

BOARD OF ZONING APPEAL  
FOR THE  
CITY OF CAMBRIDGE

GENERAL HEARING

THURSDAY, FEBRUARY 16, 2017  
7:00 p.m.

in

Senior Center  
806 Massachusetts Avenue  
First Floor  
Cambridge, Massachusetts 02139

Constantine Alexander, Chair  
Andrea A. Hickey, Member  
Douglas Myers, Associate Member  
Slater W. Anderson, Associate Member  
George S. Best, Associate Member

Sean O'Grady, Zoning Specialist

---

**REPORTERS, INC.**  
**CAPTURING THE OFFICIAL RECORD**  
617.786.7783/617.639.0396 (Fax)  
www.reportersinc.com

**I N D E X**

**CASE**

**PAGE**

BZA-011630-2016 -- 1493 Cambridge Street	5
BZA-011933-2016 -- 141 Portland Street	24
BZA-012351-2017 -- 175 Coolidge Hill	42
BZA-012164-2016 -- 104 Normandy Avenue	44
BZA-012262-2016 -- 40 Bow Street	67
BZA-012243-2016 -- 29 Andrew Street	111
BZA-012199-2016 -- 50 Sparks Street	124
BZA-012318-2016 -- 109R Tremont Street	132
BZA-012369-2017 -- 575 Memorial Drive	136
BZA-012378-2017 -- 151 Clark Street	162

KeywordIndex

P R O C E E D I N G S

\* \* \* \* \*

(7:05 p.m.)

(Sitting Members: Constantine Alexander, Andrea A. Hickey, Douglas Myers, Slater W. Anderson, George S. Best.)

CONSTANTINE ALEXANDER: The Chair will call this meeting of the Zoning Board of Appeals to order. At the outset let me read a statement.

After notifying the Chair, any person may make a video or audio recording of our open sessions, which this is, or may transmit the meeting through any medium subject to reasonable requirements that the Chair may impose as to the number, placement, and operation of equipment used so as to not to interfere with the conduct of the meeting. At the beginning of the meeting the Chair will inform other attendees at that meeting that a recording is being made.

And I wish to inform everyone that not only one but two recordings are being made. A citizen has left a tape recorder here and is recording the meeting. And our stenographer also tape records the meeting to assist her in

preparing the transcript for the meeting. So you've all been advised.

With that, I'll go to the continued agenda. As is our practice, we start with continued cases. These are cases that started at an earlier session, but for one reason or another has been continued until tonight.

\* \* \* \* \*

(7:05 p.m.)

(Sitting Members Case No. BZA-011630-2016: Constantine Alexander, Andrea A. Hickey, Douglas Myers, Slater W. Anderson, George S. Best.)

CONSTANTINE ALEXANDER: And I will first call case No. 011630, 1493 Cambridge Street.

Is there anyone here wishing to be heard on this

matter?

Good evening.

DAVID FARMER: Good evening. My name is David Farmer. I'm the architect. I oversee construction planning --

CONSTANTINE ALEXANDER: You could have a seat. You could stand if you like, but you don't have to.

DAVID FARMER: I have to pull the drawings out.

So Cambridge Health Alliance, Cambridge Hospital. We have a sign currently on Cambridge Street at Camellia Ave. It's an existing sign. And actually I do want to pull it out. I mean basically, I mean that is the existing sign. And we're looking to replace the sign. It's a two-sided sign. The sign is lit. And we're looking to go replace it in its current location using the same footprint. We're -- but we are proposing to raise it 23 inches to make it more visible from the street.

CONSTANTINE ALEXANDER: Is that one of the ways

you're not complying with our Variance?

DAVID FARMER: That is. That is the, really, the height of the issue. Well, I think we have some other violations.

CONSTANTINE ALEXANDER: You have several technical issues.

DAVID FARMER: Yeah, there are some other violations, but this sign is currently 140 inches. This sign here is 140 inches long and 65 inches high. So I believe this existing sign is in violation of the current.

CONSTANTINE ALEXANDER: Probably non-conforming, though, or may have been approved by our Board.

DAVID FARMER: It was approved back in 1998 or somewhere around there.

So we're looking to, as I said, replace it in its current location. It's located perpendicular to the front of the building, so it's perpendicular and also to Cambridge Street. But we have had issues with either snow. The word

Emergency is on the bottom part of the sign. So with landscaping -- it's not very visible from the street. And this is the main entrance of the hospital, but also a main -- the only entrance -- well, it's -- they walk in and drop off entrance to the emergency department. They have to -- it's the same entrance. And this directs people to Camelia Ave. and the main entrance to the hospital.

CONSTANTINE ALEXANDER: And of course your hospital is located in the residential zone?

DAVID FARMER: It is.

CONSTANTINE ALEXANDER: Which is why you have your zoning issues?

DAVID FARMER: Exactly.

CONSTANTINE ALEXANDER: Okay. But before you finish, I want you to identify each of the areas that you need a Variance for and what's there now and, you know, I need the record to be clear as to what we're voting on when the time comes.

DAVID FARMER: Okay.

It's the height --

CONSTANTINE ALEXANDER: I can tell you what the items are but give me the numbers; the size of the sign, the height of the sign, the fact that it's going to be internally illuminated --

DAVID FARMER: Right.

CONSTANTINE ALEXANDER: -- which is not permitted in the district and you're going to have too many signs.

DAVID FARMER: We have -- yeah, on Cambridge Street we have a total of three signs. Two small ones, one at the ambulance -- one at each end of the ambulance, one for entrance, one for the exit. And then this sign.

CONSTANTINE ALEXANDER: And when this case originally was supposed to be heard, you asked for a continuance because there were some neighbors who had some problems.

DAVID FARMER: Right.

CONSTANTINE ALEXANDER: What happened with the neighbors?

DAVID FARMER: So we did schedule a neighborhood meeting. It was on February 2nd. And we had three neighbors show up. And they're -- they agreed with the -- they saw -- they agreed with us on the need to raise the height of the sign because of the visibility and parking and everything else. But their main -- what -- and they agreed with the design. So but what -- and the new sign they -- I actually brought the wrong drawing.

CONSTANTINE ALEXANDER: I have the sign you submitted.

DAVID FARMER: The word Hospital -- well, this is actually good to have. The word Hospital, and this is light, versus the way that the lettering on the word on CHA Cambridge.

CONSTANTINE ALEXANDER: Right. And that's all the

same?

DAVID FARMER: And this, now it's all the same. So the word Hospital stands out. They felt very strongly that everybody know that this is a hospital. I mean, this is a public safety issue. People being able to find the entrance, find the hospital. Because of the height, people drive by it and then they have to figure out how to turn around.

CONSTANTINE ALEXANDER: What about the illumination? That could be an issue in the residential district.

DAVID FARMER: We -- as I said, the sign is currently illuminated.

CONSTANTINE ALEXANDER: Right.

DAVID FARMER: And the new sign, the illumination, is actually equal to what the existing sign is.

CONSTANTINE ALEXANDER: So you're not increasing it, if you will?

DAVID FARMER: We are not increasing it at all.

CONSTANTINE ALEXANDER: Okay. Did the neighbors comment on that at all?

DAVID FARMER: No one objected at all to it. Again, they saw the need to it. In fact, they wanted us to illuminate -- right now only the white lettering is illuminated. They wanted us to illuminate the red and our sign company is looking into that. But, again, it would make the word Emergency stand out more.

CONSTANTINE ALEXANDER: Obviously.

DAVID FARMER: And then at an earlier meeting when I met with the Historical Commission, on the original sign we had this banner, it was actually at the top, and this part of the sign was below that, and they felt very strongly that we reverse them, and that was also a comment by the Planning Board. So we --

CONSTANTINE ALEXANDER: Makes sense.

DAVID FARMER: It makes sense, yeah.

CONSTANTINE ALEXANDER: Okay.

Anything else you want to offer?

KIM KEHOE: Pardon me?

DAVID FARMER: Is there anything else?

CONSTANTINE ALEXANDER: And the hardship. We have to give -- because it's a Variance, we have to find a hardship. And the hardship is basically the sign that's there is not -- is insufficient for the purposes of operating a hospital?

DAVID FARMER: Correct, yeah. And of course if we were located -- if we weren't located in a nonresidential zone, we probably could have a higher sign. But that is, that is the problem we're having.

And as -- you know, we have -- well, on this one, you can start seeing that snow at the bottom. It does start to cover. This was kind of dug out. But we would soften the bottom of the sign with landscaping, so you're not going to have this plain panel.

CONSTANTINE ALEXANDER: Okay.

DAVID FARMER: It's just, again, to make it blend more in, more in with the other landscaping on the site.

And some -- one of the neighbors actually thought we should make it higher.

KIM KEHOE: Yeah. We were strained. And I think the only other point to make is that --

CONSTANTINE ALEXANDER: I'm sorry, you have to identify yourself.

KIM KEHOE: I'm Kim Kehoe. I'm the chief marketing officer and strategy officer for Cambridge Health Alliance. The only other point is, it is an emergency entrance and there's at least 30,000 visits to the Emergency Room. And when people are looking for an Emergency Room, they're not thinking as clearly as they would when they're looking for anything else. And the neighbors really felt that that was a concern, that most people don't realize that's where the emergency entrance is. And so that's why

they were recommending.

DAVID FARMER: And just also to speak to some other points. I think it was a letter, there was a mention about some -- one was a memorandum of understanding which actually does not address signage. It does address expansion and some other elements.

CONSTANTINE ALEXANDER: That's not our issue. That's not relevant to us.

DAVID FARMER: And then she had mentioned the sheds in front of the Cahill building, which are temporary structures which will be leaving at the end of April.

CONSTANTINE ALEXANDER: There is a letter in our files from a neighbor objecting to an earlier version of the sign.

DAVID FARMER: Right, yeah. It was -- yes.

CONSTANTINE ALEXANDER: I assume that neighbor attended your meeting?

DAVID FARMER: Unfortunately she didn't.

CONSTANTINE ALEXANDER: She didn't communicate -- there's no communication or anything in our files. No communication to you or the hospital?

DAVID FARMER: No.

CONSTANTINE ALEXANDER: Okay.

DAVID FARMER: Other than that, we did go about 300 feet out and distributing notices for the meeting, but also a series of e-mails sent out. And Sarah, the person who did it, actually worked with some other neighborhood groups to distribute via e-mail.

CONSTANTINE ALEXANDER: Okay.

DAVID FARMER: Okay.

CONSTANTINE ALEXANDER: That's it?

DAVID FARMER: I think so.

CONSTANTINE ALEXANDER: Any questions from members of the Board?

ANDREA HICKEY: Just one. The length will stay the same?

DAVID FARMER: Yeah, the length is 140 inches, and that is the same length. The width of the sign is 12 inches, that's staying the same. And the height is the increasing by 23 inches.

ANDREA HICKEY: And the intensity of the lighting for the sign will be the same?

DAVID FARMER: Equal to -- exactly. Yeah. Equal to what it is currently.

DOUGLAS MYERS: And what are the hours of illumination?

DAVID FARMER: It would be set on a sensor so that it would come off -- we could set it with a timer, but it would just be an auto sensor when it, when it starts to get dark.

DOUGLAS MYERS: Sunrise and sunset, something like that?

DAVID FARMER: Yeah, right.

CONSTANTINE ALEXANDER: Throughout the evening,

the dark hours, it's illuminated?

DAVID FARMER: It's dark now, yeah, it would be illuminated. I mean, that's the intent is to find the hospital, find the emergency, yes.

CONSTANTINE ALEXANDER: You all set, Andrea?

ANDREA HICKEY: Thank you.

CONSTANTINE ALEXANDER: No other questions from members of the Board?

I'll open the matter up to public testimony.

Is there anyone here wishing to be heard on this matter?

(No Response.)

CONSTANTINE ALEXANDER: Apparently not. As I mentioned, there was a letter in the file regarding an earlier version of the sign, and that person apparently has not renewed her objection.

And there was a comment from the Planning Board but you've addressed that with the sign that's before us

tonight.

DAVID FARMER: Yes.

CONSTANTINE ALEXANDER: So I don't think there's anything else.

Any last words?

KIM KEHOE: Please.

CONSTANTINE ALEXANDER: Other than please? Thank you.

I will close public testimony. Discussion? Ready for a vote?

ANDREA HICKEY: Ready.

CONSTANTINE ALEXANDER: I think we're ready for a vote.

Okay, the Chair moves that this Board make the following findings with regard to the sign variance that's being sought:

That a literal enforcement of the provisions of the Ordinance would involve a substantial hardship. Such

hardship being that this is a hospital, a public institution of importance to the city, and the ability to identify the entrance to the hospital is very important, particularly since the hospital's located in a residential neighborhood.

The hardship is owing to basically the shape of the lot, which the hospital is set back from the street requiring signage of a sort being proposed to identify the hospital entrance to people seeking to get admittance to the hospital.

And that relief may be granted without substantial detriment to the public good or nullifying or substantially derogating from the intent and purpose of the Ordinance. In this regard the hospital is an important citizen of the city and the signage will assist the hospital in performing the services that the city requires.

On the basis of these findings, the Chair moves that we grant the Variance requested on the condition that the work proceed in accordance with the plans that. Which

we have here that you've just given me. Which I have initialed. This has to be the plans, this signage.

DAVID FARMER: That's the sign.

CONSTANTINE ALEXANDER: All those in favor please say "Aye."

(Aye.)

CONSTANTINE ALEXANDER: Five in favor. Variance granted.

(Alexander, Hickey, Myers, Anderson, Best.)

\* \* \* \* \*

(7:15 p.m.)

(Sitting Members Case No. BZA-011933-2016: Constantine Alexander, Andrea A. Hickey, Douglas Myers, Slater W. Anderson, George S. Best.)

CONSTANTINE ALEXANDER: The Chair will call case No. 011933, 141 Portland Street.

Is there anyone here wishing to be heard on this matter?

ATTORNEY BRIAN GROSSMAN: I think we can actually be heard on this matter.

CONSTANTINE ALEXANDER: You finally got the sign

up and it stayed up?

TIMOTHY GREENE: It stayed up.

CONSTANTINE ALEXANDER: Good for you. Anyway, for the record why don't you --

ATTORNEY BRIAN GROSSMAN: For the record, Brian Grossman, Anderson and Kreiger on behalf of the applicant, New Cingular Wireless, LLC, also known as AT&T. And with me is Tim Greene, the site acquisition consultant.

CONSTANTINE ALEXANDER: Go ahead. I'm just trying to identify your plans. Go ahead.

ATTORNEY BRIAN GROSSMAN: Okay. Before I forget, we -- when I was here -- I know there was interim continuance in January. But when I was here on the first hearing, we continued to January 26th. The extension that we granted, because I just looked at my notes was 14 days after January 26th. So I just want to make sure that we administratively take care of granting the Board an additional extension so that --

CONSTANTINE ALEXANDER: I'm lost, I'm sorry.

ATTORNEY BRIAN GROSSMAN: So remember, because it's a Section 6409 application --

CONSTANTINE ALEXANDER: Yeah.

ATTORNEY BRIAN GROSSMAN: -- it has that much shorter deadline of 60 days. And so when we agreed to continue to January 26th, we granted the extension plus 14 days so the Board had time to write its decision. And then we were here in January 26th. I wasn't present, someone else filled in.

CONSTANTINE ALEXANDER: Right.

ATTORNEY BRIAN GROSSMAN: And then we thought the extension went beyond today's date, and so there wasn't a further extension granted at that time. So I just wanted to make sure administratively we do that so the Board has the time to file its decision and the record's clean and there's no worry about that.

CONSTANTINE ALEXANDER: Okay, thank you.

ATTORNEY BRIAN GROSSMAN: So I can take care of that with Sean after the hearing.

As we've discussed, it's a Section 6409 application. It's a very straightforward application. There are nine existing panel antennas with AT&T's installation. There is another carrier on the building. AT&T proposes to replace one panel per sector on the existing mount. They're facade mounted now. They don't exceed the roof line, and they won't exceed the roof line --

CONSTANTINE ALEXANDER: Do you have photo sims? We have them in our files. Why don't you walk through the photo sims. That's the most helpful, to me anyway, that's the most helpful elements of the telecom case.

ATTORNEY BRIAN GROSSMAN: Sure.

If we go to page 3 of 11, there's going to be photograph 1. And, again, some of the antennas are hard to see, so we've had that inset where it zooms in. So you can see the existing antennas there now. They're below the roof

line.

Next page, again, those antennas, both of those antennas will be replaced with the new panel antennas. They'll be painted to match the facade as the existing antennas are. So all the facade-mounted antennas will be painted to match so it's consistent with the concealment elements.

As I said, all facade-mounted antennas that exist now will be replaced below the roof line. The replacement antennas will still be below the roof line so it will be ten feet -- no greater than ten feet requirement.

On page 5 you can see, again, the existing antennas as they are now. And on the following page, again, replacing two of those antennas. The third one on the corner stays the same and still be painted to match.

And then with pages 7 and 8, again, you have the existing antennas with the third sector mounted to the penthouse, again, mounted below, and then you have the two

antennas that will be replaced.

In addition to the replacement of those three antennas, three remote radio head units that aren't visible will be removed. A total --

CONSTANTINE ALEXANDER: They're not visible?

ATTORNEY BRIAN GROSSMAN: Correct. From the public space.

CONSTANTINE ALEXANDER: Right.

ATTORNEY BRIAN GROSSMAN: Six will be added. So there will be a net -- three are going to be replaced. Six are going in and six will be added. So there will be a net total of three added to the site. Again --

TIMOTHY GREENE: Three replaced, three added.

ATTORNEY BRIAN GROSSMAN: Yeah. I knew it didn't sound right when I said it.

So there's only a net add of three, one per sector. And, again, those aren't visible from the public way. The area is the only way you can see it.

CONSTANTINE ALEXANDER: Okay.

ATTORNEY BRIAN GROSSMAN: In terms of the other criteria as we walk through, consistent with the concealment elements, the existing mounts are not more than existing side off the side of the building.

The existing mounts will be utilized, it complies with that.

And below the roof line, so it complies with the height requirement.

No equipment cabinets are being added, so it meets that requirement as well. And --

CONSTANTINE ALEXANDER: Did you meet with the Planning Board?

ATTORNEY BRIAN GROSSMAN: No. So this was one of the two that we provided the information to the Planning Board and Tim can speak about that.

TIMOTHY GREENE: Yeah, they administratively looked at it and didn't feel --

CONSTANTINE ALEXANDER: Because they have no comments.

TIMOTHY GREENE: They had no comments. They did receive it, but didn't feel it needed a full blown hearing.

CONSTANTINE ALEXANDER: Okay.

ATTORNEY BRIAN GROSSMAN: Other than that, as is typical, we know if the Board is inclined to approve, we know the typical conditions.

CONSTANTINE ALEXANDER: Okay.

ATTORNEY BRIAN GROSSMAN: And if you want to waive the reading of those, we're happy to do that. I know it saves you a little bit of time and trouble. I would note for the record our objection to condition No. 6.

CONSTANTINE ALEXANDER: Yeah.

ATTORNEY BRIAN GROSSMAN: And that's all I have.

CONSTANTINE ALEXANDER: Good.

Questions from members of the Board?

DOUGLAS MYERS: Yes. On page 10, this is the

proposed conditions simulation. On the little inset picture at the upper right, location 4, which equipment shown in that picture is yours? Is subject to tonight's proceeding?

ATTORNEY BRIAN GROSSMAN: Sorry. It's not the white antennas that are all above. It's an antenna that's in the corner.

DOUGLAS MYERS: Just the one?

ATTORNEY BRIAN GROSSMAN: That's facade mounted.

DOUGLAS MYERS: Just the one that is directly at the end of the arrow?

CONSTANTINE ALEXANDER: Correct.

DOUGLAS MYERS: Okay, thank you.

CONSTANTINE ALEXANDER: You all set?

DOUGLAS MYERS: Yes.

CONSTANTINE ALEXANDER: I'll open the matter up to public testimony.

Is there anyone wishing to be heard?

(No Response.)

CONSTANTINE ALEXANDER: No one wishes to be heard.

We have no -- as I understand, no letters in the file from the Planning Board or anybody else. I'll close public testimony.

Any reason for discussion or we ready for a vote?

(No Response.)

CONSTANTINE ALEXANDER: I think we're ready for a vote.

I'll start with some of the conditions and then we'll cut to the chase.

Okay, the Chair moves that we make the following findings with regard to the Special Permit being sought:

That the requirements of the Ordinance cannot be met without a Special Permit.

That traffic generated or patterns of access or egress resulting from what is being proposed will not cause congestion, hazard, or substantial change in established neighborhood character.

That the continued operation of or development of adjacent uses as permitted in the Ordinance will not be adversely affected by what is being proposed.

That no nuisance or hazard will be created to the detriment of the health, safety, and/or welfare of the occupant of the proposed use or the citizens of the city. And that generally what is being proposed will not impair the integrity of the district or adjoining district or otherwise derogate from the intent and purpose of the Ordinance.

I propose that we make the following additional findings:

That the Board also finds that the modification of its existing telecommunication facility at the site proposed by the petitioner does not substantially change the physical dimensions of the existing wireless tower or base station at such facility within the meaning of Section 6409(a) of The Middle Class Tax Relief and Job Creation Act of 2012, also

known as The Spectrum Act.

Based on these findings, the Chair moves that the petitioner be granted a Special Permit it is seeking subject to the following conditions:

One, that the work proceed in accordance with the plans submitted by the petitioner and initialled by the Chair. And I have those here.

That upon completion of the work, the physical appearance and visual impact of the proposed work will be consistent with the photo simulations submitted by the petitioner and initialled by the Chair.

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

Four, that should the petitioner cease to utilize the equipment approved tonight for a continuous period of six months or more, it shall promptly thereafter remove such

equipment and restore the building on which it is located to its prior condition and appearance to the extent reasonably practicable.

And five, that the petitioner is in compliance with and will continue to comply with in all respects the conditions imposed by this Board with regard to previous Special Permits granted to the petitioner with regard to the site in question.

And then the last thing, there's a long condition that you've referred to, relating to health and safety and stuff like that. We'll incorporate those by reference and I'll incorporate by reference your objection --

ATTORNEY BRIAN GROSSMAN: Okay.

CONSTANTINE ALEXANDER: -- to these.

(Inasmuch as the health effects of the transmission of electromagnetic energy waves is a matter of ongoing societal concern and scientific study, the Special Permit is also subject to the following conditions:

One, the petitioner shall file with the Inspectional Services Department each report it files with the federal authorities regarding electromagnetic energy waves emissions emanating from all of the petitioner's equipment on the site. Each such report shall be filed with the Inspectional Services Department no later than ten business days after the report has been filed with the federal authorities. Failure to timely file any such report with the Inspectional Services Department shall ipso facto terminate the Special Permit granted tonight.

Two, in the event that at any time federal authorities notify the petitioner that its equipment on the site, including but not limited to the equipment permitted by the Special Permit granted tonight, fails to comply with requirements of law or governmental regulation, whether with regard to the emissions of electromagnetic energy waves or otherwise, the petitioner within ten business days of receipt of notification of such failure shall file with the

Inspectional Services Department a report disclosing in reasonable detail that such failure has occurred and the basis for such claimed failure, and sixty calendar days after receipt by the petitioner of such notification of failure, the Special Permit granted tonight shall ipso facto terminate.

Three, to the extent that a Special Permit has terminated pursuant to the foregoing paragraphs 1 and 2, the petitioner may apply to this Board for a new Special Permit, provided that the public notice concerning such application discloses in reasonable detail that the application has been filed because of a termination of Special permit pursuant to paragraphs 1 and 2 above.)

CONSTANTINE ALEXANDER: On the basis of these findings the Chair moves that we grant the Special Permit.

All those in favor say "Aye."

(Aye.)

CONSTANTINE ALEXANDER: Five in favor. Special

Permit granted.

(Alexander, Hickey, Myers, Anderson, Best.)

ATTORNEY BRIAN GROSSMAN: Thank you.

\* \* \* \* \*

(7:30 p.m.)

(Sitting Members Case No. BZA-012351-2017: Constantine

Alexander, Andrea A. Hickey, Douglas Myers, Slater W.

Anderson, George S. Best.)

CONSTANTINE ALEXANDER: The Chair will call case No. 012351, 175 Coolidge Hill.

Is there anyone here wishing to be heard on this matter?

(No Response.)

CONSTANTINE ALEXANDER: Okay. The Chair would report that we are in receipt of a letter from Sarah Like L-I-K-E Rhatigan R-H-A-T-I-G-A-N. She is a lawyer representing the petitioner. This is a case of an appeal of a decision by the building -- Ranjit Singanayagam to grant a building permit, and the petitioner in this case is challenging that determination.

The letter from Ms. Rhatigan reads as follows:

(Reading) On behalf of the appellants John D. Gates, Jr., 197 CH Realty Trust and Tiron T-I-R-O-N Pechet P-E-C-H-E-T, we respectfully withdraw the appeal of issuance of building permit. Please have our case removed from the hearing agenda for this evening. We thank you, Mr. Singanayagam,

for his assistance for obtaining the requested additional information for the permit filed and thank the members of the Board for their time.

The Chair moves that we accept the request for the withdrawal.

All those in favor please say "Aye."

(Aye.)

CONSTANTINE ALEXANDER: Five in favor. Case withdrawn.

(Alexander, Hickey, Myers, Anderson, Best.)

(7:45 p.m.)

(Sitting Members Case No. BZA-012164-2016: Constantine Alexander, Andrea A. Hickey, Douglas Myers, Slater W. Anderson, George S. Best.)

CONSTANTINE ALEXANDER: The Chair will call case No. 012164, 104 Normandy Avenue.

LAURIE FITTS: Hi.

CONSTANTINE ALEXANDER: Hello.

ADAM GLASSMAN: Adam Glassman, GCD Architects, Two Worthington Street, Cambridge.

LAURIE FITTS: Laurie Fitts, 104 Normandy Avenue, Cambridge.

ADAM GLASSMAN: So before I get to the architecture of the proposal, I'll just let Laurie introduce herself and tell you who she is.

LAURIE FITTS: Hi. I'm Laurie Fitts, and I was born in Cambridge and graduated from Rindge and Latin and then left the city and went out to the suburbs. And then my mother Lillian Dankowitz (phonetic) in 2012, we came back because she was sick, and she is a lifelong resident of Cambridge on Broadway and Norfolk. And so we came back, my family and my husband, and we stayed for like three years and took care of her. And I had my daughter, my youngest daughter attended sixth, seventh, and eighth grade at Rindge Avenue upper campus and loved it. And after that we decided to -- my mom passed away in that year, in 2015, and we

decided to go back to the suburbs. And as soon as we went back, we're like why did we do this? We missed it. We loved the city. And so right away as soon as we kind of got back, it took me a year, but I found a house that we fell in love with on Normandy Avenue and we, we came back. My daughter started high school sophomore year this passed September, and we just really enjoying the neighborhood. It's just that it's too small. I have another daughter who's just graduating college and, you know, she loves it, too, here but it's just too small. It's two bedroom, one bath, and there's, you know, too many adults plus a mother-in-law that comes quite frequently. A dog. And so it would be really nice if we could, you know, make it a little bit bigger.

CONSTANTINE ALEXANDER: Actually quite a bit bigger relative to your current size.

LAURIE FITTS: Yes.

CONSTANTINE ALEXANDER: A 50 percent increase in

floor area?

ADAM GLASSMAN: Well, going from actually 1200, 1227 gross square feet to 1756.

CONSTANTINE ALEXANDER: Almost 50 percent. And you're not violating FAR.

