Board

1 and their approach, I mean talking about legacy of
2 developers? Is the intent of this Board to make every case
3 that comes before you right for appeal?

4 I'm asking you to look --

5 WENDY LEISERSON: With all due respect to you --

6 PATRICK BARRETT: No, I --

7 WENDY LEISERSON: -- Mr. Barrett --

8 PATRICK BARRETT: [Unclear] zero respect from this
9 Board tonight.

10 WENDY LEISERSON: -- no, I'm -- please, you've
11 asked -- you've made your comment, I'd like to respond to
12 you. I have nothing personal against you or this developer.

13 But your behavior with regarding the first case
14 made me, frankly, find it plausible to believe the
15 experience of the neighbors who testified in this case.

16 Now, I also said that it was hearsay, meaning I
17 don't know whether it was true or not. But --

18 PATRICK BARRETT: Did you hear --

19 WENDY LEISERSON: -- in every case --

20 PATRICK BARRETT: -- of the United States?

21 WENDY LEISERSON: -- of the Zoning Board, we
22 listen to the neighbors, and we weigh what the neighbors

1 say, we don't --

2 STEVEN NG: And --

3 WENDY LEISERSON: -- go independently fact
4 finding.

5 STEVEN NG: Thank --

6 WENDY LEISERSON: Several neighbors said that they
7 were adversely affected, and I will cede the floor to the
8 Chair.

9 STEVEN NG: Thank you, Wendy. And Mr. Barrett, I
10 -- public comment is how we communicate with the neighbors
11 in -- wherever an application is, similar to the earlier
12 application. And those were very compelling statements.

13 So, I mean in every case, it depends on how the
14 Board sees other -- you know, our fellow Cambridge -- well,
15 fellow residents and their opinions about it. And we do
16 filter that through.

17 So I think when our Board feels they see the
18 issues that are being brought to light, I -- that is the
19 purview of our review of this application.

20 PATRICK BARRETT: I'm well aware of how that
21 process works. I've been doing this for a very long time.
22 I know that interaction with the neighbors is paramount. I

1 don't know that their opinions matter deeply. I also know
2 that this process is always somewhat contentious.

3 You just had a case with me about an hour ago
4 where people on Hilliard Street unanimously approved what we
5 were doing. It shows we know how to do outreach, at least I
6 know how to do it.

7 In terms of this particular project, we've had two
8 people speak against it. We've had I think one letter from
9 another person who was also a developer around the corner
10 who just developed a project very similar to this one. At
11 351 Cardinal Medeiros, you have one person in opposition and
12 you approved that case.

13 What I heard tonight was not about this property.
14 It was about me personally. I heard -- I heard something
15 about legacy, which I'm not sure legacy of developers,
16 legacy of me, and what that really means, because I've heard
17 that before, and we have not brought something that is
18 contentious.

19 This is a four-story, four-story project in a
20 predominantly three-story district that Zoning itself was --
21 and the project's going to be four stories, no matter what
22 we do.

1 Now, we could introduce front decks to the
2 building to maybe set it back a little bit if that's more
3 palatable to the neighbors. I'm happy to take a look at a
4 redesign of that.

5 But to flatly deny a special permit simply because
6 two neighbors showed up to say we're blocking their
7 sunlight? This isn't Manchester-by-the-Bay where we expect
8 to have a view of the ocean.

9 WENDY LEISERSON: Mr. Barrett, you have the right
10 to continue if you would like to --

11 STEVEN NG: Wendy, please.

12 PATRICK BARRETT: I'm just -- I'm trying to figure
13 out -- and Ms. Leister (sic), I have to say -- I'm probably
14 going to file a complaint, but I don't understand the
15 personal issue.

16 But what I do understand is in the previous case,
17 there was a misstatement of law. And we'll bring that up
18 later down the road. But we also vetted this process
19 through ISD multiple times.

20 So either there's a miscommunication between this
21 Board and ISD and what is Zoning-compliant, or we have to
22 figure out what that is.

1 For this particular case, we are Zoning-compliant
2 but for the setback issue, and we are willing to work with
3 the neighbors. We're willing to make changes if we -- if
4 necessary, but a flat-out denial of a special permit based
5 on what we heard tonight is, in my opinion, I've never --
6 I've never -- I've never seen the Board do that.

7 And I understand that, you know, some neighbors
8 are upset, but to say that we're blocking out the sun? To
9 say that we're creating an unsafe condition, and to accept
10 those things without having to seek any valid proof, I'm
11 kind of -- I'm curious as to why the Board's so willing to
12 accept that testimony and not look at our design, our shadow
13 study, and look at the project as a whole and say largely
14 that we're adding housing, which is something that is a
15 goal, we are doing it in a way that is largely conforming
16 with the neighborhood, and we have open space on the site.
17 None of this has been brought up.

18 But you can clearly see our Open Space plan. We
19 have a very tiny lot.

20 So I'm not hearing that this is a bad project
21 necessarily, I'm hearing that there's maybe some other
22 issue. And I think that that's what I have an issue with.

1 STEVEN NG: So what I think -- and Mr. Barrett,
2 please understand we're grant- -- we're giving you, you
3 know, the opportunity to deliberate with us in this case,
4 you know, and -- but I think that's the way our Board, it --
5 we're going to make our decision.

6 I mean, I'll make a motion that is in the
7 affirmative, and that's up to Board members to make a vote
8 on what they believe is the right thing to do.

9 PATRICK BARRETT: Understood. I appreciate you
10 allowing me a voice.

11 STEVEN NG: Yeah, no. And I mean I don't want to
12 --

13 PATRICK BARRETT: Yeah.

14 STEVEN NG: -- you know, it's not my intent to
15 exclude people in the conversation. So, you know, I think
16 -- I mean that's what our next steps will be.

17 So the Chair will make a motion to grant a special
18 permit from the requirements of the Ordinance under Sections
19 5.31, 8.22.2.c and 10.40 Special Permit, and reviewing
20 responses for the supporting statement for the special
21 permit that:

22 a) It appears the requirements of this Ordinance

1 cannot or will not be met. The requirements of the
2 Ordinance cannot be met due to the size and shape of the
3 lot.

4 Item b) Traffic generated or patterns of access or
5 egress should cause congestion, hazard, or substantial
6 change. Existing use is a two-family home in a
7 predominantly multifamily district where composition is
8 largely three-units.

9 Proposed use and increase to three units -- well,
10 it's maintaining three units, and will not pose a
11 substantial change to the existing build environment.

12 PATRICK BARRETT: It's an increase to three units.

13 STEVEN NG: It's what, I'm sorry, increase?

14 PATRICK BARRETT: An increase. Increase to three
15 units.

16 STEVEN NG: To three units. Okay. Increase to
17 three units will not pose a substantial change to the
18 existing built environment.

19 Item c) The continued operation of or the
20 development of the adjacent uses as permitted in the zoning
21 Ordinance would be adversely affected. The adjacent uses
22 are the same Use Category as proposed and will be uniform

1 and harmonious.

2 d) Nuisance or hazard would be created to the
3 detriment of the health, safety, or welfare of the occupant.
4 The proposed addition and renovation of the existing
5 structure will bring the entire site up to Cambridge's
6 rigorous Code Standards and clean up a site that has been
7 run down through passage of time, creating a vibrant point
8 to an otherwise awkward lot configuration.

9 And e) for other reasons, the proposed use would
10 impair the integrity of the district or adjoining districts.
11 Cambridge has committed itself to building and housing and
12 the rules -- rule changes that permit the expansion of
13 existing two-family structures or approved.

14 This is exactly the type of development
15 anticipated by the City of Cambridge and encouraged, which
16 is most recently cited in Neighborhood and Long-Term
17 Planning presentations given on June 25.

18 And so by that finding, they meets the criteria
19 under Sections 10.40 for a Special Permit.

20 And further, that we incorporate the supporting
21 statements and Dimensional Forms submitted as part of the
22 application.

1 And so on a voice vote, please, Board members,
2 Wendy Leiserson?

3 WENDY LEISERSON: Mr. Chair, I think it's
4 appropriate for me to recuse myself from this vote, because
5 the petitioner's Counsel believes that I cannot be
6 objective. So I will do that and allow my fellow Board
7 members.

8 STEVEN NG: Understood. Thank you, Ms. Leiserson.
9 Virginia?

10 VIRGINIA KEESLER: Virginia Keesler in favor.

11 STEVEN NG: Daniel Hidalgo?

12 DANIEL HIDALGO: In favor.

13 STEVEN NG: Miranda Cecil?

14 MIRANDA CECIL: Miranda Cecil opposed.

15 STEVEN NG: And Steven Ng opposed.

16 [Four vote YES, One ABSTAINED]

17 STEVEN NG: So that's two opposed and -- two in
18 favor, two opposed.

19 So is that the right count for -- okay, the
20 special permit is denied, and so I'll also move that I have
21 to cite the reasons, right?

22 For -- so the denial is based upon Item a) that

1 the requirements of this ordinance could be met due to size
2 and shape of the lot, as well as Section c), the continued
3 operation of -- right, development of the adjacent uses, as
4 permitted in the Zoning Ordinance, would be adversely
5 affected, and we would be ad- -- this project would
6 adversely affect the neighborhood in -- through a variety of
7 environment condition impacts, such as sunlight and open
8 space.

9 So -- and then --

10 [Side conversation] This is for the Board to
11 approve that, right? Okay.

12 So based on those criteria, I ask the Board to
13 approve those reasons for denial. So by a voice vote, with
14 Wendy Leiserson recusing herself, Virginia Keesler?

15 VIRGINIA KEESLER: I'm sorry, so although I voted
16 in favor, I'm just voting now on approving our -- the --
17 rationale --

18 STEVEN NG: The reasons, yeah.

19 VIRGINIA KEESLER: Okay. Yes, in favor.

20 STEVEN NG: Thank you.

21 Daniel Hidalgo?

22 DANIEL HIDALGO: Daniel Hidalgo in favor.

1 STEVEN NG: Thank you.

2 Miranda Cecil?

3 MIRANDA CECIL: Miranda Cecil in favor.

4 STEVEN NG: And Steven Ng in favor.

5 [Four vote YES, One ABSTAINED]

6 STEVEN NG: So that closes our Agenda for this
7 evening.

8 Thank you.

9 WENDY LEISERSON: Thank you, Mr. Chair.

10 [8:51 p.m. End of Proceedings]

11

12

13

14

15

16

17

18

19

20

21

22

CERTIFICATE

Commonwealth of Massachusetts

Middlesex, ss.

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

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

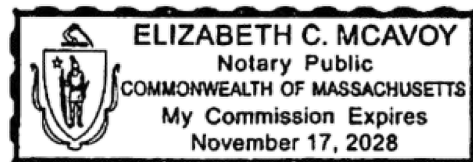
In witness whereof, I have hereunto set my hand this thirteenth day of September 2026.

Elizabeth C. McAvoy

Notary Public

My commission expires:

November 17, 2028



A	142:9,11	59:17	alleviate 10:14	Anita 55:4,5,9
A-2.1 118:12	activating 70:5	adults 120:7	alleviating	56:12
119:3	Acts 3:10	adverse 85:8	12:11,12	answer 15:15
A-2.2 118:12	actual 17:4 76:3	92:10 123:22	alley 26:13	20:10 89:11
119:3	121:20	127:18	allow 7:15 10:7	anticipated
A-2.3 118:12	ad- 140:5	adversely 92:8	13:8 16:15	138:15
A-J 36:17	ADA 14:17	127:8,12 130:5	17:11 19:1,19	anybody 54:10
Abigail 90:4,15	23:21 45:9	132:7 137:21	20:2 21:7 59:4	130:16
ability 46:14	Adam 94:7,14	140:4,6	60:3 71:17	anyone's 48:12
142:7	94:16,16 95:7	advises 70:12	84:2 89:9 95:7	anyway 21:12
able 48:4,22	98:3,17 104:2	Advisory 56:5	97:4 99:2	35:20 65:3
56:18 57:10	104:5	69:16 70:15,16	139:6	97:18 108:5
63:14 67:4	add 19:4 59:6	106:3 109:12	allowable 33:17	apart 88:12,12
76:14 78:1	105:11 110:8	advocates 57:8	allowed 7:20	apologize 14:19
115:4 117:1,6	117:8 129:15	affect 140:6	9:22 31:6	74:15 95:8
abstained 71:1	130:19	affirmative	32:14 42:18	appeal 1:1 3:9
139:16 141:5	added 68:9	136:7	47:17 68:4	3:13 69:11
abstention 71:1	adding 7:21	affordable	allowing 18:17	131:3
abuts 30:5 90:8	16:20 105:10	54:21,22 58:2	136:10	appealing 123:1
abutter 60:14	135:14	120:3	allows 16:17	Appeals 11:15
abutters 49:1	addition 68:10	agenda 2:4,8 4:6	17:1 34:2	appear 67:1
55:9,10,11,18	138:4	5:7 6:20	57:12 59:22	appears 57:17
57:2,6 58:12	additional 7:22	113:10 141:6	107:16	91:17 136:22
62:15 66:21	18:22 34:14	agita 12:6	alluded 54:4	appellant 6:19
68:14 70:21	38:10 40:15	agitation 108:13	Alpha 95:18	77:6 101:3,17
84:2 124:10	44:22 45:19	ago 19:21 28:6	alter 92:4 95:13	102:12,13
abutting 69:5	50:4 66:1 72:1	88:5 105:22	101:19	appellants 46:16
81:4 107:14	83:15 99:11	108:4 114:2	altered 25:2	applicant 45:13
accept 135:9,12	105:11,12	133:3	31:4	68:12 71:18
acceptable	110:8 129:6	agree 40:16 43:3	alternative	102:10,19,21
127:2	address 15:21	50:13 66:20,21	37:19 55:20	applicants 3:19
access 24:12	25:5 51:21	99:14 124:10	97:17	application 21:1
25:21 29:5	52:12 53:1	125:10 127:16	alternatives	69:2 70:17
57:9,12 58:3	74:17 75:4	127:20	99:4	77:6 84:10
92:1,4,5 98:8	91:1 100:7	agreement	ambiguity 25:15	89:16 92:21
126:9 137:4	110:2 113:3	81:13	Ameda 94:19	103:6 105:6
accommodate	addressed 11:18	ahead 43:8 71:3	amended 57:14	113:14 121:16
33:2	adhere 125:21	80:16	amendment	132:11,12,19
accommodation	adjacent 69:22	Alberto 117:21	98:9	138:22
122:4	92:7 97:22	117:22 118:2	America 120:4	applications
accounting	127:7,11	118:22 119:3,5	amount 19:3	35:7
122:2	137:20,21	119:8,11	analysis 98:22	applies 36:10
accurate 21:14	140:3	120:18,20	99:14	apply 29:13
achieve 39:17	adjoining 92:16	121:6,8	analytic 50:5	34:17,21 35:4
46:8 96:19	128:8 138:10	aligned 108:22	and/or 96:15	36:14,17 38:22
102:13	adjust 14:15,17	Alister 90:15	128:1	71:20
achieved 102:12	89:3	all-residential	Anderson 95:17	applying 43:21
action 75:18	adopted 3:10	37:11	angles 109:6	45:8