ADAM GLASSMAN: No, we're trying to keep it to what we just needed and kept us well below FAR.

CONSTANTINE ALEXANDER: Only issue is just setbacks.

ADAM GLASSMAN: Only issue are two setbacks. It's a small corner lot.

CONSTANTINE ALEXANDER: Corner lot. No rear yard. Two front yards.

ADAM GLASSMAN: Tough setback situation, but we're not making them any worse. Where we are expanding the footprint of the sunroom. We've got no setback violations.

CONSTANTINE ALEXANDER: I got you in the middle. Why don't you start from the beginning for the other members

of the Board.

ADAM GLASSMAN: Okay.

So we've got a, you know, a family that fell in love with the neighborhood. We got a small non-conforming corner lot. How do we take a very small house, it's a one-and-a-half story with a couple of dormers, gross square feet, it's only about 1227 square feet to get the actual living space to under 1100 square feet. Two bedroom and one bathroom as Laurie said. So we've just tried to create a place where we can have three bedrooms, typical master, two kids bedrooms, open living floor plan on the first floor. It's really -- I mean, compared to the lot, it might look like a lot but it's really a relatively modest size house even with the additions.

CONSTANTINE ALEXANDER: It is.

ADAM GLASSMAN: We raised the ceiling on the second floor so no one will ever come back to ask for dormers and habitate (sic) the attic.

SLATER ANDERSON: Is that a promise?

ADAM GLASSMAN: Yeah. And so the neighbors are all on board. And we tried to give this a level of detail that everybody can feel good about it. As far as the scale of the house in the neighborhood goes, I just want to show that we've got most of the homes in the neighborhood up and down Normandy, on Normandy Terrace they're either three-story or two-and-a-half story. So we're definitely not breaking the scale barrier in any way. If anything, we're still well below most of the existing homes in Normandy.

CONSTANTINE ALEXANDER: Okay.

ADAM GLASSMAN: So have you seen the plans or have any questions?

CONSTANTINE ALEXANDER: Board members have any questions?

GEORGE BEST: No.

CONSTANTINE ALEXANDER: I don't.

I'll open the matter up to public testimony.

Is there anyone here wishing to be heard on this matter?

YEN TIN: Yes.

CONSTANTINE ALEXANDER: You have to come forward and give your name to the stenographer, please.

YEN TING: Hi, Laurie.

THE STENOGRAPHER: Your name, please.

YEN TING: Yeah, my name is Yen Ting. First name Yen Y-E-N. Last name Ting T-I-N-G. My home is 27 Normandy Terrace. That's on the paperwork.

ADAM GLASSMAN: Would your house be on this site plan? Are you close to the property we're talking about?

YEN TING: I was notified.

ADAM GLASSMAN: Right, okay.

YEN TING: But I'm rather a little bit further down the street.

ADAM GLASSMAN: Okay.

YEN TING: So how do I read this map here?

ADAM GLASSMAN: Well, this is Normandy Ave.

YEN TING: Okay.

ADAM GLASSMAN: And then here's the lot we're talking about.

YEN TING: Right.

ANDREA HICKEY: She's on the Terrace.

ADAM GLASSMAN: Oh, you're on Terrace. Okay.

YEN TING: Right.

So I guess Laurie -- I'm sorry, I didn't recognize you at first because we just met once.

LAURIE FITTS: Yes, yes.

YEN TING: And our schedules are different. So, you know, I apologize for that.

So, I guess I came to this meeting because obviously I got a notice and I just want to learn a little bit more about this project.

CONSTANTINE ALEXANDER: Fine.

YEN TING: And I guess this is the place where I could gather more information.

CONSTANTINE ALEXANDER: Do you have any questions about --

YEN TING: Yeah, actually I wanted to ask, it seemed to me on the website from what I read that this would have some demolition, right?

ADAM GLASSMAN: Yes.

YEN TING: So is it totally gutted from the --

ADAM GLASSMAN: That's a good question. The first floor walls of the main house will remain although they'll be modified with window openings. The roof that you see here, the existing roof and dormers will come off and a full height second floor will be built. The sunroom on the west side will be taken out. I wouldn't call it a big demo project. They could probably kick it down. And then we'll build an addition on that side.

YEN TING: Right. So does this house have a

basement?

ADAM GLASSMAN: The main house has a basement.

YEN TING: Right. So the basement is, is that going to be preserved or the basement is also going to go away?

ADAM GLASSMAN: The basement could by right be lowered if they want to. We're not asking for zoning relief for that portion of the project if they do it.

YEN TING: Um.

ADAM GLASSMAN: So the foundation walls will remain.

YEN TING: I'm sorry, you're not Bill.

LAURIE FITTS: No, this is Adam the architect.

YEN TING: I got totally confused here. And, Laurie, I said is this Laurie. I just met her once. So, you know, I just didn't want to be just be rash.

ADAM GLASSMAN: The foundation walls will remain.

YEN TING: Right. So, yeah, I guess I -- as you

can see, I'm just not really your next-door neighbor. I'm further down the street. But our street is really like a dead end street and it's quiet. I would say it's extremely quiet, and I just want to ask how long this project is going to be and in terms of noise and dust, you know, what are you thinking?

ADAM GLASSMAN: It's probably, I would say roughly it's probably a five month project. And I think the exterior will be wrapped up pretty quickly. And then the second half of that time will be interior work which will probably be less noisy and disruptive to you. The envelope of these projects usually go up pretty fast.

YEN TING: Okay.

ADAM GLASSMAN: And it's not a big project. There won't be big trucks. There won't be big crews. You'll hear it while it's happening.

YEN TING: Right.

So, in terms of a project like this, this is also

a question for the Board here.

CONSTANTINE ALEXANDER: Sure.

YEN TING: Is that, are the contractors are still subject to City of Cambridge rules, right?

ADAM GLASSMAN: Absolutely.

YEN TING: In terms of working hours and so forth?

CONSTANTINE ALEXANDER: Yes.

YEN TING: You know, that they have to obey the rules, right?

ADAM GLASSMAN: Yes.

CONSTANTINE ALEXANDER: Yes.

YEN TING: And if they don't obey, then what happens?

ADAM GLASSMAN: Then you would ask, you would actually talk to Laurie I and then if there was a continuing problem for you, you felt like there was no positive response, you probably would call the Building Department.

CONSTANTINE ALEXANDER: The Traffic Department?

What's the department that administers hours of operation  
on --

SEAN O'GRADY: We do.

CONSTANTINE ALEXANDER: Building?

SEAN O'GRADY: Yes.

YEN TING: Right.

CONSTANTINE ALEXANDER: So there is recourse. The  
point is that if they're not following the rules, the  
contractor that is, you do have a recourse to the City to  
find out why not and to have it enforced.

YEN TING: Right.

CONSTANTINE ALEXANDER: That's not before us  
tonight. We don't get into the issues. We don't -- that's  
not part of our jurisdiction about the construction process  
and the noise and whatever. I know it's very disrupting to  
any neighborhood when a building is being modified, but  
that's not our issue. That's the Building Department after,  
if we grant relief, afterwards.

YEN TING: I see.

LAURIE FITTS: We would definitely want everybody to be, you know, happy. And if there's noise or whatever, let us know, you know, if it's unbearable.

YEN TING: Yeah, I understand. I know like having a building project has got to have noise, but you know as long as it's, you know, there is attention to minimize it.

LAURIE FITTS: Yeah.

YEN TING: Yeah.

ADAM GLASSMAN: I know the contractor's extremely considerate and does a lot to accommodate the abutters' neighbors.

YEN TING: I'm saying I'm not opposing this project, but it's just trying to, you know, just ask some questions because I'm actually surprised that not more people came.

CONSTANTINE ALEXANDER: Well, we do have some letters from neighbors which I'm going to read. After

you've finished your questions and comments, then I'll read them into the record so you'll hear what other neighbors have to say about what's going on.

YEN TING: So the noise is one thing.

The other thing is about the dust and, you know, it's an old house. It's -- I looked it up. It's like built in 1908. It's extremely old. You know, digging up and all that, and then we have some dust containment measures?

ADAM GLASSMAN: Standard construction containment measures. I don't think I can speak to that in detail to tell you the truth. I mean they're....

YEN TING: Yeah, it's just questions.

ADAM GLASSMAN: I mean, they won't be blowing up the house. There won't be an uncontrollable amount of debris. It will be concentrated on their lot.

YEN TING: You know just got to ask.

ADAM GLASSMAN: Yeah, yeah.

YEN TING: Thanks.

LAURIE FITTS: Thank you.

YEN TING: That's all I have.

CONSTANTINE ALEXANDER: Okay. Thank you for taking the time to come down. A lot of citizens don't as you can see. Thank you.

LAURIE FITTS: Thank you.

CONSTANTINE ALEXANDER: Anyone else wishes to be heard? You could stay right there. You don't have to leave.

(No Response.)

CONSTANTINE ALEXANDER: Apparently not. We are in possession of a number of letters which I will read into the file.

There's a letter from Neil N-E-I-L Beneck B-E-N-E-C-K who resides at 93 Normandy Avenue. (Reading) I have reviewed the proposed plans and elevations for the proposed design and construction at 104 Normandy Avenue. I understand the proposed design and fully support Bill and

Laurie Fitts's application for zoning relief in order to realize this project. They have already moved into the existing house and have been considerate and thoughtful neighbors. The existing property is extremely small and requires extensive gut level renovations and additional space in order to comfortably accommodate a family, and we are very pleased to see a family willing to invest in this property. We believe that the proposed design is in keeping with the scale and aesthetic of our neighborhood and it would be a pleasure to see this built. We can see no reason to oppose this Variance. We fully support this proposed addition and we hope very much they can remain in our neighborhood in the years to come.

I have a letter next from a Bill Kubicek K-U-B-I-C-E-K, who lives at Seven Normandy Terrace. Not too far from you. (Reading) I have reviewed the proposed plans and elevations for the proposed design. It's the same letter signed by a different person that I just read. I'm

not going to reread it again that Mr. Beneck signed.

We have a letter or an e-mail --

ADAM GLASSMAN: It's a close tight knit community.

CONSTANTINE ALEXANDER: Yeah, I figured you're the author of this.

A letter from -- an e-mail from Susan Murphy who resides at 103 Normandy Avenue. (Reading) I have reviewed the proposed plans and elevations for the proposed design and construction at 104 Normandy Ave. I understand the proposed design and support Bill and Laurie Fitts's application for zoning relief in order to realize this project. I see no reason to oppose this Variance, and I support this proposed addition.

And last we have another e-mail. It's identical to the one I just read. It's from Maria Raneri R-A-N-E-R-I and Mitchell Goldstein who reside at 17 Normandy Terrace.

So all the letters we have are in support of the relief being sought. With that, I will close public

testimony.

Any comments from members of the Board? Ready for a vote? Ready for a vote?

Okay, the Chair moves that we make the following findings with regard to the variances being sought:

That a literal enforcement of the provisions of the Ordinance would involve a substantial hardship. Such hardship being that this is a very old structure that is not very large and it is not a structure that's well equipped to -- for a family with children and need additional living space.

That the hardship is owing to the fact of the location of the structure on the land. It's a corner lot which creates almost always setback issues.

And that desirable relief may be granted without substantial detriment to the public good or nullifying or substantially derogating from the intent and purpose of this Ordinance.

In this regard the Chair would note that what is being proposed seems to have a unanimous neighborhood support.

That the relief actually being sought is modest. The FAR is being complied with which is I think very considerate on behalf of the petitioner.

And that what will result of all of this will be to allow a family with children to remain in the city.

So on the basis of these findings, the Chair moves that we grant the Variance requested on the condition that the work proceed with plans prepared by Adam J. Glassman. There are many pages in length. The first page of which has been initialed by the Chair.

All those in favor please say "Aye."

(Aye.)

CONSTANTINE ALEXANDER: Five in favor. Relief granted. Good luck.

(Alexander, Hickey, Myers, Anderson, Best.)

\* \* \* \* \*

(8:00 p.m.)

(Sitting Members Case No. BZA-012262-2016: Constantine Alexander, Andrea A. Hickey, Douglas Myers, Slater W. Anderson, George S. Best.)

CONSTANTINE ALEXANDER: The Chair will call case No. 012262, 40 Bow Street.

Is there anyone here wishing to be heard on this matter?

ATTORNEY ANTHONY GALLUCCIO: Good evening, Mr. Chair, Board members.

CONSTANTINE ALEXANDER: Good evening, Mr. Galluccio.

ATTORNEY ANTHONY GALLUCCIO: I'm going to bring my jacket because I may forget it --

CONSTANTINE ALEXANDER: Feel free.

ATTORNEY ANTHONY GALLUCCIO: -- depending on outcome.

DOUGLAS MYERS: Are you afraid of a cold reception from the Board?

ATTORNEY ANTHONY GALLUCCIO: One never knows at this body.

Thank you for hearing this case this evening. If you would give me one second, I just want to pull my notes.

CONSTANTINE ALEXANDER: Take your time.

ATTORNEY ANTHONY GALLUCCIO: I'm hoping that the Board -- let me introduce myself. I'm Anthony Galluccio G-A-L-L-U-C-C-I-O I'm a partner with Galluccio and Watson at 1498 Cambridge Street. I represent the applicant of this use variance at the location of 40 Bow Street. I'm hoping that the Board has both the application and the supplemental

materials.

CONSTANTINE ALEXANDER: What supplement materials?

ATTORNEY ANTHONY GALLUCCIO: Which I will go through.

CONSTANTINE ALEXANDER: I don't see any --

ATTORNEY ANTHONY GALLUCCIO: There should be a -- it may not be listed. There's a letter to Maria Pacheco.

CONSTANTINE ALEXANDER: Oh wait here, this right here?

ATTORNEY ANTHONY GALLUCCIO: Correct. Okay?

So I just wanted to make sure that you had that. Just as by way of background, this site is the old, very old building that is sandwiched behind the lampoon building. The owner purchased it in 2015. At the time it was vacant. There was an art gallery there that I think was family affiliated, I was trying to do a little research, that had

closed. Significant historic rehab was done. The prior owner began the process for a Certificate of Appropriateness and was working with the Historic Commission at the time. There was over \$3 million invested into the building. I don't want to qualify it all as historic rehab, it was both structural and rehabilitation.

The owner expressed an interest in using the space for a restaurant. Inspectional Services pointed out that there was a handicap accessibility issue at one of the entrances. The owner suggested they wait and apply for a Variance to the State Architectural Board after a restaurant tenant surfaced and the City recommended that they do that first. And so they went through that process and did receive a Variance for one of the entrances. And I'll outline that during the presentation.

The zoning district is an Office 3.

CONSTANTINE ALEXANDER: That's the dilemma.

ATTORNEY ANTHONY GALLUCCIO: Right, which does not

allow a restaurant.

CONSTANTINE ALEXANDER: Does not allow a fast order food establishment.

ATTORNEY ANTHONY GALLUCCIO: Either.

CONSTANTINE ALEXANDER: Either, right. Tonight we don't have to worry about an FOFE.

ATTORNEY ANTHONY GALLUCCIO: One flows from the other.

I would, you know, I will make a few points as to hardship. And it's an interesting case, and I think there is -- I think there is a serious hardship argument.

Around the restaurant, around the location there have been an evolution of restaurants in the same district. The use is consistent with the Harvard Square Overlay District which encourages retail at ground floor, but interestingly in this Office 3, the zoning does not allow that.

CONSTANTINE ALEXANDER: That's the problem. Yeah.

ATTORNEY ANTHONY GALLUCCIO: I would argue that in cases where there is an obvious inconsistency with what the community wants by way of use, which is demonstrated in the Harvard Square Overlay District, and I think it's commonly known that ground floor retail is a well-established desired use, that there is an inconsistency that's been manifested by uses that have either been approved by Variance or exist by way of grandfathering. I did present a picture to you which I think is at or about 1960 circa, which shows a restaurant at this site. My guess is that there was retail at this site at the time the Zoning Code was enacted. I understand that there was a dry cleaner there. I'm not pointing to you because you are a senior member of the Board, but you may, you may remember a dry cleaner there. I don't.

CONSTANTINE ALEXANDER: I don't.

ATTORNEY ANTHONY GALLUCCIO: But I think there was retail either restaurant or dry cleaner at the time the

Zoning Code passed, and then it converted to the art gallery and then that use was discontinued. So there was a history of retail at the site.

There's another issue I would speak to as to hardship which is the structural -- the structure which is obviously the Historic Commission has a very strong interest in, makes it very difficult to do residential on the ground floor. It's been a challenge to come forward with this use, but also just that corner is a very heavily traffic student pathway from the campus. And I can't imagine that a residence would work on the ground floor.

I am excited to report that my client has continued the residential uses upstairs. I was asked to consider a Variance to increase the number of units, and I said that I was not comfortable asking for relief for that purpose. It would have required parking. So I was pleased that they decided to maintain three, three-bedroom units upstairs. As we know, three bedrooms are a commodity in the

city.

So the Variance is limited to that ground floor space, which under zoning, and I mentioned the investment in the building, because of the historic requirements and, again, I don't want to attribute the whole three million to historic renovation, but I believe it would have been almost impossible financially to renovate the building, structurally improve it. You could literally see through the foundation to the sidewalk, and be able to recover that money without being able to rent out the first floor. It's a very small space. It's about 1500 square feet. So you'd end up with a B-rate office tenant. I mean, you probably maybe end up with a law office or something like mine if you were lucky, but there's no parking either. So I mean it's not a place I could work with. So the -- because of the size and the necessity to improve the property and maintain it and preserve it historically, it required a significant financial investment. So for all those reasons, the retail,

this type of use that takes advantage of the ground traffic from coming from the campus up to the square, makes the most sense. And, you know, it will support all the things that have happened at the site. I know that I'm speaking to the use variance because, again, the fast food flows from there. I would just say that I've walked it a number of times. I couldn't find a coffee establishment on that side of Harvard Square. If you walk all the way up Plympton Street, you'll get eventually to where the Panera was which is now Tatte. But there really isn't a coffee venue from that side of the campus as you walk up to the square.

DOUGLAS MYERS: What about Pamplona right on Bow Street?

ATTORNEY ANTHONY GALLUCCIO: The old -- at the bottom of Holyoke?

DOUGLAS MYERS: Around the bend?

ATTORNEY ANTHONY GALLUCCIO: I don't -- the one at the end of the Holyoke.

CONSTANTINE ALEXANDER: No, no, it's a wood frame building. It used to be an architectural bookstore above it.

ATTORNEY ANTHONY GALLUCCIO: Oh, you mean going up the other way?

CONSTANTINE ALEXANDER: Yeah.

DOUGLAS MYERS: Yeah.

ATTORNEY ANTHONY GALLUCCIO: I wouldn't walk that way if I was going to the yard. I was going straight up to the campus. I got you. And there was a Dunkin' Donuts there that I frequented that converted to a Hot Pot.

CONSTANTINE ALEXANDER: Right.

ATTORNEY ANTHONY GALLUCCIO: Is that what you mean? Yeah.

DOUGLAS MYERS: There is a cafe up Bow Street.

ATTORNEY ANTHONY GALLUCCIO: But that, you know, I wanted to --

CONSTANTINE ALEXANDER: Let me cut to the chase a

little bit, though. And help me on this one. You say that space is retail space. Can it be used under the zoning? You need a use variance if you wanted to open up a craft shop or a jewelry shop in that space. I assume that's all permitted as a matter of right? What is not permitted --

ATTORNEY ANTHONY GALLUCCIO: I can't speak to craft shops. I've just gone through the Zoning Code looking for -- but I would say it's fair to say that office and residential would be allowed. I haven't studied the different variations.

CONSTANTINE ALEXANDER: No, the reason I ask is very simple as this: As you know, use variances are very rarely granted. They're very -- if Brendan Sullivan were here, he'd read you from a Superior Court decision where a judge says just that. And that's because the way our state statute is written, it's not very friendly toward use variances. And so we have granted use variances in the past. As a matter of fact, we did for the building in which

your offices are located. Where someone has a commercial building, goes back time and memorial, it's now in a residential district, and somebody moves to put another retail use in there and they need to get a Variance. And we've said we'll grant the use variance because this building is not at all susceptible to residential use, which is what the zoning requires. But here, you have a retail space that can be used for a lot of different, I think, a lot of potential -- am I right?

SEAN O'GRADY: No.

CONSTANTINE ALEXANDER: No retail.

ATTORNEY ANTHONY GALLUCCIO: No retail.

SEAN O'GRADY: I mean almost none.

CONSTANTINE ALEXANDER: Rally?

ATTORNEY ANTHONY GALLUCCIO: Retail --

SEAN O'GRADY: Used cars.

CONSTANTINE ALEXANDER: You want to throw used car dealership there?

ATTORNEY ANTHONY GALLUCCIO: We might make more money.

SEAN O'GRADY: Yeah, but no.

ATTORNEY ANTHONY GALLUCCIO: The retail --

CONSTANTINE ALEXANDER: Oh, okay. That makes a big difference. That's a very big difference.

ATTORNEY ANTHONY GALLUCCIO: Restaurant is a category of retail. I'm sorry, if I didn't --

CONSTANTINE ALEXANDER: Because before, for example, we had a case for a use variance for a fast order food establishment up on Massachusetts Avenue across from where the Lesley dorms are. Somebody wanted to open a Dunkin' donut there. FOE, this kind of a coffee shop was not permitted and we had to turn them down because they didn't meet the requirements. There were other uses. But if there's no other use for this building other than -- you can't use it for retail, then a use variance, seems to me,

for a retail use, be it a fast order food establishment or otherwise, may be called for. And, again, go back to --

SEAN O'GRADY: Yeah.

ATTORNEY ANTHONY GALLUCCIO: The restaurant flows from the retail category which we're not -- right.

CONSTANTINE ALEXANDER: But other retail uses cannot be -- so if you could put another retail use in there --

ATTORNEY ANTHONY GALLUCCIO: Unless Sean can point out some unique category. The general retail as a category from what I saw was not, was not allowed.

SEAN O'GRADY: No, no, no.

ATTORNEY ANTHONY GALLUCCIO: And offices are a great example. I shouldn't argue this, but I spend a lot of time telling my neighbor at the restaurant no, you're not going to be able to do those things because it's -- it's a not allowed use and you are grandfathered and you're with special permission and, therefore -- it is a good analogy,

though, because most people believe that because there was always retail at that, or ground floor office at my building, people think that it's allowed because it's consistent with what other, you know, what other ground floor activity exists there. But, you know, I would say, and I don't have -- I can't reference case law on this particular point, but I do believe that where use variances have been granted where it's evident that by way of other variances or grandfathered uses show that there is a consistency with other, other planning guidelines. In this instance it's the Harvard Square Overlay. And where that inconsistency exists boards are less hesitant to oppose use variances. The alternative is obviously to change zoning which is -- brings on all other sometimes political challenges, but --

CONSTANTINE ALEXANDER: I'm amazed that retail use in this area of Harvard Square is not permitted.

ATTORNEY ANTHONY GALLUCCIO: That Office 3

is -- and I think that's why people have been amenable to the other restaurants because they would agree that it's not consistent with what people want to see happen. And we've -- obviously we've -- I will just say that we are mindful that we have residences upstairs. I'm mindful that we're asking for relief. So we've put a lot of time into the look; the way the entrances are treated, the interior design, the trash, all the -- I've been well trained by this Board coming here in the past to address any potential issue that might have an adverse impact, and we think that this is going to be a very well received use.

I -- not only were all the abutters noticed by Inspectional Services, but I did a secondary mailing. Had no, no issues. And I was pleased last night, the advisory not only was supportive and said that it was consistent with the overlay, but one of the members was very impressed and noted Blue Bottle's reputation as being a really fabulous and unique offering, which I confess he had more experience

than I did.

CONSTANTINE ALEXANDER: Why don't you spend a little bit of time talking about the nature of the Blue Bottle operation.

ATTORNEY ANTHONY GALLUCCIO: I will. Would you mind, we have two Blue Bottle representatives in from the west coast. They have locations in Bay Area, New York, Tokyo. This will be their first regional location. So we have two -- we have the architect but we also have the director of operations.

CONSTANTINE ALEXANDER: Whatever you want to present.

ATTORNEY ANTHONY GALLUCCIO: Shawna, if you want to come up.

CONSTANTINE ALEXANDER: Just give your name and address to the stenographer.

SHAWNA SHARIE: Sure. I'm Shawna Sharie. Spelled S-H-A-W-N-A last name Sharie S-H-A-R-I-E. Hi.

CONSTANTINE ALEXANDER: The floor is yours.

SHAWNA SHARIE: I'm the director of retail operations for Blue Bottle Coffee. We're a bay-area based company. Got our start in Oakland in 2002. Our founder who is still our chief product officer started roasting coffee in 100 square foot shed, and at the time roasting fresh beans and selling them shortly after they were roasted. And making each cup of coffee by hand was an anomaly. So it quickly gained following in the bay area. Opened a couple of locations there. We expanded to New York in 2010. Expanded to LA in 2014. And then two years ago we expanded to Tokyo. And so this will hopefully be our next new market in a couple of years. We feel incredibly aligned with the values of Cambridge and what's here. We feel like we not just have a very special offering and a very delicious offering, that we control the whole process from the source to the bean to the serving of the cup.

CONSTANTINE ALEXANDER: Rather than get into that.

Give me a sense of what the exterior appearance of the property is going to look like in terms of signage --

ATTORNEY ANTHONY GALLUCCIO: Let me help with that.

So I've provided -- because of the accessibility issue, Mr. Chair, I felt it was important to demonstrate to the Board that both entrances were treated equally.

CONSTANTINE ALEXANDER: Right.

ATTORNEY ANTHONY GALLUCCIO: Because one is accessible and one isn't. So there are renderings that show the signage on Plympton Street which is the entrance that faces the back of lampoon building, and then Bow Street which is the, which runs parallel to Mount Auburn.

Do you have them?

SLATER ANDERSON: Yeah.

CONSTANTINE ALEXANDER: We're looking for them.

ATTORNEY ANTHONY GALLUCCIO: They're very small blue bottles. And the other signage is to say that full

handicapped accessible entrance is around the corner, which is, which is very close. Despite it being an historic building and very difficult to change elevations, we were able to lower the grade on Bow Street in order to get accessibility there, but the entranceway on Plympton is very historic.

CONSTANTINE ALEXANDER: Will the signage you're contemplating require zoning relief?

ATTORNEY ANTHONY GALLUCCIO: No.

CONSTANTINE ALEXANDER: You're going to comply with the zoning requirements for signs?

ATTORNEY ANTHONY GALLUCCIO: It is both -- we -- it is both conforming, and Historic has allowed me to say to you that they're comfortable with it. They have authority over signage because of the status of the building.

CONSTANTINE ALEXANDER: Okay.

SLATER ANDERSON: There's the blue bottle.

CONSTANTINE ALEXANDER: There's the blue bottle.

SLATER ANDERSON: There's another one.

CONSTANTINE ALEXANDER: Okay.

DOUGLAS MYERS: One question: Is this operation going to occupy the whole first floor premises from all the way between Mount Auburn Street and Bow Street?

ATTORNEY ANTHONY GALLUCCIO: Yes.

DOUGLAS MYERS: Okay. So it's not as if there's going to be two stores?

ATTORNEY ANTHONY GALLUCCIO: No.

DOUGLAS MYERS: One store and this will be it?

ATTORNEY ANTHONY GALLUCCIO: Correct. It's about 1500 square feet on that floor. It's a pretty small footprint.

The basement will be employees only, prep, employee bathroom. Everything will be fully accessible in the public access area at -- on the -- at the restaurant.

CONSTANTINE ALEXANDER: How many tables will you

have in the restaurant?

ATTORNEY ANTHONY GALLUCCIO: So I was going to point that out. Tables -- Ryan, can you do the table count? There are two floor plans.

CONSTANTINE ALEXANDER: Right.

ATTORNEY ANTHONY GALLUCCIO: I would be comfortable honestly with you approving either one, but the supplemental is the final. Minor changes, I want to point out it was 32 seats. We went down to 28 because we wanted a little more space in the, on the Bow Street. But what's the table count, Ryan?

RYAN SIMPSON: Hold on a second.

CONSTANTINE ALEXANDER: I'll let him answer, but I'll point out you're looking for a Variance to operate a retail operation, it's not all that relevant. It's not going to be a condition. I want to get a sense of the impact on the neighborhood from a zoning point of view and that's why I raised the question. But I'm -- whether it's

32 tables or 31 tables, it's not relevant. It's not going to be 178 tables.

ATTORNEY ANTHONY GALLUCCIO: No.

CONSTANTINE ALEXANDER: That's the point.

DOUGLAS MYERS: Will the entrance be from Plympton Street or Mount Auburn Street or Bow Street?

ATTORNEY ANTHONY GALLUCCIO: Bow. I've been perfect up until now. It's Plympton and Bow.

DOUGLAS MYERS: Plympton and Bow?

ATTORNEY ANTHONY GALLUCCIO: Yes. I mean, you know, it feels like the more prominent entrance because the students pass by on Plympton, but right around the corner is the Bow Street entrance. And there will be a sign that says handicap accessibility right around the corner.

CONSTANTINE ALEXANDER: Okay.

What will the hours of operation be?

ATTORNEY ANTHONY GALLUCCIO: We believe seven to seven. Although the advisory did ask to consider being open

a little later. And what we have said is that if there is a, if there is volume at seven, then in other stores they've stayed open until eight o'clock.

CONSTANTINE ALEXANDER: What provisions you making for trash removal? You know, old coffee cups or napkins from the pastries or whatever.

ATTORNEY ANTHONY GALLUCCIO: Right. Again, we've, you know I've heard the Board's issues in the past. Everything will be separated. Everything is compost. Just by my own kind of looking at the area, I asked the client to consider storage in the basement and moving it to the sidewalk, you know, within two hours of being picked up. Because I did notice along Bow Street, the larger restaurants have permanent trash receptacles, and I don't want to add to that. It's not good for us to be honest because we've just spent a lot of money on that corner. So we will, we will see -- you know, if necessary, we'll do trash collection once a day if there is any issue with

storage of trash on-site without getting into detail. Trash tends to attract things. But it could be two, three times a week. But we will make sure the receptacles are taken in after trash.

CONSTANTINE ALEXANDER: Are the receptacles on the street or inside this premises by the door?

ATTORNEY ANTHONY GALLUCCIO: No, no, they'll be -- the pick up will be on --

CONSTANTINE ALEXANDER: Not the pick up. Where will the trash receptacles --

ATTORNEY ANTHONY GALLUCCIO: Oh, you mean for customers?

CONSTANTINE ALEXANDER: Yeah.

ATTORNEY ANTHONY GALLUCCIO: Ryan, do you want to speak to this?

CONSTANTINE ALEXANDER: Give your name and address.

ATTORNEY ANTHONY GALLUCCIO: It's on the floor

plan.

RYAN SIMPSON: Sure. Ryan Simpson. I'm an architect with Bohlin, Cywinski, Jackson in Philadelphia. Table count first. There are five tables.

CONSTANTINE ALEXANDER: Okay.

And that's any more than that? It's not a tremendous amount of tables and the like.

ATTORNEY ANTHONY GALLUCCIO: Mr. Chair. Sorry, Ryan. Ryan's one the best clients I've ever had. He only speaks when spoken to and then very few words.

This is the, that's got to be Plympton, right?

SHAWNA SHARIE: Yeah.

ATTORNEY ANTHONY GALLUCCIO: And this is Bow?

SHAWNA SHARIE: Yeah.

ATTORNEY ANTHONY GALLUCCIO: So the trash, if you look at this plan, the trash is all -- as you near the front entrance --

CONSTANTINE ALEXANDER: That's what I want to

know.

ATTORNEY ANTHONY GALLUCCIO: All right here and all separated.

CONSTANTINE ALEXANDER: Okay. So there will be trash receptacles within the structure. It won't be --

ATTORNEY ANTHONY GALLUCCIO: Yes. And right near the entrance.

Ryan, is there one at both entrances or is it focussed on Plympton?

RYAN SIMPSON: Currently just at the Plympton side with the --

CONSTANTINE ALEXANDER: What about sandwich board signs? None. Okay, we have a condition, we've done that before as you know, with your Sweet Pea.

ATTORNEY ANTHONY GALLUCCIO: Sweet Greens.

CONSTANTINE ALEXANDER: Sweet Greens. I don't know, I couldn't remember the name. Sweet Greens, because in that area particularly are narrow sidewalk. I think it

would impede pedestrian traffic.

ATTORNEY ANTHONY GALLUCCIO: There's no room for it.

CONSTANTINE ALEXANDER: Okay.

ATTORNEY ANTHONY GALLUCCIO: We hope that the brand -- that this actually the business, and I've heard from other folks that have seen my name up there, they seem to have a brand that's actually fairly well known. And I think the signs are tasteful, but people understand that their baked goods and their coffee is pretty unique and hopefully that will be enough to draw some, you know, requisite attention.

The -- yeah. I think that's it.

CONSTANTINE ALEXANDER: Questions from members of the Board at this point?

(No Response.)

CONSTANTINE ALEXANDER: Apparently not.

I'm going to open -- unless you have more. I

think you said that's it.

SLATER ANDERSON: What's the nature of the food that's prepared?

ATTORNEY ANTHONY GALLUCCIO: So the menu can evolve. But why don't you talk about what is likely to be their opening day menu for this location.

SHAWNA SHARIE: Sure.

So we'll have light pastries; we'll have cookies, scones, tea cakes, pound cakes, and we'll have some sandwiches that are prepared on-site as well. Also expect to do waffles and toast.

CONSTANTINE ALEXANDER: So you will do some cooking on the premises besides brewing of the coffee?

SHAWNA SHARIE: The only cooking that will done is with the toaster and then with the waffle maker.

CONSTANTINE ALEXANDER: Okay.

Any other questions?

I'll open the matter up to public testimony.

Is there anyone here wishing to be heard on this matter? Sir, please come forward so we can hear you and give your name and address to the stenographer if you would.

BENJAMIN BARNES: Benjamin Barnes, 151 Clark Street, Cambridge, Mass. Big fan of Blue bottle. And anything that attorney Galluccio do, it must be fantastic. He only gets involved with the top of the line individual. I wanted to tell you my support for coming into the neighborhood.

CONSTANTINE ALEXANDER: Thank you.

Anyone else wishes to be heard?

(No Response.)

CONSTANTINE ALEXANDER: Apparently not. I'm going to close public testimony.

We do have a letter from the Harvard Square Advisory Committee which I'll read into the record. I'll just start with a summary. This is just the -- what happened before the committee. Committee comments.

(Reading) The committee members present find the proposal to be consistent with the goals of the overlay district by enlivening the streetscape between Mass. Ave. and the Harvard dormitory, preserving the existence of an historical building and expanding the variety of restaurant options in the neighborhood.

The committee discussed the equal quality of both entrances. The committee finds the sign to be appropriate as well. A committee member who is familiar with the product and store expressed great support for the restaurant.

The committee made the following suggestions: The hours of operation should be extended to later in the evening.

The interior (preferred) or exterior lighting on the streetscape should be set on timers to extend the liveliness of the restaurant to later in the evening after closing.

Three, trash storage should be reviewed to determine if more frequent pick up is necessary or the system of storage revised.

Four, all deliveries should access Bow Street to minimize vehicle and foot traffic obstructions.

And five, the operator's encouraged to work with the City of Cambridge to locate trash receptacles in the vicinity, including the possibility of picking up compostable refuse.

Your response. Are you planning to comply with all of these suggestions?

ATTORNEY ANTHONY GALLUCCIO: Yes.

We, just on the matter of -- if I may.

CONSTANTINE ALEXANDER: Yeah, go ahead.

ATTORNEY ANTHONY GALLUCCIO: Just on the matter of lighting, we agree. Obviously we want to balance, you know, there are light sensitivities in the city and we have -- there are residential abutters, so what we've -- I

think what we've thought about is illuminating the coffee bar, which will give some lighting inside, which is what the advisory -- they don't want to -- they've had a dark corner for three years. So they're looking for a little illumination. So I think that's a reasonable way to deal with it.

CONSTANTINE ALEXANDER: Just the fact that you're open for business and have the lights on, it's a very large picture window, you're going to have illumination.

ATTORNEY ANTHONY GALLUCCIO: Right. And it's not like it's going to shut down the minute business closes, the lights are going to go off. But we are willing to, you know, work around some modest interior illumination just for, you know, to give the corner some lighting.

We don't have an issue with Bow Street delivery. And, you know, we will, we will accommodate whatever trash practices are necessary to make sure that that, that Bow Street is kept up to par.

CONSTANTINE ALEXANDER: Okay.

Now I will finally close public testimony.

Any comments from members of the Board?

(No Response.)

CONSTANTINE ALEXANDER: Ready for a vote?

DOUGLAS MYERS: I just, I think this is a strong -- I mean, I realize use variances are disfavored, but I think there's a very strong case for --

CONSTANTINE ALEXANDER: Well, particularly since no other retail is permitted in a structure that's got retail space. I mean, I thought it would be a much different case if you could put a lot of other retail uses in that space, but you can't. You need a use variance for a craft gallery.

ATTORNEY ANTHONY GALLUCCIO: Correct.

CONSTANTINE ALEXANDER: Or whatever.

ATTORNEY ANTHONY GALLUCCIO: And by the way, if I wanted to do residential, I'd need a Variance for parking

anyway. So I'd be here anyway. I think this is more appropriate sustainable use.

CONSTANTINE ALEXANDER: The residential use that's there is non-conforming. Up on the second and top floors.

ATTORNEY ANTHONY GALLUCCIO: Well, it's, it's allowed but where I'm now changing the use, I think I would get caught into a parking issue there. Because it's a new -- it's never been a residential unit.

SLATER ANDERSON: If you're adding a unit.

CONSTANTINE ALEXANDER: Yeah, if you're adding a unit, that would definitely be the case. Definitely.

SLATER ANDERSON: (Inaudible).

ATTORNEY ANTHONY GALLUCCIO: Correct. Because it has never been which is interesting even though it's allowed. You have a tough person at the desk at ISD, so I don't know if I would get by that one.

SLATER ANDERSON: More than one.

CONSTANTINE ALEXANDER: Okay.

The Chair moves that we make the following findings with regard to the relief being sought:

That a literal enforcement of the provisions of the Ordinance would involve a substantial hardship. Such hardship being that we have a structure that is set out for retail use but cannot be used for retail under the current zoning. And, therefore, and to add residential use would even be more problematical because of parking issues. So the only way the structure can be used is for retail purposes.

That the hardship is owing to the fact that this is a non-conforming structure.

And that relief may be granted without substantial detriment to the public good or nullifying or substantially derogating the intent and purpose of the Ordinance.

In this regard the Chair would note that the project has the support of the Harvard Square Advisory Committee.

That it is located in an area where retail is desirable and has been used in the past. Most recently as an art gallery.

And that what is being proposed has -- will benefit the community.

So on the basis of these findings, the Chair moves that we grant the Variance to allow the petitioner to operate the fast food food establishment presented by the petition on the condition that the -- with regard to the operation of the premises, no sandwich board signs to be located in or about or near the structure advertising the product offerings or the nature of the business.

And further, that the petitioner work with the City to minimize any disruption or bad effects regarding the disposal of trash, and in particular with regard to exterior trash receptacles.

All those in favor -- any other conditions or modifications?

All those in favor of granting the relief on this basis please say "Aye."

(Aye.)

CONSTANTINE ALEXANDER: Five in favor. Relief granted. Good luck.

ATTORNEY ANTHONY GALLUCCIO: Thank you very much.

(Alexander, Hickey, Myers, Anderson, Best.)

\* \* \* \* \*

(8:30 p.m.)

(Sitting Members Case No. BZA-012243-2016: Constantine Alexander, Andrea A. Hickey, Douglas Myers, Slater W. Anderson, George S. Best.)

CONSTANTINE ALEXANDER: The Chair will call case No. 012243, 29 Andrew Street.

Is there anyone here wishing to be heard on this

matter?

ADAM GLASSMAN: Adam Glassman, GCD Architects, Two Worthington Street, Cambridge.

SRIVITISN RAGHAVAN: Srivitisn S-R-I-V-I-T-I-S-N Raghavan R-A-G-H-A-V-A-N. Current address is 276 Pearl Street, unit F, Cambridge.

SIMIL RAGHAVAN: Simil S-I-M-I-L Raghavan R-A-G-H-A-V-A-N. Current address is the same as his, 276 Pearl Street, unit F, 02139.

ADAM GLASSMAN: Okay. Would you like to tell them, the Board who you are and what you're doing here?

CONSTANTINE ALEXANDER: We won't bite you, don't worry.

SIMIL RAGHAVAN: Okay. Well, my name is Simil. This is my husband Srivitisn. We currently live in Cambridge. We've been here since 2013 and we've been renting. We have two kids and we're anxious to stay in the area. We really like living in Cambridgeport. Our kids go

to the Morse School but housing here has proven to be very difficult. We've had the opportunity because of our relationship with Cyril who currently owns the house at 29 Andrew Street, to be able to work with him to rehab it and then purchase it when the rehab is finished. So we've been trying to get that done, and one of the things that that's been important to us is that we have both the boy and a girl in kindergarten and second grade, and they both are dying to have their own rooms. And we also have family that comes to visit us from out of town and things, so to be able to have that space for them for them to have their own rooms and just be able to make it a liveable space for us. We wanted to add a little bit of extra space on top of it on the second floor to be able to make a larger bedroom so that both kids could have their own space. Yeah. Was there more?

ADAM GLASSMAN: No, that was it.

SIMIL RAGHAVAN: Okay.

ADAM GLASSMAN: So, we've got very tight non-conforming lot, attached single family.

CONSTANTINE ALEXANDER: Yes, you do.

ADAM GLASSMAN: Proposed addition is over an existing flat roof single-story. Previous addition in the back. It's almost entirely out of public view from Andrew Street. You'd have to step in in between these two properties to get a view of where the construction would be. And then there's one view. This is standing on Andrew Street in between the adjacent property and looking back at the existing one-story piece.

SIMIL RAGHAVAN: She can't see.

ANDREA HICKEY: That's all right.

ADAM GLASSMAN: Oh, if you're standing on Fairmont, there's one view this way of the proposed location. You can see the flat roof --

CONSTANTINE ALEXANDER: As you do point out it's a very tight, tight area.

ADAM GLASSMAN: Super tight. And the addition is about 203 square feet. That's what we're looking at. They'd like to have a master bedroom. We have the support of the neighbors. We have the support of the adjacent neighbors. The neighbors adjacent attached single-family.

CONSTANTINE ALEXANDER: That's important. There's no issue with any of your neighbors or proposed neighbors? They're all in support?

SIMIL RAGHAVAN: We've worked through all of that with them, yeah, and everybody on all sides.

CONSTANTINE ALEXANDER: On the basis of the plans that are here tonight?

ADAM GLASSMAN: Yeah.

SIMIL RAGHAVAN: Yeah.

SRIVITISN RAGHAVAN: And I think you have the support of the neighbors from the other side.

SIMIL RAGHAVAN: That one should have already been included.

SRIVITISN RAGHAVAN: If you need it.

CONSTANTINE ALEXANDER: Yes.

ADAM GLASSMAN: Just to tell you, the house needs some attention. It's currently old vinyl siding. We'll be replacing all the siding on the street facing side and the side that is their front; new roof, new windows. We'll get rid of the chain link fence, do some landscaping, there will be a lot of nice improvements.

CONSTANTINE ALEXANDER: So the reason you need zoning relief is you're over the FAR?

ADAM GLASSMAN: Yeah. We're over the FAR.

CONSTANTINE ALEXANDER: And just for the record, it's 0.75 district --

ADAM GLASSMAN: Yep.

CONSTANTINE ALEXANDER: -- currently the structure's at 0.97, and with the 200 feet or so you're adding, you go to 1.11. So you're roughly not quite, maybe 30 or 40 percent over the permitted FAR.

ADAM GLASSMAN: Yeah.

CONSTANTINE ALEXANDER: But the reason for -- given the nature, it's a very small structure, tight neighborhood, and you do have, as you've represented to us, neighborhood support. Okay.

That's it?

ADAM GLASSMAN: That's it.

CONSTANTINE ALEXANDER: I'll open the matter up to public testimony.

Is there anyone here wishing to be heard on this matter?

(No Response.)

CONSTANTINE ALEXANDER: Apparently not.

We are in receipt of two letters which I will read into the record.

One is from Josh Kantor K-A-N-T-O-R and Mary Eaton E-A-T-O-N who reside at 27 Andrew Street. (Reading) We live in the abutting property at 27 Andrew Street and have

reviewed the proposed plans and elevations for a very modest second floor level rear addition to be attached to the back side of Mr. and Mrs. Raghavan's house at 29 Andrew Street. We understand the proposed design and fully support their application for BZA relief in order to realize this project. The existing property requires extensive gut level renovations as it is fairly old and has suffered from serious neglect during our 12 years at 27 Andrew Street. And the Raghavans' proposal will increase this livable area. I hope I'm pronouncing your name right.

SIMIL RAGHAVAN: Raghavan.

CONSTANTINE ALEXANDER: Raghavan.

We have met the Raghavans and their two young children and we are very pleased to see a young family willing to invest in this property and neighborhood and to send their children to Cambridge public schools. We believe that the proposed design is in keeping with the scale and aesthetic of our neighborhood, that it is both attractive

and modest, and that it will be out of the public view.

During our discussions with the Raghavan family, they have fully addressed any concerns we might have had with regard to their proposed addition. Their proposal seems reasonable, and in our estimation it will not significantly impact the neighboring houses. The Raghavans already live in Cambridgeport and having begun to get to know them, we believe they will be considerate and thoughtful neighbors and will be an asset to our community as new homeowners. As such we are comfortable with approving this addition. We support their proposal, and we look forward to having them as neighbors in the near future.

Very nice letter.

And we also have a letter from Josh Ward who lives at --

SIMIL RAGHAVAN: John.

SRIVITISN RAGHAVAN: John, John.

CONSTANTINE ALEXANDER: John Ward. John Ward who

lives at 33-37 Andrew Street. (Reading) I reviewed the proposed plans and elevations for a very modest second level rear addition to be attached to the back side of Mr. and Mrs. Raghavan's house at 29 Andrew Street. The Raghavans have lived -- live in the Cambridgeport currently and we look forward to their purchasing and renovating a home in this neighborhood. The house at 29 Andrew Street is fairly small and we agree that a small addition to the back of the house would help increase the living space. This seems like a reasonable modification and we can see no reason to oppose this.

And that's all we have.

Any final comments, Mr. Glassman?

ADAM GLASSMAN: I don't think so.

CONSTANTINE ALEXANDER: Okay. I will close public testimony.

Discussion or ready for a vote? Ready for a vote.

Okay, the Chair moves that this Board make the

following findings with regard to the relief being sought:

That a literal enforcement of the provisions of the Ordinance would involve a substantial hardship. Such hardship being is that the house is a small older house that needs additional living space to accommodate a family with children, and that would be whether you folks or any subsequent owner of the property.

The hardship is owing to the fact that this is already a non-conforming structure, and therefore that any modification or addition to the structure requires zoning relief.

And that relief may be granted without substantial detriment to the public good or nullifying or substantially derogating from the intent and purpose of the Ordinance.

In this regard the Chair would note that the project seems to have neighborhood support.

That it will upgrade the quality of the housing for the City of Cambridge.

And that it would allow a young couple to with children to occupy these premises. A desirable thing these days in Cambridge.

On the basis of all of these findings, the Chair moves that we grant the Variance being sought on the condition that the work proceed in accordance with plans prepared by Adam J. Glassman, and the first page of which has been initialled by the Chair.

All those in favor please say "Aye."

(Aye.)

CONSTANTINE ALEXANDER: Five in favor. Good luck.

(Alexander, Hickey, Myers, Anderson, Best.)

\* \* \* \* \*

(8:40 p.m.)

(Sitting Members Case No. BZA-012199-2016: Constantine Alexander, Andrea A. Hickey, Douglas Myers, Slater W. Anderson, George S. Best.)

CONSTANTINE ALEXANDER: The Chair will next call case No. 012199, 50 Sparks Street.

Is there anyone here wishing to be heard on this matter? Good evening.

MATTHEW HOBBS: Good evening.

CONSTANTINE ALEXANDER: Name and address if you would once you sit down to the stenographer, please.

MATTHEW HOBBS: Matthew and Cecilia Hibbs, 50 Sparks Street.

CECILIA HOBBS: Cambridge obviously.

CONSTANTINE ALEXANDER: You want to dramatically increase this structure?

CECILIA HOBBS: That's right. Big change.

And so we would like to put very modest, add a

very modest mudroom onto our house, which would be four feet by seven feet. It would be only the first floor level, and it would be tucked in to our kitchen entrance which is the entrance we use all the time next to the house and it's barely visible from the street from any of our neighbors. It's a little bit of a roof. And we -- I sent a letter to all of our neighbors explaining what we wanted to do with the plans and we got some very nice e-mails back. Somebody even dropped off my letter with a nice note on the front. So we've spoken to five neighbors and the rest I don't think didn't even think it was really worth --

CONSTANTINE ALEXANDER: You're only talking about 40 square feet. 30 feet the mudroom is going to be --

MATTHEW HOBBS: Four by seven?

CECILIA HOBBS: It's seven by four, four feet.

And it doesn't go beyond the existing front footprint of the house.

MATTHEW HOBBS: You got plans, right?

SLATER ANDERSON: You really only need this little portion.

CECILIA HOBBS: Yeah, we have that little portion right here if anybody wants to see it.

MATTHEW HOBBS: They want to charge us more.

CECILIA HOBBS: So --

MATTHEW HOBBS: They have it.

CONSTANTINE ALEXANDER: Pretty clearcut.

CECILIA HOBBS: Yeah. And it would be done in the same clapboard style, the same style of the house, and attach on to the existing kitchen.

CONSTANTINE ALEXANDER: We don't get involved in that from a zoning point of view. It's good that you would do that. That wouldn't be a basis for us to deny or grant for that matter.

CECILIA HOBBS: Okay.

CONSTANTINE ALEXANDER: Questions from members of the Board?

SLATER ANDERSON: Do you have a neighborhood group? Which one does this fall in with? Or historic? Does anyone weigh in on in this?

CECILIA HOBBS: No. We're not in historical.

MATTHEW HOBBS: Brattle Street is historic. We're just off of Brattle.

CONSTANTINE ALEXANDER: You're off of it.

I'll open the matter up to public testimony. Is there anyone wishing to be heard in this matter?

(No Response.)

CONSTANTINE ALEXANDER: Apparently not.

We're not in receipt of written letters. You said you've gotten support from your neighbors. And you must have. We don't need to see them.

CECILIA HOBBS: They both said they'd be happy to write a --

MATTHEW HOBBS: It's a vocal neighborhood.

CONSTANTINE ALEXANDER: I'm sorry?

MATTHEW HOBBS: It's a vocal neighborhood. You would have heard if they're upset I can promise you.

CECILIA HOBBS: They all said that they would be happy to write a letter, but they thought the e-mail would suffice in this case.

CONSTANTINE ALEXANDER: That's right.

I know I initialled these plans. Yeah, I did.

Okay, I will close public testimony. Discussion or we ready for a vote? I think we're ready for a vote.

The Chair moves that we make the following findings with regard to the Variance being sought:

That a literal enforcement of the provisions would involve a substantial hardship. Such hardship being is that the current architecture of the structure does not contain a mudroom which is in New England these days, particularly this time of year, is a necessary requirement or a good thing to have in a single-family home.

The hardship is owing to the fact that the shape

of the lot and the location of the structure on the lot as of right now.

And that relief may be granted without substantial detriment to the public good or nullifying or substantially derogating from the intent and purpose of the Ordinance.

So on the basis of these findings, the Chair moves that we grant the Variance requested on the condition that the work proceed in accordance with these two pages of plans that you've submitted. So you can't change them. If you do, you've got to come back. And plus have been initialled by the Chair.

All those in favor please say "Aye."

(Aye.)

CONSTANTINE ALEXANDER: Variance granted. Good luck.

(Alexander, Hickey, Myers, Anderson, Best.)

\* \* \* \* \*

(8:45 p.m.)

(Sitting Members Case No. BZA-012318-2016: Constantine  
Alexander, Andrea A. Hickey, Douglas Myers, Slater W.  
Anderson, George S. Best.)

CONSTANTINE ALEXANDER: The Chair will call case

No. 012318, 109 Rear Tremont Street.

Is there anyone here wishing to be heard on this matter?

(No Response.)

CONSTANTINE ALEXANDER: There is none. There's a request in the file to continue this case. The basis for the continuance is that the petitioner failed to comply with the posting, the notice posting requirements of our Ordinance.

And the request is to continue the case for any time available signed by the petitioner. Now if we were to continue, of course, the petitioner has to post a new sign that does comply with our notice requirements. If we continue it to just for -- I guess we can continue it for the next one?

SEAN O'GRADY: Well, the next available is March 23rd.

CONSTANTINE ALEXANDER: Oh, we don't have any

available on the next one?

SEAN O'GRADY: No, we're all filled up.

CONSTANTINE ALEXANDER: Okay. It will be March 23rd.

The Chair moves that we continue this case as a case not heard until seven p.m. on March 23rd subject to the following conditions:

That the petitioner sign a waiver of time for a decision. Has he done that?

SEAN O'GRADY: Is that should be in there. It should say waiver on the little corner up there.

CONSTANTINE ALEXANDER: Okay. Yes, I see it. First.

Second, that the posting sign that was not maintained before must be maintained this time in accordance with the requirements of our Ordinance. And that sign must be posted as our Ordinance requires, the 14 days prior to the March 23rd hearing.

And lastly, that to the extent that the petitioner decides to change the plans submitted or the dimensional form that these items must be, these new items, must be in our files no later than five p.m. on the Monday before March 23rd.

All those in favor of continuing the case on this basis, please say "Aye."

(Aye.)

CONSTANTINE ALEXANDER: Five in favor. Case continued.

(Alexander, Hickey, Myers, Anderson, Best.)

\* \* \* \* \*

(9:00 p.m.)

(Sitting Members Case No. BZA-012369-2017: Constantine Alexander, Andrea A. Hickey, Douglas Myers, Slater W. Anderson, George S. Best.)

CONSTANTINE ALEXANDER: The Chair will call case No. 012369, 575 Memorial Drive.

Is there anyone here wishing to be heard on this matter?

ATTORNEY DANIEL GLISSMAN: Good evening, members

of the Board. Daniel Glissman, attorney with Prince, Lobel, Tye.

CONSTANTINE ALEXANDER: I have it. Give it to other folks.

ATTORNEY DANIEL GLISSMAN: One International Place, Boston, Massachusetts, 02110.

CONSTANTINE ALEXANDER: One for Doug.

ATTORNEY DANIEL GLISSMAN: I'm sorry.

DOUGLAS MYERS: That's okay, thank you.