appreciate 8:15 33:1 65:4 83:22 136:9	arose 95:10 96:7 Art 52:8 article 8:1 34:9 36:7 38:3 40:1 65:20 87:11,12	45:22 48:17 attorneys' 44:15 Auburn 2:7,10 7:9,12,15 9:6 14:1,12 15:8 19:1 26:14 28:20 30:1,4,5 30:16 31:20 32:2 53:2,3,9 53:15,15 61:4 64:17 70:1,20 78:20,21 81:3 84:12 94:7,17 103:2	90:8 107:5 108:10 110:19 115:3 119:7,12 119:13,17 120:7 121:3 130:14 134:2	83:7,14,18 84:6,8,14,15 84:18 86:13 105:8,16,17,19 107:11 108:7 109:16 111:11 111:13,17,19 111:22 112:2 113:19 114:7,9 115:6 118:6 130:7,10 131:6 131:7,8,18,20 132:9,20 134:9 134:12 136:1,9 136:13 137:12 137:14
approach 20:2 130:11,22 131:1	Articles 87:10 94:10	Auburn's 13:20 audible 4:7 audio 3:14 augmented 34:2 August 103:2 author 56:19 authority 44:19 100:21 101:3 authorized 3:12 automobile 122:1	bad 66:12 135:20 baked 75:11 balance 13:9 balancing 12:15 44:9,20 46:5,9 48:3 49:11,16 balconies 18:16 18:19 barely 116:22 Barrett 7:10 8:3 8:4,11,15,20 18:1,13 20:18 21:3,16,18,21 22:2,8,10,12 22:14,17 23:4 23:16,21 24:3 24:6,10,14,16 25:9,14,16,19 26:2,7,11,16 26:22 27:10,17 28:1,7,11,14 28:17,22 29:7 29:10,15,17 30:4,11,14,17 30:21 31:3,9 31:13,15,18,21 33:9 34:8,12 34:18,22 35:6 35:17 37:3,15 37:17,21 38:2 38:4,16,19 39:3,8 42:1,5,8 46:3 49:14 50:9,11,15,20 72:6 73:20 74:6,10,12 76:8,10 77:4 78:10 79:13 80:4,8,11 81:7 81:18 82:3,7 82:10,17,21	base 34:15,19 35:3,16 36:8 36:11,15 38:20 39:4 65:16 73:22 based 5:9 24:17 45:11 49:5 92:18 102:21 126:5 128:5 135:4 139:22 140:12 baseline 121:17 basement 53:9 88:8,22 117:5 117:8 122:1 basically 27:8 97:10 123:9 beautiful 57:6 becoming 119:22 bedroom 61:2 behavior 131:13 believe 6:20 12:13 15:4 16:12 35:17 46:4 48:11 57:2 66:11 69:4,7 72:4 77:7 78:3 119:18,20 122:9 131:14
approval 5:21 10:11 70:19 71:5 73:22 109:13	asking 4:5 8:9 9:1 16:1 18:6 50:7 54:17 65:12 72:1 73:2 75:6 76:14,17 78:14 79:2,6,14,18 80:4,11,14 81:2,6,15,22 82:11 88:15 89:10 131:4	available 72:7 87:14 128:13 128:14 Ave 105:7 116:12 118:2 Avenue 1:5 2:11 118:16 120:14 121:15 average 97:8 award 116:8 aware 59:16 132:20 awkward 138:8		
approve 25:11 74:3 77:11 140:11,13	asleep 18:4 aspect 61:17 Association 52:7 52:10 62:14 63:20 68:7 71:4	B		
approved 3:11 15:17 18:8 22:19 67:3 78:16 95:11 101:18 107:21 109:7,8 129:21 133:4,12 138:13	assume 28:18 41:21 assuming 22:10 67:6 astounded 130:22 attaching 68:22 attempt 17:11 attendance 4:6 attention 40:1 78:5 Attorney 81:7 94:16 99:12 113:19 114:7,9 115:6 118:6 124:15 attorneys 43:17	b 92:1 137:4 back 10:4,14 13:17 18:21 23:19 28:3 32:16 36:6 47:15 51:7 53:15 54:12 61:14 67:19		
approving 140:16				
approximately 70:6				
architect 107:19 111:2,2				
Architects 111:3				
architectural 52:8 98:8 111:4				
architecture 123:14				
area 12:21 13:17 43:18 53:9 54:13 71:12 115:20				
areas 53:19				
aren't 67:15				
argument 12:14 44:14,15				

136:8	blue 83:10	brings 55:21	67:8,9,10,13	2:9
believer 55:16	Board 1:1 3:8	broad 11:14	69:21 72:19	BZA-1218885
believes 139:5	3:13,19 4:5	broadcast 3:15	73:6,12,12	2:11 105:7
belong 120:9	5:17 6:1 11:12	brought 13:4	74:2 75:4,16	BZA-1221795
benefit 11:4,19	11:15 15:9,22	107:9 120:11	76:13 78:20	2:10
43:16 47:14	16:8 20:19	132:18 133:17	79:1 81:6 95:3	BZA-1225403
49:17,18,20	37:1 38:12	135:17	95:12 96:15,18	2:7 94:6
69:21 102:11	40:9,18 41:4	Bryant 60:12,13	97:3 101:18	BZA-273148 2:5
benefit's 46:16	51:4,10 66:10	60:14 62:2	102:5,7,15	
benefits 41:14	67:8,20 68:19	Bryant's 62:20	106:4,19,20,21	C
45:13,14 46:15	69:3,10,10,13	build 9:14 22:4	107:2,17,22	c 3:1 40:1 70:14
99:2,5 101:3	69:15,16,20	47:3 48:8,10	108:14,20	70:14 92:6
Berfadio 94:19	70:4,15 71:18	48:12 67:9,21	109:3,8,9,12	129:11 137:19
best 23:2 48:12	77:7,12,19	107:22 108:14	110:5,7,9	140:2
56:7 66:22	83:14 84:3	109:8,9,13	117:3 122:3	C-1 10:4 71:15
75:18 102:16	85:8 89:20	110:4 123:16	123:15 129:21	95:1
108:1 111:6	90:1 91:9	137:11	130:16,18	C-2 10:3 11:6
142:6	92:22 98:8,11	builder 94:19	134:2 138:11	33:17 71:15
better 13:15	98:20 99:18	building 5:15	buildings 17:4	c/o 7:9 94:7
16:3 19:7,10	100:14 103:7	7:16,20,21,21	36:1 40:2 57:9	cable 3:15
19:19 47:3,17	104:3 111:12	8:6 9:2,8 10:15	63:2 78:21	café 28:13 61:20
47:18,20 48:5	112:4,14 113:8	10:16 11:18	115:1 116:1,11	64:18
56:8 84:2	117:19 122:13	12:10 13:7	built 17:4 29:21	cake 109:5,21
106:11 107:18	122:22 123:10	14:9,15,22	32:11,12,19	114:14,15,21
109:18 124:22	124:5 126:2,12	15:3 16:2,7,10	56:8,19 88:11	115:14 116:8
130:17	127:1,14	16:16,19,22	125:15 137:18	116:10 119:22
beyond 38:15	128:17 130:22	18:9 19:2,7,11	bullied 81:11	121:8,9 123:2
bicycle 121:22	131:2,9,21	19:14 20:7,9	122:20	124:13 130:1
big 14:7 46:19	132:14,17	21:6 22:3,9	bully 82:17	calculate 66:3
biggest 16:8	134:21 135:6	23:7,7,13 25:4	bus 61:5,22 63:5	72:19
biking 126:16	136:4,7 139:1	27:12 28:16	63:5	calculated 81:21
bins 116:20	139:6 140:10	29:22 31:17	business 5:6	82:4
bit 12:9 13:20	140:12	32:13,19 33:8	55:1 64:21,22	calculating
14:16 15:10	Board's 77:10	33:13 34:10	68:6	79:11
17:7,16 19:16	135:11	35:2,7,8,10,10	businesses 53:4	calculation 73:6
25:5,6 31:22	bold 54:1	35:15 36:4,18	53:8,22 54:9	76:16,18 82:7
38:17 88:16	bottom 51:16	37:10,11 38:5	54:21	82:10,13 83:4
89:18 95:7,8	90:18 100:2	39:1,2,10,12	button 8:6	calculations
110:3 113:14	112:20	39:14,17,17,18	by- 96:17	40:2 71:16,20
125:5 134:2	boundary 71:15	42:12,14,17,19	by-right 75:19	76:11 80:3
blah 42:13,13,13	71:19	42:21,22 43:1	95:12 97:3	83:2
bleary 61:6	boutique 27:21	45:9 46:20	bylaw 100:22	calculus 47:12
blessed 13:21	Brattle 54:11	47:1,3 48:10	BZA 4:3 5:7	calendar 82:2
Blier 52:3,4 55:3	break 16:14	48:22 55:19	13:8 46:10	call 3:21 39:22
block 115:15	bring 13:12	56:8,19 58:3	59:2 60:5	78:5 123:2
blocked 89:1	57:10 134:17	58:17 59:5	70:12 84:12	calling 30:4 33:5
blocking 134:6	138:5	61:1,8,13 63:4	110:21	51:18 90:20
135:8	bringing 83:9	63:10,12 67:2	BZA-1211809	100:4 112:22

Cambridge 1:2 1:6 3:8,13,16 9:18 12:7 28:6 37:4 39:4 56:3 56:15 59:10 60:8 61:5 68:16 88:3 97:21 99:20 106:2 107:16 108:11 109:11 109:14 110:16 120:2,5,22 124:9 125:14 128:11 132:14 138:11,15	Category 137:22 cause 25:17 53:19 85:8 92:2 126:10 137:5 causes 75:1 causing 12:6 78:8 caveat 87:20 CDD 10:13 11:2 42:10 69:15 Cecil 1:9 3:6 4:12,13,13 5:5 6:13,14,14 7:5 21:9,17,20 22:1,6,9,11,13 22:16 23:3,15 23:20,22 40:13 40:15 41:15 85:18,18 86:8 86:9,9 87:5 93:9,10,10 94:5 103:17,18 103:18 105:5 124:8 126:4,20 127:16 128:4 128:20,22 139:13,14,14 141:2,3,3 cede 132:7 cement 53:18 Center 97:22 99:21 certainly 12:15 13:1 46:21 47:8 56:7 110:4 Certificate 7:13 9:18 12:2 56:21 68:15 142:1 certify 142:5,8 cetera 53:1 54:7 54:7 77:15 110:22 126:16 Chair 1:7,7,8 3:9 8:4 41:1	65:12 72:9 84:6 91:12 94:14 100:16 104:2 112:5 113:8 117:17 125:20 129:13 132:8 136:17 139:3 141:9 challenge 47:4 change 25:4 72:15 84:20 88:15 92:3 126:10 127:4 128:13 129:2 137:6,11,17 changed 11:11 32:5 33:16 125:14 changes 20:2 85:9 89:9 119:21 125:14 135:3 138:12 changing 96:5 98:13 106:15 Channel 3:15 Chapman 113:7 113:8,16,18,22 116:18,19 117:12,17,18 117:19 118:5 118:13 122:6,8 Chapter 3:10 character 59:12 126:11 charge 22:17,20 Charlie 10:12 56:4 chart 78:15 CHC 7:13 check 41:4 90:17 99:22 checking 51:14 cheek 115:5 chime 99:9 Christopher 56:13,14,14 circulation 127:13	cite 44:10 46:18 46:18 73:21 139:21 cited 44:6 48:13 69:1 78:10 80:13 127:13 138:16 cites 69:2 cities 52:9 citing 7:22 11:15 47:18 68:8 69:11 71:17 87:10 94:10 105:12 121:16 121:17,20 128:19 129:10 citizens 128:2 city 1:2,12 3:12 37:4 39:4 40:5 40:19 41:9,18 43:4,5 51:9,11 56:21 59:16 60:4 76:20 80:15 95:20 102:1 107:16 115:22 117:13 118:10,11 120:4,6 123:3 123:5 124:15 125:19 128:2 129:9 138:15 City's 4:3 39:21 119:6 clipboard 115:4 clarification 29:9 83:15 clarify 66:2 clarity 66:9 72:16 81:16,22 classifying 27:7 Clay 94:18 clean 138:6 clear 17:12 41:16 62:14 67:14 71:6 72:13 78:15 79:3,14 clearly 39:18	46:7 73:4,11 78:1 123:20 135:18 clears 88:17 click 51:16 90:18 100:2 112:19 client 17:10 19:8 46:16 75:17,18 76:4 83:21 109:18 climate 116:14 climb 17:16 close 9:6 14:10 23:10 48:10 85:14 89:5 100:13 122:11 closer 14:16 19:16 61:8,13 70:4 closes 141:6 closing 91:8 Code 45:9 46:18 46:19 47:11 48:19,20 138:6 Codes 45:10 codified 46:11 coincidence 119:21 combative 79:5 combined 24:12 27:6 combining 27:5 come 10:13 25:21 26:6 55:20 60:20 66:6 76:16 81:13 97:15 120:7 comes 17:4 43:13 55:14 65:15,18 95:9 106:7 131:3 coming 8:22 20:5 21:13 26:15 84:10 85:7 105:19 comment 4:1,2
--	---	--	--	---

51:5 65:13 66:11 90:3 91:8 99:19,22 100:13 111:13 112:15 121:12 122:7,11 128:3 128:17 131:11 132:10 commented 71:5 comments 46:2 51:4,15 62:12 62:20 69:14,17 77:12 90:1 91:9 99:18 100:14 112:4 112:14 121:21 122:13 124:4 126:12 commercial 7:18 9:10,15 18:18 26:10 27:9 30:17,19 31:1,7,9,17 32:11 33:5,14 33:19 34:3,5 35:8,12,13,15 37:6 39:5,11 42:18,20,21,21 42:22 57:20 64:7,21 73:5 78:13 79:7 82:12 commission 9:18 21:4 22:18,20 28:6 29:19 32:18 52:16 56:4 59:10 60:9 68:16 114:5,8 114:17 142:17 Commissioner 130:12 commitment 75:13 committed 58:14 73:18 138:11	Committee 56:17 57:8 63:20 69:4 70:16,17 71:2 common 25:20 26:8 124:11 Commonwealth 142:2,5 communicate 132:10 community 68:13 110:15 company 27:14 comparison 118:6 compelling 129:4,8 132:12 complaint 134:14 completed 70:11 completely 19:6 24:2 61:12 130:9,10 complexities 77:14 complexity 48:7 77:18 compliance 23:21 compliance 14:17 compliant 88:8 130:21 complicated 20:13 complications 75:7 component 57:16 comports 80:21 composition 137:7 compost 116:21 compromise 56:7 conceded 77:3 conceivably 28:20	concern 9:21 13:13 16:8 54:3 70:8 concerned 53:11 90:9 concerns 53:20 69:5 70:8 72:3 75:4 90:10 condition 16:12 18:15 47:17,18 70:13 84:20 92:11 101:9 102:19,22 108:15 130:17 135:9 140:7 conditioned 70:20 conditions 62:17 63:11 condominium 72:1 condominiums 26:5 condos 26:1,2 27:19 conducted 68:12 69:18 configuration 21:7 74:2 76:19,21 129:7 129:8 138:8 configurations 25:8 53:12 78:12 confirm 51:22 91:2 100:8 113:4 confirmation 98:22 confirming 68:17 conform 79:7 107:5 110:6 conforming 78:16 105:14 109:3 135:15 conforms 103:1 107:17	confused 25:10 64:10 74:18 82:14 83:3 114:7,18,20 confusing 31:22 129:1 confusion 28:3 80:6 83:11 113:22 congestion 92:2 126:10 137:5 connect 10:21 28:13 46:20 connected 28:16 connecting 23:19 connection 27:11 Conservation 59:13 106:2 108:11 109:11 109:14 110:17 consider 44:21 45:19 47:11 50:12,17 77:15 99:12 101:7 107:1 considerably 19:10 consideration 68:20 considerations 54:19 considered 22:2 27:9 70:13 considering 124:18 constituted 102:3 constitutes 95:22 constrained 14:12 16:21 34:5 42:19 construct 122:22 construction 94:8 95:10,14	95:22 101:20 102:3 106:18 construe 43:18 Consultation 69:16 consulted 75:17 83:9 contained 57:3 containing 42:12 contemplate 24:18 contemplated 21:2 78:7 contemplating 11:8 20:1 contentious 133:2,18 context 59:8 97:10 125:9 contextual 11:5 106:10 continuance 41:8 54:18 72:7 Continuances 4:6 continue 8:20 40:18,22 41:7 41:17 51:8 72:12 75:18,19 81:9 84:8,11 85:13 86:1 123:6 134:10 continued 2:4 5:6 7:6,8 70:20 73:4 85:12 92:6 127:6,11 137:19 140:2 continuing 41:20 43:13 74:19 contrary 62:13 conversation 57:3 66:20 136:15 140:10 convert 67:8 coordinate
--	---	---	--	---