ATTORNEY DANIEL GLISSMAN: I'm here on behalf of T-Mobile Northeast in connection with the upgrade of their existing wireless telecommunications facility at 575 Memorial Drive. And this is part of T-Mobile's network-wide upgrade with the L700 antennas designed to increase capacity and coverage for the residents and businesses of Cambridge. As you'll see from the photo sims that I just handed out, this installation is consistent with the existing installation. T-Mobile is currently operating six panel

antennas, four of which are facade mounted to the penthouse and two of which are facade mounted to the front facade of the building. They're proposing to add three new antennas, three of the new L700 antennas adjacent to the existing antennas, and in some cases in between. And we're seeking relief under Section 6409 of The Middle Class Tax Relief Act. I'd be happy to walk through the provisions of that as well, but maybe I could --

CONSTANTINE ALEXANDER: You should for the record do that. But also you have to address the fact that this is in a residentially zoned district.

ATTORNEY DANIEL GLISSMAN: Correct.

CONSTANTINE ALEXANDER: And we have to make specific findings with regard to that, so you should address that as well.

ATTORNEY DANIEL GLISSMAN: Correct.

So as the Chair just mentioned, this is in a residentially zoned area, Residence C3 Zoning District. And

the applicant respectfully submits that nonresidential uses predominate in the vicinity of the proposed facility. For example, the property that is -- that hosts the wireless facility is a large 3.25 acre lot which is currently the home of the Hyatt Regency Hotel. Adjacent to us, to the east is Zigo, Inc. Catering Services. We have the Boston University DeWolfe Boathouse, offices for Sanofi Genzyme and Boston Biomedical. There's also the Morse Elementary School located further -- a little bit further to the east. Directly to the north there's Bind Therapeutics, Inc. And to the west we have a number of university buildings for MIT. And the site's finally bounded by Charles River and Memorial Drive.

CONSTANTINE ALEXANDER: Why don't you walk through the photo simulations for us.

ATTORNEY DANIEL GLISSMAN: Absolutely.

CONSTANTINE ALEXANDER: And also address the 6409(a) criteria.

ATTORNEY DANIEL GLISSMAN: So if you'll just flip through the photo simulations, starting on page 3 you'll see the first existing photo simulation which shows two sectors of this installation. The most prominent feature being the facade mounted to the building. The front of the building above the Hyatt sign, you can see the two existing antennas. And if you look back slightly, you can see two more existing antennas mounted to the penthouse.

On the fourth page if you look, if you flip over, the penthouse facade mounted antennas we've actually lowered all of them. The existing installation they appear to break the cornice line just slightly, so we've set them all down. They'll now be even and below the cornice line.

DOUGLAS MYERS: Let me ask you a question at this point, please, after which you answer it, you will obviate the question which it arises on subsequent pages. It looks to me on page 4, for example, taking the right-hand facade, if you will, structure, in the existing simulation there are

two antenna units and then in the, in the simulation as proposed, there are three. Is that correct?

ATTORNEY DANIEL GLISSMAN: Correct.

DOUGLAS MYERS: And that is considered a modification within the meaning of Section 6409 even though a new antenna unit is going to be placed there?

ATTORNEY DANIEL GLISSMAN: Correct. It does.

DOUGLAS MYERS: Why is that?

ATTORNEY DANIEL GLISSMAN: Because it doesn't substantially increase the existing facility as that phrase has been defined under -- by the FCC.

DOUGLAS MYERS: Would you actually illuminate me a little bit more on that? It would seem to me from a physical point of view, it increases it by one third which I would say would appear to be substantial. Obviously there's explanation for that.

ATTORNEY DANIEL GLISSMAN: Certainly there is.

And so the FCC published a report and order back in 2014

that to -- that further defines substantially increase a facility for a five part -- excuse me, a six part test. It involves increasing the height of the facility, expanding the depth of the facility so that new antennas protrude more than six feet. And these are the -- this is the test that I would normally walk through the Board. I'm happy to cover it now but it is in --

DOUGLAS MYERS: Just sufficiently to answer my question.

ATTORNEY DANIEL GLISSMAN: Absolutely.

DOUGLAS MYERS: So in other words, if you put, is there a limit on the number that could go there? I don't mean to be obtuse. I mean obviously I'm not expert in this area, but could you put three new additional -- if you could increase it by a third, could you increase it by 50 percent within the meaning of Section 6409?

SLATER ANDERSON: Sorry to interrupt.

DOUGLAS MYERS: Go ahead.

SLATER ANDERSON: I think it is technically a 50 percent increase because you're going four to six, right?

ATTORNEY DANIEL GLISSMAN: Six to nine.

SLATER ANDERSON: Oh, six to nine?

ATTORNEY DANIEL GLISSMAN: Yeah.

SLATER ANDERSON: Okay, sorry. I was looking at these. So there's three more --

ATTORNEY DANIEL GLISSMAN: Correct.

SLATER ANDERSON: -- in the back? Oh, there they are. Okay.

ATTORNEY DANIEL GLISSMAN: Correct, yeah. So generally most installations operate with 12 antennas. Four antennas per sector. T-Mobile has, you know, been working with two and now with their increase in market share, is upgrading to three antennas per sector.

To answer your question, in theory you could so long as you don't defeat any of the existing criteria. One of which being that the modifications don't defeat any of

the existing concealed or stealth design.

That you don't increase the number of equipment cabinets beyond the standard number of four.

So if you were to just continuously add antennas and add antennas and add antennas, at some point you would have to add new equipment cabinets, you may get -- go beyond the existing stealth conditions. So at some point it would seem that you would --

DOUGLAS MYERS: I understand. And, again, I don't mean to be obtuse. I'm an alternate member if it explains why I'm not proficient in these issues. So is there a baseline? If supposing you had added -- could you come back and add another antenna here on the grounds that it's merely a 25 percent increase? In other words, could you keep adding at intervals even though it might be an increase of 75 or 100 percent above some baseline within recent history?

ATTORNEY DANIEL GLISSMAN: You could -- in theory you could.

DOUGLAS MYERS: Is that your understanding of Section 6409?

ATTORNEY DANIEL GLISSMAN: It is. That's my understanding is that --

DOUGLAS MYERS: If you were patient and persistent there could be 20 antennas there.

ATTORNEY DANIEL GLISSMAN: It's designed to allow for the colocation of existing, of new antennas on existing facilities to bolster the networks and increase capacity for the user. So in theory, it's my understanding that yes, slowly incrementally you could build and build and build. At some point I would, I would think that it becomes unnecessary.

DOUGLAS MYERS: Well --

ATTORNEY DANIEL GLISSMAN: -- to go any further.

DOUGLAS MYERS: It might become -- well, the building might not be structurally strong enough to support all the antennas.

Okay, thank you very much. I don't want to take everyone's time.

ATTORNEY DANIEL GLISSMAN: You're welcome. I'm happy to do it.

So maybe just continuing on the photo simulations. If you flip to page 5, you can see the back to penthouse mounted antennas.

Again, we've taken all of these antennas and set them further down so that they don't appear to break the cornice line, including the new proposed antennas.

And if you continue to flip through, you'll see another set of photos for the penthouse mounted facade antennas, and that's what you'll keep seeing different angles from that. But as you can see, it's a fairly ordered installation and it's consistent with previous installations and it --

CONSTANTINE ALEXANDER: We have a letter from the Planning Board. Maybe you've seen it, or a memo I should

call it. You've addressed some of the issues that they raise already. Are there any issues here that they've raised, suggestions I should say, that you're not complying with?

ATTORNEY DANIEL GLISSMAN: The front facade of the building that has now -- will now have three antennas on it, those antennas do in fact exceed the cornice line slightly.

CONSTANTINE ALEXANDER: What's slightly? Put a number on it.

ATTORNEY DANIEL GLISSMAN: I wasn't able to get the exact number. I think it's between, you know, three to six inches. And I think the photo simulations actually make it look like they protrude more than they actually do. The plans actually show them, them very close to the top.

CONSTANTINE ALEXANDER: Why do they have to protrude at all?

ATTORNEY DANIEL GLISSMAN: Because of the windows that are here at the front of the building, if they were to

go any lower, they would actually extend in front of the windows.

CONSTANTINE ALEXANDER: Windows.

ATTORNEY DANIEL GLISSMAN: And the cabling would curl through the front of the windows. So we've opted to move them up slightly per the landlord's request and we believe which would be more satisfactory to this Board.

CONSTANTINE ALEXANDER: Okay.

And there are six points that were identified by the Planning Board. I think you -- some you talked about moving the -- breaking the cornice line. We just talked about that.

Consider positioning and spacing the antennas to align with some of the vertical lines in the existing facade such as when the window mullions to create a more balanced layout.

ATTORNEY DANIEL GLISSMAN: So we have, we just saw these comments as of this Monday or Tuesday I believe, and

so we have in fact looked at this installation again and are able to slightly adjust the gamma sector antennas, which are those front mounted antennas slightly so that they do line up a bit. And we have also, if you go to point four from the Planning Board, we've been able to set the remote radio head units back an additional ten feet.

CONSTANTINE ALEXANDER: And that's reflected in the photo sims?

ATTORNEY DANIEL GLISSMAN: It is not reflected in the photo sims or the plans that the Board has at this moment.

CONSTANTINE ALEXANDER: But your representation is that you will make these changes in the final --

ATTORNEY DANIEL GLISSMAN: Correct. Correct.

CONSTANTINE ALEXANDER: -- construction? All right.

Five, all antennas should be the same length if possible. All antennas should be the same length otherwise

the center one being the longer one is acceptable.

What's the story there?

ATTORNEY DANIEL GLISSMAN: The L700 equipment, the antennas, they are seven feet.

CONSTANTINE ALEXANDER: They are what they are.

ATTORNEY DANIEL GLISSMAN: So they're a little bit larger than the existing air antennas.

CONSTANTINE ALEXANDER: Okay.

ATTORNEY DANIEL GLISSMAN: And the final point, all materials will be painted to match including cabling.

CONSTANTINE ALEXANDER: Right. We make that condition anyway and you always do that. So I'm not too worried about that. Okay.

That's it?

ATTORNEY DANIEL GLISSMAN: Thank you.

CONSTANTINE ALEXANDER: Questions from members of the Board?

(No Response.)

CONSTANTINE ALEXANDER: I'll open the matter up to public testimony.

Is there anyone here wishing to be heard on this matter?

(No Response.)

CONSTANTINE ALEXANDER: Apparently not. There is no one wishing to be heard.

As I mentioned, the only communication we've received is a memo from the Planning Board, which we reviewed with counsel for the petitioner.

I will close public testimony.

Ready for a vote? I think we are.

All right, give me a second.

The Chair moves that with respect to the relief being sought that this Board make the following findings:

That the requirements of the Ordinance cannot be met unless we grant the Special Permit being requested.

That traffic generated or patterns of access or

egress resulting from these modifications will not cause congestion, hazard, or substantial change in established neighborhood character.

That the continued operation or development of adjacent uses as permitted in the Ordinance will not be adversely affected by the nature of the proposed use.

That no nuisance or hazard will be created to the detriment of the health, safety, and/or welfare of the occupant of the proposed use or the citizens of the city.

And that what is being proposed will not impair the integrity of the district or adjoining district or otherwise derogate from the intent and purpose of this Ordinance.

Further, we have to make further findings, I just have to find where they are.

Inasmuch as the structure is located in a residentially zoned district, I propose that we find that nonresidential uses predominate in the vicinity of the

proposed facility's location, and that the telecommunication facility is not inconsistent with the character that does prevail in the surrounding neighborhood.

The petitioner has submitted testimony that substantiates in fact is true.

And then lastly a finding that the Board also finds that the modification of its existing telecommunication facility at the site proposed by the petitioner does not substantially change physical dimensions of the existing wireless tower or base station at such facility within the meaning of 6409 (a) of The Middle Class Tax Relief and Job Creation Act of 2012, also known as The Spectrum Act.

Based upon these findings, the Chair moves that the petitioner be granted the Special Permit it is seeking subject to the following conditions;

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

subject to the slight modifications as were discussed and agreed to by the petitioner during the hearing when we reviewed the Planning Board comments.

Two, that upon completion of the work, the physical appearance and visual impact of the proposed work will be consistent with the photo simulations submitted by the petitioner and initialled by the Chair. Again, subject to the modifications we've talked about and agreed to at the hearing and during Your oral presentation and in response to the comments from the Planning Board.

Three, that the petitioner shall at all times maintain the proposed work so that its physical appearance and visual impact will remain consistent with the photo simulations previously referred to -- as modified as previously referred to.

Four, that should the petitioner cease to utilize any equipment approved tonight for a continuous period of six months or more, it shall promptly thereafter remove such

equipment and restore the building on which it is located to its prior condition and appearance to the extent reasonably practicable.

And five, that the petitioner is in compliance with, and will continue to comply with, in all respects, the conditions imposed by this Board with regard to previous Special Permits granted to the petitioner with regard to the site in question.

And lastly there's are conditions that we impose, lengthy in nature, with regard to compliance with the licensing issues relating to telecommunications facilities. You've heard them before. Do I have to read them again or can I just incorporate them with your comments in the past preserving your rights?

ATTORNEY DANIEL GLISSMAN: Absolutely.

CONSTANTINE ALEXANDER: You want to get home tonight in other words.

ATTORNEY DANIEL GLISSMAN: Thank you.

CONSTANTINE ALEXANDER: Okay, so these are incorporated.

(Inasmuch as the health effects of the transmission of electromagnetic energy waves is a matter of ongoing societal concern and scientific study, the Special Permit is also subject to the following conditions:

One, the petitioner shall file with the Inspectional Services Department each report it files with the federal authorities regarding electromagnetic energy waves emissions emanating from all of the petitioner's equipment on the site. Each such report shall be filed with the Inspectional Services Department no later than ten business days after the report has been filed with the federal authorities. Failure to timely file any such report with the Inspectional Services Department shall ipso facto terminate the Special Permit granted tonight.

Two, in the event that at any time federal authorities notify the petitioner that its equipment on the

site, including but not limited to the equipment permitted by the Special Permit granted tonight, fails to comply with requirements of law or governmental regulation, whether with regard to the emissions of electromagnetic energy waves or otherwise, the petitioner within ten business days of receipt of notification of such failure shall file with the Inspectional Services Department a report disclosing in reasonable detail that such failure has occurred and the basis for such claimed failure, and sixty calendar days after receipt by the petitioner of such notification of failure, the Special Permit granted tonight shall ipso facto terminate.

Three, to the extent that a Special Permit has terminated pursuant to the foregoing paragraphs 1 and 2, the petitioner may apply to this Board for a new Special Permit, provided that the public notice concerning such application discloses in reasonable detail that the application has been filed because of a termination of Special permit pursuant to

paragraphs 1 and 2 above.)

CONSTANTINE ALEXANDER: So the Chair, therefore, moves that based upon the findings I cited and subject to the conditions that we've presented, the Board grant the relief being sought by the petitioner.

All those in favor please say "Aye."

(Aye.)

CONSTANTINE ALEXANDER: Five in favor. Thank you.

(Alexander, Hickey, Myers, Anderson, Best.)

ATTORNEY DANIEL GLISSMAN: Thank you. (9:15 p.m.)

(Sitting Members Case No. BZA-012378-2017: Constantine Alexander, Andrea A. Hickey, Douglas Myers, Slater W. Anderson, George S. Best.)

CONSTANTINE ALEXANDER: The Chair will call case No. 012378, 151 Clark Street.

Is there anyone here wish being to be heard on this matter?

ATTORNEY SEAN HOPE: Good evening, Mr. Chair,

members of the Board. For the record, attorney Sean Hope, Hope Legal Offices in Cambridge. I'm here tonight on behalf of the petitioner.

We have Mr. Ricci Barnes. You want to spell your name for the record.

RICCI BARNES: Ricci R-I-C-C-I Barnes  
B-A-R-N-E-S.

ATTORNEY SEAN HOPE: And we also have project architect Joseph Luna.

JOSEPH LUNA: Joseph Luna, Luna Design Group.

DOUGLAS MYERS: L-U-N-A?

JOSEPH LUNA: L-U-N-A.

ATTORNEY SEAN HOPE: So this is a case requesting both Variance and Special Permit relief. And if the Chair would let me I could highlight the exact relief for the record.

So for Variance relief we are asking for relief for gross floor area. There's a third floor. We have

proposed dormers, and that's increasing the gross floor area. So that is one element of the Variance relief.

The second element is we have egress stairs, egress stairs that are proposed within the setback.

And the third element of the Variance relief is that we are seeking a Variance from Article 4 with the accessory unit provision.

CONSTANTINE ALEXANDER: Why don't we start with that and address your comments to that because that may be dispositive of this case. Why don't you address why you're entitled to a Variance from Section 4.22?

ATTORNEY SEAN HOPE: So jumping right into the hardship. So part of the rationale for that section -- so just to refresh the Board. So there are five elements that are required for an accessory unit which would allow the Board to find for a Special Permit. As I was stating that if we -- the Board does not find a Variance for that section that we don't even get to the Special Permit criteria, that

we would applying for. So the idea is first we would have to find that we were -- to grant a Variance from that specific provision. So one of the provisions for accessory apartment, and this is a recent zoning that was amended by the City within the last year, year and a half.

CONSTANTINE ALEXANDER: Yes.

ATTORNEY SEAN HOPE: One of the requirements is that the lot size be 5,000 square feet.

CONSTANTINE ALEXANDER: Correct.

ATTORNEY SEAN HOPE: The other is that the accessory unit be 35 percent of the total square footage. One is that the unit be at least 1800 square feet.

And there's the last provision that the structure having been expanded greater than 250 square feet.

So in this particular case the lot size is pre-existing non-conforming. So it's an undersized lot and it's actually under 2,000 square feet.

CONSTANTINE ALEXANDER: Exactly. You're less than

50 percent of what the Ordinance says you must have a minimum lot size.

ATTORNEY SEAN HOPE: That's right. And so right. So part of the rationale for the requested hardship is one is that the lot size is pre-existing, and that's not, that's not a factor we can meet. I would say part of the intent behind the 5,000 square foot lot size was to, and I believe, to prevent overcrowding and congestion. An accessory unit there in itself allows for an additional occupant to be able to --

CONSTANTINE ALEXANDER: So, Sean, stop. Let's stop for a second. There's no question about intent. The City said you have to have at least a 5,000 square foot lot if you want to put an accessory building on the -- accessory apartment on the -- in the structure. Your lot is not even 50 percent of that. It's 1900, your client's lot, 1900 square feet. The only way you can get out of this -- I mean, to not have to comply with this requirement is a

Variance.

ATTORNEY SEAN HOPE: That's right.

CONSTANTINE ALEXANDER: You know very well that the requirements for a Variance are very strict, very narrow. And maybe -- this has nothing to do with the petitioner and your current situation. The Variance we have to grant with the hardship has got to run with the property.

ATTORNEY SEAN HOPE: That's right.

CONSTANTINE ALEXANDER: Anybody that owns this property -- not your current financial situation. Anybody who owns this lot would have a substantial hardship, and the hardship has got to be owing to what is it? You remember.

ATTORNEY SEAN HOPE: The shape of the lot, soil conditions.

CONSTANTINE ALEXANDER: Soil conditions.

ATTORNEY SEAN HOPE: That's right.

CONSTANTINE ALEXANDER: How do you meet these

requirements for a Variance?

ATTORNEY SEAN HOPE: So I would look at -- to the intent of that specific provision --

CONSTANTINE ALEXANDER: No, no, no. Go to the intent. You've got the wording of the statute. It's very clear. Minimum lot size 5,000 square foot. Intent, who knows what the intent is. We have no legislative history.

ATTORNEY SEAN HOPE: Well, I do think we do have a letter in the file from one of the legislators.

CONSTANTINE ALEXANDER: Right.

ATTORNEY SEAN HOPE: Denise Simmons, the Mayor that specifically spoke to this 5,000 square foot lot. I would say, though, that if this was in a different -- I think the intent is significant. If this -- on Clark Street there are, there are tightly dense lots that are all on Clark Street. And if you had a 5,000 square foot lot with an accessory unit, I believe that part of the intent is to make sure you don't have overcrowding and congestion. I

think this part of Clark Street particularly lends itself to have -- to not meet the lot size. Why? Because it's on a corner lot. It's adjacent to what would be a commercial issue, and I think a lot of the nuisance issues that were part of the rationale for the 5,000 square foot lot are not relevant here.

CONSTANTINE ALEXANDER: Yeah, but if we grant you relief, every person who has a lot less than 5,000 square foot as a single-family home would have the ability to apply for accessory apartment.

ANDREA HICKEY: Yeah, it makes that criteria almost -- you know --

CONSTANTINE ALEXANDER: You want to read it out the Ordinance.

ANDREA HICKEY: -- unenforceable, irrelevant.

CONSTANTINE ALEXANDER: It has nothing to do with you personally. I don't know why the City adopted the Ordinance the way it did. And if they want, they can amend

the Ordinance to get rid of the 5,000 square foot requirement. But it's in here right now --

ATTORNEY SEAN HOPE: Understood.

CONSTANTINE ALEXANDER: -- and any relief you need is from the City Council to change the Ordinance. We don't have the authority to grant a Variance.

ATTORNEY SEAN HOPE: I understand that. I do think that the zoning is a broad brush. I don't think they -- meaning that 5,000 square foot lot -- there's a 5,000 square foot requirement in C-1. So that 5,000 square foot has a minimum lot size probably comes from -- directly comes from the C-1 Zoning District. I would say that this lot in particular is different than any other lot that would apply primarily because of where it's located. I believe that the rationale behind the 5,000 square foot, and I may be wrong, has to deal with potential overcrowding and density.

CONSTANTINE ALEXANDER: I think you're right.

ATTORNEY SEAN HOPE: That's part of the reason.

And I would say this lot in particular lends itself because of where it's located, it's located across from a commercial restaurant. It's actually at the border of what would be Kendall Square. And the properties that are adjacent are mostly commercial in nature. I would say even though this is an undersized lot, I think an accessory unit would be appropriate on this location. And it may be not appropriate in other parts of Clark Street because of the proximity of the adjacent residential locations.

CONSTANTINE ALEXANDER: What about the rest of the city? There are a lot of non-conforming lots that have single-family residences on it. Every one of them is going to be able to get an accessory apartment? I mean because the whole purpose, I assume of this 5,000 lot, 5,000 square foot lot minimum is just what you said. Prevents density, overcrowding, and the like. It's overcrowded whether it's on Clark Street, on the corner lot or if it's down the

street. It's the same thing. It's the same issue.

ATTORNEY SEAN HOPE: I would say that it is different. I think that they -- I would say that the adjacent property is a commercial property. The properties within 100 feet are much larger denser commercial buildings. We are only about 40 feet from a public park. I think this particular property lends itself very differently than another property that was in a closely more thickly dense neighborhood.

CONSTANTINE ALEXANDER: What is the substantial hardship for a Variance? What's the hardship that runs with the property? That requires -- and the shape of the lot.

ATTORNEY SEAN HOPE: Yeah, I think it's a combination of factors.

It is the shape of the lot.

It is the fact that you have a structure that is in disrepair.

And it's the fact that it's pre-existing,

non-conforming meaning any change to this exterior would require relief.

CONSTANTINE ALEXANDER: Yeah, but we're not talking about the changes to the exterior. We're talking about creating two dwelling units in a structure that's located on a 1900 square foot lot.

ATTORNEY SEAN HOPE: And I would only say as a nuance, I don't think that this is two dwelling units. This is a single-family and that this provision which I know we have a hurdle, creates an exception for a single family to allow for an accessory unit.

CONSTANTINE ALEXANDER: If you have a 5,000 square foot lot.

ATTORNEY SEAN HOPE: And I think the distinction is that this lot is located at the crossroads between a residential and a more commercial district. And I think that the density issue wouldn't be as relevant here as they would in other parts of the city. And I think that there

are parts of Cambridge that this wouldn't, this wouldn't, this wouldn't work. I think even there are parts of Clark Street that you have that are too close, too narrow, too dense.

DOUGLAS MYERS: May I? I have a question. I would like to clarify the position of other board members because it would help me.

Is the discussion that this Board cannot grant a Variance relating to the five conditions of Section 4.22 --

CONSTANTINE ALEXANDER: No. The point is that he doesn't meet the requirements for the Variance for the one requirement.

DOUGLAS MYERS: So a Variance could be granted?

CONSTANTINE ALEXANDER: If you can -- I don't know how you could do it with the wording of the statute.

Theoretically, yes, a Variance could be granted. You have to show a substantial hardship relating to the soil conditions, etcetera. All I'm hearing tonight is that we're

a corner lot, and this is an area that maybe doesn't have a lot of density.

That's not the requirements -- that doesn't meet the requirements for a Variance. In my opinion. And, again, it's nothing to do with you with what you want to do. The Ordinance is poorly drafted. That's the issue. Go back to the City Council, deal -- they could put in -- you could have put in here, or the City Council could put in here 5,000 square foot lot provided that if the lot is a corner lot or provided if the occupant of the structure has financial needs, that the Board can waive this requirement. It's not in the Ordinance. We don't have the right to rewrite the Ordinance.

ATTORNEY SEAN HOPE: I --

CONSTANTINE ALEXANDER: You know that.

ATTORNEY SEAN HOPE: No, I understand and I think there are parts of the Ordinance where they'll allow the Planning -- the Zoning Board by Special Permit to waive

certain conditions to allow us to be able to get there. But I do think there are several instances where the Ordinance -- where the Ordinance is a blunt object, and it doesn't always fit each characteristic. I do think that the Board could look at this particular case, look at the idea of where it's located in adjacent to what I feel is a more dense commercial location. The fact that it's on a corner lot I think can lend itself to fashion itself to find that the shape of the lot, the condition of the structure, the fact that it's preexisting non-conforming could lend itself to be able to find a hardship to be able to get to the Special Permit.

CONSTANTINE ALEXANDER: What is the hardship? I mean, your client has financial needs that would require the need for a second unit. As you know, that's not a basis for granting a Variance.

ATTORNEY SEAN HOPE: No, I understand. And I mean, if there's financial, there's also the larger goal of

being able to keep this family -- and that's still personal.

I understand that doesn't run with the land.

CONSTANTINE ALEXANDER: I know.

ATTORNEY SEAN HOPE: I would say, though, that the structure being at 2400 square feet, as part of that section possible there are larger homes, right, that could lend itself to be able to have this accessory unit.

I would say that 2500 square feet is not a larger home in certain parts of the city.

I would say in East Cambridge where it's very dense and Wellington-Harrington is very dense and specifically on this property, this property lends itself to have an accessory unit that's only 35 percent of the total unit. So I do think that, you know, even though the lot is small, the size of the home itself does lend itself, in this particular case, to be able to have an accessory unit. I think part of the way it's laid out, it's got a center staircase. It was built in 1855. I think it's very unique

and different.

That said, I do understand the challenge the Board is under where there is drafted, it is a requirement. I do think, though, that the shape of the lot and also the structure thereon could lend itself to say this would be a unique case, very different in other cases before the Board, that the Board could find that there were circumstances that would allow for substantial hardship to be found. I do think this is unique. I do think that if was is further on Clark Street, he wouldn't have support by all the definite abutters on every side. As well as, you know, I do think it's important for the Board to note that even the Mayor who was part of the City Council when this was drafted, recognizes to say, you know, that this wasn't as artfully done and it didn't allow for, on its face, for exceptions such as this.

CONSTANTINE ALEXANDER: Why don't City Council go back and amend the Ordinance and allow us to -- apply the

Ordinance in a way that's reasonable? We don't have the authority to rewrite the Ordinance. That's what you're asking us to do.