122:3 corner 10:2,22 11:3,4 12:18 14:8 32:15 61:4,6 65:8 80:19 88:5 91:22 105:10 105:20 107:7 107:11,12 110:2 115:6,8 115:22 125:16 133:9 correct 5:15 26:6 28:10,11 28:14,17,21 29:7 30:17 31:21 35:16 50:13 79:4,8 111:16,22 112:6,7 129:19 corrected 121:18,19 correctly 57:17 114:10 correspondence 51:8 68:5 72:5 73:17 121:14 122:10 corroborates 95:18 cost 63:9 costly 99:3 Council 41:9 51:10 56:5 123:6 counsel 139:5 142:9 count 121:17 139:19 counts 75:11,11 couple 8:4 11:17 28:2 59:6,7 60:18 63:21 64:2 course 34:14 41:12 74:1 75:18 court 3:11 45:3	courtyard 19:15 29:1 covered 65:17 create 10:6,20 19:2 91:19 92:10 96:21 128:5 created 92:12 101:15 127:22 129:19 138:2 creates 23:5 101:12 creating 135:9 138:7 criteria 76:3 92:18 102:22 123:19,21 124:2 125:21 126:3,8,9 127:6,6,21 128:6,14,18 129:11 130:8 138:18 140:12 critical 54:8 criticism 122:4 Crown 59:13 curb 19:16 curious 20:22 135:11 current 52:11 67:12 70:17 71:5 76:21,22 121:18 currently 10:19 16:6 106:19 107:21 129:16 cursor 18:11 curve 80:16 cut 48:16 89:4 D d 2:1 3:1 92:12 138:2 damage 101:22 116:13 damaged 67:15 Dan 85:20 86:4 Dana 63:18	dangerous 95:16 102:20 Daniel 1:8 3:4 4:10,11,11 5:3 6:8,9,10,10 7:3 20:20 21:8 41:20 42:2,7 77:13 85:19 86:5 87:3 93:6 93:7,7 94:3 103:14,15,15 103:16 105:3 124:21 125:8 126:13 139:11 139:12 140:21 140:22,22 Dash 94:7,13,14 94:16,16 95:7 98:3,17 99:12 99:20 104:1,2 104:5 data 79:18 date 2:6,7 5:9,20 84:21 85:12 dated 70:16 103:2 dates 72:7 daughter's 61:2 day 16:9 63:6 142:13 daylight 89:17 days 15:11 19:21 125:15 de 85:7 deal 9:1 dealing 12:7 80:19 deals 11:3 dealt 43:1 deci- 49:10 decide 66:10 77:7 78:3 decided 52:11 123:6 decider 43:6 decision 5:10,21 67:7 76:1 77:11 79:19	83:20 136:5 decisions 67:20 decks 134:1 deep 53:17 deeply 47:19 133:1 defer 40:22 defined 31:1 45:8 50:2 delay 75:1 deliberate 77:9 136:3 deliberation 51:10 122:12 deliberations 91:9 100:13 delighted 54:17 delivery 54:6 demolish 96:15 demonstrate 122:2 denial 83:16 129:2 135:4 139:22 140:13 denied 139:20 Denise 68:19 dense 115:2,22 126:14 densest 120:4 deny 128:16 134:5 Department 39:22 64:14 82:1 85:4,6 depending 32:8 77:10 depends 132:13 derived 72:22 derogate 128:8 describe 45:1 described 59:17 114:13 description 7:11 design 9:12 12:1 14:22 15:3 20:9 24:18 25:2 48:22 54:2 64:15	68:17 69:17 70:21 80:21 106:22 107:2 109:3,5,16 110:3,5 118:12 125:8 127:2 135:12 designed 20:8 32:1 89:8 107:4 designing 46:22 desirous 72:14 despite 116:14 120:3 detail 28:4 89:15 details 110:21 determination 44:17,18 50:5 50:18 101:2 determine 39:12 76:14 121:20 determined 45:12 determining 47:12 49:10 detriment 45:15 49:22 92:13 99:7 101:6 127:22 138:3 develop 81:1 developed 133:10 developer 59:4 59:22 67:21 106:21 108:8 122:21 131:12 133:9 developer/ow... 109:1 developers 55:12,20 123:3 123:13 131:2 133:15 developing 87:22 development 10:5 16:13 48:5 58:12
---	---	---	---	--

78:7 81:14 92:6 109:1 110:3 127:7 137:20 138:14 140:3 development-f... 123:7 devoted 42:14 diagram 29:19 dialogue 70:21 DIEGO 85:19 86:5 difference 57:18 65:15 116:7 different 11:8,9 12:9 19:6 20:22 21:1 25:8 39:6,16 43:17 45:3 46:1 53:12 65:9 79:10 109:6 114:12 114:18 118:9 129:8 differential 34:3 differentials 33:12 differs 44:14 difficult 17:16 96:17 110:4 difficulties 106:18 difficulty 12:16 12:17,18 23:5 44:4,9,18 45:1 45:7,11 46:22 49:11 50:6,7 50:18 96:8 97:12 99:15 101:1,8,12 102:17 107:14 diligence 83:17 DIM 39:3 dimension 33:4 122:3 dimensional 8:1 29:12,19,22 79:11 85:10	87:11 91:19 92:20 94:10 98:4 100:18 103:5 105:13 121:19 138:21 dimensionally 78:14 dimensions 29:9 78:2,3 79:2,7 80:2,4,12 88:15 89:5 directions 30:1 directly 62:5,15 63:4 90:8 97:22 Directors 69:3 disagree 48:9 disagreeing 43:4 disappointed 122:15 123:10 disappointing 76:5 disconnect 22:7 discuss 34:15 discussed 69:13 discusses 34:10 discussing 88:10 discussion 16:9 19:22 29:14 35:21 41:7 57:17 64:5 74:22 77:7 123:4 discussions 55:12,14 disrupt 99:6 distance 23:17 distinguish 71:21 district 34:16,19 35:4,16,22 36:2,9,11,15 36:22 38:6,20 59:14,16 65:17 92:16 95:1 106:2 108:11 109:11,14 110:17 128:8,8	133:20 137:7 138:10 districts 92:16 138:10 document 26:21 118:20 documentation 121:18 122:5 documented 121:17 documents 73:22 doing 34:4 46:10 60:1,7 82:22 83:20 87:21 95:18 132:21 133:5 135:15 Don 58:7 62:9 Donald 58:8,10 58:10 door 8:13 29:2 88:7,7,9 dormers 117:5,8 downloaded 119:6 drafted 48:17 drawing 103:1 drawings 73:2 85:10 112:3 116:14,20 118:9,11,11 119:1 driven 107:1 dry 48:16 due 83:17 102:8 102:14 125:22 127:12 131:5 137:2 140:1 dug 117:4 dumpster 26:13 dwelling 128:12 128:13 E e 2:1 3:1,1 138:9 e- 68:5 122:6,7 e-mail 5:12 68:21 90:4	99:20 121:14 earlier 41:22 113:13 123:8 132:11 East 88:2 echo 62:8,19 66:17 edge 70:2,2 efficiencies 46:19 efficiency 7:21 16:22 effort 76:6 egress 88:7,8,9 92:2,5 126:10 137:5 either 65:3 83:10 97:9 134:20 elements 20:9,9 29:20 109:21 elevation 32:7 elevations 109:7 elevator 25:22 29:2 eliminate 18:18 37:10 Elizabeth 142:4 Elpida 111:3 employed 142:9 Employees 1:12 enabled 8:7 encapsulates 15:14 encourage 123:13 encouraged 138:15 encouraging 128:11 encroachment 18:19 enemy 55:17 enforcement 96:14 100:22 101:16 engage 49:16 123:3	engagement 123:12 124:22 125:10 engages 44:19 ensure 70:12 enter 53:9 entertain 91:10 entire 9:7 18:3 88:3 116:4 130:11 138:5 entirely 21:10 entitled 103:1 entrance 25:20 28:19 entry 23:1 24:18 24:22 25:3 enumerated 44:20 65:21 enumerating 44:11 envelope 69:22 environment 80:2 137:11,18 140:7 equation 39:9 Erez 87:7,15,17 87:20 88:2 90:7 93:16 escaped 56:18 especially 84:1 96:17 essentially 27:5 41:7 establish 121:16 established 74:20 126:11 establishes 34:20 36:9,11 36:15 38:20 et 53:1 54:7,7 77:14 110:21 126:16 evaluate 128:15 evaluated 122:17 evaluating 21:11 evening 3:7 7:8
--	--	---	---	--

11:3 60:13 75:10 80:18 94:14,15 98:15 104:3 105:7 141:7 everyday 62:21 evidence 79:18 exact 95:21 107:9 exactly 20:1 25:5 57:21 96:2 99:3 107:8 118:12 138:14 example 109:20 examples 52:18 exceed 42:14,15 exclude 136:15 Excuse 75:22 exhibit 122:4 exist 17:1 47:5 existing 13:21 16:5 18:7 70:10 78:16 87:8,9 89:5,9 91:21 92:9 95:13,14 96:5 97:2,4 99:3 101:11,13,19 101:20 102:19 106:5 107:6,20 137:6,11,18 138:4,13 exists 107:7 expansion 17:1 138:12 expect 110:9 134:7 expecting 75:9 expense 52:21 experience 63:7 87:21 113:18 131:15 expiration 5:16 5:20 expires 142:17 explain 20:16 30:22	explained 69:14 express 70:8 expressed 69:5 expression 109:4 extend 5:20 6:18 15:11 88:16 89:2,4 extended 91:19 extending 116:5 extension 2:5 5:8,18 extensive 68:13 exterior 110:21 extra 15:11 extremely 19:11 48:10 F face 130:14 faced 55:18 facing 13:17 31:20 105:10 106:17 fact 9:21 27:12 65:4 78:6,6 81:12 110:16 120:3 130:5 132:3 facto 85:7 Factor 20:8 factors 44:11,22 99:11 fail 123:21 Failure 85:7 fair 60:19 73:20 faith 122:17 123:4,11 fall 18:4 falling 88:12,12 familiar 124:8 family 61:5 119:14 120:15 Fan 105:7 129:15,20 130:3 far 16:21 34:5 80:15	fashion 108:22 favor 6:3,6,11 6:14,16 41:6 68:7 70:22 77:10 83:16 86:3,5,7,9,10 93:2,4,7,10,12 93:14 103:9,12 103:15,18,20 103:22 115:13 116:8 128:20 139:10,12,18 140:16,19,22 141:3,4 favorable 70:2 feasibility 122:3 feasible 96:6 97:17 102:13 102:16 features 11:16 feedback 43:21 45:21 68:15 feel 83:19 117:2 120:8 122:20 feeling 81:11 114:3,7,19 feels 76:4 132:17 feet 30:1 32:17 55:19,22 67:18 67:19,22 116:6 fellow 20:19 51:4 77:12 89:20 98:20 99:18 100:14 111:12 112:14 122:13 124:5 126:2 132:14 132:15 139:6 felt 70:4 106:22 Fernando 1:8 fifth 66:21 120:4 figure 65:18 134:12,22 figures 76:3 file 5:12 33:7 72:15 73:11 85:11 90:4 98:9 111:14	134:14 filed 5:10 97:8 98:4 files 44:5 filter 132:16 final 105:6 108:11 128:6 128:18 finally 115:20 financial 101:17 financially 142:10 find 4:2 26:19 61:3 92:17 129:8 131:14 finding 44:9 92:18 102:21 132:4 138:18 finds 100:21 fine 20:21 41:20 77:16 finish 116:18 120:19 finishing 116:19 fire 45:9 46:18 46:18,20 47:10 48:19,20 first 5:6 7:19 17:3,5 18:18 21:22 28:16 33:21 36:6 38:16,19 49:17 55:11,15 79:1 97:15 112:18 114:1 125:21 130:13 131:13 fit 65:2 116:22 fits 125:9 five 55:11,17,19 67:19,22 71:21 108:21 128:14 five- 12:18 five-sided 10:2 29:21 fix 80:16 88:14 flagged 41:22 flat 23:14 flat-out 135:4	flatly 134:5 flexible 113:17 floated 64:2,5 flood 122:1 flooding 53:16 53:18 floor 7:19 18:20 19:5 23:13,13 23:19 24:15,16 26:22 29:5 47:1 66:8 89:6 105:11 111:21 117:7,8 132:7 floors 9:13 18:18 21:22 22:5,5 32:9 33:15,21 47:2 107:5 112:1 flux 74:16 focus 62:12 focused 58:19 58:19 folks 13:13 112:16 follow 118:4 followed 121:21 following 30:13 69:14 105:11 127:9 foot 71:12 footage 7:22 16:21 footprint 7:20 22:2 91:21 92:10 105:11 forced 67:8 form 39:3 88:8 92:20 forms 85:10 103:5 138:21 formulaic 9:11 31:10 39:12 formulas 79:10 forthcoming 75:12 forward 11:18 53:12 63:10 64:17,21 65:7
---	--	--	---	--

69:14 75:2 77:16 found 95:14 96:6 99:9 101:20 four 22:5 44:11 44:21 45:19 50:4 70:22 99:11 112:11 117:11 133:21 139:16 141:5 four-story 110:7 133:19,19 four-unit 95:13 111:15 fourth 18:20 23:13 111:20 117:7 120:4 127:21 fourth-floor 111:15 frame 23:7 framing 95:14 95:20 96:6,12 96:20 97:13,15 101:14,21 102:1,2,9,14 frank 75:9 frankly 81:11 99:4 131:14 front 7:14 13:18 32:15 64:20 78:18 88:7 94:9,22 95:4 96:1,4,7,11 97:2,6,8 98:6,9 98:12,13 101:12,14 102:4 120:13 134:1 frontage 70:5 Frost 52:19 frustrated 82:20 frustration 75:7 full 18:21 39:10 69:18 89:4 Fuller 52:5 fully 14:22	16:19 67:4,9 67:21 75:11 functional 59:19 furlong 11:14 13:4 23:6 46:4 47:15 further 9:8 12:11,21 13:3 14:3,16 16:13 16:16 18:19 59:5 69:22 74:22 75:1 92:19 103:4 138:20 142:8 future 32:21 69:19 123:10 G G 3:1 gathers 63:6 general 1:3 3:11 57:4 109:2,17 generally 4:4 69:20 generate 92:4 generated 92:1 126:9 137:4 gentleman 116:4 gesture 75:4 getting 9:6 33:4 41:18 54:10 66:1 108:21 125:15 129:5 give 4:1 32:20 32:22 57:1 59:7 85:8 given 32:4 46:17 70:9 77:17 101:18 138:17 gives 16:3,5 46:14 48:14 57:5 65:8 116:9,9 121:9 124:19 giving 65:4 118:1 136:2 glad 64:14 89:22	glass 89:6,15 go 13:22 14:21 16:13 18:3,17 20:4 29:1,2,2 32:14 34:3 36:6,22 37:5 37:11 38:15 42:18 43:8 44:7 47:15 74:3 75:20 83:12 95:8 108:10 109:21 112:18 114:15 119:8 121:2 126:2 132:3 goal 114:10 135:15 goes 28:3 36:7 80:15 going 10:3 14:7 18:3 20:12 22:15 24:21 25:10,17 28:12 33:22 34:6 40:4,22 43:9 47:21,22 49:11 50:4 52:21 53:17 54:11,13 56:22 58:18 63:9,10 65:6 67:16,20,21 72:12 73:22 74:3,21,22 75:15 80:18 81:12 83:13 84:9 102:5 106:12 110:19 115:15 116:17 116:22,22 117:3,15 119:15 122:16 123:3,15 133:21 134:14 136:5 good 3:7 17:8 53:1 55:17 59:21 60:13 65:14 66:11	93:16 94:14,15 104:3 117:13 117:14 118:4 122:17 123:4 123:11,17 124:6 125:11 Goodnight 104:4,5 gotten 130:5 governed 36:2 Governor 3:12 gracious 17:11 grade 19:13 24:20 71:19 grandfathered 96:1 Granite 2:5 5:7 grant 29:12 46:15 59:22 68:20 91:13 98:12 100:16 136:17 grant- 136:2 granted 12:2 46:19 69:8 93:15 104:1 granting 44:19 55:13,22 59:4 60:15 69:21 100:20 101:2 116:13 great 9:1 21:8 46:14 52:18,21 54:1 61:14 62:8 greater 33:18 57:1 64:13,13 green 19:3 20:8 61:15 67:18,18 127:13 greenery 19:17 grew 120:10,12 group 41:6 Grove 94:16 guess 26:8 66:9 72:7 77:9,14 78:17 114:17 117:9 118:9	124:1 125:5 guests 25:22 26:6 guidance 41:8 51:9 Guidelines 80:22 guys 11:10 74:14 75:6 89:12 93:16 H H+5 29:21 H+L 9:11 H+L+5 29:22 half 59:13 79:1 108:4 hand 51:17,19 54:16 90:19,21 100:3,5 112:21 113:1 125:1 142:12 happen 77:8 95:5 happy 15:5,15 20:15,16 76:18 80:8 111:10 134:3 hardship 71:10 96:16 101:17 102:10 harmonious 138:1 Harriet 10:18 12:19,22 14:2 14:13,15 16:19 17:8 19:10,16 22:14,21,22 23:5,10,11,18 24:20 28:9 47:4 52:17 53:7 56:17,19 57:8,10 63:20 65:7 68:8,22 69:3 71:8 Harvard 10:9 17:4,6 33:13 34:1,7,11
---	--	--	---	--

35:17,19,22 36:2,22 38:2,6 42:20 52:7,10 54:9 55:1 56:4 58:2,2 59:12 60:3 62:14 63:19 65:17,19 68:6,10 70:15 70:16 71:4,17 81:15 hazard 92:2,12 127:22 128:5 137:5 138:2 head 121:21 header 44:2 health 45:16 46:12 49:22 92:13 99:8 101:6 128:1 138:3 hear 8:16,19 40:8 41:10,16 42:4 51:6,22 58:8 62:6 66:16 72:13 84:15 89:22 91:2 100:8 113:4,9,11 117:2 122:17 123:10 131:18 heard 7:7 43:20 53:13 57:17 72:15 73:14 77:17 115:6 122:7,16 127:10,17 128:5 133:13 133:14,14,16 135:5 hearing 1:3 2:6 2:7 5:9,19 41:17 84:13,20 85:2,15 87:17 90:3 114:2,9 135:20,21 hearsay 122:19 131:16 heart 30:9	109:22 Heifetz 66:15,16 66:18 68:3 height 11:20 16:17 32:4 33:8,10,12,13 33:15,19,20,22 34:1,10,14,16 34:20 35:4,7 35:11,12,15 36:1,1,3,4,9,12 36:16,19,20,21 37:9 38:5,10 38:11,21 39:4 39:10,17 40:2 42:15,16,18 43:1 54:19 58:16,18 62:11 64:3,4,13 66:1 66:2,4,5 67:3 71:16 74:19 76:10,13 89:3 91:21 92:10 110:10 121:20 heights 72:19 Hello 62:4 87:16 105:17,18 113:8 124:7 help 45:6 46:2 73:15 74:3,9 helpful 15:6 59:9 89:11,13 helps 56:18 57:15 89:18 Henry 94:18 hereunto 142:12 hi 3:7 63:18 66:16 87:15 117:22 Hidalgo 1:8 3:5 4:10,11 5:4 6:8 6:10,10 7:4 20:20 21:8 41:20 42:2,7 77:13 85:19 86:4,5 87:4 93:6,7,7 94:3 103:14,15,15	105:3 124:21 126:13 139:11 139:12 140:21 140:22,22 Hidgalgo 4:11 high-rise 119:22 highlight 109:10 hight 42:17 67:5 Hilliard 14:11 30:6 32:3,16 32:18 33:10 52:6 55:8 58:11 59:14 60:2,14 62:5 66:19 78:22 81:5 133:4 His- 114:16 Historian 52:8 historic 9:18 22:7,19 54:2 59:10 68:17 73:12 114:10 114:17 historical 14:14 15:12 21:4 22:18,20 27:1 28:6 29:18 32:17 47:6 52:16 56:3 59:8 60:8 68:16 114:5,8 119:16,17,18 historically 39:8 53:4,7 history 20:17 71:7 105:21 Hm 126:4 hold 8:20 30:8 40:22 51:10 125:7 hole 14:7 holistically 47:10 home 22:7 120:11 137:6 homeowner 87:21 homes 53:15	hometown 120:9 honey 11:20 hope 54:18 63:13 97:19 hopefully 57:19 94:20 hoping 52:15 Hospital 120:11 hospitality 26:10 host 15:18 hotel 7:20 10:7 16:17,20,20 19:4,5 21:13 21:19,22 22:4 22:4 23:1,4,19 24:5,8,19 25:1 25:21 26:4,5,6 27:6,11,18,19 27:21 28:9,21 28:22 29:5,20 31:19,22 32:4 32:11 33:14,21 37:10 52:15,15 54:5,16 57:12 57:16 59:22 61:19 64:7 68:9,10 70:5 71:22 73:8,13 75:11 79:8 hotels 24:11 27:6 53:22 87:22 hour 108:3 133:3 house 10:18 12:19,22 14:3 14:13 17:8 19:10,16 22:14 23:1,5,10,11 23:18 24:20 28:9,15 47:4 52:17,20 53:2 53:7 65:7 68:9 71:9 88:2,3,4,6 88:6 103:2 107:21 118:14	121:21 129:16 houses 60:2 88:4 97:9 housing 9:22 11:7 19:22 21:2,3 31:4 45:15 46:7 54:22 58:1,2 68:11 71:22 72:2 101:5 105:12 107:15 108:3 110:13 120:3,3 124:16 125:1 127:4 128:11,12 129:2,9 135:14 138:11 Hresko 111:3 huge 116:7 husband 55:5 I icon 51:16 90:18 100:2 112:20 idea 15:7 18:10 32:10 97:13 129:4 ideas 66:11 identical 61:9 91:20 identified 49:19 49:21,22 identify 49:17 III 7:10 105:8 illustrate 108:1 illustrated 106:12 image 110:1 imagine 14:2 16:6 60:17 imagined 16:2 impact 45:8 53:17 90:13 92:10 123:22 127:18 impacts 59:19 140:7 impair 92:16
--	--	---	--	---

128:7 138:10 imperfections 108:2 implemented 11:7 implications 48:9 important 15:16 58:22 61:16 69:5 109:17 115:19 impose 63:9 101:17 imposes 44:8 impossible 15:3 99:4 impractically 96:17 improve 63:11 improved 70:21 improves 62:17 inability 106:9 inappropriate 23:12 inch 14:15 inches 89:2 include 27:2 included 13:10 46:6 47:10 106:5 includes 22:3 57:9 including 20:8 45:14 54:19 68:13 101:4 122:8 inclusionary 17:5,5 incorporate 68:14 92:20 103:4 138:20 increase 7:15,18 10:14 14:10 38:11 60:2 117:6 128:12 137:9,12,13,14 137:14,16 increased 18:22	32:16 increases 67:16 87:9 increasing 7:21 129:16,17 independently 132:3 indication 83:15 indicator 32:21 individual 27:15 inexplicably 11:22 info 84:4 89:16 information 40:18 72:1 73:18 121:19 input 41:19 43:4 inside 21:5 Inspectional 85:4,6 instances 123:11 instructions 4:1 4:3 insulting 130:12 integrated 45:19 integrity 92:16 128:7 138:10 intended 13:7 60:4 intent 9:7 27:18 128:9 131:2 136:14 intention 34:4 82:22 interaction 132:22 interconnected 49:4 interest 45:14 45:14 46:5,21 48:12 49:20 69:6 99:5 101:4,5 interested 42:3 77:20 142:10 interior 54:6 71:13 interpret 44:14	49:15 interpretation 40:16 51:9 interrupt 81:8 intersection 120:12,13 introduce 134:1 invoking 79:10 involvement 108:20 110:15 ironed 57:19 irrelevant 76:12 ISD 37:3 41:22 74:20 77:14 83:9,10 134:19 134:21 issue 20:11 29:17 32:19 42:8,10 53:13 53:21 62:10 63:7 65:1 74:19 78:11 79:16 80:16 81:20 95:10 98:1,9 106:11 108:5 110:2,10 110:11 126:17 126:21,21 134:15 135:2 135:22,22 issued 69:11 issues 11:4,13 11:17 14:17 46:20 48:4 77:15 80:20 98:7 122:2 127:13 132:18 It'll 111:17 item 4:6 6:21 7:6 71:15,21 101:16 102:11 102:17 137:4 137:19 139:22 items 113:10	12:19,22 14:2 14:13,15 16:19 17:8 19:10,16 22:14,21 23:1 23:5,10,11,18 24:20 28:9 47:4 52:17 53:7 56:17,19 57:8,11 63:20 65:7 68:9,22 69:3 71:9 Jeremy 94:18 JFK 56:15 Jillson 68:6 Jim 1:7 job 84:3 117:12 121:1 join 60:15 journey 60:18 jowl 115:5 Judy 5:11 Julie 5:8 July 11:1 Jumping 71:3 June 138:17 jurisdiction 21:5 109:12	105:4 125:7 139:10,10 140:14,15,19 Kendrick 120:11 kept 3:22 Key 71:5 keys 16:20 24:4 kids 120:7,11,13 120:14 122:9 Kiekisz 5:13 kind 14:19 26:3 27:5 52:18 64:20 71:6 84:4 90:14 92:9 97:10 111:21 125:5 135:11 kinds 48:4 kitchen 61:1 88:9 knew 52:21 know 5:17 8:11 9:15,20 10:17 11:10 12:5 15:18 20:2,20 24:17 25:12 30:9,9 34:15 35:21 37:20 38:13 39:13 40:21 41:13 42:11,12 45:5 47:10,15,16 48:7,17 49:18 50:8 53:22 62:13 64:4,19 66:5 67:11 72:21 73:22 75:9,10 77:10 77:15 79:11 82:19 83:16 84:2,4 89:12 97:18 107:15 108:4,8,15,18 109:3 110:7,10 110:17 111:5,8 113:15,18 114:18,19
K				
Kathryn 66:18 keep 23:8,17 67:4 95:3 96:4 97:1,10,11 113:12 117:5 120:5,6,6,6 121:9 keeping 61:12 118:15 121:4 125:4 keeps 113:19 115:10 Keesler 1:9 3:5 4:8,9,9 5:4 6:5 6:6,6 7:4 43:7 43:9 85:16 86:6,7,7 87:4 93:3,4,4 94:4 103:12,12				
J				
J 38:21 Jacobs 10:18				

115:14 118:7 125:2,13,17 126:14,15,17 128:11 131:17 132:14,22 133:1,1,5,6 135:7 136:3,4 136:14,15 knowing 15:1 25:11 known 52:16 71:9	83:12 99:12 134:17 lawful 121:17 122:2 laws 45:2,9 layered 109:5 layers 110:18 layout 96:9 101:11 leaning 74:18 128:18,20,22 129:1 learn 58:4 learning 60:18 leave 20:12,17 123:9,16,18 ledger 121:12 left 31:19 58:13 legacy 56:17 57:8 63:20 68:22 69:3 123:14,18 131:1 133:15 133:15,16 legal 74:16 75:5 76:1 77:13 78:4 82:1 83:1 121:21 123:19 legally 79:15 legislature 11:11 13:7 Leiserson 1:8 3:4 4:14,15,15 5:3 6:2,3,3 7:3 26:20 28:2,8 28:12,15,18 29:4,8,11,16 30:3,8,12,15 30:19,22 31:8 31:12,14,16,19 33:1 34:6,9,13 34:19 35:1,14 35:19 37:13,16 37:18 38:1,3,5 38:18 39:1,7 39:20 40:8,11 40:20 41:10,13 43:3,15 49:7	49:15 50:10,13 50:16,21 51:2 51:11,13 65:12 72:9,12 73:10 74:5 75:22 76:9 77:1,21 79:9,14 80:6,9 81:7,19 82:5,9 82:16,19 83:6 83:8 85:21 86:2,3 87:3 89:21 91:11 93:1,2,2 94:4 98:21 103:8,9 103:9 105:4 112:5,10 122:15 125:20 126:8,19,22 127:19,21 128:6 129:12 129:18 130:1,4 130:8 131:5,7 131:10,19,21 132:3,6 134:9 139:2,3,8 140:14 141:9 Leister 130:12 134:13 length 72:19,21 87:9 lengths 73:5 let's 53:2 70:18 letter 68:7,21 70:15 71:3 95:17 97:21 121:14,15 133:8 letters 108:9 level 28:4 75:13 lever 47:7 Lewis-Bowen 90:4,15 lies 46:5 life 56:8 light 89:7 116:10 121:9 132:18 limit 36:1,1	42:16 58:16,21 113:9 limitation 33:13 33:16 34:16,20 35:12,12 36:10 36:12,16,19,20 36:21 37:9 42:15 43:2 limitations 34:10 35:16 36:4 38:6 limited 35:8,9 37:6 57:14 line 14:11 48:11 81:5,5 115:5 116:1 lined 111:7 listed 36:16 38:21 72:3 125:19 listen 131:22 little 8:21 11:14 12:9 13:20 14:16 17:7,16 19:16 25:5,6 31:22 38:16 41:21 81:11 88:16 95:7,8 110:3,14 112:8 113:14 115:21 116:15 122:4 124:6 125:5 134:2 livable 67:17 live 52:4 58:11 62:4,15 63:12 66:18 90:7 110:13 115:4 118:2 lives 124:9 living 58:17 LLC 7:9 94:18 loading 26:16 27:3 71:12,14 lobby 28:10 29:1 local 27:20 43:18 53:3,8 53:22 54:20	80:1 locate 19:1 location 18:21 24:22 25:4 27:3 32:5,6 91:21 92:9 95:16 96:9,16 101:11,22 locked 25:12 locust 11:20 long 13:11 46:10 55:11,14 60:20 70:5 74:4 82:6 102:8 108:14 132:21 Long-Term 138:16 look 14:3 26:21 32:9,21 39:10 44:5 46:15 48:3 64:14 65:20 110:8,22 114:22 115:3 116:1 131:4 134:3 135:12 135:13 looked 15:22 21:14 80:10 110:1 looking 9:9 24:21 26:18 28:5 38:1 46:20 49:5 61:1 74:13 80:16 81:1 88:19 107:13 107:17 127:1 looks 16:6 47:9 47:13 111:6 118:16 121:6 lose 58:18 losing 53:2 loss 54:20 lot 10:2,2,3,18 11:3,21 12:1,5 12:18,21 13:1 14:3 19:15 29:21 47:4,5
--	--	--	--	--