ATTORNEY SEAN HOPE: I don't think I'm asking you to rewrite the Ordinance. I'm actually trying to deviate from the Ordinance. I think the Board does that sometimes when there are certain factors, some which fit directly into chapter 40-A, but sometimes they don't. And I'm not even -- we're not talking about the personal elements.

DOUGLAS MYERS: Are there any circumstances when this Board could grant a Variance regarding condition 3?

CONSTANTINE ALEXANDER: What's condition 3?

DOUGLAS MYERS: The 5,000 square foot lot size.

CONSTANTINE ALEXANDER: I have trouble thinking of any. I don't know how frankly. It strikes me that this Ordinance was written, this 4.22.1 with a mind that is going to be a very minimal requirement for accessory apartments, but those requirements are such that it's almost impossible

to get a Variance from them given the nature of what the Variance requirements are. The substantial hardship due to the shape of the lot, blah, blah, blah. I don't see it.

I mean, there are a lot of things in our Ordinance that you cannot really get a Variance from. Use variances are a classic example. Not -- you can, but they're very difficult to obtain. I think it's even more difficult when you have a minimum lot size and it just flies in the face of what's written by the City Council.

ATTORNEY SEAN HOPE: But I --

CONSTANTINE ALEXANDER: I'm frustrated because I think there might be a basis for relief if this thing had been drafted properly, but it wasn't, and we don't have the authority to redraft it.

ATTORNEY SEAN HOPE: I see the lot size very similarly to setbacks, to height restrictions which the Board does not usually grant, but they can look at the specific circumstances, they can take it into account, but

even personal factors but factors that are on the lot itself. And be able to say that in this particular circumstances, even though the 5,000 square foot requirement is there, there are unique factors on this lot, the shape or the structure thereon that would lend itself to be able to deviate from this. And I think the Board could also justify this to differentiate this case from other cases that come down the line.

Now I do think that the City Council would probably rethink this. I wish it was easier to be able to go petition the City Council. This is one family, this is one particular situation. But I do think that the house itself, the nature of the house and the shape of the lot, and where it is located in context of the other residential communities, I think it would lend itself. And I do think that the Board can read into the lot size and the idea of congestion. And I think that is a big factor that is not here on this case. You have a small lot that's undersized

if you're adding an accessory unit, there is an issue of congestion. You don't want to have more occupants on a small lot and what was part of the rationale. And I believe that is alluded to not directly in the Mayor's letter. And I think it was important for the Board to hear from the legislators because you're down here, you don't have the opportunity as you said, to rewrite the Ordinance. But I do think you have the opportunity to look at a very broad brush and to find the uniqueness of a situation and to be able to find a hardship.

CONSTANTINE ALEXANDER: Any questions from members or comments from the members of the Board regarding the lot size issue? We have other issues, but I mean this issue, depending how it comes out could be dispositive. We don't have to waste everybody's time.

Andrea?

ANDREA HICKEY: I'm not conceding that we have the authority to decide anything under 5,000, but you're not

even close. That troubles me sort of on its face. Speak to that a little bit. I mean, it's not like you're 4,999. You're way off.

ATTORNEY SEAN HOPE: We are. And that's a preexisting condition. I mean the FAR is almost close to one, but I do think as I said before, I think the location of this -- if this was further down Clark Street with two residential abutters and parking on the street, I think that the -- what I feel like the 5,000 square foot is about really about density and occupancy and trying to presenting as that. But to your point, this is the lot that we have, this is the condition that we have, and I think that the Board can find an exception to that. But we can't create more lot size, and it is a condition that is on -- it runs with the land.

SLATER ANDERSON: Why is the Barrett petition not an option here with the basement accessory unit?

ATTORNEY SEAN HOPE: So there are. Well, a couple

of things: So this is actually coming out the Barrett petition. The Barrett petition also allows for basement GFA to be excluded, but it also created accessory apartments. This was part of the Ordinance. It was only in Residence A-1 and it was very limited in scope. What the City Council did, I believe, to actually free up additional living space in the existing structure was to allow for this accessory apartment to apply citywide. This 5,000 square foot requirement, as well as the other requirements, I think this is even more limiting. But there is a requirement that the accessory unit can only be of a certain size, which really categorically makes it different than two units. You know, this is different than a two family. You can't devise the accessory unit. You can't sell it as a condo. It has to run with the primary unit. So they took what was only for certain areas of the city, they made it citywide. I think the intent was to be able to for situations such as this, but as the Chair says, the 5,000 square feet does require

that we have to come to the Board because, you know -- and if you actually think about it, there are very few, I mean there's -- the majority of the lots are non-conforming. And I understand we could be 4500 square feet and it will be easier for the Board to find that. But I do think that the specifics of the location, I do believe that it's a corner lot, and I do believe the fact that -- and I know this is not relevant for the Board in 40-A, but I do believe that there are certain factors that would lend itself to be able to distinguish this case from other cases that would come. But we're recognizing that we are way under, and I understand that the Board would have to make that leap.

SLATER ANDERSON: So just so I understand my question, are you saying that the Barrett amendment, Barrett petition that required the 5,000 as well?

ATTORNEY SEAN HOPE: That's right.

SLATER ANDERSON: That's why. Got it.

CONSTANTINE ALEXANDER: There are two parts to the

Barrett petition: One was basement GFA. The other part was broadening the ability to have accessory apartments. And that second one is 4.22.

SLATER ANDERSON: Oh, that's now in there? Got it.

ATTORNEY SEAN HOPE: That's right.

CONSTANTINE ALEXANDER: In your new book.

DOUGLAS MYERS: This is a very troubling and difficult case, because it's a case of our first impression for us under the Ordinance and it raises questions about really what are our powers to grant a Variance. And if we have the power to grant a Variance that alters, that waives or alters the five minimum -- 5,000 square foot requirement, if we have that power, what is the proper role and conduct of this Board? Do we in fact entertain Variance requests on a case-by-case basis and make the best judgment we can? Do we say as a Board that no, there can never -- even though we have the power, as a practical matter, it's not -- the

burden is so difficult that and as a practical matter, we don't see ourselves granting any Variances, but we're going to let people come before us and ask for Variances? Even though we think it's very, very unlikely that we're ever going to grant any. Or do we grapple with the issue as a Board and say well, if we have the power, then we have the responsibility? Those are the issues that trouble me as a member of the Board, as an alternate member, but nonetheless faced with the issue of this case. And they're not easy. And if we have the power, I ask my fellow Board members to what extent do we have the responsibility?

ATTORNEY SEAN HOPE: I would only make the comment that I see this 5,000 square foot requirement the same way that the Table of Dimensional Regulations has a set of dimensions. I don't think this is any clear from legislative intent than the dimensional table.

We have minimum open space. We have maximum heights. People coming before the Board based on

circumstances that fit into 40-A, and the Board does the same thing that we're asking to do here. Whether there's an Ordinance, the City Council hasn't changed it or modified it, but yet there are a specific set of circumstances that would lend the Board to say in this particular circumstance we would find that the Ordinance does not fit and that you would find a hardship to be able to deviate from that.

CONSTANTINE ALEXANDER: Exactly. But the point is that the hardship that we -- you're right, I agree with that. We can grant variances, but you've got to demonstrate, you meet the requirements for a Variance. And all I'm hearing is it's a corner lot and it's not a densely populated neighborhood. Those don't meet the requirements for a Variance with a substantial hardship based on the shape of the lot, etcetera. Maybe there can be a case, I think, but I have trouble thinking of it, but it can be a case where you can maybe, we could find, we could grant a Variance from the 5,000 square foot requirement. You

haven't made that case. The corner lot doesn't give you the right to reduce a lot -- 5,000 square feet to 1900 feet.

JOSEPH LUNA: But none of the reasons that you could grant a Variance would even apply to a lot size. They don't go together.

CONSTANTINE ALEXANDER: I don't disagree with you, sir. I don't disagree with you one bit.

JOSEPH LUNA: Soil conditions and topography don't go together with lot size. We're talking numbers --

CONSTANTINE ALEXANDER: Where does that leave us, though?

JOSEPH LUNA: We're talking an apple and we're talking an orange.

CONSTANTINE ALEXANDER: You're absolutely right. But where does that leave us for the Board? We have no choice but to apply what the state and the City of Cambridge have told us are the requirements for a Variance. If it doesn't fit, we can't grant the Variance. And you make a

very good point. It's the point I'm making. I don't see how we can give you the relief you want on the reasons you've given, given the requirements of our statute. It's a poorly, if it's a poorly drafted provision with regard to accessory apartments, the recourse is to the City Council. Fix it. We can't. We don't have the right to rewrite the Ordinance. We have a right to apply a very narrow type state-defined standard for a Variance. And that's what I'm grappling with. I don't see how you meet it. But otherwise I agree with you, sir.

ATTORNEY SEAN HOPE: I would, I understand the challenge, I would say, though, the City Council doesn't have a power to look at case-by-case basis.

CONSTANTINE ALEXANDER: No, but they can just change it citywide. Accessory apartment, 5,000 square foot lot provided the Board can -- that's what we do -- can reduce its requirement, blah, blah, blah.

ATTORNEY SEAN HOPE: And they've done that in

other sections of the Ordinance. I understand.

CONSTANTINE ALEXANDER: Yeah, do it here.

ATTORNEY SEAN HOPE: I understand it puts the Board in a difficult situation. But I do think it's not just the shape of the lot. I think it's the shape of the lot and it's also the size of the structure thereon when we're talking about accessory unit. Right?

When you're talking about accessory unit, the house has to be of a certain size. There's also limitations with the accessory unit of how big the accessory unit. There are certain corner lots where just the house would even lend itself to be able to have a quality accessory unit because it was too small. If this was 1,000 square feet, you couldn't have an accessory unit. So I think it is actually the shape of the lot but it's also the preexisting structure thereon that together I think allows for this to be appropriate for an accessory unit. And the hardship is challenging and -- as a substantial hardship? But I would

believe that even a single-family house of this size in this particular neighborhood is of a size. Because part of the accessory unit provisions says you have larger structure that lend themselves. Now in Residence A1 those are much bigger houses. But now the City Council has opened it up and they're saying I believe in this particular neighborhood, in Wellington-Harrington, a single-family house of this size would be appropriate for an accessory unit to be able to have. And I think the shape of this lot, on a corner lot, in its location and proximity to other different types of uses, in and of itself, I do believe creates a unique condition that the Board could find a hardship to let us get to a Special Permit.

CONSTANTINE ALEXANDER: Any further comments?

ANDREA HICKEY: Then the City Council needs to amend the Ordinance and have specific areas with different square footage.

CONSTANTINE ALEXANDER: Redraw the map, zoning

map. Put this area outside of the -- there are a hundred solutions to this problem. The one solution that's not there is we don't have the right to impose these solutions. We have -- our hands are tied. We're given a statute, an Ordinance and a statute that tells us how we can vary that Ordinance.

And anyway, we're just repeating. Anybody else want to comment? I'm going to make a suggestion which is out of the ordinary.

As you've pointed out, we need a number of decisions for us to make. I want to stop right here. I do want to read into the record the letters we have, and then we'll take a vote just on the one issue Variance and the 5,000 square foot lot requirement. If it's granted, then we can move on to the other issues. If it's not granted, the case is over. It's up to your appeal rights to the Court.

Why don't you give me the letters.

SLATER ANDERSON: I just had a -- so the GFA,

that's 2400 square feet currently. That is the first and second and part of the third?

ATTORNEY SEAN HOPE: And a third.

JOSEPH LUNA: And a third.

ATTORNEY SEAN HOPE: We have portions of the third that are less than five feet, so that doesn't count.

SLATER ANDERSON: You're not counting that?

ATTORNEY SEAN HOPE: That's right.

JOSEPH LUNA: And that's gross square footage to outside wall.

CONSTANTINE ALEXANDER: I'll open it up to oral comment.

Is there anybody wishing to comment on this case? And then I'm going to read the letters that we have as well. Ma'am.

LINDA BARNES: My name is Linda Barnes. I'm a Cambridge resident. So I just have a question listening to the back and forth about what the City Council and what the

Variance Committee is supposed to do. I'm not really sure specifically of both roles, but I thought the purpose of the Variance Committee was to try to figure out -- I mean not to let City Hall change what they've already done, but to just try to work with the people to get what they need done.

CONSTANTINE ALEXANDER: You're right up to a point. We can't -- that's what the Variance is all about. Is that it recognize --

LINDA BARNES: I thought that's why we were here.

CONSTANTINE ALEXANDER: Okay, yeah.

The Variance recognizes that we have an Ordinance to the city as diverse as Cambridge, it ain't gonna work in all instances, and so there needs to be a safety valve. And that safety valve is a Variance. So it allows our Board to vary the requirements of the Ordinance. However, the state and the City of Cambridge said this Variance power is very narrow and you've got to meet certain requirements, and if you don't, this Board does not have the right to grant the

Variance and the Ordinance as written must be applied. And that's the issue. And the Variance issue -- to grant a Variance per our Ordinance, per the state law statute, we have to find that the petitioner is suffering a substantial hardship. And that hardship is not the petitioner's personal hardship, it's got to run with the property. Anybody who owns this property would have this same hardship. And the hardship is owing to -- you help me.

ATTORNEY SEAN HOPE: Shape of the lot --

CONSTANTINE ALEXANDER: Shape --

ATTORNEY SEAN HOPE: -- soil conditions --

CONSTANTINE ALEXANDER: -- or soil conditions --

ATTORNEY SEAN HOPE: -- or topography.

CONSTANTINE ALEXANDER: -- or topography of the lot.

It's got to be a substantial hardship that runs with the lot and it's got to be due to very narrow factors. And then lastly we've got to find if we grant the relief it

will be in accordance with the intent of the Ordinance. And that's the issue we're facing with right now.

We have a 5,000 square foot minimum requirement for lot size, and we don't see where -- at least I don't see, where you -- the narrow standards for a Variance are going to be satisfied. They can't satisfy them. If they can't be satisfied, the only answer then is to go back and revise the Ordinance to allow what, to be done what wants to be done tonight. I hope I've explained it to you. That's the best I can do. It's not a matter we -- I've got to emphasize, we don't have broad discretion. We have narrow discretion. And it's circumscribed by what the state has told us and by what the City of Cambridge has told us and that's what we're wound buy.

LINDA BARNES: In order to get what they need, they have to find what that narrow --

CONSTANTINE ALEXANDER: They either have to meet this narrow standard, which you're hearing skepticism as to

whether they can. Or -- well, and if they can't, then the case is over from our point of view. Then the final recourse is to get the Ordinance changed to allow, that you would make -- anyway, to allow them to proceed with what they want to do.

LINDA BARNES: I just have one last point.

CONSTANTINE ALEXANDER: No, go ahead. You can ask any questions as many questions as you want.

LINDA BARNES: Everything it's not black and white. Whenever this Ordinance was written the age of that house, the situation of the house, is any of that stuff taken in consideration? I mean, where the location is, the size of it is what it is. I mean, you can't -- every circumstance is different.

CONSTANTINE ALEXANDER: We have to fit the circumstances into the property before us. And you heard us say or you heard me say anyway, is that you've got a very flat arbitrary 5,000 square foot minimum lot size. How do

you, how does what you want to do give us a basis for varying that? It's almost impossible in my opinion. I suppose it could --

JOSEPH LUNA: But hypothetically if 100 people had a 5,000 foot lot and this is the only one left of that size, that's a hardship.

CONSTANTINE ALEXANDER: No.

JOSEPH LUNA: If they established that based on some kind of rational number, then that, the fact that the lot is pre-existing for as long as it has, it's a hardship. That 5,000, which is an arbitrary number picked out, it was based on an aggregate lot size. The fact that this is substantially smaller, is the difference.

CONSTANTINE ALEXANDER: But there are a lot of lots in the City of Cambridge that are less than 5,000 square feet that have residential structures on them. How do we distinguish between the two cases? We could if the Ordinance was written differently, but otherwise you're

asking us to write as a Board to read out the Ordinance a 5,000 square foot lot minimum size, and I strongly suspect --

JOSEPH LUNA: Well, what we're asking is to say there's a hardship here because it was an aggregate number that the 5,000 square foot was established. And then the fact that this is a unique lot.

CONSTANTINE ALEXANDER: Why is it unique? Why is it unique?

JOSEPH LUNA: Just the fact that it's small.

CONSTANTINE ALEXANDER: It's a lot that's too small by our Zoning Ordinance. It happens to be on a corner. That's not unique. There are a lot of corner --

DOUGLAS MYERS: The problem is that for us to exercise, and it's a problem I'm thinking about a lot. For us to exercise meaningfully a Variance right, power with respect to the 5,000 minimum square foot lot, as a Board, we have to think up, we can't write down, we can't write down

policy, that's what the City Council does.

JOSEPH LUNA: Yes, I understand that.

DOUGLAS MYERS: As a Board we have to think up objective criteria to apply to a case that is going to be consistent and fair and intelligent so that applicants who come in here have some idea of what this Board is about and it's not just a bunch of mush. And it's hard. I mean, it seems to me that -- and I'm doing this on the fly, but the criteria that I hear board members saying is it maybe, if it's close to 5,000 feet, maybe there's room for a Variance to be applied in that case. That there are factors of the lot or the configuration or the corners that make, that make some reduction of the 5,000 foot proper for a Variance. That seems plausible. A corner lot, there's a lot of corners in Cambridge. There really are.

ATTORNEY SEAN HOPE: I agree there are a lot of corners -- yeah.

DOUGLAS MYERS: And if that's the criterion, you

know, we are mindful that we don't want to make the variance power the basis for use. So I'm, I'm struggling because I hear some board members saying, well there's never going to be a variance. Or, you know it's what a lawyer, and I am lawyer, would call a baron right. You can come in here and ask for it, but, you know, you're almost never going to get it. And maybe that's a message that the Board should send, is that there's no loopholes here. But I'm struggling, if we do have the power to grant variances what, how can we grant them fairly and equitably and on some objective basis.

I'm sorry I spoke so long.

SLATER ANDERSON: It's fine. I appreciate those thoughtful comments.

CONSTANTINE ALEXANDER: So do I.

SLATER ANDERSON: And I would note in the first paragraph, on the one hand it talks about, you know, larger structures. And I find this building sort of falls between small and large. I mean, you know 2500 square feet, you

divide that by two, 1200 square feet, that's not an uncommon unit size in the city. I think that's fair to say.

Moving on to the last sentence of the first paragraph, it does say this subsection 4.2 gives Zoning Board of Appeals authority to relax such requirements in certain instances as enumerated below. And if I go to the list of enumerated items, the six, is it my understanding that you meet all of the requirements except for the 5,000 square feet?

ATTORNEY SEAN HOPE: That's right.

SLATER ANDERSON: Okay.

So, you know, I'm -- was more skeptical. I'm less skeptical now that I sort of read through this a couple of times. And I -- and knowing the history -- of now that I know this is the codified basically Barrett Amendment, what the intent of that was, was to address situations that aside for the lot size we're dealing with here, is a case like this. So I -- and when I look at it as the corner lot, what

I do see is I see a lot that has instead of maybe three neighbors, you know, neighbors on all sides. It has maybe two neighbors. And it's got commercial on other sides of it, too. So, you know, that limits my concern about the, you know, the effect on the neighborhood. So, you know, because you've met all of these other requirements, I'm, I'm not as troubled by the 5,000 square foot relief.

Now one last question, this is a Variance for the 5,000, but a Special Permit needs to be granted --

CONSTANTINE ALEXANDER: Oh, yeah.

SLATER ANDERSON: That's separately.

CONSTANTINE ALEXANDER: We're going to take it in steps.

JOSEPH LUNA: Otherwise it will be --

SLATER ANDERSON: Is that on? Is the Special Permit for --

CONSTANTINE ALEXANDER: Not really, that's another issue.

SLATER ANDERSON: That's another issue? Okay.

I've said enough.

CONSTANTINE ALEXANDER: I'm sorry, I didn't meant to cut you off.

SLATER ANDERSON: No, no. I made my point.

JOSEPH LUNA: That's relief for 4.22.1.3 the lots --

CONSTANTINE ALEXANDER: That's the accessory, the minimum lot size and all of that. That's a separate issue.

Ma'am, I'm sorry, if you had more to say, I didn't mean to -- okay?

LINDA BARNES: Thank you.

RICCI BARNES: I just have one comment.

CONSTANTINE ALEXANDER: Sure.

RICCI BARNES: I just have one comment. Ricci Barnes. And this is just a to Mr. Myers' point, and I'm going to glob on to his grappling and I'm going to request that this Board take his energy and his thoughtfulness in

this matter while you make your decision. I think his perspective is the one that will have the best outcome for Cambridge.

CONSTANTINE ALEXANDER: Okay, thank you.

Anyone else? Sir.

BENJAMIN BARNES: Yes, thank you. Mr. Chairman. I apologize. Benjamin Barnes.

CONSTANTINE ALEXANDER: No apologies necessary.

BENJAMIN BARNES: And I want to thank the Board and the members, but first I want to address the one issue that the Board seems to be grappling -- you definitely have the power.

CONSTANTINE ALEXANDER: Definitely, what? Sorry.

BENJAMIN BARNES: You definitely have the authority. That's the purpose of the ZBA Board, the volunteer citizens the City Manager appoints to say your common sense and life experience, you make a decision. Because as counsel just pointed out, you don't want policies

by the City Council. Case by case is by the variance boards. And that's what we're here for. And the Variance is a fact or quality of being different, deviant or inconsistent. And that's what we're grappling with. And it's not just a corner lot. So you have to look at the totality of all these circumstances that are being brought by counsel. So I understand, Mr. Chairman, you said it's a corner lot, and there's a hundred corner lots in the City of Cambridge. But this is unique in the fact of its location. It's a non-conforming use. And it's also the fact that it's not detrimental to the community, which is the intent. As the Mayor who was the Chairman of that committee at the time said this is exactly what we're looking for. And the arbitrary number of 5,000 shouldn't shock the panel. The fact that this is the exact reason why the Board was here. And if you put out another number, and someone will say go back to the Board and then you're going to have someone here with 300. So the issue is bring it and use your authority

at this time and take it on a case-by-case basis. There's only one other house on Clark Street. The next one is a park that the city bought and built and broke down the area to have open space. So you're not gonna have an impact. In fact, the impact that's coming from is just 50 yards away from this residence, and I believe this Board granted a Variance across the street for seven units that are going up. So that, that was -- they took on it and needed a Variance. So it is something that the committee has. And I think that as unique not in just the phrase it's just a corner lot. It's unique in the totality of everything that counsel said and the fact that there's no negative impact on the community. And that hardship will run with the land because whoever has this property is gonna come back whether it's the Barnes family or some other major developer and says this is what we want to do.

But thank you for your time.

CONSTANTINE ALEXANDER: And thank you for coming

down.

Anyone else wishing to be heard?

(No Response.)

CONSTANTINE ALEXANDER: No one else.

I'm going to read it -- I think we should before we make any determination, the letters that we have received. And I'll read them in no particular order.

We have a letter from, as Sean has mentioned, from the Mayor, Denise Simmons. E. Denise Simmons. (Reading) I am writing to lend my strong support for the zoning relief required to permit an accessory unit to be added to the existing single-family home at 151 Clark Street. I am writing both as a public official and as a long time neighbor of the Barnes family. The Barnes family has owned 151 Clark Street since 1958 and they have been part of the social fabric in the Port/Area 4 community. The children of Frank and Maria Barnes attended CRLS, were active members of the Area 4 Port community, and were influential in shaping

the rich culture and history of the African-American community in the Port. Additionally I have lived only a few blocks away from the Barnes' home for the past 20 years and have experienced how challenging it can be for longtime Cambridge families to restore and maintain family property due to the high cost of construction and the growing economic pressures influenced by the world renowned high tech corridor only a block away. I believe the accessory unit request is a creative and reasonable option for families to legally obtain much needed income from their property without selling or offering transient accommodations such as Airbnb. In 2015 my fellow City Councillors and I passed an amendment to the accessory unit provisions of the Cambridge Zoning Ordinance with the expressed purpose of allowing flexibility for a single-family units anywhere in the city to add an accessory unit. And that is similar to what is now being proposed. I am aware that the lot size doesn't meet the accessory unit

standards and that a Variance and a Special Permit are both required for approval.

Based on the unique characteristics of the shape of this lot, the extremely poor condition of the structure, requiring substantial renovation, and the consistency with the intent and purpose of the recently passed accessory unit provision, I strongly urge approval of the petition for an accessory unit and third floor dormers to allow this beloved Cambridge family to keep their property in the family for generations to come. Thank you for your attention to this matter.

We have a leaf from David Small. (Reading) My name is David Small and my husband and I live at 232 Broadway which closely abuts 151 Clark Street. Mike and I are owner/occupiers and have lived at 232 Broadway since 1988. I am writing to lend my strong support for the zoning relief to allow for the restoration of the Barnes' family home at 151 Clark Street. We have been fortunate to have

the Barnes family as neighbors for the past 29 years, and we're pleased to hear about their renovation plans for the house. This is a wonderful historic house which could use a bit of TLC. I have reviewed the plans in detail, including the third floor dormers, new exterior stairs, and accessory apartment and believe when complete, the work will be a significant upgrade to the neighborhood. I think that the accessory apartment is a practical and logical solution for a house to stay in the Barnes family, allowing Linda and Ricci to remain in the house together but with the separation needed by adult siblings. With all of the recent changes in our neighborhood, having wonderful long-term families on our block who know and contribute to the culture here is something that cannot be recreated once it is lost. For all of these reasons I hope that you will vote favorably upon the Variance and Special Permit application.

We have a letter from Lillian Barnes-Firth  
F-I-R-T-H who resides at 672 Martin Road, Stone Mountain,

Georgia. (Reading) My name is Lillian Barnes-Firth. I am the eldest child of the late Frank Sr. and Maria Barnes. As a native of Cambridge, my eight siblings and I have enjoyed a rich and joyous childhood at our home at 151 Clark Street. I'm writing to extend my steadfast and strong support for the zoning release, I think she means Variance, as per request of my sibling Ricci Barnes to duly execute the restoration of the residence at 151 Clark Street. I give him full support of implementation of a third floor dormer, new exterior stairs, and the creation of the primary and accessory apartment. I firmly believe that when the work is finalized, it will serve as a significant enhancement to the residents and neighborhood. Upon completion of the review I hope you will vote to grant the Variance and Special Permit application.

And last we have a letter from Lena L-E-N-A L.

Dobson D-O-B-S-O-N. (Reading) My name is Ms. Lena L.

Dobson, and I have lived at 141/143 Clark Street, Cambridge,

on and off over the last 60 years. I am writing to lend my strong support for the zoning relief being requested by the Barnes family to allow for the restoration of their home at 151 Clark Street. I have known the members of the Barnes family for many years and I am pleased that they have decided to restore their property. I've reviewed the plans which include the third floor dormer, new exterior stairs, and the creation of a first and second floor apartment and believe when completed the work will be a significant upgrade to their property. Further, I understand the challenges and high cost of this type of renovations and believe the creation of a separate first and second floor units will allow the Barnes family, Linda and Ricci, to remain in Cambridge and share the residence. I hope that after you have completed your review of the proposal, that you will vote to grant the Variance and Special Permit requested -- Variance and Special Permit application.

And that appears to be it.

So, with that, I'm going to close public testimony. Any final words?

ATTORNEY SEAN HOPE: And to be brief, I just want to reiterate for the Board. I think it's clear that you have the authority to be able to grant this Variance. I understand that you're grappling with maybe how to fashion it with Chapter 40A, but I think you have the authority to do that.