47:16 48:11 54:4 56:8 58:18 60:22 61:14 63:6 80:19 83:4 88:3,6 91:22 105:10,11,20 106:14,16,17 110:2,8 115:14 115:17 116:4,6 116:15 124:19 125:14,16 126:1,6,15 135:19 137:3 138:8 140:2 lots 11:4 106:10 107:8,11,12 loud 72:13 love 61:21 81:8 81:9 120:5 lower 16:17 19:5 Luke 5:8,11 luxury 26:4 52:14	Manchester-b... 134:7 mandatory 44:8 44:9 manner 52:19 map 115:1 Marc 105:8 March 5:22 Maria 5:13 13:10 85:3 Marilee 63:17 63:18,18 marking 73:11 marks 73:4 mass 64:17 98:8 Massachusetts 1:5,6 3:11 142:2,5 massive 54:4 match 64:9 material 89:15 materials 15:9 matter 41:1 77:1 79:17 84:11 86:1 97:16 133:1,21 mature 70:1 maximize 125:18 maximum 9:4 34:13 36:1,4 McAvoy 142:4 mean 24:12 31:1 41:20 42:3 64:19 116:12 126:13 131:1 132:13 136:6 136:11,16 meaning 128:12 131:16 meaningfully 62:17 63:11 means 11:11 36:13,21 56:6 56:21 133:16 meant 66:9 measured 39:9 meat 18:5	mechanism 74:16 75:5 Medeiros 107:8 110:2,12 133:11 meet 12:13,15 12:15 15:5 17:13,15 48:15 48:18 92:18 102:16 106:8 125:18 meeting 1:4 3:8 3:14 7:8 15:11 43:13 53:14 57:3 85:12 114:4 129:11 meetings 3:13 4:3 9:19 52:13 68:13 110:15 meets 102:21 138:18 member 63:19 members 3:4,19 3:19,22 4:5,7 5:3 6:1 7:3 20:19 30:12 40:9 41:11,17 51:5,15 58:15 59:16 69:16,20 70:4 71:2 72:14 73:15 77:12 83:14 85:14 87:3 89:20 90:1,17 92:22 94:3 98:20 99:18 100:1,14 103:7 104:2 105:3 111:12 112:4 112:15,19 113:8 117:19 122:14 124:5 126:2 127:14 128:17 136:7 139:1,7 memo 11:12 42:10 44:1 48:13 49:9	68:22 69:2,10 69:15 70:14 Memorandum 44:4 memos 74:21 mention 17:8 mentioned 21:9 21:12 23:6 46:3 99:20 met 12:14 91:18 125:22 126:5,7 128:15 137:1,2 140:1 method 102:12 102:16 methodology 107:2 Meyer 63:17,18 63:18 65:11 Mid 106:1 108:10 109:10 109:13 110:16 mid-construct... 106:6 middle 11:1 110:5 Middlesex 142:3 mind 29:14 96:4 mine 54:3 minimal 89:9 minimum 67:15 94:9,22 98:12 102:4 minute 82:22 minutes 4:4 52:1 91:3 100:9 113:5,13 117:11 Miranda 1:9 3:5 4:12,13,13 5:4 6:13,14,14 7:4 21:9,17,20 22:1,6,9,11,13 22:16 23:3,15 23:20,22 40:13 40:15 41:15 85:18,18,20 86:8,9,9 87:4	93:9,10,10 94:4 103:17,18 103:18 105:4 124:8,20 126:4 126:20 127:16 128:4,20,22 139:13,14,14 141:2,3,3 mirror 82:12 110:1 miscommunic... 134:20 misstatement 134:17 misunderstood 24:1 Mitchell 5:8 mitigate 59:18 mixed 47:1 mixed- 78:6 mixed-use 11:8 35:10,14 36:18 39:1,14,16 40:2 42:12,17 42:19 57:19,21 57:21 59:12 67:8 71:19 79:16 mixed-uses 47:1 Mm-hm 22:1 23:3,20 25:16 26:11 27:16 31:12 49:14 73:9 95:6 98:2 108:6 130:4 model 72:2 moment 19:20 moments 61:7 Monday 85:7,11 Monteverde 1:7 month 108:11 months 5:21 9:17 88:12,13 105:22 108:4 moot 108:5 morning 61:3,6 61:11,21,22 motion 5:19
---	--	--	---	---

6:18 51:8 72:6 73:21 74:11 77:8 84:11 85:13,14 86:1 91:10,11,13 100:15,16 136:6,17 move 5:19 7:16 8:5 9:2 12:10 13:6 14:9 16:15 19:11 37:10 51:5 59:5 69:21 75:2,4,15 78:19 90:3 96:15 99:19 100:13,15 102:7 112:15 121:1 122:11 139:20 moved 14:3 19:14 58:12 movement 16:15 25:4 47:19 moving 9:7 11:18 52:20 61:8 77:16 91:8 119:14 Mt 2:7 7:9,12,14 9:6 13:20 14:1 14:12 15:8 19:1 26:14 28:20 30:1,4,5 30:15 31:20 32:2 53:2,3,9 53:15,15 61:4 64:17 70:1,19 78:20,21 81:3 84:12 multifamily 9:21 11:6 19:22 31:4 108:3 110:13 137:7 multiple 74:20 134:19 mute 3:22 51:19	90:21 100:5 113:1 Myrtle 2:11 105:7 115:11 115:16 116:1 116:11,12 118:2,15 120:13,14 121:15 N N 2:1 3:1 name 3:9,20 51:21 58:10 60:13 91:1 100:7 113:3 narrative 28:8 narrow 54:8 70:10 71:11 narrow-width 13:19 Nathan 62:3,4,4 62:8 63:16 natural 106:17 111:6 nature 59:13 111:4 127:9 navigate 46:2 near 52:5 69:19 nearing 5:16 necessarily 124:11 135:21 necessary 13:13 135:4 need 20:6,6 37:9 38:11 39:21 40:5 52:22 54:21 59:18 71:16 82:3 83:15 94:20 95:9 96:7,12 96:21 101:15 109:13 116:17 125:1 needed 57:22 72:18 needing 67:10 100:12	needs 13:9 15:21 47:5 77:1 125:19 negligible 90:13 neighbor 33:10 58:17 62:9,19 neighborhood 7:17 9:8 12:12 45:17 46:17 47:21 50:1,2 52:6,7,10 54:10 58:14 60:4 61:17 62:14,18 63:19 71:4 72:13 99:6,8 109:19 110:6,9 114:1 115:19 116:9 119:14 120:15 122:9 123:22 124:11 125:3,9 126:11,15 135:16 138:16 140:6 neighborhoods 59:20 101:7 125:15 neighbors 9:20 10:12 11:19 12:6 13:9,16 19:8 32:18 33:2 48:11 57:15 60:15 65:5 66:22 68:14 69:6 75:5 76:5 77:18 79:21 81:9,14 108:16 115:14 122:17 123:5,12,20 124:22 125:10 125:18 127:3 129:6 130:5,14 131:15,22,22 132:6,10,22 134:3,6 135:3 135:7 neither 142:8	nervous 113:19 net 46:15 never 39:10 58:13 135:5,6 135:6 nevertheless 67:16 new 12:16 13:8 15:20 17:3,12 20:15 21:6 25:4 28:16 33:2,20 43:18 43:21 44:6,14 44:16 45:2 54:2 59:19 68:11 73:12 76:19 78:8 84:21,21 85:9 91:19 94:7 95:22 97:5 98:22 99:12 102:3 110:13 114:11,16,16 127:3 Ng 1:7 3:4,7,9 4:16,17,17 5:3 5:6 6:4,7,12,15 6:16 7:3,6 8:18 18:12 20:18 24:4,8,11,15 25:7,10,15,17 25:20 26:3,8 26:12,18 27:4 27:16,22 40:6 40:10,12,14 41:4,12 43:8 51:1,3,12,14 55:3 56:10 58:6,9 60:11 62:2,7 63:16 65:11 66:14 68:3 72:11 73:9,17 74:8 74:11 77:5 83:14,19 84:7 84:9,17,19 85:17,20,22 86:4,6,8,10,10	86:12 87:3,6 87:16,18 88:1 89:14 90:1,16 91:6,12 93:3,5 93:8,11,12,14 93:17 94:3,6 94:15 95:6 98:2,16,18 99:17 100:12 103:10,13,16 103:19,20,22 104:4 105:3,6 105:18 107:10 108:6 109:15 111:11,18,20 112:1,3,8,12 112:18 113:12 113:17,21 116:18 117:16 117:18 119:7 119:10 120:17 120:19,21 121:5,7,11 124:4,20 125:12 127:20 128:19,21 129:10,14 132:2,5,9 134:11 136:1 136:11,14 137:13,16 139:8,11,13,15 139:15,17 140:18,20 141:1,4,4,6 nice 14:7 19:17 81:14 Nicola 68:21 Nicole 60:12,13 60:13 62:19 night 93:16 nightmare 55:19 Noah 62:3,4,4,8 nod 32:18 non- 42:14 105:13 Non-Conform...
--	---	---	--	---

94:11	numbered 38:7	113:16 117:16	27:7,13,19	55:7,10
Non-profit	38:8	119:4 121:11	opinion 54:15	outcome 68:1
56:17	numbers 20:22	125:12 126:8	57:18 123:18	142:10
non-residential	80:14 81:20,21	128:6 129:14	126:1 127:10	outcomes 70:21
42:13	118:20	137:16 139:19	127:15 128:10	outdoor 19:18
nonbinding	numerical 81:2	140:11,19	128:16 135:5	outlining 11:12
69:17	nutshell 15:14	old 11:14 12:14	opinions 132:15	outreach 68:13
Noncommercial	111:9	17:14 33:3	133:1	133:5
33:6	O	73:11	opportunity	outset 52:16
nonconforming	O 3:1	older 22:18	12:10 118:1	overall 70:3
63:3 87:8,12	o'clock 6:21	Olivia 1:13 4:8	136:3	Overlay 10:9
91:14,22 94:9	object 130:10	4:10,12,14,16	oppose 52:11	34:1,7,11
94:21 100:18	objective 139:6	4:18 5:13 8:9	117:9 121:2	35:18,20,22
101:13 102:4	objectives 60:8	8:13,17,19	opposed 125:6,8	36:2,22 38:2,6
105:9	obtained 56:20	16:4 17:18,22	129:6,7 139:14	42:20 59:16,17
nonconformity	85:3 95:12	42:10 52:3	139:15,17,18	60:9 65:18,19
91:20 96:11	obviously 61:14	55:4 56:13	opposition	71:17
nonresidential	occupant 92:13	58:7 60:12	108:9 114:4	overrides 35:18
34:17 36:8,12	128:1 138:3	62:3 63:17	133:11	owner 106:3,9
36:19	ocean 134:8	66:15 72:7	option 77:9	106:21
Nope 91:6	October 84:13	85:3 112:17	82:21 117:4	owners 5:8
normal 9:9	84:15,19 85:14	113:7 117:21	optional 44:12	105:7
normalize 7:20	86:2 142:13	118:18,20	options 22:22	ownership
117:3	odd 95:2 98:14	119:2,4,9	67:1	27:15
normalized	odds 67:17	once 75:14,14	order 5:6 23:8	P
19:15	offer 61:2,7,14	one- 120:22	57:10 66:6	P 3:1
normalizing	61:18	121:16	67:4	p.m 1:4 3:3 4:6
9:10 117:3	offering 60:20	one-way 54:11	ordinance 31:2	5:2 7:2 84:22
normally 47:11	office 40:19 44:3	71:11 115:11	59:18 65:19	85:11 87:2
110:22	61:10 63:4	ones 118:10	91:13,17 92:7	94:2 105:2
northeast 91:22	officially 74:3	online 8:3 91:6	100:17,22	141:10
Notary 142:4,16	oh 6:10 29:16	99:22 112:16	106:9 107:15	Pacheco 85:3
notate 112:5	77:4 85:13	121:12	125:22 126:5	95:17
note 8:5 56:2	112:15 119:7	onset 46:4	127:8 128:9	package 73:4
59:15 66:8	okay 5:12 8:20	open 35:20	136:18,22	packet 73:16
98:3 124:15	18:1,7 21:8,20	115:2,8,9,15	137:2,21 140:1	page 2:2 44:2,6
notify 6:19	22:6,11,13,16	115:18,20,21	140:4	118:7,20
November	23:22 25:14,19	122:2 135:16	Ori 121:15	pages 118:18
142:18	26:3,8 27:4,22	135:18 140:7	original 2:6,7	palatable 134:3
nuisance 92:12	27:22 28:12,15	opening 51:14	5:9 21:4 24:6	paragraph 36:6
127:21 128:5	28:18 29:8	operable 19:5	24:17 98:3	38:9,14,16,19
138:2	34:12 43:8	50:11	117:4 118:11	65:22 128:10
number 21:2,3	50:21 51:3,12	operate 27:20	118:14 119:12	paragraphs
49:19,21 52:11	66:16 74:10	operated 27:13	121:3 127:2	38:7 65:21
64:7 65:15,16	77:4 84:6 88:1	operation 27:21	129:18,20	paramount
71:11 73:7	111:18 112:1	92:6 127:7,11	originally 32:1	107:16 132:22
112:6 128:12	112:12,16	137:19 140:3	52:14 119:6	paraphrase
128:13 129:2		operator 26:5	Orlando 55:5,7	

pardon 109:4	33:9 34:8,12	56:6 84:18	perspective 61:3	69:4 71:19
parking 121:22	34:18,22 35:6	perfectly 77:16	persuade 58:20	109:22 111:15
part 10:11 15:21	35:17 37:3,15	permanent	pertinent 11:13	122:18 125:4
20:1 22:17,20	37:17,21 38:2	25:22 71:22	64:1	135:18
27:1,17 29:17	38:4,16,19	permissible 33:8	petition 60:5	planned 61:20
29:20 33:2	39:3,8 42:1,5,8	33:10	63:14 68:8	planning 15:21
45:18 46:6	46:3 49:14	permission	90:6,10 98:5	15:22 16:8
47:11 48:7	50:9,11,15,20	89:10	petitioner 7:9	37:1 38:12
50:17 70:15	64:17 74:6,10	permissive	73:1 78:1,6	69:10,13,15,20
73:3 92:21	74:12 76:8,10	34:20,21 35:3	84:20 85:1,5	70:3,15 71:18
103:5 119:14	77:4 78:10	36:16,17,20	94:17,18,21	107:2 138:17
138:21	79:13 80:4,8	38:21,22	95:12 96:8,14	plans 24:15
Participant 8:7	80:11 81:18	permit 5:15 34:2	97:1,13,18	26:22 72:16,20
participation	82:3,7,10,17	37:1 38:10,11	98:11 99:2	97:8 111:14
3:12 124:6	82:21 83:7,18	44:19 46:13	101:4,17	122:1
particular 47:13	84:6,8,15,18	60:6 66:1	102:12,13	plausible 131:14
48:8 89:17	86:13 105:8,17	71:18 87:7,13	petitioner's	play 106:19
109:22 125:16	105:19 107:11	87:18 88:13	90:11 139:5	playing 120:12
133:7 135:1	108:7 109:16	90:11 91:13,15	phone 5:11	122:9
particularly	111:17,19,22	91:16 92:19	51:18 90:20	plaza 64:19
59:2 70:1	112:2 130:7,10	93:15 95:12	100:4 112:22	please 6:1 30:22
parties 142:9	131:6,8,18,20	96:18 97:3	phonetic 94:19	42:5 79:4 81:9
partly 78:8	132:20 134:12	101:2,19 105:9	94:20	86:2 92:22
96:18	136:9,13	105:15,20	photographs	98:3 103:7
parts 21:1 73:11	137:12,14	106:7,20,21	122:8	120:17,19
73:12	pattern 123:2,11	116:13 123:20	photos 88:18	126:2 131:10
pass 119:16,17	patterns 92:1,5	125:2,21	106:5	134:11 136:2
passage 138:7	126:9 137:4	128:16 129:5	piece 10:1 15:2	139:1
passed 31:4	Patterson 55:4,5	129:21 130:17	15:13 18:17	pleases 81:14
70:22	55:5,7,7,9,10	130:18 134:5	22:19 35:11,13	point 16:3 19:9
passes 6:18	56:10,12	135:4 136:18	37:6,7 39:18	19:21 21:10
Patrick 7:9 8:4	Paula 5:13	136:19,21	Pierotti 117:21	23:1 24:18,22
8:11,15,20	Pause 18:2 91:5	138:12,19	117:22 118:2	25:1 32:3,3
18:1,13 21:3	100:11	139:20	118:22 119:3,5	59:11 88:9
21:16,18,21	penalized 97:19	permits 106:4	119:8,11	119:13 126:21
22:2,8,10,12	102:20	108:20	120:18,19,20	138:7
22:14,17 23:4	pending 43:4	permitted 92:7	121:6,7,8	pointed 49:9
23:16,21 24:3	penetrations	127:7 137:20	pine 11:22	points 25:3 88:7
24:6,10,14,16	23:9	140:4	place 26:12 52:5	pop 15:5
25:9,14,16,19	people 54:10,22	permitting	54:6 95:21	popped 8:6
26:2,7,11,16	57:10 58:3	100:21	96:3 102:2,6	Porat 121:15
26:22 27:10,17	63:6,11 75:7	person 124:9	120:9	portion 35:8,9
28:1,7,11,14	80:9 114:3	133:9,11	places 54:22	39:11,11 64:6
28:17,22 29:7	120:15 126:16	personal 131:12	plan 10:5,11	portions 32:13
29:10,15,17	133:4,8 136:15	134:15	13:5 14:9 17:9	42:13
30:4,11,14,17	percent 10:8	personally	24:17 26:9	pose 63:7 137:10
30:21 31:3,9	71:13	126:13,18	28:3,4 33:20	137:17
31:13,15,18,21	perfect 55:17	133:14	52:11 57:1,14	position 13:1

18:8 41:3,16 55:16 possible 56:7 82:2 Post 61:10 63:3 posted 118:10 posting 84:21 potatoes 18:5 potentially 54:20 practical 12:16 12:17,18 44:4 44:9,18 45:1,7 45:11 47:2,3 49:10 50:6,7 50:18 96:8 97:12 99:15 101:1,8,12 102:17 107:2 107:14 pre-existing 94:8 105:9 precedent 79:22 80:15 precluded 49:4 predominantly 133:20 137:7 preexisting 91:21 96:1,5,9 96:11,15 97:6 101:13 102:3 102:18 preferably 27:20 preliminary 9:12 prepared 43:5 present 4:9,11 4:13,15,17 12:22 106:17 presentation 7:7 15:12 17:20 18:4 21:4 27:1 32:17 46:4 89:19 111:2 presentations 138:17 presented 27:1	28:5 29:18 46:1 48:18 52:14 presenting 130:20 presents 47:4 preservation 54:2 61:15 71:8 116:8 preserve 10:19 12:20 47:20 115:21 preserved 47:6 52:18 preserving 49:2 61:16 President 52:6 56:16 pressing 51:19 51:19 90:21,21 100:5,5 113:1 113:1 pressure 10:15 12:11,12 pretty 18:15 61:9 68:1 72:2 98:19 113:17 114:19 125:3 prevail 64:13 previous 12:1 18:14 118:5 134:16 previously 96:1 primarily 59:13 75:3 106:9 prior 85:11 113:18 prioritized 129:9 priority 64:11 124:16 privacy 19:4 private 92:3 probably 30:9 88:4,11 134:13 problem 63:1 78:9 126:14 problematic	108:17 problems 25:17 proceed 56:22 108:22 109:16 proceeded 106:3 proceeding 106:20 130:11 proceedings 3:18 141:10 142:7 process 5:14,15 10:11,19 14:20 20:4 45:13 50:5 125:11 130:13 132:21 133:2 134:18 product 89:15 production 45:15 46:7 101:5 107:15 profession 52:8 profit 117:14 123:17 profoundly 122:15 program 19:7 19:17,19 programming 19:7 27:18 project 7:12 8:22 10:7,21 17:6,17 20:17 21:2 24:5 26:10 28:8 46:8 48:8,8 55:12 56:3,20 57:4,9,13,19 57:20,21,21 60:16,19 68:12 68:15 69:15 70:9 71:7,9 74:16 75:2,10 75:13,20 77:18 81:15 89:8 95:11,22 101:18 105:21 106:4 107:4 108:19 118:1,5	119:12 121:2,3 121:16 130:18 130:20 133:7 133:10,19 135:13,20 140:5 project's 133:21 projects 119:17 prominence 65:8 promise 10:12 proof 135:10 properly 81:21 82:3 108:22 properties 47:6 69:22 90:13 property 10:4 12:21 62:15 67:4 81:5 82:5 90:9 98:1 115:16 118:3 133:13 proponent 54:1 77:5 proposal 55:21 69:13 71:21 79:20,21 114:11,16 118:15 127:3,5 129:18,20 proposals 126:6 propose 7:14,18 51:6 proposed 15:17 15:18 16:17 24:4 58:12 61:8 66:11 70:9 71:12 91:18,20 92:3 92:15 97:5 103:1 118:14 120:1 125:4 127:9 128:2,7 137:9,22 138:4 138:9 proposing 25:12 proposition 114:11	provide 39:3,4 76:17,18 111:1 provided 11:12 15:16 70:11 providing 5:18 28:19 prox- 48:21 proximity 70:9 public 3:20,22 4:1,2 13:9,14 13:16 17:8 22:21 30:13 41:11,17 42:4 44:5 45:14,16 46:5,12,22 47:14,17,18,21 49:2,20,22 51:5,7,15,15 53:1 57:9,12 58:3 61:19,20 63:1,10 68:4 69:6 70:6 72:14,17 73:15 84:1 90:3,17 91:7,8 92:5 99:5,8,19,22 100:1,13 101:4 101:6 112:15 112:19 121:12 122:7,11 123:4 126:16 127:10 132:10 142:4 142:16 pull 15:1 17:18 17:19 63:10 pulling 64:16,21 65:7 purpose 128:9 purposes 59:18 Pursuant 3:10 purview 64:16 65:3 132:19 push 59:22 67:21 122:22 pushed 31:11 pushing 12:21 put 10:10 21:21 39:20 53:12
---	--	--	---	---

64:9 76:6 82:1 89:6 107:20 putting 23:4 33:4 59:21 puzzle 15:2 puzzled 41:21	4:10,12,14,16 8:9,13,17,19 17:22 52:3 55:4 56:13 58:7 60:12 62:3 63:17 66:15 85:3 112:17 113:7 117:21 118:20 119:2,4,9 rationale 140:17 reached 67:16 read 35:20,21 44:1 45:4 46:1 50:19 72:15 reading 37:18 37:19,21 41:2 reads 45:3 ready 91:10,11 real 11:1 32:19 42:8 really 12:20 15:2 16:11 17:9,9 20:16 21:5 52:17 54:21 59:1 62:22 63:9,13 65:4,6 70:11 97:15 106:22 107:7 110:1,6 110:17 111:14 115:19 117:9 125:14 133:16 realm 13:9,14 13:16 47:21 49:2 rear 88:9 90:8 reason 13:3 14:18 55:22 63:13 65:14 107:3 119:18 reasoning 15:19 reasons 15:4 48:13 52:11 68:19 92:15 96:21 127:9 128:7 138:9 139:21 140:13	140:18 recall 79:19 81:20 receive 71:3 received 5:12 7:13 48:2 56:3 68:15,21 70:14 recognize 69:20 108:10 120:9 124:15 recommend 70:19 recommendat... 70:12 reconcile 39:13 121:22 record 71:5 73:19 76:1,3 77:2 78:1 79:19 98:4 142:6 recorded 3:14 recuse 139:4 recusing 140:14 recycling 116:20 116:21 red 32:10 redesign 134:4 reduce 7:14 reduced 108:21 refer 9:10 39:21 reference 79:16 referring 73:5 refers 65:16,16 reflect 84:21 reflection 45:5 110:12 regard 95:3 123:19 regarding 5:13 5:13,18 26:9 65:19 71:15 72:2 90:10 121:22 125:10 131:13 regards 60:16 90:14 registers 23:13	REGULAR 2:8 regulation 14:17 regulatory 108:22 related 96:9 98:10 142:8 relates 41:18 48:19,20 101:8 relative 73:6 relevant 21:10 66:4 relief 20:4 57:2 57:5 61:14 66:7 69:21 76:17 94:9 95:9 97:6,9 100:16 relocation 71:8 remainder 33:22 remaining 32:13 remains 31:9 106:15 remediate 95:16 remediating 97:19 102:20 remedy 77:22 remember 119:13 remind 126:22 remote 1:4 3:12 4:3 removed 95:15 101:21 render 13:11 rendering 15:20 22:18 renderings 21:14 renovation 103:2 138:4 rental 26:1 72:1 repair 101:22 repeat 6:9 99:13 replace 87:8 97:15 replaced 95:15 95:21 96:21	101:21 102:2 102:14 replacement 91:18 92:3 102:9 replacing 92:8 96:11 101:14 102:14 reports 59:7 represented 32:10 114:6 122:20 representing 94:17 request 2:5 5:9 5:14 69:7 73:20 74:8 87:19 90:11 105:20 123:21 requested 8:7 62:16 70:19 77:6 requests 68:19 72:16 73:18 98:11 require 24:21 41:8 75:3 96:14 110:14 121:18 122:3 required 9:11 32:8,11 41:14 82:11 83:4 97:7 102:1,4 107:4 requirement 12:8 32:3 71:9 requirements 8:1 15:22 29:22 74:14 85:2 87:11 91:17 94:10 100:17,18 105:13 106:8 107:6 110:20 125:22 126:4 136:18,22 137:1 140:1 requires 23:17
Q qualify 36:19 question 33:7,9 40:17 42:3 43:12,15 44:13 54:19 57:1 62:11 64:15 77:22 78:4 79:9 questioning 71:16 questions 5:17 15:15 20:19 26:9 28:2 40:6 40:12,16,20 41:18 43:11,11 45:19 50:4,22 51:4 58:15 63:22 64:2 65:13 66:9 89:20,21 90:2 98:20,21 100:14 111:4 111:10,11 112:14 quickly 42:8 65:13 quite 15:10 25:7 89:18 121:15 quote 59:7	R R 3:1 raise 51:17,18 58:15 90:19,20 100:3,4 112:20 112:22 raised 13:14 16:8 78:6 ramping 19:12 24:21 Ratay 1:13 4:8			

96:2 requiring 94:9 reservation 64:1 residence 14:5 94:22 120:22 residences 16:16 19:4 24:19,22 27:5 28:20,21 29:3,6 34:21 36:16 38:21 53:5,7 54:5,15 54:20 resident 56:15 residential 7:17 7:22 9:2,8,13 9:14,22 17:2,3 18:16 21:13,18 22:3,5,12,15 24:8,11 27:7,8 27:10 31:5,5,6 31:10,15 32:14 33:16,19,21 35:2,9,11,11 37:6 39:2,5,11 39:18 42:12,14 42:15,16,17,22 43:1 54:1 57:13 59:13,19 61:17 64:6,8 64:12 67:4,9 67:22 69:22 73:7,13 75:20 76:15 78:12 82:11,13 83:5 92:4 94:8 95:13 97:5 residents 12:7 25:21,22 116:17 132:15 resilience 122:1 resiliency 116:14 resolved 71:16 resolving 122:1 respect 131:5,8 respond 131:11 responds 69:4 responses 91:15	136:20 rest 61:13 65:2 77:19 restoration 68:8 restore 10:21 restrict 35:16 restrictive 34:16 34:17 36:9,12 36:13 result 9:4 13:16 44:18 96:19 100:22 109:18 results 108:2 retain 96:6 retained 97:5 return 85:6 review 9:12 39:22 69:16,18 70:10 73:15,19 75:1 106:3 108:12 110:18 132:19 reviewed 72:16 reviewing 72:20 77:2 91:15 100:20 136:19 revised 98:5 revision 98:6 rewritten 44:8 rid 8:12 right 6:20 9:5 13:22 14:14 18:3 19:11 20:5 21:16 23:15 26:7 29:7 34:18,22 37:14 43:4 51:11,12 52:5 52:6 66:22 77:5,11 80:2,2 81:17 83:20 84:4,19 85:19 87:6 88:19 95:11 96:18 99:17 100:12 101:18 104:4 105:6 108:19 110:14 112:3,4	114:13 118:2,3 118:8 119:11 120:1,1 129:10 131:3 134:9 136:8 139:19 139:21 140:3 140:11 rigorous 138:6 road 134:18 roadmap 48:14 Roberts 116:2 roll 3:21 Ronald 66:15,16 66:18 roofline 117:5 119:19 room 54:14 rooms 23:4,18 53:3 54:5 73:8 75:11 root 47:20 48:21 rooted 47:19 roots 67:15 rotted 95:15 96:6,12,20 97:13 101:21 102:9,14 rule 138:12 rules 64:8 79:11 138:12 ruling 85:8 run 89:4 138:7 running 68:5 121:12 runs 53:14 S S 3:1 sad 76:7 safe 88:14 safer 49:1 safety 11:16 45:16 46:6,12 46:21 47:13 50:1 92:13 96:21 99:8 101:6 128:1 138:3	Salem 11:15 satisfy 78:4 saves 57:6 saw 49:12 73:10 108:14 saying 21:19 24:1 29:6 30:15,16 31:20 35:1,3,5,6,20 37:8,12 38:14 39:14,15 49:8 50:6,16 51:21 81:12 87:20 91:1 100:7 109:1 113:3 118:5 127:10 says 28:9 34:13 34:15 36:3 38:9,10 39:18 44:3,3,17,21 45:12 51:17 64:12 90:19 100:3 112:10 112:20 scale 116:10,11 124:12 scenario 12:4,10 19:6 129:5 scheduled 69:19 scheme 48:5 school 61:5,22 Sciarappa 2:9 87:7 90:7 screen 8:10,21 13:12 15:6 51:16 90:19 100:2 106:12 112:20 scroll 118:7 se 125:9 seating 19:18 Sec 94:11 second 7:19 23:18 30:8 33:5 34:7 38:9 44:2,6 65:22 71:8 88:21 123:21 126:8	section 8:2 26:6 34:9,10 36:2,3 36:17 37:2 38:14 42:22 43:1 44:6,10 44:16 59:17 65:18,22 87:12 92:19 94:11 100:19 105:12 105:13,14 129:11 140:2 Sections 91:14 91:14,15 100:17,18 136:18 138:19 see 8:19 14:14 18:11 25:7 26:12 27:4 31:8 38:7 39:15,15 46:9 47:9 49:3 58:13 61:6 65:21 70:18 76:7 80:18 84:1 88:18,20 89:16 97:7 106:5 109:5 110:9,20 115:1 115:9,10,22 123:5 125:1,2 125:3,17 126:17 132:17 135:18 seeing 48:14 50:10 74:15 100:12 122:19 125:15 seek 41:8 51:9 135:10 seeking 5:8,14 7:22 8:2,5 18:9 78:2 87:7 94:7 95:3,4 97:1 98:22 105:9 seeks 94:21 seemingly 99:4 seen 95:5 126:6 135:6
--	---	--	--	---