I also think it's clear in my mind that the intent of that 5,000 square foot provision was really to prevent overcrowding. 5,000 square foot is a minimum lot size in a Residence C-1 and this is C1. You can see how it was just pulled from the Table of Dimensional Regulations and put into this situation. I think that the fact that this lot size is so small is a part of the hardship. It's the shape, but it's also the fact that the size that we can never achieve what this section requires. I also look at the preamble of the Ordinance and it talks about the most

rational use of land. I think that in addition to Chapter 40-A, I think this is a very rational use of this property for this intended use. I think the Board would not be doing a disservice to the citizens of Cambridge, nor even the intent and purposes of this particular provision that we're trying to get to by granting this approval. And I would say that, again, I would analogize this to any of the part of the dimensional table where you have a series of concrete dimensions. I think that Mr. Anderson also brought up the point that there are five requirements, and we meet four out of the five requirements. So even though we are not close to the 5,000 lot, we can focus on that, we look at the totality of the difference of the five different criteria, we meet four of the five. And there's the fifth one that we can never meet. And so I think that is something that the Board could find as a hardship. And I think actually find a hardship and differentiate from other cases around the city. I did bring up location. We did bring up evidence. It may

not be compelling to all the board members, but I do think you could rationalize this case with other cases. And I do think that, you know, the City Council may want to take a look at this and provide more flexibility to the Board. But in the meantime I think you have an application in front of you. I think you have -- we didn't get into it, but it's in the file, a sympathetic situation that is already laid out there. But I also think you have an exception to a single-family, and I think that the size of this house, I think the intent to the excessive provision, I think should be paramount. And I think the Board can find for the Variance to let us get to the next portion.

CONSTANTINE ALEXANDER: Thank you.

With that I'm going to close public testimony.

And as I said before, I want to just -- this is a little bit unusual, I want to take a vote on the Variance for 4.22.

And as, again, if the Variance is granted, we move on. If the Variance is not, there's no reason to continue to keep

everybody here.

So any discussion? We've had a lot of commentary already.

ANDREA HICKEY: No, I just like to ask counsel to run through the four criteria very quickly that you do meet.

ATTORNEY SEAN HOPE: Yeah.

So the first criteria is the fact that the accessory unit not exceed the 35 percent of the total unit. And we highlighted that in the plans.

The second criteria is that the square footage of the structure be at least 1800 square feet. And we have 2400.

There's other criteria that there have been no substantial additions. And they categorize that as 250 square feet or more. We meet that.

There's also a condition that the -- one of the units be owner/occupied. And that is the basis of what we're doing here is the idea to keep as a family property.

So there's a limited scope of which you could fall into, and we fall into all those categories except for the 5,000 square feet.

ANDREA HICKEY: Thank you.

CONSTANTINE ALEXANDER: Anybody else want to comment or we want to go to a vote?

(No Response.)

CONSTANTINE ALEXANDER: I think we're ready to go for a vote since no one is raising their hand.

Okay, the Chair moves -- with regard to the Variance from the 5,000 square foot minimum lot size requirement, the Chair moves that we make the following findings --

And by the way just for the benefit of the people in the audience, to grant the relief, the Variance, the statute requires we need four votes. It's not a simple majority, it's a super are majority. So even if it's say, I'm not going to say what's going to happen. So three votes

are in favor of granting the Variance, the Variance fails because you need four votes. So everybody understands that.

UNIDENTIFIED MEMBER FROM THE AUDIENCE: Thank you for that.

CONSTANTINE ALEXANDER: I know you understand that.

The Chair moves that this Board make the following findings with regard to the Variance from the 5,000 minimum lot size requirement:

That a literal enforcement of the provisions of the Ordinance would involve a substantial hardship. Such hardship that runs with the land and is not peculiar to the current petitioner which is required by law.

That the hardship is owing to circumstances relating to the soil conditions, shape, or topography of such land and structures. And especially affecting such land or structure but not affecting generally the zoning district in which it is located.

And that relief may be granted without substantial detriment to the public good, or nullifying or substantially derogate from the intent and purpose of this Ordinance.

So on the basis of these findings the Chair moves that we grant the Variance subject to --

ATTORNEY SEAN HOPE: Revised plans.

CONSTANTINE ALEXANDER: I see that.

On the condition that the work proceed in accordance with the plans prepared by Luna Design Group, the first page of which has been initialled by the Chair.

SLATER ANDERSON: This is just for the 5,000?

CONSTANTINE ALEXANDER: Just for the 5,000. We'll move on after that if we need to.

All those in favor of granting the Variance please say "Aye."

(Aye.)

CONSTANTINE ALEXANDER: Four in favor.

(Hickey, Myers, Anderson, Best.)

CONSTANTINE ALEXANDER: Opposed.

The motion carries so now we can move on.

Go ahead. The floor is yours.

ATTORNEY SEAN HOPE: So we did stop at the nature of the relief, so one was a Variance and we went through the three variance category.

CONSTANTINE ALEXANDER: Right.

ATTORNEY SEAN HOPE: In terms of the Special Permit, so we were requesting that the Board find a Special Permit to allow for an accessory unit. There's not a whole lot of specific criteria, but it does allow for a Special Permit for the Board to make certain conditions if -- about exterior changes if the Board would have that. Like all Special Permits there's some general Special Permit criteria. The idea that with the requested Special Permit and the variances, actual relief can be -- the relief can be satisfied.

Also that there is no nuisance or hazard that will

be caused by to the occupants of the building or to the adjacent neighborhood.

Traffic and congestion would not be caused by the nature of the requested relief.

And finally that the requested relief is consistent with the intent and purpose of the Ordinance. I think we went through some of that in part of the Special Permit findings.

CONSTANTINE ALEXANDER: The floor is yours. You can stop whenever you want or keep going.

ATTORNEY SEAN HOPE: We'll stop there.

CONSTANTINE ALEXANDER: Questions from members of the Board? Or comments? None.

I'll open the matter up to public testimony. This is on the Special Permit for the window openings and the like. Is there anyone wishing to be heard on this matter?

SLATER ANDERSON: Not that we -- are we -- what about the dormers? Right?

ATTORNEY SEAN HOPE: So the dormers create --

CONSTANTINE ALEXANDER: You're right.

ATTORNEY SEAN HOPE: -- additional gross floor area. And that was the nature of a Variance, not a Special Permit. So there would be a Variance for the 5,000 square foot, which you voted on. We haven't voted on whether or not the additional gross floor area which was triggered by the additional dormers.

SLATER ANDERSON: Because I had definitely a question about the dormers.

ATTORNEY SEAN HOPE: Okay.

CONSTANTINE ALEXANDER: I'm sorry, I jumped ahead. Go ahead.

ATTORNEY SEAN HOPE: And so to the dormers, and Mr. Luna can speak to that. So the dormers are -- we did consult with the dormer guidelines and we --

CONSTANTINE ALEXANDER: Sorry what?

ATTORNEY SEAN HOPE: The dormer guidelines.

CONSTANTINE ALEXANDER: They do comply?

ATTORNEY SEAN HOPE: No.

CONSTANTINE ALEXANDER: I didn't hear you. I'm sorry.

DOUGLAS MYERS: He said we do consult.

ATTORNEY SEAN HOPE: We did consult. We did not fail to adhere and read the dormer guidelines. So part of the dormer guidelines, when they talk about side walls, they have a maximum of 15 feet, and so we exceed that. But our primary dormer, we have a dormer in the front and rear. The front dormer that's facing Clark Street is 15 feet to the center dormer, and then we have two additional dormers on the side. One we are very well aware what the dormer guidelines were. The third floor was existing bedrooms, and so the center dormer is really focussed on having adequate head height, so the two dormers on the side add light and air into the bedrooms.

An additional consideration is -- so when you look

at the dormer guidelines, and they give examples of shed dormers with side walls, the example they give is 15-foot dormer and then there's three-and-a-half feet from the side walls. So that gives a roof, a roof length of about 22 odd feet. We have close to 40 feet in terms of this length. But this is a very long roof line and it's also shallow. And so that 15-foot dormer, we exceeded that, and maybe I'm stealing your thunder, but we actually started off with a very large dormer. And when we consulted the dormer guidelines, we said this is exactly what the Board doesn't want. So we actually thought it would be a better design to actually break up the dormers, keeping the side dormers three-and-a-half feet from the ridge to try to mimic what the dormer guidelines suggest.

I would also say the dormer guidelines talk about a side wall. And so normally when you have a hip roof, the front is the hip and then the dormers are on the side. This is reverse probably because from when it was built. So the

actual, it's not a side wall dormer, this is actually a front dormer. And so for those reasons as well as functionality is why we did consult the dormer guidelines, but we did exceed those to really -- for functionality on the interior.

SLATER ANDERSON: So you have 30 feet on one side and 15 on the other?

JOSEPH LUNA: We have three dormers --

SLATER ANDERSON: On one side?

JOSEPH LUNA: -- on one side.

SLATER ANDERSON: That total 30 feet?

JOSEPH LUNA: That total just under 30 feet, yes.

SLATER ANDERSON: And 15 on the other side?

JOSEPH LUNA: 15 on the other side. Two center dormers.

SLATER ANDERSON: Yes, I'm fine with 15 feet on one side. It's the 30, almost 30 feet on the other side. And three dormers, I hear you but I think that that's --

JOSEPH LUNA: The center --

SLATER ANDERSON: -- outside of the guidelines.

JOSEPH LUNA: -- The two center dormers are necessary just to provide the headroom space off of the stair and to provide usable space. The two dormers on each -- one each side of the bedroom is to provide additional light, because the only light that would be into those spaces would just be from the gable and windows.

SLATER ANDERSON: Or skylights.

JOSEPH LUNA: Or potentially skylights. But for -- we're just barely meeting egress code with those windows just because of the size of the -- the size of the existing windows. We're not altering all that. But it was the intent because, again, it's a pretty shallow roof up there, is to try to maximize the amount of light and usable area that's within the bedroom space. As it is, the closets in the back rooms have doors that are less than five feet high. Because we're tucking them up underneath the eave.

So it's intent to get a usable bedroom up there and that's why the two, the two smaller dormers were added. It would have -- we could have just gone and extruded it and made it 30 feet across, but we broke it into a larger center dormer of 15 feet, let the prominent roof line come through, and then the two bookend dormers on each side.

SLATER ANDERSON: But the guidelines talked of -- and they're guidelines, I respect that, 15 feet though on a side.

ATTORNEY SEAN HOPE: Well, and I know I said this before, but I think the guidelines show a side dormers. And this is not a side dormer. Where you would have the front of the house, if you look at the example --

JOSEPH LUNA: Right, if you had a typical colonial at 24 by 36, 15 feet makes those --

SLATER ANDERSON: You're saying it's largely because it's a corner lot is why, right?

ATTORNEY SEAN HOPE: Well, it's also the way the

structure was built.

JOSEPH LUNA: And the length of the structure.

ATTORNEY SEAN HOPE: I mean they could have had the front door facing Broadway but the way it's centered it has -- but I also --

SLATER ANDERSON: It's a stretch. It's a stretch.

ATTORNEY SEAN HOPE: But also the length of the roof. I think that what might be appropriate on a traditional size roof as an example of 22 feet, when double -- almost double the size of the roof, I think it does lend itself to have additional dormers. But in the spirit of the dormer guidelines, we didn't just do one big dormer just to be able to have headroom all the way across. We kept with 15 and made it consistent with dormer in the back. And then we really added the minimum really for light and air. But to maybe to your point, we also are increasing head height. And if we just did a skylight, we wouldn't have head height, but we couldn't get some light and air.

So we're not saying that that's the only remedy.

I do think even aesthetically, and this opinion may vary, but I do think it does balance off what would be a very flat roof plane. And that's what we presented.

SLATER ANDERSON: Yeah, I mean we get a lot of dormer cases and, you know, the guidelines give us something.

DOUGLAS MYERS: They give us an objective basis that I was talking about. And I think that the guidelines suggest that even paired and combination dormers are considered together in terms of the entirety of their length. And it seems to me that if there are alternative design methods, I think 30 in place of 15 is -- substantially exceeds the dormer guidelines and it creates an aesthetic imbalance between the two sides.

SLATER ANDERSON: And circling back to the Special Permit for the accessory apartment there is a provision in here again you mentioned at the end of it it talks about the

Zoning Board -- the Board of Zoning Appeals shall evaluate each Special Permit application which involves exterior changes with the appearance of or character of the neighborhood, and may require that there be no change or minimal change to any face of a building oriented toward a public way or visible from a public way. And so I do feel like we're sort of in the context of this is still under the umbrella of the accessory apartment Special Permit which we haven't voted on yet. And it has a sensitivity to unfortunately this property being on two public ways. So I'm, I'm struggling with the excessive dormers.

ATTORNEY SEAN HOPE: Yeah, I would say I think if this was a -- your traditional hip roof with your traditional front, then I think the dormer guidelines would be pretty clear on what they're suggesting. I do think that this is very different, the fact that the front entrance is what would be on the side does change it. I think the idea that it is across the street, because it's a commercial use.

I don't think that the dormers don't matter, but I think it would be a little different. I also think it might be appropriate that the two abutters that are most affected had reviewed the plans and reviewed the dormers and found those consistent. That said, the dormers are not driving the accessory use. I think it makes the third floor, which was existing bedrooms, these are not new bedrooms, much more functional. And I think the idea to keep this on the family property, I think functionality is important from the last time the building was renovated. So that the skylights would allow light and air, and we meet the Building Code requirements for air into a bedroom, but I think you'd have a lot of unusable space.

JOSEPH LUNA: The other thing is that the dormers face out toward the commercial lot on the other side. It doesn't have an affect on the neighborhood. You can also look at the maturity of the trees on this as well. It's not like these are gonna be glaring out there on Broadway. It's

set back. You got mature trees on Broadway. You've got a mature tree on Clark Street as well. So I think the dormers would just blend into, blend into the basic structure on that, and the fact that they're broken up -- I actually like the fact that this is not a cyclops eye in the middle of the primary facade. That you have the bookends and you have the primary, the primary dormer in the middle and then the two sub-dormers gives a balanced composition of three. And it's also the fact that we've got matured landscaping along that's just going to make those dormers just blend away.

CONSTANTINE ALEXANDER: I'm going to make a comment. If we put it -- I've heard two people, at least two, two people have some skepticism about the dormers. If we put this to the vote, and those two vote against it, the project's down. If that's going to be your view, then I think the alternative is to suggest to these folks that they go back and revisit their plans and come back again with plans that better deal with the dormer guidelines.

JOSEPH LUNA: There's no -- we could put skylights in there for that, but for a house of this --

CONSTANTINE ALEXANDER: Let me -- see where I'm going.

SLATER ANDERSON: I asked the questions, I'm not necessarily saying I'm going to --

JOSEPH LUNA: I don't feel they're appropriate for a house of this era.

CONSTANTINE ALEXANDER: I just want to make sure we don't trap these folks.

THE STENOGRAPHER: Okay, I need one person to speak at a time, please.

DOUGLAS MYERS: I think to be fair to the applicant, I would say that I would typically vote against a 30-foot shed dormer or a combination of dormers on one side of the house with the length of 30 feet. I would really like to hear the applicant suggest that they're going to go back and sharpen their pencil and come up with something

that's more nearly compliant with the dormer guidelines. So to clear the air which is what I would try --

CONSTANTINE ALEXANDER: That's what I'm trying to do.

DOUGLAS MYERS: -- without any -- if the applicant, you know, indicated that they were not flexible on that point, I would vote against the application. I'm only one vote out of five.

CONSTANTINE ALEXANDER: Slater? I mean we should give them a signal that's all.

SLATER ANDERSON: Yeah, I mean the totality of things here, you know, I haven't heard one person who is opposed to this project. It doesn't mean the next person that you come before us with gets a 30-foot dormer. I'm not, I mean -- I understand the practical benefits and I respect the Barnes' family long history in the city, you know, I'm not going to draw a hard line on the dormers.

CONSTANTINE ALEXANDER: Okay. Anyone else wants

to comment?

(No Response.)

CONSTANTINE ALEXANDER: I'll just take a vote on the Variance relating to the dormers. Okay?

The Chair moves that we make the following findings with regard to the relief being sought with regard to the dormers:

That a literal enforcement of the provisions of the Ordinance would involve a substantial hardship, financial or otherwise to the petitioner.

That the hardship is owing to circumstances relating to the soil conditions, shape, or topography of such land or structures, and especially affecting such land or structures, but not affecting generally the zoning district in which it is located.

And that desirable relief may be granted without substantial detriment to the public good or nullifying or substantially derogate from the intent and purpose of the

Ordinance.

On the basis of these findings, the Chair moves that we grant the relief being sought on the condition, again, that the work proceed in accordance with the plans referred to in the prior vote with regard to a Variance.

All those in favor of granting this Variance please say "Aye."

(Aye.)

CONSTANTINE ALEXANDER: Four in favor.

(Alexander, Hickey, Anderson, Best.)

CONSTANTINE ALEXANDER: Opposed?

DOUGLAS MYERS: One.

CONSTANTINE ALEXANDER: Now let's move to the Special Permit.

ATTORNEY SEAN HOPE: Okay, this one more piece. There were egress stairs within the setback that did trigger a Variance. That was the third element.

CONSTANTINE ALEXANDER: Okay, I didn't see it.

Okay, yeah.

ATTORNEY SEAN HOPE: Yeah, I don't know if that -- we had to identify that separately from the dormers. It's a dimensional Variance. The GFA is one and the egress stairs.

CONSTANTINE ALEXANDER: I think we can say that it was included in the dormer vote.

ATTORNEY SEAN HOPE: Okay.

CONSTANTINE ALEXANDER: When you do the minutes, it would be just the dormers plus the egress stairs.

Got it? Okay.

ATTORNEY SEAN HOPE: So the Special Permit one is to find for the accessory apartment. I think I did go through some of the criteria generally under Section 10 for a Special Permit, not causing any nuisance or hazard as well as traffic or congestion.

And additionally, the Special Permit we have windows that are in the setback. It's a corner lot. Two

front and two side yards. A portion of the left side setback is on the property line so we're going to be adding windows or openings that require a Special Permit. I think the letter's in the file from the two abutters speak to the fact that privacy concerns which is normally an issue when you have windows that close to the property line, there's no negative or detriment to impact, we would ask that you vote favorably on the Special Permit for the accessory apartment as well as for the windows within the setback.

CONSTANTINE ALEXANDER: Okay. Comments?

(No Response.)

CONSTANTINE ALEXANDER: No comments.

I'll open the matter up to public testimony. Is there anybody who would wish to comment on this part of the petition?

(No Response.)

CONSTANTINE ALEXANDER: Apparently not. I'll close public testimony.

I think since we read the files already in the file, let's go right to the vote.

The Chair moves that we make the following findings with regard to the Special Permit being sought to have an accessory apartment on the premises and to make the windows changes as proposed:

That it appears that the requirements of the Ordinance cannot be met without the Special Permit.

That traffic generated or patterns of access or egress resulting from what is proposed will not cause congestion, hazard, or substantial change in established neighborhood character.

That the continued operation of or development of adjacent uses as permitted in the Ordinance will not be adversely affected by what is proposed.

That no nuisance or hazard will be created to the detriment of the health, safety, and/or welfare of the occupant of the proposed use or the citizens of the city.

And that what is being proposed will not impair the integrity of the district or adjoining district or otherwise derogate from the intent and purpose of this Ordinance.

And on the basis of these findings the Chair moves we grant the relief being sought, the Special Permit, the two Special Permits, on the condition that the work proceed again in accordance with the plans previously identified in earlier votes that we took tonight.

All those in favor of granting the Special Permits, please say "Aye."

(Aye.)

CONSTANTINE ALEXANDER: Four.

(Hickey, Myers, Anderson, Best.)

CONSTANTINE ALEXANDER: One opposed. Motion carries.

ATTORNEY SEAN HOPE: Thank you.

(Whereupon, at 10:25 p.m., the

Zoning Board of Appeals Adjourned.)

\* \* \* \* \*

**ERRATA SHEET AND SIGNATURE INSTRUCTIONS**

The original transcript and Errata Sheet has been delivered to Inspectional Services Department.

**INSTRUCTIONS**

After reading this volume of the Zoning Board of Appeals transcript, note any change or correction and the reason therefor on this sheet. Sign and date this Errata Sheet.

**PAGE            LINE**

\_\_\_\_\_ CHANGE: \_\_\_\_\_  
 \_\_\_\_\_ REASON: \_\_\_\_\_  
 \_\_\_\_\_ CHANGE: \_\_\_\_\_  
 \_\_\_\_\_ REASON: \_\_\_\_\_

I have read the foregoing transcript of the Zoning Board of Appeals, and except for any corrections or changes noted above, I hereby subscribe to the transcript as an accurate record of the statement(s) made by me.

\_\_\_\_\_

**C E R T I F I C A T E**

**COMMONWEALTH OF MASSACHUSETTS  
BRISTOL, SS.**

I, Catherine Lawson Zelinski, a Certified Shorthand Reporter, the undersigned Notary Public, certify:

That the hearing herein before set forth is a true and accurate record of the proceedings.

**IN WITNESS WHEREOF**, I have hereunto set my hand this 8th day of March, 2017.

---

Catherine L. Zelinski  
Notary Public  
Certified Shorthand Reporter  
License No. 147703

My Commission Expires:  
April 29, 2022

**THE FOREGOING CERTIFICATION OF THIS TRANSCRIPT DOES NOT APPLY  
TO ANY REPRODUCTION OF THE SAME IN ANY RESPECT UNLESS UNDER  
THE DIRECT CONTROL AND/OR DIRECTION OF THE CERTIFYING  
REPORTER.**

**0**

**0.75** <sup>[1]</sup> - 116:13  
**0.97** <sup>[1]</sup> - 116:16  
**011630** <sup>[1]</sup> - 5:6  
**011933** <sup>[1]</sup> - 24:6  
**012164** <sup>[1]</sup> - 44:6  
**012199** <sup>[1]</sup> - 124:6  
**012243** <sup>[1]</sup> - 111:6  
**012262** <sup>[1]</sup> - 67:6  
**012318** <sup>[1]</sup> - 132:6  
**012351** <sup>[1]</sup> - 42:6  
**012369** <sup>[1]</sup> - 136:6  
**012378** <sup>[1]</sup> - 162:6  
**02110** <sup>[1]</sup> - 136:16  
**02139** <sup>[2]</sup> - 1:7,  
 111:17

**1**

**1** <sup>[5]</sup> - 27:17, 40:9,  
 40:15, 160:18,  
 161:6  
**1,000** <sup>[1]</sup> - 197:6  
**1.11** <sup>[1]</sup> - 116:17  
**10** <sup>[2]</sup> - 32:14, 254:14  
**100** <sup>[4]</sup> - 87:2, 145:17,  
 173:13, 206:8  
**103** <sup>[1]</sup> - 63:9  
**104** <sup>[5]</sup> - 2:6, 44:6,  
 44:11, 61:13, 63:12  
**109** <sup>[1]</sup> - 132:6  
**109R** <sup>[1]</sup> - 2:10  
**10:25** <sup>[1]</sup> - 258:8  
**11** <sup>[1]</sup> - 27:16  
**1100** <sup>[1]</sup> - 48:6  
**111** <sup>[1]</sup> - 2:8  
**12** <sup>[3]</sup> - 18:4, 118:13,  
 144:7  
**1200** <sup>[2]</sup> - 46:16,  
 210:18  
**1227** <sup>[2]</sup> - 46:16, 48:5  
**124** <sup>[1]</sup> - 2:9  
**132** <sup>[1]</sup> - 2:10  
**136** <sup>[1]</sup> - 2:11  
**14** <sup>[3]</sup> - 25:10, 26:4,  
 134:7  
**140** <sup>[3]</sup> - 7:1, 7:2, 18:2  
**141** <sup>[2]</sup> - 2:4, 24:6  
**141/143** <sup>[1]</sup> - 224:3  
**147703** <sup>[1]</sup> - 260:11  
**1493** <sup>[2]</sup> - 2:3, 5:6  
**1498** <sup>[1]</sup> - 68:11  
**15** <sup>[11]</sup> - 237:13,

237:16, 239:17,  
 240:6, 240:8,  
 240:10, 242:4,  
 242:9, 242:16,  
 243:18, 245:3  
**15-foot** [2] - 238:8,  
 238:14  
**1500** [2] - 75:9, 91:3  
**151** [10] - 2:12, 101:4,  
 162:6, 218:15,  
 218:18, 221:7,  
 221:11, 223:4,  
 223:8, 224:7  
**16** [1] - 1:4  
**162** [1] - 2:12  
**17** [1] - 64:3  
**175** [2] - 2:5, 42:6  
**1756** [1] - 46:16  
**178** [1] - 92:13  
**1800** [2] - 165:13,  
 229:13  
**1855** [1] - 180:9  
**1900** [4] - 167:4,  
 167:5, 174:16,  
 194:3  
**1908** [1] - 59:17  
**1958** [1] - 219:1  
**1960** [1] - 72:18  
**197** [1] - 43:2  
**1988** [1] - 221:8  
**1998** [1] - 7:9

## 2

**2** [4] - 40:9, 40:15,  
 160:18, 161:6  
**2,000** [1] - 166:1  
**20** [2] - 146:8, 219:8  
**200** [1] - 116:16  
**2002** [1] - 86:18  
**2010** [1] - 87:8  
**2012** [3] - 36:6, 45:2,  
 156:1  
**2013** [1] - 112:8  
**2014** [2] - 87:8,  
 142:10  
**2015** [3] - 45:11,  
 69:15, 220:1  
**2017** [2] - 1:4, 260:7  
**2022** [1] - 260:12  
**203** [1] - 114:16  
**22** [2] - 238:11,  
 243:13  
**23** [2] - 6:9, 18:5

**232** [2] - 221:6, 221:8

**23rd** [5] - 133:5,  
133:10, 133:13,  
134:8, 134:13

**24** [2] - 2:4, 242:16

**2400** [3] - 179:11,  
200:3, 229:14

**25** [1] - 145:14

**250** [2] - 165:15,  
229:17

**2500** [2] - 179:15,  
210:17

**26th** [4] - 25:9, 25:11,  
26:3, 26:6

**27** [4] - 50:15, 118:1,  
118:3, 118:13

**276** [2] - 111:13,  
111:17

**28** [1] - 92:1

**29** [8] - 2:8, 111:6,  
112:14, 118:7,  
120:14, 120:18,  
221:13, 260:12

**2nd** [1] - 10:6

### 3

**3** [8] - 27:16, 70:4,  
71:1, 72:4, 84:6,  
140:3, 182:9,  
182:11

**3.25** [1] - 139:2

**30** [10] - 116:18,  
125:18, 239:16,  
240:3, 240:4,  
240:11, 242:3,  
245:3, 250:6

**30,000** [1] - 15:8

**30-foot** [2] - 250:4,  
251:6

**300** [2] - 17:7, 216:15

**31** [1] - 92:12

**32** [2] - 91:18, 92:12

**33-37** [1] - 120:10

**35** [3] - 165:11, 180:3,  
229:9

**36** [1] - 242:16

### 4

**4** [5] - 32:17, 141:2,  
164:2, 219:2, 219:4

**4,999** [1] - 186:14

**4.2** [1] - 211:4

**4.22** [4] - 164:7,

176:6, 190:10,  
 228:16  
**4.22.1** <sup>[1]</sup> - 182:17  
**4.22.1.3** <sup>[1]</sup> - 213:13  
**40** <sup>[7]</sup> - 2:7, 67:6,  
 68:13, 116:18,  
 125:18, 173:15,  
 238:11  
**40-A** <sup>[4]</sup> - 182:4,  
 189:12, 192:15,  
 226:12  
**40A** <sup>[1]</sup> - 225:15  
**42** <sup>[1]</sup> - 2:5  
**44** <sup>[1]</sup> - 2:6  
**4500** <sup>[1]</sup> - 189:7