sees 132:14	76:10 78:11,12	107:20 111:5	125:20 134:5	43:4,5 48:3
segue 118:4	78:13,17 79:7	111:15 118:6	sir 24:10 58:9	51:11
self-created	79:10 80:13	showed 21:6	62:7 84:7	Solicitor's 40:19
97:12 102:18	82:12,13 83:4	29:19 33:14	site 10:7 11:15	41:19
selfishly 61:20	87:10 94:9,22	76:19 134:6	14:3 26:9 57:7	solution 9:14
sell 27:19	95:4 96:1,11	showing 9:5	62:5,21 63:4	10:13 11:2
sending 69:9	97:2,7,8 98:7,9	25:7 27:2	70:3 75:15	23:2,16,17
sense 24:2 38:13	98:12,13	33:20 115:10	80:19 81:1	solutions 32:22
38:18 40:17	101:12,14	118:7	106:5 108:15	Somerville
41:16 59:21	102:4 106:10	shown 80:5	116:3,6 119:12	94:17
109:2 110:3	107:5 130:21	shows 15:20	122:1,3 130:18	somewhat 13:21
sent 13:10	135:2	16:5,10 78:16	135:16 138:5,6	52:15 106:4
separate 24:18	setback's 96:4	80:12 133:5	sited 75:15	133:2
25:3 28:19	setbacks 11:9	sic 4:6 29:22	sits 87:10 88:3,6	soon 82:2
29:2 54:5,15	12:7 18:7 31:5	47:7,16 67:10	116:15	sorry 6:10 30:3
64:8 73:7	59:2 62:11,12	130:12 134:13	sitting 3:4 5:3	30:8 51:14
September 1:3	63:3 66:5	side 7:16,18	7:3 16:7 87:3	76:4 80:10,11
3:8 5:20 69:11	72:15 74:1	14:10 15:7	88:22 94:3	80:18 81:7
70:16 71:4	76:12,14,15	18:15,19 19:1	105:3	82:8 84:15
114:2,12	78:16 82:11	19:2 26:15	situation 67:12	117:15 128:21
122:18	83:3 106:15	30:2,2,3,5,5,5	95:2,16 96:10	137:13 140:15
served 26:5,16	115:20	30:6,16 31:16	97:14,16,20	sort 9:4 10:6,17
27:6	setby 67:10	31:22 32:16	98:14,19	11:12 12:6,17
service 26:12	sets 35:22	33:11 34:5	102:20	14:5,7 15:6,17
28:9	116:21	42:8 61:10,14	six 5:21 6:20	16:3,3,7 17:10
Services 85:4,6	setting 68:18	72:21 78:16,17	16:18 32:4	18:5 27:20
set 16:2 51:1	79:22 111:6	78:18 81:3,3,4	33:15 108:4	32:20 53:9
73:21 74:3	settled 20:21	87:8,10 90:12	Six-Month 2:5	82:22 89:8
103:1 107:4	setup 26:4	97:9 140:10	5:8	105:21 107:13
118:9 122:18	109:21	side-by-side	size 26:10 75:14	107:20 108:21
134:2 142:12	seven 108:4	107:19	126:1,5 137:2	109:20
setback 7:14,16	shadow 135:12	sided 12:19	140:1	sorts 123:13
7:19 9:3,10,11	shape 126:1,5	sides 73:6 83:7	sky 115:9	sought 97:6,9
9:15,22 10:14	137:2 140:2	sidewalk 13:20	slave 56:18	102:11
11:5 14:11	shapes 101:9	14:2 63:6,8	slide 17:20 27:2	sounds 20:20
15:1,17,18	share 65:14	70:6,10	27:2	26:3 57:20
17:20 18:22	106:12	sign 84:21 85:1	sliding 19:14	space 19:3,17
22:3 30:18,20	shared 26:8	85:5	slightly 32:5	21:13,18 32:20
31:1,9,10,10	sharing 68:7	significant 9:12	46:1	32:22 54:14,15
31:17 32:2,7	sheet 15:16	14:20 19:3	sliver 10:4	61:15,19,20
32:11,14,16	shift 70:2 102:15	similar 11:4	small 10:4 27:20	65:5 67:18,19
33:4,6 39:9,12	shorter 22:7	14:2 46:10	28:13 64:22	115:8,15,18,21
58:19,22 59:3	shots 13:11 16:1	80:20 125:7	88:2 115:9,11	116:15,17
59:3 60:2,7,16	show 13:12	132:11 133:10	116:3,6,11	122:2 127:13
61:7 62:22	17:20 24:15	simple 73:2,3	smaller 64:15	135:16,18
63:5 64:3 66:4	26:20 31:22	simply 23:6	80:19	140:8
66:6 69:21	71:18 76:3,18	46:11 67:3	soil 101:9	spaces 115:2
73:5,6 74:17	80:12 88:21	79:9,18 81:15	Solicitor 40:5	speak 4:4 51:15

52:1 90:18 91:3 100:1,9 100:13 112:19 113:5 118:1 133:8 speakers 51:20 90:22 100:6 113:2,13 speaking 3:20 63:21 68:4 91:7 special 34:2 37:1 38:9,11 46:13 66:1 71:18 87:7,12,18 90:11 91:13,15 91:16 92:19 93:15 105:9,14 105:20 106:7 123:20 125:2 125:21 128:16 129:5 134:5 135:4 136:17 136:19,20 138:19 139:20 specific 70:12 specifically 78:7 100:21 speculate 37:13 spending 9:1 spent 9:17 60:22 spoke 113:14 square 7:22 10:9 16:21 17:4,6 33:13 34:1,7 34:11 35:17,19 35:22 36:2,22 38:2,6 42:20 52:7,10 54:9 55:1 56:5 58:2 58:3 59:12 60:3 62:14 63:19 65:17,19 68:6,10 70:15 70:16 71:4,17 81:15 squished 10:17 ss 142:3	stacking 47:2 Staff 4:5 51:20 51:22 83:9,11 90:22 91:2 100:6,8 113:2 113:4 stair 87:8 89:4 90:12 102:14 102:19 stairs 88:20 89:4 116:5 stairwell 14:1,7 stakeholders 9:20 stalled 106:4 stamped 73:2 stand 115:4 stand-alone 27:19 32:12 standard 11:14 12:14,16 13:8 15:5 17:12,13 17:14,15 20:16 26:4 33:3 40:21 43:18,22 44:14 46:1,9 47:9 48:1,15 48:18 49:5 81:2 Standards 29:13 79:12 100:20 138:6 standing 61:11 stands 106:14 start 4:5 49:10 50:6 state 3:20 11:10 78:1 106:6 stated 15:5 94:22 108:3 statement 62:13 79:15 91:16 112:6,10 127:1 136:20 statements 85:10 92:20 103:5 132:12 138:21	states 38:19 131:20 statute 44:8 45:12 statutory 85:2 stay 26:6 89:5 99:3 staying 96:2 steel 23:7 step 84:5 steps 136:16 Steven 1:7 3:4,7 3:9 4:16,17,17 5:3,6 6:4,7,12 6:15,16 7:3,6 8:18 18:12 20:18 24:4,8 24:11,15 25:7 25:10,15,17,20 26:3,8,12,18 27:4,16,22 40:6,10,12,14 41:4,12 43:8 51:1,3,12,14 55:3 56:10 58:6,9 60:11 62:2,7 63:16 65:11 66:14 68:3 72:11 73:9,17 74:8 74:11 77:5 83:14,19 84:7 84:9,17,19 85:17,20,22 86:4,6,8,10,10 86:12 87:3,6 87:16,18 88:1 89:14 90:1,16 91:6,12 93:3,5 93:8,11,12,14 93:17 94:3,6 94:15 95:6 98:2,16,18 99:17 100:12 103:10,13,16 103:19,20,22 104:4 105:3,6 105:18 107:10	108:6 109:15 111:11,18,20 112:1,3,8,12 112:18 113:12 113:17,21 116:18 117:16 117:18 119:7 119:10 120:17 120:19,21 121:5,7,11 124:4,20 125:12 127:20 128:19,21 129:10,14 132:2,5,9 134:11 136:1 136:11,14 137:13,16 139:8,11,13,15 139:15,17 140:18,20 141:1,4,4,6 stock 127:4 128:12 stood 110:21 stop 34:6 63:5 83:13 store 12:20 stories 16:18 28:16 32:4 133:21 story 7:9,12,15 9:7 13:12,19 14:5,9 15:7 16:1,7 26:17 32:7 44:3 54:7 56:16,18 57:11 58:4 59:3,8,11 59:15 60:1,7 61:4,9 62:22 63:2 64:17 70:9,20 71:11 78:22 79:1 81:4,4 95:8 119:13 straightforward 98:19 strange 14:5	stray 63:22 street 2:5,7,9,10 5:7 7:9,12,15 9:6,7 13:12,19 13:19 14:5,6,8 14:10,11,12 15:7 16:2,6,7 16:10,11 26:17 30:6 31:20 32:2,3,7,19 33:11 44:3 53:10,15,16 54:8,8,9 55:8 56:15,16 58:11 59:3,8,11,14 59:15 60:1,2,7 60:15 61:4,9 61:10,13 62:5 62:22 63:2,4 63:19 64:17 66:19 70:1,2,4 70:9,20,20 71:11 79:1 81:4,5 84:12 87:7 90:7,8 94:7,16,17 97:22 103:2 111:7 115:5,9 115:12 121:4 124:8 133:4 streets 115:6,7,7 streetscape 97:4 99:6 streetscapes 65:9 strengthens 57:15 stress 62:21 stretch 63:8 79:1 strict 45:8 96:14 100:21 101:16 strong 54:1 55:15 strongly 55:22 117:9 Structurally 44:8
--	---	--	--	--

structure 54:4 87:9,12 89:9 91:14,20,22 92:9,9 94:8,11 95:13 96:10,10 99:3 100:19 101:11,13,19 105:14 107:6 111:16,17 138:5	summer 17:10 SumUp 20:2 sun 58:18 115:15 135:8 sunlight 67:15 127:12 134:7 140:7 supply 121:22 support 53:22 53:22 54:1 55:13,22 56:3 60:5,15,20 61:18 62:16 63:14 68:7 69:2 70:17 77:17 84:1 90:6,11 97:21 99:21 supported 79:15 supporting 45:15 85:10 91:16 92:20 101:5 103:4 112:6,10 127:1 136:20 138:20 supports 99:15 supposed 123:4 128:15 supposedly 54:5 sure 15:9 17:19 21:10 29:11,15 30:10 43:15,20 63:22 69:18 72:11 79:3 80:1 83:19 84:3 87:20 124:17 126:15 133:15 surprised 123:5 surrounding 63:2 90:13 surrounds 107:18 survey 121:18 survive 67:14 Susan 58:11 Suzanne 52:3,4 sympathize	108:16 synopsis 71:7 system 48:22 systems 19:12 T table 8:1 39:21 40:4 78:15 80:12 87:11 94:10 98:4 100:17 105:12 take 4:5 35:11 41:2 84:4 110:22 111:10 123:9,15 134:3 takeaways 71:5 taken 3:21 108:14 130:13 takes 115:16 116:4,5,15 talk 44:11 80:10 talking 11:2 15:7 17:7 18:10,13 20:3 64:3 76:8,11 76:13 78:18 83:13 106:13 109:7 116:5 118:13 128:10 131:1 talks 65:22 tall 10:15 11:22 58:21 111:8 taller 21:17 Tatiana 94:19 TC 103:2 tear 102:7 tech 121:1 technical 58:15 technically 64:12 television 3:15 tell 26:20 56:18 57:10 64:1 87:18 95:7 telling 83:2 tenant 56:15 tend 124:9	127:16 terms 9:5 11:7 17:7 19:7 20:7 21:1 24:12 25:3,5 40:2 48:2 53:1 63:1 74:22 76:17 81:1 106:13,18 107:13 108:13 109:7,19 110:13,15,20 125:16 133:7 Terrace 52:19 terrible 68:1 test 12:15 44:10 44:20 46:5,9 48:3 49:11,16 tested 71:12 testified 131:15 testimony 135:12 texturally 97:11 thank 4:18 6:4,7 6:15 9:15 15:19 20:18 21:8 24:2 27:22 44:1 49:7 50:21 51:3 52:4 55:2 55:3 56:10,12 58:5,6,8 60:10 60:11 62:1,2 63:15,16 65:10 65:11 66:13,14 66:19 68:2,3 69:9 74:5 75:21 77:3,4 84:7,18 85:17 85:20 86:3,12 86:13 89:19 90:16 91:12 93:3,5,8,11,17 98:17,18 99:17 103:10,13,16 103:19 104:1,2 111:11 117:18 117:19,22,22 121:5,7,10,10	124:1,3,20 125:12 132:5,9 139:8 140:20 141:1,8,9 thanks 6:12 68:20 85:22 87:17 93:16 112:13 116:19 118:18 that's 79:15 they'd 29:1 97:14 thing 52:19,22 53:6 81:8 114:13 136:8 things 8:5 10:10 39:6 47:10 49:3,5,19,21 50:12,17 59:7 65:2 75:14 83:20 97:10 98:8 115:9,20 116:20 135:10 think 5:16 9:5 11:13,17 12:9 12:14,15 13:7 13:15 15:12,14 15:16 17:6,14 17:15 18:4 19:6,18 20:12 20:13 23:22 24:6 35:1 39:20 40:4,17 41:7,15,16 43:8,10 45:2,7 46:18 47:9 48:14,16,17 49:8,8,9,12 50:9,12 51:6 52:22 53:6 55:17,18 56:6 60:19 62:9,17 63:8 65:5,14 67:7 68:3 73:17,20 74:2 74:8,18 75:6 75:17 76:1,5 77:21 79:3,4,6
---	---	--	---	---

83:14,16,17	88:7 111:18	138:7	121:21	65:21 78:11,21
84:2 89:14	112:12 113:12	timeline 125:6	trees 11:20 12:1	79:10 91:3
98:18 106:11	115:6 116:16	times 37:4 74:20	12:11 18:13	100:9 112:1
107:9,15 108:1	116:21 117:6,7	134:19	47:19 48:21	113:5 114:1
108:8,8,13,15	124:17 127:3,4	tiny 115:11	49:2 53:19	115:6,7 124:17
109:1,2,17,17	129:17,19	135:19	57:6,6 61:15	128:14 130:2,3
109:22 111:1,5	130:2 137:9,10	today 21:11	67:14 70:1	133:7 134:6
111:13 113:13	137:12,14,16	88:10 90:6	tried 45:6 47:8	139:17,17,18
113:22 114:2,4	137:17	122:7	triggered 96:12	two- 129:20
114:7,19,22	three-deckers	today's 80:1	102:15	two-families
117:12,13	118:16	told 45:4 67:2	triple-decker-...	111:7
119:16 122:4	three-facing	80:22 81:20	109:4	two-family
123:1,2,8,14	106:16	tonight 55:14	triple-deckers	105:10 137:6
123:19 124:11	three-minute	59:2 60:6,21	111:7 124:10	138:13
124:13,19,19	113:9	62:10,16 63:21	124:12	two-story
125:13,16	three-story	98:10 106:22	troubled 125:6	115:10,11
126:4 127:17	58:17 133:20	107:3 108:9,18	trough 53:14	two-unit 129:16
128:4,22 129:4	three-street	111:3 122:16	trucks 54:12	129:21 130:18
132:17 133:8	105:10	131:9 133:13	71:13	two-years
135:22 136:1,4	three-street-	135:5	true 131:17	120:22
136:15 139:3	106:16	top 64:9	142:6	type 11:15
thinking 45:18	three-unit	topography	truly 11:7	138:14
60:22	111:17	101:9	124:16	typically 74:15
third 7:19 23:13	three-units	torn 124:21	trust 77:14	109:11 129:5
23:19 29:5	137:8	total 121:20	83:10	
111:20,21	threshold 43:12	touches 14:1,6	try 10:13,14	U
117:8 124:2	threw 42:9	touching 10:5,5	26:19 32:21	ugly 123:16
127:6 130:19	thrown 130:14	tower 67:22	108:18 111:5	unanimously
thirteenth	THURSDAY	track 108:19	113:12	133:4
142:13	1:3	113:19	trying 5:15 9:4	unattractive
Thorndike 90:8	Tia 113:7,8,16	tradeoff 70:3	10:6,20 13:6	124:14
thought 11:13	113:18,22	traditionally	15:15,21 32:20	uncertain 29:12
17:12 22:22	116:19 117:12	47:6	33:2 46:8	unclear 72:21
26:13 59:8	117:17,19	traffic 92:1,4	54:12,13 70:18	126:14 131:8
thoughtful	122:6	126:9 137:4	77:21 79:5	underground
125:11	tight 12:7 13:21	training 48:2	82:15,17 83:22	14:6
thoughtfully	16:12 18:15	transcript 3:17	88:13 102:15	underneath
70:13	19:12 54:14	142:6	109:18 110:2	88:17
thoughts 122:13	time 4:1,2 5:16	transformer	125:18 130:17	understand 20:6
124:4	9:1 13:11	19:2 26:14	130:19 134:12	37:17 45:6
threatened	46:10 51:20	transient 71:22	tucks 29:22	49:8 56:20
122:21 130:16	60:14,22 69:18	transit 126:16	turn 67:3 68:4	62:10 74:12,14
three 4:4 16:18	71:7 82:6	transition 59:11	turns 71:13	75:7 77:13,19
18:18 21:22	84:21 90:22	60:3	twin 60:8	81:18,19 82:19
22:5,5 28:16	100:6 102:8	trash 26:16 27:3	two 11:8,9,22	89:15 134:14
32:17 33:21	107:9 113:2,9	54:7 116:21	23:17 33:12	134:16 135:7
43:17 45:22	113:19 117:20	treated 39:5	35:7 38:7 39:5	136:2
53:8 71:11	121:10 132:21	treatment 19:9	52:1 64:7	understanding

37:5 48:1 49:12 59:1 108:16 129:12 understood 109:15 114:10 136:9 139:8 unexpected 71:10 unforeseen 95:10 unfortunately 31:3 79:15 UNIDENTIFL... 117:11 uniform 107:17 137:22 uniformity 109:19 unit 75:11 105:12 110:8 111:21 121:17 128:13 129:16 129:21 130:19 United 131:20 units 17:5 21:2,3 21:6 24:9 27:8 27:11 73:7 97:5 111:18 112:6,11,12 116:16 117:6,7 124:17 127:3,4 128:14 129:3,6 129:17,19 130:2,3 137:9 137:10,12,15 137:16,17 unmute 51:19 51:20 90:21,22 100:5,6 113:1 113:2 unnecessarily 20:13 unsafe 97:20 135:9 unusual 10:8 14:19 76:2 upper 107:5 upset 135:8	upsetting 67:7 urban 80:21 107:2 usable 90:12 use 3:12 7:20 10:7 11:9 19:13 22:15,21 35:2 36:8,19 37:10 39:10,16 57:12 63:1 71:22 76:14 78:7 82:11 83:5 92:15 106:10 127:9 128:2,7 129:1 137:6,9,22 138:9 uses 17:2 31:7 34:17 36:12 42:13,14,20 47:2 92:7 127:7,11 137:20,21 140:3 usually 45:3 V valid 135:10 value 130:14 vantage 16:3 variable 66:3 72:18 variance 8:2,5 9:2 11:11 13:8 18:9 29:12 37:9 40:21 43:18,21 44:4 46:13,15 47:7 47:8,12,17 48:6 57:2,4,5,5 57:14 59:4,22 60:6,16,20 62:16 63:14 66:5 68:8,20 70:19 74:14 94:7,12,21 95:3,5 96:2,7 96:13,20,22	97:4 98:12 99:1,16 100:19 100:20 101:15 102:5,15,22 104:1 106:8 variances 55:13 56:1 67:11 variations 49:13 variety 140:6 various 65:9 varying 30:1,1 verify 4:7 Veritas 52:15 version 56:2 119:5 versus 33:5 47:1 57:20 65:15 73:13 124:17 vestibule 14:6 vetted 134:18 viable 10:6,21 vibrancy 68:9 vibrant 138:7 Vice 1:8 56:16 video 3:14 view 125:8 134:8 Virginia 1:9 3:5 4:8,9,9 5:4 6:5 6:6,6 7:4 43:7 43:9,10 85:16 85:16,17 86:6 86:7,7 87:4 93:3,4,4,5 94:3 103:11,12,12 103:13 105:3 125:7,12 139:9 139:10,10 140:14,15,19 virtually 115:17 visible 65:9 visually 15:6 123:1 vital 115:21 voice 6:1 55:13 86:2 92:22 103:7 136:10 139:1 140:13	voiced 114:3 vote 6:1,17 70:22,22 71:1 77:17 86:2,11 92:22 93:13,14 103:7,21,22 136:7 139:1,4 139:16 140:13 141:5 voted 69:14 70:17 140:15 voters 123:6 votes 3:20 voting 71:1 140:16 W W 7:10 105:8 Wagner 105:8 waiting 61:4,22 waiver 85:1,2,5 walk 28:20,22 walking 63:8 walks 62:20 wall 23:14 53:18 70:4 Wang 105:8 129:15,20 130:3 want 15:11 17:19 20:13 21:21 22:4 23:12 30:9 38:10 40:21 41:2,6 43:5 50:17 52:12 59:15 62:12,14 62:19,21 78:5 78:19 80:1 81:13 83:2 88:21 109:10 119:14 120:15 120:18,21 122:22 123:6 123:17 124:22 128:17 136:11 wanted 21:12 29:8 33:3 62:8	66:2 75:22 110:20 wanting 125:11 Ware 58:7,8,10 58:10 60:11 62:9 wasn't 15:9 way 13:7 19:11 22:19 44:1 47:3 48:12 49:1 55:21 60:20 61:13 65:1 74:4 76:4 76:7 83:1 92:5 96:19 108:1 110:3,5 115:13 115:21 119:7 119:12 123:7 124:16 135:15 136:4 ways 14:20 52:17 we'll 6:18 25:5 39:20 43:3 51:10 75:19,19 84:10 99:19,21 100:13 112:15 112:15,18 122:11 126:2 134:17 we're 8:22 9:4,5 9:6,9 10:6,17 10:20 13:6 14:14,18 15:7 15:15 16:18,19 16:19,21 17:7 18:5,9,10,15 20:3,5 21:11 23:4 24:7 25:12 27:4 29:12,18 32:20 33:20 34:4 40:22 43:13,21 46:8 55:9,10 58:13,18 64:3 73:22 74:18,21 75:10,14,15,15 76:8,11,11,14
---	---	--	---	---

78:11,14,18,22	24:3 28:1	126:8,19,22	130:14	43:14 50:10
79:2,22 80:4,8	welfare 45:16	127:17,19,21	words 41:2	51:12,13 55:4
80:14,16,22	46:12,22 47:14	128:6 129:12	49:17	55:7 74:6,8
81:2,6,12 82:1	50:1 92:13	129:18 130:1,4	work 10:13 13:8	76:9 78:10
83:20,22 88:10	99:8 101:6	130:8 131:5,7	20:6 65:6 84:1	84:11 85:19
98:10 107:3,13	128:1 138:3	131:10,19,21	84:13 95:18	107:10 111:19
107:21 108:14	well-known	132:3,6,9	96:17 103:1	111:20 112:8
108:18,21	43:17	134:9,11 139:2	119:15 135:2	112:17 118:18
109:6 110:14	well-qualified	139:3 140:14	worked 68:14	119:2,10
114:19 115:9	45:22	141:9	working 14:14	124:21,22
115:11 119:13	well-written	Wendy's 40:16	14:16 17:19	125:1,5,13
119:15 120:2,4	79:17	went 113:14	120:8 121:1	136:11,13
127:1 129:5	Wendy 1:8 3:4	whatsoever	works 125:17	140:18
130:17,19,20	4:14,15,15 5:3	96:13	132:21	year 28:6 107:9
134:6 135:3,8	6:2,3,3 7:3	whereof 142:12	world 110:13	years 60:18 88:5
135:9,14 136:2	26:20 28:2,8	wide 46:14 70:6	123:18	yellow 61:22
136:2,5	28:12,15,18	width 32:5	worse 67:11	114:22 115:1,1
we've 25:11	29:4,8,11,16	76:13 87:10	worst-case 12:4	116:1
48:18 52:18	30:3,8,12,15	wife 58:10 66:18	worth 124:13,18	yep 28:7 29:10
54:12 55:11,17	30:19,22 31:8	wildly 23:12	wouldn't 83:10	29:16 30:21
58:19 68:3	31:12,14,16,19	Williams 68:22	110:17 129:7	31:14 34:8
74:20 75:14	33:1 34:6,9,13	willing 77:14	wrap 52:2 91:4	38:4 40:14
76:19 82:5	34:19 35:1,14	82:1 135:2,3	100:10 113:6	79:13 83:18
84:3 97:8	35:19 37:13,16	135:11	writes 90:5	112:12
115:4 122:7	37:18 38:1,3,5	win 84:6	writing 52:9	Yoeli 87:7,14,15
126:6 127:10	38:18 39:1,7	winding 105:21	90:6	87:17,20 88:2
127:17 130:15	39:20 40:7,8	window 23:8	written 49:6	90:7 93:16
133:7,8	40:11,20 41:10	88:17,18,19	51:7 72:4	you've 77:2
webinar 8:8	41:13 43:3,10	89:1,6,17	74:20	
webpage 4:3	43:15 49:7,15	windows 19:6	wrong 43:5 79:4	Z
website 119:6	50:10,13,16,21	23:11 65:1	130:15	Zen 97:22 99:20
wedding 109:5	51:1,2,11,13	115:3	wrote 59:11	zero 13:22 14:10
109:20 114:14	65:12 66:14	wish 51:15	122:6	16:12 60:6
114:15,21	72:9,12 73:10	90:18 100:1		78:22 81:3
115:13 116:8	74:5 75:22	112:19	X	131:8
116:10 119:22	76:9 77:1,21	withdraw 75:19	x 2:1 88:3	zero-foot 62:22
121:8,8 123:2	79:9,14 80:6,9	76:7 77:6		zero-lot-line
124:13 130:1	81:7,19 82:5,9	81:12	Y	16:11
week 85:6	82:16,19 83:6	withdrawal	yard 7:16 90:8	zone 10:3 11:6
weeks 114:1	83:8 85:21,21	77:11	94:9,22 95:4	32:10 33:17
weigh 40:5 42:5	85:22 86:2,3	witness 142:12	96:1,4,7,11	zoned 11:6
74:7 101:3	87:3 89:21	wonder 72:18	97:2 98:7,9,12	zones 31:5,6
131:22	91:11 92:22	73:1	98:13 101:14	zoning 1:1 3:9
weighing 44:19	93:2,2 94:4	wonderful 58:1	102:4	3:13 9:22 11:7
45:13	98:21 99:17	61:19	yeah 8:11,17	11:15 19:19,22
weight 17:7	103:8,9,9	wondering 21:9	16:5 17:22,22	20:8 31:4
41:13 48:4	105:4 112:5,10	wood 23:7	25:9 30:11	34:15,19 35:3
welcome 3:7	122:15 125:20	word 50:9 117:3	31:3 40:10	35:16 36:9,11
			41:4 42:7	

36:15 38:20 45:9 65:16,19 66:7 69:11 78:8 92:7 95:1 107:1 108:3 110:14 119:21 122:22 125:13 127:8 131:21 133:20 137:20 140:4 Zoning- 130:20 zoning-compli... 13:5 17:16 18:8 134:21 135:1 Zoom 51:16 90:19 100:2 112:20	127 2:7 7:9,12 14:1 53:2,3 70:19 84:12 13 67:18 13'8 14:11 81:5 13-and-a-half 67:18 13.8 18:21 13.8' 78:21 14 55:8,21 67:18 15 78:22 81:4 84:13,16,19 85:14 86:2 103:3 150 88:5 16 21:7 58:11 70:16 71:4 17 7:9,12 44:3 56:16 59:15 70:20 142:18 18 60:14 1980 58:12 59:11	24 1:3 3:8 118:7 118:8,18,22 121:15 24' 30:7 25 118:8,19,22 138:17 25' 88:3 111:8 25-sided 47:16 250-square 71:12 26' 30:7 32:5,8 273148 5:7 28' 32:8	100:17 105:12 136:19 5.6' 9:5 5:0 93:14 103:22 5:00 85:11 50 10:8 21:6 50'-60' 11:20 501(c)(3) 56:17 54.2 34:10	8:05 105:2 8:51 141:10 80 90:7 80' 11:22 33:15 34:3 38:11 64:4 65:15,18 66:1 71:17 831 1:5 85' 33:16,19 35:9 37:5,11 43:2 58:16 64:4 65:15,16 67:10,13,22 86 2:9 87:7 90:7 87 2:9
0	2	3	6	9
0' 9:6 63:3,5 0.2' 9:6 02139 1:6 07/25/2024 5:10 07/25/24 2:6 09/10/26 2:7 09/30/2024 5:10	2 3:10 37:1,20 37:22 38:8 101:16 20 34:9 38:3 66:18 20.52 59:17 20.54.2 36:3,3 38:5 65:20 200 2:10 94:7,17 103:1 2011 56:16 2013 88:11 2023 3:10 2024 5:20 2025 33:16 2026 1:3 3:8 71:5 84:19 103:3 142:13 2027 5:22 2028 142:18 22 3:15 23 69:11 118:8 118:18,22	3 102:11 30 5:20,22 30' 88:3 111:8 34' 30:2,6,16 32:2 35 53:3 351 107:8 110:1 133:11	6 51:19 90:21 100:5 113:1 118:2 6' 12:3 97:6 6'10 97:9 6:00 1:4 3:3 4:6 84:22 6:04 5:2 6:06 7:2 6:15 87:6 60 24:8 34:14 36:22 60' 33:13,20 35:8 36:5,13 37:9 38:15 42:20 58:16,21 60-page 15:12 65 24:7,8 67 24:6	9 51:19 90:21 100:5 113:1 114:2,12 122:18 90-degree 71:13 94 2:10
1	5	4	7	8
1 2:11 36:3 38:7 105:7 115:16 116:11 120:13 1.75 34:5 10 44:6,16 63:18 87:12 10' 23:8 32:15 70:6 83:5 97:7 10'6 78:20 81:3 10.3 100:19 10.30 8:2 94:11 10.40 91:15 92:19 105:14 136:19 138:19 10:43 102:22 100 71:13 105 2:11 12 62:5 12' 70:7 1225403 84:12	4 71:15 102:17 4' 7:14 4-stories 110:14 4.31 36:17 4:1 70:22 40 87:12 40A 44:6 47 2:5,5 5:7 48 56:15 94:16	5 2:5 52:4 71:21 5' 9:22 12:3,8 13:20 31:11 32:14,14 67:10 70:10 78:22 81:4 83:7 5'10 78:20 81:3 5.0 8:1 5.23(c) 42:11 5.23.3 40:1 42:9 5.23.3(c) 48:9 5.31 8:1 87:10 91:14 94:10	7 2:7 7:15 61:21 7:44 87:2 7:53 94:2 70 44:3 71 63:5 73 63:5	8' 12:3 8-level 71:19 8.22.2.c 105:13 136:19 8.22.2.d 87:11 91:14 8.22.3 94:11 100:18