## 5

**5** <sup>[3]</sup> - 2:3, 28:14,  
 147:10  
**5,000** <sup>[53]</sup> - 165:7,  
 166:11, 167:1,  
 168:15, 169:4,  
 169:9, 169:18,  
 170:4, 170:17,  
 171:8, 171:9,  
 171:10, 171:16,  
 173:3, 173:4, 175:7,  
 177:9, 182:12,  
 184:8, 186:12,  
 187:4, 188:7, 189:1,  
 190:3, 191:3, 192:8,  
 193:18, 194:3,  
 196:5, 199:14,  
 203:17, 206:3,  
 206:9, 206:15,  
 207:3, 207:8,  
 207:12, 208:8,  
 209:4, 209:7,  
 211:10, 212:11,  
 212:14, 216:10,  
 225:18, 226:1,  
 227:6, 230:7,  
 230:16, 231:16,  
 233:6, 233:8, 236:6  
**50** <sup>[10]</sup> - 2:9, 46:13,  
 46:17, 124:6,  
 124:14, 143:10,  
 143:14, 166:4,  
 167:4, 217:4  
**575** <sup>[3]</sup> - 2:11, 136:6,  
 137:5

## 6

**6** <sup>[1]</sup> - 32:8  
**60** <sup>[2]</sup> - 26:2, 224:4  
**617.786.7783/617.63**  
**9.0396** <sup>[1]</sup> - 1:17  
**6409** <sup>[7]</sup> - 25:17, 27:1,  
 138:2, 141:10,  
 143:10, 146:4,  
 155:18  
**6409(a)** <sup>[2]</sup> - 36:5,  
 139:18  
**65** <sup>[1]</sup> - 7:2  
**67** <sup>[1]</sup> - 2:7  
**672** <sup>[1]</sup> - 222:16

## 7

**7** <sup>[1]</sup> - 29:1  
**75** <sup>[1]</sup> - 145:17  
**7:00** <sup>[1]</sup> - 1:4  
**7:05** <sup>[2]</sup> - 3:3, 5:1  
**7:15** <sup>[1]</sup> - 24:1  
**7:30** <sup>[1]</sup> - 42:1  
**7:45** <sup>[1]</sup> - 44:1

## 8

**8** <sup>[1]</sup> - 29:1  
**806** <sup>[1]</sup> - 1:6  
**8:00** <sup>[1]</sup> - 67:1  
**8:30** <sup>[1]</sup> - 111:1  
**8:40** <sup>[1]</sup> - 124:1  
**8:45** <sup>[1]</sup> - 132:1  
**8th** <sup>[1]</sup> - 260:7

## 9

**93** <sup>[1]</sup> - 61:10  
**9:00** <sup>[1]</sup> - 136:1  
**9:15** <sup>[1]</sup> - 162:1

## A

**A-1** <sup>[1]</sup> - 188:3  
**A1** <sup>[1]</sup> - 197:18  
**ability** <sup>[3]</sup> - 21:8,  
 170:5, 190:8  
**able** <sup>[31]</sup> - 11:9, 75:7,  
 75:8, 82:16, 89:7,  
 112:15, 113:5,  
 113:6, 113:9,  
 148:18, 150:12,  
 150:17, 166:14,  
 173:2, 178:3,  
 178:15, 179:6,  
 179:13, 180:6,  
 184:7, 184:12,  
 184:17, 186:2,

188:18, 189:13,  
193:5, 197:5, 198:5,  
225:12, 243:17

**absolutely** [5] - 56:8,  
139:16, 143:3,  
158:12, 194:17

**abuts** [1] - 221:6

**abutters** [6] - 85:2,  
104:4, 181:4, 187:3,  
246:18, 255:6

**abutters'** [1] - 59:3

**abutting** [1] - 118:2

**accept** [1] - 43:11

**acceptable**

[1] - 151:16

**access** [5] - 34:17,  
91:7, 103:6, 154:3,  
256:15

**accessibility**

[4] - 70:11, 88:6,  
89:9, 93:10

**accessible**

[3] - 88:11, 89:4,  
91:7

**accessory**

[53] - 164:2, 164:12,  
165:2, 165:11,  
166:13, 167:2,  
169:10, 170:5,  
172:12, 173:2,  
175:5, 179:14,  
180:2, 180:7,  
182:18, 185:10,  
187:14, 188:1,  
188:6, 188:10,  
188:14, 190:9,  
195:10, 196:4,  
196:17, 196:18,  
197:2, 197:3, 197:5,  
197:7, 197:11,  
197:16, 198:5,  
213:16, 218:14,  
219:15, 220:2,  
220:6, 220:8,  
220:15, 220:17,  
221:18, 222:3,  
223:12, 229:9,  
234:6, 245:8, 246:1,  
247:4, 254:12,  
255:11, 256:8

**accommodate**

[4] - 59:3, 62:4,  
105:6, 122:1

**accommodations**

[1] - 219:18

**accordance**

[10] - 22:9, 36:12,  
123:4, 130:12,  
134:5, 156:7,  
203:15, 233:2,  
253:1, 257:16

**account** [1] - 184:5

**accurate** [2] - 259:15,  
260:5

**achieve** [1] - 226:8

**acquisition** [1] - 25:2

**acre** [1] - 139:2

**Act** [5] - 36:6, 36:7,  
138:2, 156:1, 156:2

**active** [1] - 219:3

**activity** [1] - 83:7

**actual** [3] - 48:5,  
234:13, 239:10

**ADAM** [46] - 44:9,  
44:13, 46:15, 47:1,  
47:6, 47:10, 47:17,  
48:16, 49:2, 49:15,  
50:17, 51:3, 51:6,  
51:9, 51:12, 51:16,  
52:17, 53:2, 53:14,  
54:1, 54:6, 54:15,  
55:7, 55:15, 56:8,  
56:14, 56:18, 59:1,  
60:2, 60:7, 60:12,  
63:4, 111:9, 111:18,  
113:12, 113:14,  
113:17, 114:10,  
114:15, 115:11,  
116:1, 116:10,  
116:14, 117:2,  
117:9, 121:7

**Adam** [5] - 44:9, 54:9,  
66:4, 111:9, 123:4

**add** [13] - 30:5, 94:16,  
108:8, 113:7, 125:3,  
137:16, 145:2,  
145:3, 145:4,  
145:13, 220:5,  
238:4

**added** [9] - 29:15,  
29:17, 29:18, 30:2,  
31:1, 145:12,  
218:14, 242:2,  
244:2

**adding** [6] - 107:5,  
107:8, 116:17,  
145:15, 185:9,  
255:3

**addition** <sup>[14]</sup> - 29:6,  
53:11, 62:10, 63:17,  
113:17, 114:1,  
114:16, 118:5,  
119:11, 120:1,  
120:12, 121:1,  
122:6, 226:11

**additional**  
<sup>[17]</sup> - 25:13, 35:16,  
43:8, 62:3, 64:18,  
122:1, 143:8,  
150:18, 166:14,  
188:5, 236:3, 236:8,  
236:9, 237:17,  
238:5, 241:3,  
243:15

**additionally**  
<sup>[2]</sup> - 219:7, 254:17

**additions** <sup>[2]</sup> - 48:14,  
229:16

**address** <sup>[16]</sup> - 16:2,  
84:16, 86:9, 96:2,  
101:2, 111:13,  
111:16, 124:10,  
138:6, 138:12,  
139:17, 164:4,  
164:6, 211:18,  
215:3

**addressed** <sup>[3]</sup> - 20:5,  
119:9, 148:7

**adequate** <sup>[1]</sup> - 238:3

**adhere** <sup>[1]</sup> - 237:10

**adjacent** <sup>[14]</sup> - 35:4,  
114:6, 115:1, 115:2,  
137:17, 139:4,  
154:8, 169:15,  
172:10, 172:15,  
173:12, 178:9,  
234:17, 257:1

**adjoining** <sup>[3]</sup> - 35:12,  
154:16, 257:9

**Adjourned** <sup>[1]</sup> - 258:9

**adjust** <sup>[1]</sup> - 150:13

**administers** <sup>[1]</sup> - 57:7

**administratively**  
<sup>[3]</sup> - 25:12, 26:13,  
31:10

**admittance**  
<sup>[1]</sup> - 21:16

**adopted** <sup>[1]</sup> - 170:15

**adult** <sup>[1]</sup> - 222:7

**adults** <sup>[1]</sup> - 46:6

**advantage** <sup>[1]</sup> - 76:1

**adverse** <sup>[1]</sup> - 84:17

**adversely** [3] - 35:5,  
154:9, 257:2

**advertising**  
[1] - 109:15

**advised** [1] - 4:8

**Advisory** [2] - 101:16,  
109:2

**advisory** [3] - 85:5,  
93:15, 104:7

**aesthetic** [3] - 62:7,  
119:6, 245:5

**aesthetically**  
[1] - 244:8

**affect** [1] - 247:16

**affected** [4] - 35:5,  
154:9, 247:1, 257:2

**affecting** [4] - 232:7,  
232:8, 252:9,  
252:10

**affiliated** [1] - 69:17

**afraid** [1] - 67:18

**African** [1] - 219:6

**African-American**  
[1] - 219:6

**afterwards** [1] - 58:7

**age** [1] - 205:13

**agenda** [2] - 4:10,  
43:6

**aggregate**  
[2] - 206:17, 207:12

**ago** [1] - 87:9

**agree** [6] - 84:8,  
104:1, 121:1, 193:8,  
195:16, 209:11

**agreed** [6] - 10:8,  
10:9, 10:12, 26:3,  
156:10, 156:18

**ahead** [8] - 25:3, 25:4,  
103:17, 143:12,  
205:8, 233:16,  
236:14

**ain't** [1] - 202:2

**air** [7] - 152:5, 238:4,  
244:3, 244:6,  
247:10, 247:11,  
250:10

**Airbnb** [1] - 220:1

**alexander** [4] - 41:5,  
135:1, 161:16,  
253:7

**Alexander** [18] - 1:8,  
3:4, 5:3, 23:1, 24:3,  
42:3, 43:17, 44:3,  
66:11, 67:3, 110:13,

111:3, 123:11,  
 124:3, 131:2, 132:3,  
 136:3, 162:3

**ALEXANDER**

[327] - 3:7, 5:5, 5:13,  
 6:11, 6:16, 7:5, 8:6,  
 8:9, 8:12, 9:2, 9:8,  
 9:16, 10:3, 10:15,  
 11:3, 11:13, 11:18,  
 12:4, 12:8, 12:17,  
 13:7, 13:9, 13:13,  
 14:12, 15:2, 16:4,  
 16:10, 16:15, 16:18,  
 17:5, 17:12, 17:14,  
 17:16, 19:2, 19:7,  
 19:10, 19:17, 20:8,  
 20:12, 20:17, 22:14,  
 22:17, 24:5, 24:11,  
 24:14, 25:3, 25:14,  
 25:18, 26:8, 26:16,  
 27:10, 29:9, 29:13,  
 30:9, 31:3, 31:11,  
 31:16, 32:3, 32:9,  
 32:12, 33:9, 33:11,  
 33:13, 33:17, 34:7,  
 38:8, 40:16, 41:3,  
 42:5, 42:10, 43:15,  
 44:5, 44:8, 46:10,  
 46:13, 46:17, 47:4,  
 47:8, 47:14, 48:15,  
 49:14, 49:17, 50:2,  
 50:8, 52:9, 52:12,  
 56:4, 56:11, 56:15,  
 57:5, 57:9, 57:12,  
 57:18, 59:8, 60:16,  
 61:2, 61:6, 63:6,  
 66:9, 67:5, 67:11,  
 67:15, 68:7, 68:16,  
 69:2, 69:7, 71:2,  
 71:6, 71:9, 72:6,  
 73:8, 77:4, 77:9,  
 77:16, 78:5, 79:1,  
 80:4, 80:7, 80:10,  
 80:17, 81:5, 82:5,  
 84:2, 85:12, 86:4,  
 86:8, 86:13, 87:17,  
 88:9, 88:18, 89:11,  
 89:14, 90:3, 90:6,  
 90:9, 91:9, 91:14,  
 92:5, 92:15, 93:12,  
 94:2, 95:7, 95:12,  
 95:16, 96:1, 96:9,  
 97:7, 97:11, 98:2,  
 98:8, 98:15, 99:8,

99:11, 100:8,  
100:14, 101:10,  
101:13, 103:17,  
104:12, 105:9,  
105:14, 106:1,  
106:9, 106:15,  
107:7, 107:17,  
110:9, 111:5, 112:3,  
113:16, 114:13,  
115:3, 115:9,  
115:18, 116:8,  
116:12, 116:15,  
117:3, 117:10,  
117:15, 118:17,  
120:9, 121:8, 123:9,  
124:5, 124:10,  
124:16, 125:17,  
126:15, 127:2,  
127:8, 127:18,  
128:5, 128:14,  
129:3, 130:18,  
132:5, 132:10,  
133:6, 133:9, 134:1,  
134:17, 136:5,  
136:12, 136:17,  
138:5, 138:10,  
139:14, 139:17,  
148:5, 148:16,  
149:6, 149:12,  
149:18, 151:1,  
151:6, 151:11,  
152:2, 152:6,  
152:10, 152:15,  
152:18, 153:5,  
158:13, 158:16,  
161:7, 161:14,  
162:5, 164:3, 165:5,  
165:9, 166:3,  
166:16, 167:9,  
167:17, 168:6,  
168:8, 168:12,  
169:2, 170:2, 170:9,  
170:13, 171:2,  
172:1, 172:16,  
174:1, 174:13,  
175:6, 176:7,  
176:12, 177:16,  
178:17, 179:9,  
181:11, 182:10,  
182:14, 183:14,  
186:3, 190:6,  
190:14, 193:6,  
194:7, 194:13,  
194:17, 196:3,

196:11, 198:12,  
 198:17, 200:15,  
 201:12, 201:17,  
 203:3, 203:6, 203:9,  
 204:16, 205:8,  
 205:18, 206:11,  
 207:1, 207:15,  
 208:1, 210:12,  
 212:16, 212:18,  
 213:5, 213:9,  
 213:15, 214:4,  
 214:13, 214:17,  
 215:5, 218:1, 218:5,  
 228:12, 230:9,  
 230:12, 231:12,  
 232:18, 233:7,  
 233:12, 233:14,  
 234:2, 235:6,  
 235:10, 236:2,  
 236:13, 237:1,  
 237:4, 237:6,  
 248:15, 249:10,  
 249:16, 250:12,  
 250:18, 251:11,  
 251:14, 253:6,  
 253:8, 253:10,  
 253:16, 254:4,  
 254:7, 255:13,  
 255:15, 256:2,  
 258:3, 258:5  
**align** <sup>[1]</sup> - 150:6  
**aligned** <sup>[1]</sup> - 87:11  
**Alliance** <sup>[2]</sup> - 5:18,  
 15:6  
**allow** <sup>[25]</sup> - 65:17,  
 71:5, 71:6, 72:5,  
 109:9, 122:16,  
 146:10, 164:12,  
 175:4, 178:1, 178:3,  
 180:18, 181:9,  
 181:12, 188:6,  
 204:5, 205:3, 205:4,  
 220:18, 221:10,  
 224:6, 224:18,  
 234:5, 234:7,  
 247:10  
**allowed** <sup>[7]</sup> - 78:17,  
 82:11, 82:17, 83:5,  
 89:18, 107:1,  
 107:13  
**allowing** <sup>[2]</sup> - 220:4,  
 222:5  
**allows** <sup>[4]</sup> - 166:14,  
 187:18, 197:10,

202:4

**alluded** <sup>[1]</sup> - 185:13

**almost** <sup>[12]</sup> - 46:17,  
65:3, 75:4, 80:6,  
114:1, 170:8, 183:1,  
186:18, 206:6,  
210:3, 240:11,  
243:13

**altering** <sup>[1]</sup> - 241:11

**alternate** <sup>[2]</sup> - 145:10,  
192:2

**alternative**

<sup>[3]</sup> - 83:17, 245:2,  
249:3

**alters** <sup>[2]</sup> - 191:2,  
191:3

**amazed** <sup>[1]</sup> - 84:2

**ambulance** <sup>[2]</sup> - 9:13,  
9:14

**amenable** <sup>[1]</sup> - 84:7

**amend** <sup>[3]</sup> - 170:16,  
181:12, 198:15

**amended** <sup>[1]</sup> - 165:3

**Amendment**

<sup>[1]</sup> - 211:17

**amendment**

<sup>[2]</sup> - 190:2, 220:2

**American** <sup>[1]</sup> - 219:6

**amount** <sup>[3]</sup> - 60:9,  
96:11, 241:13

**analogize** <sup>[1]</sup> - 226:18

**analogy** <sup>[1]</sup> - 83:2

**AND** <sup>[1]</sup> - 258:18

**AND/OR** <sup>[1]</sup> - 260:14

**ANDERSON**

<sup>[45]</sup> - 49:1, 88:17,  
90:4, 90:8, 99:14,  
107:5, 107:10,  
107:16, 126:7,  
127:10, 143:11,  
143:13, 143:17,  
144:1, 144:4,  
187:12, 189:18,  
190:5, 190:11,  
200:2, 200:10,  
210:10, 210:13,  
211:12, 212:17,  
213:3, 213:7,  
213:11, 233:5,  
235:16, 236:10,  
239:16, 240:1,  
240:3, 240:6,  
240:10, 240:15,  
241:6, 242:7,

242:17, 243:8,  
244:12, 245:7,  
249:12, 251:2

**Anderson** <sup>[26]</sup> - 1:9,  
3:5, 5:4, 23:1, 24:4,  
24:17, 41:5, 42:4,  
43:17, 44:4, 66:11,  
67:4, 110:13, 111:4,  
123:11, 124:4,  
131:2, 132:4, 135:1,  
136:4, 161:16,  
162:4, 227:3,  
233:13, 253:7,  
258:4

**ANDREA** <sup>[12]</sup> - 17:18,  
18:7, 19:9, 20:16,  
51:15, 114:9, 170:7,  
170:11, 186:10,  
198:14, 229:4,  
230:8

**Andrea** <sup>[14]</sup> - 1:8, 3:4,  
5:3, 19:8, 24:3,  
42:3, 44:3, 67:3,  
111:3, 124:3, 132:3,  
136:3, 162:3, 186:9

**Andrew** <sup>[12]</sup> - 2:8,  
111:6, 112:14,  
114:2, 114:6, 118:1,  
118:3, 118:7,  
118:13, 120:10,  
120:14, 120:18

**angles** <sup>[1]</sup> - 148:1

**anomaly** <sup>[1]</sup> - 87:5

**answer** <sup>[5]</sup> - 92:6,  
140:18, 143:2,  
144:12, 204:4

**antenna** <sup>[4]</sup> - 33:3,  
141:5, 141:11,  
145:13

**antennas** <sup>[47]</sup> - 27:4,  
27:18, 28:2, 28:3,  
28:4, 28:5, 28:6,  
28:7, 28:9, 28:11,  
28:15, 28:17, 29:2,  
29:4, 29:7, 33:2,  
137:7, 137:13,  
137:17, 137:18,  
140:8, 140:9,  
140:12, 142:15,  
144:8, 144:11,  
145:3, 146:8,  
146:11, 147:4,  
147:11, 147:12,  
147:15, 147:18,

148:14, 150:6,  
150:13, 150:14,  
151:13, 151:14,  
152:1, 152:5

**ANTHONY** <sup>[67]</sup> - 67:9,  
67:13, 67:16, 68:2,  
68:8, 68:18, 69:4,  
69:9, 71:4, 71:8,  
71:11, 72:8, 73:9,  
76:17, 77:2, 77:7,  
77:11, 77:17, 78:3,  
78:13, 80:5, 80:8,  
80:12, 80:15, 81:2,  
82:2, 82:8, 82:13,  
84:5, 85:15, 86:6,  
88:3, 88:10, 89:2,  
89:13, 89:16, 90:14,  
90:17, 91:2, 91:11,  
91:15, 92:14, 93:1,  
93:5, 93:14, 94:6,  
95:10, 95:14, 95:17,  
96:3, 96:12, 97:1,  
97:4, 97:9, 97:14,  
98:6, 98:13, 98:16,  
99:16, 103:15,  
103:18, 104:16,  
106:8, 106:10,  
106:18, 107:11,  
110:11

**Anthony** <sup>[1]</sup> - 68:10

**anxious** <sup>[1]</sup> - 112:9

**ANY** <sup>[2]</sup> - 260:14,  
260:14

**anyway** <sup>[8]</sup> - 24:15,  
27:13, 106:12,  
106:13, 152:11,  
199:7, 205:4, 206:2

**apartment**  
<sup>[15]</sup> - 165:2, 167:3,  
170:6, 173:2, 188:6,  
196:4, 222:1, 222:4,  
223:12, 224:13,  
245:8, 246:2,  
254:13, 255:11,  
256:9

**apartments**  
<sup>[4]</sup> - 182:18, 188:1,  
190:9, 195:10

**apologies**  
<sup>[1]</sup> - 214:17

**apologize** <sup>[2]</sup> - 52:5,  
214:16

**APPEAL** <sup>[1]</sup> - 1:1

**appeal** <sup>[3]</sup> - 42:14,

43:4, 199:18

**Appeals** <sup>[6]</sup> - 3:8,

211:5, 245:11,

258:9, 259:5,

259:14

**appear** <sup>[3]</sup> - 140:14,

142:6, 147:14

**appearance**

<sup>[8]</sup> - 36:16, 37:4,

37:12, 88:1, 156:14,

157:6, 157:15,

245:13

**appellants** <sup>[1]</sup> - 43:1

**apple** <sup>[1]</sup> - 194:15

**applicant** <sup>[6]</sup> - 24:18,

68:12, 138:16,

250:3, 250:7,

250:15

**applicants**

<sup>[1]</sup> - 208:16

**application**

<sup>[17]</sup> - 25:17, 27:2,

27:3, 40:12, 40:13,

61:15, 63:14, 68:14,

118:9, 161:3, 161:4,

222:14, 223:17,

225:6, 228:3,

245:12, 250:17

**applied** <sup>[2]</sup> - 202:11,

209:5

**APPLY** <sup>[1]</sup> - 260:14

**apply** <sup>[11]</sup> - 40:9,

70:12, 160:18,

170:5, 171:14,

181:13, 188:7,

194:5, 195:1,

195:13, 208:14

**applying** <sup>[1]</sup> - 164:16

**appoints** <sup>[1]</sup> - 215:9

**appreciate**

<sup>[1]</sup> - 210:11

**appropriate**

<sup>[9]</sup> - 102:11, 106:13,

172:12, 172:13,

197:11, 198:5,

243:12, 246:18,

249:15

**Appropriateness**

<sup>[1]</sup> - 70:2

**approval** <sup>[3]</sup> - 220:10,

220:16, 226:17

**approve** <sup>[1]</sup> - 32:1

**approved** <sup>[5]</sup> - 7:6,

7:8, 37:8, 72:16,

157:11  
**approving** [2] - 91:16,  
 120:1  
**april** [1] - 260:12  
**April** [1] - 16:9  
**arbitrary** [3] - 206:3,  
 206:16, 216:10  
**architect** [5] - 5:11,  
 54:10, 86:2, 96:6,  
 163:1  
**Architects** [2] - 44:10,  
 111:10  
**architectural**  
 [1] - 77:6  
**Architectural**  
 [1] - 70:13  
**architecture**  
 [2] - 44:14, 129:15  
**area** [22] - 30:7,  
 46:14, 84:3, 86:17,  
 87:6, 91:7, 94:10,  
 98:10, 109:3, 112:9,  
 114:14, 118:15,  
 138:15, 143:7,  
 163:11, 163:13,  
 176:18, 198:18,  
 217:2, 236:4, 236:8,  
 241:14  
**Area** [2] - 85:18,  
 219:4  
**areas** [3] - 8:14,  
 188:16, 198:16  
**argue** [2] - 72:9,  
 82:14  
**argument** [1] - 71:16  
**arises** [1] - 141:1  
**arrow** [1] - 33:8  
**art** [3] - 69:16, 73:12,  
 109:5  
**artfully** [1] - 181:8  
**Article** [1] - 164:2  
**aside** [1] - 212:1  
**asset** [1] - 119:17  
**assist** [2] - 4:6, 22:4  
**assistance** [1] - 43:7  
**Associate** [3] - 1:9,  
 1:9, 1:10  
**assume** [3] - 16:15,  
 78:10, 173:3  
**AT&T** [2] - 25:1, 27:5  
**AT&T's** [1] - 27:4  
**attach** [1] - 126:18  
**attached** [4] - 113:15,  
 115:2, 118:6,

120:13

**attended** [3] - 16:16,  
45:8, 219:3

**attendees** [1] - 3:18

**attention** [4] - 58:16,  
99:6, 116:2, 221:2

**attic** [1] - 48:18

**attorney** [3] - 101:6,  
136:10, 162:11

## **ATTORNEY**

[190] - 24:9, 24:16,  
25:5, 25:16, 26:1,  
26:9, 26:17, 27:15,  
29:11, 29:14, 30:3,  
30:10, 31:5, 31:17,  
32:4, 32:10, 33:1,  
33:5, 38:7, 41:7,  
67:9, 67:13, 67:16,  
68:2, 68:8, 68:18,  
69:4, 69:9, 71:4,  
71:8, 71:11, 72:8,  
73:9, 76:17, 77:2,  
77:7, 77:11, 77:17,  
78:3, 78:13, 80:5,  
80:8, 80:12, 80:15,  
81:2, 82:2, 82:8,  
82:13, 84:5, 85:15,  
86:6, 88:3, 88:10,  
89:2, 89:13, 89:16,  
90:14, 90:17, 91:2,  
91:11, 91:15, 92:14,  
93:1, 93:5, 93:14,  
94:6, 95:10, 95:14,  
95:17, 96:3, 96:12,  
97:1, 97:4, 97:9,  
97:14, 98:6, 98:13,  
98:16, 99:16,  
103:15, 103:18,  
104:16, 106:8,  
106:10, 106:18,  
107:11, 110:11,  
136:9, 136:14,  
136:18, 137:2,  
138:9, 138:13,  
139:16, 140:1,  
141:8, 141:13,  
141:16, 142:8,  
143:3, 143:16,  
143:18, 144:3,  
144:6, 146:1, 146:5,  
146:9, 146:18,  
147:7, 148:12,  
148:18, 149:8,  
149:13, 150:9,

151:3, 151:9,  
 151:18, 152:4,  
 152:7, 152:14,  
 158:12, 158:15,  
 161:18, 162:9,  
 162:18, 163:6,  
 164:8, 165:6,  
 165:10, 166:6,  
 167:8, 167:16,  
 168:4, 168:7,  
 168:10, 168:17,  
 169:3, 171:1, 171:6,  
 172:3, 173:10,  
 174:5, 174:18,  
 175:8, 177:15,  
 177:17, 179:4,  
 179:10, 181:17,  
 183:13, 184:1,  
 186:16, 187:15,  
 190:4, 190:13,  
 192:7, 195:17,  
 196:8, 196:12,  
 200:5, 200:7,  
 200:12, 203:2,  
 203:4, 203:8,  
 209:11, 211:11,  
 225:10, 229:7,  
 232:17, 233:17,  
 234:3, 235:9,  
 235:18, 236:3,  
 236:12, 236:15,  
 237:2, 237:5, 237:9,  
 242:10, 243:1,  
 243:5, 243:10,  
 246:7, 253:12,  
 253:18, 254:6,  
 254:11, 258:7

**attract** <sup>[1]</sup> - 95:4

**attractive** <sup>[1]</sup> - 119:7

**attribute** <sup>[1]</sup> - 75:2

**Auburn** <sup>[3]</sup> - 88:15,

90:12, 92:17

**audience** <sup>[1]</sup> - 231:2

**AUDIENCE**

<sup>[1]</sup> - 231:10

**audio** <sup>[1]</sup> - 3:11

**author** <sup>[1]</sup> - 63:7

**authorities**

<sup>[6]</sup> - 38:16, 39:4,

39:9, 159:7, 159:13,

159:18

**authority** <sup>[10]</sup> - 90:1,

171:4, 181:14,

183:17, 186:11,

211:5, 215:8,  
 216:16, 225:12,  
 225:15  
**auto** <sup>[1]</sup> - 18:15  
**available** <sup>[3]</sup> - 132:16,  
 133:4, 133:7  
**Ave** <sup>[5]</sup> - 6:2, 8:4,  
 51:10, 63:12, 102:4  
**Avenue** <sup>[10]</sup> - 1:6, 2:6,  
 44:6, 44:12, 45:9,  
 45:17, 61:10, 61:13,  
 63:9, 81:8  
**aware** <sup>[2]</sup> - 220:7,  
 237:18  
**Aye** <sup>[24]</sup> - 22:15,  
 22:16, 41:1, 41:2,  
 43:13, 43:14, 66:7,  
 66:8, 110:7, 110:8,  
 123:7, 123:8,  
 130:16, 130:17,  
 134:15, 134:16,  
 161:12, 161:13,  
 233:10, 233:11,  
 253:4, 253:5, 258:1,  
 258:2

## B

### B-A-R-N-E-S

<sup>[1]</sup> - 162:17  
**B-rate** <sup>[1]</sup> - 75:10  
**background**  
<sup>[1]</sup> - 69:12  
**bad** <sup>[1]</sup> - 109:18  
**baked** <sup>[1]</sup> - 99:4  
**balance** <sup>[2]</sup> - 104:2,  
 244:9  
**balanced** <sup>[2]</sup> - 150:8,  
 248:11  
**banner** <sup>[1]</sup> - 13:3  
**bar** <sup>[1]</sup> - 104:6  
**barely** <sup>[2]</sup> - 125:8,  
 241:8  
**BARNES** <sup>[13]</sup> - 101:4,  
 162:16, 201:2,  
 201:15, 204:14,  
 205:6, 205:11,  
 214:2, 214:3, 214:5,  
 214:15, 215:1,  
 215:7  
**Barnes** <sup>[19]</sup> - 101:4,  
 162:14, 162:16,  
 201:2, 214:6,  
 214:16, 217:16,

218:17, 218:18,  
 219:3, 221:12,  
 222:5, 222:16,  
 222:18, 223:1,  
 223:7, 224:6, 224:8,  
 225:1

**Barnes'** <sup>[3]</sup> - 219:8,  
 221:11, 251:8

**Barnes-Firth**  
<sup>[2]</sup> - 222:16, 222:18

**baron** <sup>[1]</sup> - 210:1

**Barrett** <sup>[7]</sup> - 187:12,  
 187:17, 190:1,  
 190:2, 190:7,  
 211:17

**barrier** <sup>[1]</sup> - 49:11

**base** <sup>[2]</sup> - 36:3,  
 155:17

**based** <sup>[9]</sup> - 36:8,  
 86:17, 156:3, 161:8,  
 192:15, 193:14,  
 206:13, 206:16,  
 220:11

**baseline** <sup>[2]</sup> - 145:12,  
 145:17

**basement**  
<sup>[10]</sup> - 53:13, 53:15,  
 53:16, 53:17, 54:1,  
 91:5, 94:11, 187:13,  
 187:18, 190:7

**basic** <sup>[1]</sup> - 248:5

**basis** <sup>[26]</sup> - 22:7, 40:2,  
 40:16, 66:1, 109:8,  
 110:7, 115:9, 123:1,  
 127:5, 130:9,  
 132:12, 134:15,  
 160:11, 179:2,  
 183:15, 191:7,  
 196:2, 206:5,  
 209:15, 210:8,  
 216:17, 230:3,  
 232:14, 244:16,  
 252:16, 257:12

**bath** <sup>[1]</sup> - 46:6

**bathroom** <sup>[2]</sup> - 48:7,  
 91:6

**Bay** <sup>[1]</sup> - 85:18

**bay** <sup>[2]</sup> - 86:17, 87:6

**bay-area** <sup>[1]</sup> - 86:17

**bean** <sup>[1]</sup> - 87:15

**beans** <sup>[1]</sup> - 87:3

**become** <sup>[1]</sup> - 147:2

**becomes** <sup>[1]</sup> - 146:16

**bedroom** <sup>[9]</sup> - 46:5,

48:7, 74:14, 113:9,  
 114:18, 241:3,  
 241:14, 241:18,  
 247:12

**bedrooms** [7] - 48:9,  
 48:10, 74:15, 238:1,  
 238:4, 247:5, 247:6

**began** [1] - 70:1

**beginning** [2] - 3:17,  
 47:15

**begun** [1] - 119:15

**behalf** [5] - 24:17,  
 43:1, 65:14, 137:3,  
 162:12

**behind** [3] - 69:14,  
 166:11, 171:16

**beloved** [1] - 220:18

**below** [10] - 13:4,  
 28:2, 28:10, 28:12,  
 29:3, 30:17, 47:2,  
 49:12, 140:16,  
 211:7

**bend** [1] - 77:1

**Beneck** [2] - 61:9,  
 63:1

**BENECK** [1] - 61:10

**benefit** [2] - 109:7,  
 231:1

**benefits** [1] - 251:7

**BENJAMIN**  
 [4] - 101:4, 214:15,  
 215:1, 215:7

**Benjamin** [2] - 101:4,  
 214:16

**Best** [24] - 1:10, 3:6,  
 5:4, 23:2, 24:4,  
 41:6, 42:4, 43:18,  
 44:4, 66:12, 67:4,  
 110:14, 111:4,  
 123:12, 124:4,  
 131:3, 132:4, 135:2,  
 136:4, 161:17,  
 162:4, 233:13,  
 253:7, 258:4

**BEST** [1] - 50:1

**best** [4] - 96:13,  
 191:7, 204:7,  
 214:11

**better** [2] - 239:1,  
 249:5

**between** [10] - 90:12,  
 102:4, 114:3, 114:6,  
 138:1, 149:1,  
 175:10, 207:5,

210:16, 245:5  
**beyond** [4] - 26:10,  
 126:4, 144:18,  
 145:5  
**big** [11] - 53:9, 55:15,  
 55:16, 55:17, 80:18,  
 101:5, 124:18,  
 185:7, 197:3,  
 243:16  
**bigger** [3] - 46:9,  
 46:11, 197:18  
**Bill** [4] - 54:8, 61:15,  
 62:13, 63:13  
**Bind** [1] - 139:10  
**Biomedical**  
 [1] - 139:7  
**bit** [17] - 32:6, 46:9,  
 46:11, 51:4, 52:8,  
 78:6, 85:13, 113:8,  
 125:9, 139:8, 142:3,  
 150:15, 152:5,  
 186:14, 194:9,  
 221:16, 228:15  
**bite** [1] - 112:3  
**black** [1] - 205:11  
**blah** [6] - 183:5, 196:7  
**blend** [4] - 14:14,  
 248:4, 248:5,  
 248:14  
**block** [2] - 219:14,  
 222:10  
**blocks** [1] - 219:8  
**blowing** [1] - 60:8  
**blown** [1] - 31:15  
**Blue** [5] - 85:8, 85:14,  
 85:16, 86:16, 101:5  
**blue** [3] - 89:3, 90:4,  
 90:6  
**blunt** [1] - 178:5  
**board** [7] - 49:3, 98:3,  
 109:13, 176:3,  
 209:2, 209:17,  
 227:16  
**BOARD** [1] - 1:1  
**Board** [119] - 3:8, 7:7,  
 13:6, 17:17, 19:11,  
 20:5, 21:1, 25:13,  
 26:4, 26:13, 31:4,  
 31:7, 31:18, 32:13,  
 34:2, 35:17, 37:17,  
 40:10, 43:10, 47:16,  
 49:17, 56:3, 64:7,  
 67:10, 68:1, 68:9,  
 68:14, 70:13, 73:6,

84:16, 88:7, 99:9,  
 105:12, 112:1,  
 121:12, 127:9,  
 136:10, 142:17,  
 148:6, 149:17,  
 150:2, 150:16,  
 151:5, 152:16,  
 153:8, 153:15,  
 155:12, 156:12,  
 157:3, 158:2, 161:1,  
 161:10, 162:10,  
 164:10, 164:12,  
 164:14, 176:4,  
 177:12, 178:1,  
 178:7, 180:12,  
 180:17, 181:5,  
 182:2, 182:8, 184:3,  
 184:12, 185:6,  
 185:15, 186:5,  
 187:9, 189:3, 189:8,  
 189:11, 189:16,  
 191:5, 191:8,  
 191:16, 192:1,  
 192:4, 192:14,  
 192:16, 193:2,  
 195:1, 196:5,  
 196:13, 198:10,  
 202:4, 202:9, 207:7,  
 208:9, 208:13,  
 208:17, 210:4,  
 211:5, 214:8, 215:2,  
 215:3, 215:8,  
 216:12, 216:14,  
 217:5, 225:11,  
 226:14, 227:11,  
 228:2, 228:10,  
 231:14, 234:5,  
 234:8, 234:10,  
 235:11, 238:18,  
 245:11, 258:9,  
 259:5, 259:14

**Board's** <sup>[1]</sup> - 94:7

**boards** <sup>[2]</sup> - 83:16,  
 215:13

**Boathouse** <sup>[1]</sup> - 139:6

**body** <sup>[1]</sup> - 68:3

**Bohlin** <sup>[1]</sup> - 96:6

**bolster** <sup>[1]</sup> - 146:11

**book** <sup>[1]</sup> - 190:14

**bookend** <sup>[1]</sup> - 242:6

**bookends** <sup>[1]</sup> - 248:9

**bookstore** <sup>[1]</sup> - 77:6

**border** <sup>[1]</sup> - 172:8

**born** <sup>[1]</sup> - 44:17

**Boston** <sup>[3]</sup> - 136:15,  
 139:5, 139:7  
**bottle** <sup>[3]</sup> - 90:5, 90:7,  
 101:6  
**Bottle** <sup>[3]</sup> - 85:14,  
 85:16, 86:16  
**Bottle's** <sup>[1]</sup> - 85:8  
**bottles** <sup>[1]</sup> - 89:3  
**bottom** <sup>[4]</sup> - 7:15,  
 14:8, 14:9, 76:18  
**bought** <sup>[1]</sup> - 217:1  
**bounded** <sup>[1]</sup> - 139:12  
**Bow** <sup>[18]</sup> - 2:7, 67:6,  
 68:13, 76:16, 78:1,  
 88:14, 89:8, 90:13,  
 92:2, 92:17, 93:3,  
 93:4, 93:8, 94:14,  
 97:2, 103:6, 105:4,  
 105:7  
**bow** <sup>[1]</sup> - 93:1  
**boy** <sup>[1]</sup> - 113:1  
**brand** <sup>[2]</sup> - 98:17,  
 99:1  
**Brattle** <sup>[2]</sup> - 127:16,  
 127:17  
**break** <sup>[3]</sup> - 140:14,  
 147:14, 239:2  
**breaking** <sup>[2]</sup> - 49:11,  
 150:3  
**Brendan** <sup>[1]</sup> - 79:4  
**brewing** <sup>[1]</sup> - 100:9  
**BRIAN** <sup>[20]</sup> - 24:9,  
 24:16, 25:5, 25:16,  
 26:1, 26:9, 26:17,  
 27:15, 29:11, 29:14,  
 30:3, 30:10, 31:5,  
 31:17, 32:4, 32:10,  
 33:1, 33:5, 38:7,  
 41:7  
**Brian** <sup>[1]</sup> - 24:17  
**brief** <sup>[1]</sup> - 225:10  
**bring** <sup>[4]</sup> - 67:14,  
 216:15, 227:14  
**brings** <sup>[1]</sup> - 83:18  
**BRISTOL** <sup>[1]</sup> - 260:2  
**broad** <sup>[3]</sup> - 171:7,  
 186:1, 204:9  
**broadening**  
<sup>[1]</sup> - 190:8  
**Broadway** <sup>[6]</sup> - 45:4,  
 221:6, 221:8, 243:6,  
 248:1, 248:2  
**broke** <sup>[2]</sup> - 217:1,  
 242:4

**broken** <sup>[1]</sup> - 248:6  
**brought** <sup>[3]</sup> - 10:14,  
 216:1, 227:3  
**brush** <sup>[2]</sup> - 171:7,  
 186:1  
**build** <sup>[4]</sup> - 53:10,  
 146:14, 146:15  
**Building** <sup>[3]</sup> - 57:4,  
 58:6, 247:11  
**building** <sup>[38]</sup> - 7:12,  
 16:7, 27:5, 30:14,  
 37:11, 42:15, 42:16,  
 43:4, 57:9, 58:5,  
 58:14, 69:13, 69:14,  
 70:5, 74:18, 75:5,  
 77:5, 79:10, 79:12,  
 79:16, 81:14, 83:4,  
 88:14, 89:6, 90:2,  
 102:6, 137:16,  
 140:6, 140:7, 147:3,  
 148:13, 149:10,  
 157:14, 167:2,  
 210:16, 234:17,  
 245:16, 247:9  
**buildings**  
<sup>[2]</sup> - 139:11, 173:14  
**built** <sup>[7]</sup> - 53:7, 59:17,  
 62:8, 180:9, 217:1,  
 239:9, 243:2  
**bunch** <sup>[1]</sup> - 208:18  
**burden** <sup>[1]</sup> - 191:10  
**business** <sup>[8]</sup> - 39:3,  
 39:16, 98:17,  
 104:13, 104:18,  
 109:16, 159:12,  
 160:7  
**businesses**  
<sup>[1]</sup> - 137:9  
**buy** <sup>[1]</sup> - 204:13  
**BZA** <sup>[1]</sup> - 118:9  
**BZA-011630-2016**  
<sup>[2]</sup> - 2:3, 5:2  
**BZA-011933-2016**  
<sup>[2]</sup> - 2:4, 24:2  
**BZA-012164-2016**  
<sup>[2]</sup> - 2:6, 44:2  
**BZA-012199-2016**  
<sup>[2]</sup> - 2:9, 124:2  
**BZA-012243-2016**  
<sup>[2]</sup> - 2:8, 111:2  
**BZA-012262-2016**  
<sup>[2]</sup> - 2:7, 67:2  
**BZA-012318-2016**  
<sup>[2]</sup> - 2:10, 132:2

**BZA-012351-2017**

[2] - 2:5, 42:2

**BZA-012369-2017**

[2] - 2:11, 136:2

**BZA-012378-2017**

[2] - 2:12, 162:2

**C****C-1** [3] - 171:10,

171:12, 226:2

**C1** [1] - 226:3**C3** [1] - 138:15**cabinets** [3] - 31:1,

144:18, 145:5

**cabling** [2] - 149:14,

152:9

**cafe** [1] - 78:1**Cahill** [1] - 16:7**cakes** [2] - 100:4**calendar** [2] - 40:3,

160:12

**CAMBRIDGE** [1] - 1:2**Cambridge** [46] - 1:7,

2:3, 5:6, 5:18, 6:1,

7:13, 9:12, 11:2,

15:6, 44:10, 44:12,

44:17, 45:4, 56:6,

68:11, 87:12, 101:5,

103:10, 111:10,

111:14, 112:7,

119:4, 122:15,

122:18, 124:15,

137:9, 162:12,

175:14, 179:17,

195:2, 201:3, 202:1,

202:6, 204:12,

207:2, 209:10,

214:12, 216:4,

219:10, 220:3,

220:18, 223:2,

224:3, 225:2,

226:15

**Cambridgeport**

[3] - 112:10, 119:14,

120:15

**Camelia** [1] - 8:4**Camellia** [1] - 6:2**campus** [5] - 45:9,

74:5, 76:2, 76:13,

77:13

**cannot** [8] - 34:15,

82:6, 108:7, 153:18,

176:4, 183:7,

222:11, 256:12

**capacity** <sup>[2]</sup> - 137:8,  
146:12

**CAPTURING**

<sup>[1]</sup> - 1:17

**car** <sup>[1]</sup> - 80:11

**care** <sup>[3]</sup> - 25:12,  
26:18, 45:6

**carrier** <sup>[1]</sup> - 27:5

**carries** <sup>[2]</sup> - 233:15,  
258:6

**cars** <sup>[1]</sup> - 80:9

**Case** <sup>[10]</sup> - 5:2, 24:2,  
42:2, 44:2, 67:2,  
111:2, 124:2, 132:2,  
136:2, 162:2

**CASE** <sup>[1]</sup> - 2:1

**case** <sup>[60]</sup> - 5:6, 9:17,  
24:6, 27:14, 42:6,  
42:14, 42:16, 43:5,  
43:16, 44:6, 67:6,  
68:4, 71:15, 81:6,  
83:8, 105:18, 106:4,  
107:8, 111:6, 124:6,  
129:2, 132:6,  
132:12, 132:15,  
133:12, 134:14,  
134:18, 136:6,  
162:6, 163:6, 164:5,  
165:17, 178:8,  
180:6, 180:16,  
184:14, 185:8,  
189:14, 190:16,  
191:7, 192:3,  
193:15, 193:17,  
194:1, 196:2,  
199:17, 200:18,  
205:1, 208:14,  
209:5, 212:2,  
215:13, 216:17,  
227:17

**case-by-case**

<sup>[3]</sup> - 191:7, 196:2,  
216:17

**cases** <sup>[11]</sup> - 4:11,

72:9, 137:18,  
180:16, 184:14,  
189:14, 207:5,  
227:13, 227:17,  
244:13

**categorically**

<sup>[1]</sup> - 188:11

**categories** <sup>[1]</sup> - 230:7

**categorize**

[1] - 229:17  
**category** [5] - 81:3,  
82:3, 82:9, 82:10,  
234:1  
**catering** [1] - 139:5  
**Catherine** [2] - 260:3,  
260:9  
**caught** [1] - 107:2  
**caused** [2] - 234:16,  
235:1  
**causing** [1] - 254:15  
**cease** [2] - 37:7,  
157:10  
**Cecilia** [1] - 124:13  
**CECILIA**  
[10] - 124:15,  
124:18, 126:3,  
126:9, 126:13,  
126:16, 127:7,  
127:14, 128:10,  
128:18  
**ceiling** [1] - 48:16  
**center** [8] - 151:15,  
180:8, 237:16,  
238:2, 240:9,  
240:14, 240:17,  
242:4  
**Center** [1] - 1:5  
**centered** [1] - 243:7  
**certain** [11] - 178:2,  
179:16, 182:3,  
188:11, 188:16,  
189:12, 197:1,  
197:3, 202:8, 211:6,  
234:8  
**certainly** [1] - 142:8  
**Certificate** [1] - 70:2  
**CERTIFICATION**  
[1] - 260:13  
**Certified** [2] - 260:3,  
260:10  
**certify** [1] - 260:4  
**CERTIFYING**  
[1] - 260:15  
**CH** [1] - 43:2  
**CHA** [1] - 11:2  
**chain** [1] - 116:6  
**Chair** [55] - 1:8, 3:7,  
3:10, 3:14, 3:18,  
21:1, 22:7, 24:5,  
34:11, 36:8, 36:14,  
37:1, 40:17, 42:5,  
42:10, 43:11, 44:5,  
64:9, 65:9, 66:2,

66:6, 67:5, 107:18,  
 108:18, 109:9,  
 111:5, 121:12,  
 122:12, 123:2,  
 123:6, 124:5, 129:9,  
 130:10, 130:15,  
 132:5, 133:11,  
 136:5, 138:14,  
 153:14, 156:3,  
 156:9, 156:17,  
 161:7, 162:5, 163:8,  
 189:1, 230:15,  
 230:17, 231:14,  
 232:15, 233:4,  
 251:17, 252:16,  
 256:6, 257:13

**chair** <sup>[4]</sup> - 67:10, 88:6,  
 96:12, 162:10

**Chairman**

<sup>[3]</sup> - 214:16, 216:2,  
 216:8

**challenge** <sup>[3]</sup> - 74:2,  
 180:11, 195:18

**challenges** <sup>[2]</sup> - 84:1,  
 224:16

**challenging**

<sup>[3]</sup> - 42:17, 197:12,  
 219:9

**change** <sup>[18]</sup> - 35:1,  
 36:2, 83:18, 89:7,  
 125:1, 130:13,  
 134:10, 154:5,  
 155:15, 171:3,  
 174:11, 196:4,  
 201:9, 245:15,  
 246:13, 256:17,  
 259:5

**CHANGE** <sup>[6]</sup> - 259:7,  
 259:8, 259:9,  
 259:10, 259:11,  
 259:12

**changed** <sup>[2]</sup> - 192:18,  
 205:3

**changes** <sup>[8]</sup> - 91:18,  
 151:8, 174:14,  
 222:8, 234:9,  
 245:13, 256:10,  
 259:15

**changing** <sup>[1]</sup> - 107:1

**chapter** <sup>[1]</sup> - 182:4

**Chapter** <sup>[2]</sup> - 225:15,  
 226:12

**character** <sup>[5]</sup> - 35:2,  
 154:6, 155:8,

245:14, 256:17

**characteristic**

[1] - 178:6

**characteristics**

[1] - 220:11

**charge** [1] - 126:11

**Charles** [1] - 139:12

**chase** [2] - 34:10,

78:6

**chief** [2] - 15:4, 87:1

**child** [1] - 222:18

**childhood** [1] - 223:3

**children** [7] - 64:17,

65:17, 119:1, 119:3,

122:2, 122:17,

219:2

**choice** [1] - 195:1

**Cingular** [1] - 24:18

**circa** [1] - 72:18

**circling** [1] - 245:7

**circumscribed**

[1] - 204:10

**circumstance**

[2] - 193:3, 205:17

**circumstances**

[10] - 180:18, 182:8,

184:5, 184:8,

192:15, 193:1,

206:1, 216:1, 232:5,

252:7

**cited** [1] - 161:9

**citizen** [2] - 4:4, 22:3

**citizens** [6] - 35:10,

60:18, 154:14,

215:9, 226:15,

257:7

**CITY** [1] - 1:2

**city** [21] - 21:8, 22:4,

22:5, 35:10, 44:18,

45:14, 65:18, 74:15,

104:3, 154:14,

172:17, 175:13,

179:16, 188:17,

202:1, 211:1, 217:1,

220:5, 227:14,

251:9, 257:7

**City** [35] - 56:6, 57:15,

70:14, 103:10,

109:18, 122:15,

165:3, 166:18,

170:15, 171:3,

177:7, 177:8, 181:6,

181:11, 183:12,

184:15, 184:17,

188:4, 192:18,  
 195:2, 195:10,  
 196:1, 198:1,  
 198:14, 201:5,  
 201:9, 202:6,  
 204:12, 207:2,  
 208:11, 215:9,  
 215:12, 216:4,  
 220:1, 227:18  
**citywide** [3] - 188:7,  
 188:17, 196:4  
**claimed** [2] - 40:2,  
 160:11  
**clapboard**  
 [1] - 126:17  
**clarify** [1] - 176:2  
**Clark** [22] - 2:12,  
 101:5, 162:6, 169:7,  
 169:9, 169:13,  
 172:14, 173:6,  
 175:16, 181:2,  
 187:2, 216:18,  
 218:15, 218:18,  
 221:7, 221:11,  
 223:4, 223:9, 224:3,  
 224:7, 237:15,  
 248:3  
**Class** [3] - 36:5,  
 138:2, 155:18  
**classic** [1] - 183:8  
**clean** [1] - 26:14  
**cleaner** [3] - 73:4,  
 73:7, 73:10  
**clear** [7] - 8:16,  
 168:14, 192:11,  
 225:12, 225:17,  
 246:10, 250:10  
**clearcut** [1] - 126:15  
**clearly** [1] - 15:10  
**client** [3] - 74:7,  
 94:11, 178:18  
**client's** [1] - 167:5  
**clients** [1] - 96:13  
**close** [22] - 20:14,  
 34:3, 50:18, 63:4,  
 64:6, 89:5, 101:14,  
 105:10, 121:9,  
 129:6, 149:5,  
 153:11, 175:17,  
 186:12, 186:18,  
 209:3, 225:8, 227:6,  
 228:13, 238:11,  
 255:8, 256:3  
**closed** [1] - 69:18

**closely** [2] - 173:18,  
221:6

**closes** [1] - 104:18

**closets** [1] - 241:15

**closing** [1] - 103:2

**coast** [1] - 85:17

**Code** [4] - 73:3,  
73:11, 78:15,  
247:11

**code** [1] - 241:8

**codified** [1] - 211:17

**Coffee** [1] - 86:16

**coffee** [9] - 76:9,  
76:13, 81:10, 87:1,  
87:4, 94:4, 99:4,  
100:10, 104:6

**cold** [1] - 67:18

**collection** [1] - 95:1

**college** [1] - 46:4

**colocation**  
[1] - 146:10

**colonial** [1] - 242:16

**combination**  
[3] - 174:6, 244:18,  
250:5

**comfortable**  
[4] - 74:11, 89:18,  
91:16, 119:18

**comfortably** [1] - 62:3

**coming** [7] - 76:2,  
84:16, 101:9,  
187:16, 192:14,  
217:4, 218:2

**comment** [13] - 12:9,  
13:6, 20:4, 192:8,  
199:8, 200:16,  
200:17, 214:3,  
214:5, 230:10,  
248:16, 251:12,  
255:18

**commentary**  
[1] - 229:3

**comments**  
[18] - 31:12, 31:13,  
59:11, 64:7, 102:1,  
105:12, 121:6,  
150:10, 156:12,  
157:2, 158:10,  
164:4, 186:4,  
198:13, 210:11,  
235:11, 255:13,  
255:15

**commercial**  
[11] - 79:11, 169:16,

172:7, 172:10,  
173:12, 173:14,  
175:11, 178:10,  
212:6, 246:15,  
247:15

**Commission**

[4] - 13:2, 70:3,  
73:18, 260:12

**Committee**

[4] - 101:16, 109:2,  
201:6, 201:8

**committee**

[9] - 102:1, 102:2,  
102:9, 102:10,  
102:11, 102:14,  
216:8, 217:9

**commodity**

[1] - 74:15

**common** [1] - 215:10

**commonly** [1] - 72:13

**COMMONWEALTH**

[1] - 260:1

**communicate**

[1] - 17:1

**communication**

[3] - 17:1, 17:2,  
153:7

**communities**

[1] - 185:4

**community** [9] - 63:5,

72:10, 109:7,  
119:17, 216:7,  
217:13, 219:2,  
219:4, 219:6

**company** [2] - 12:14,

86:17

**compared** [1] - 48:11

**compelling**

[1] - 227:15

**complete** [1] - 222:1

**completed**

[2] - 224:14, 225:3

**completion**

[3] - 36:15, 156:13,  
223:15

**compliance**

[3] - 37:15, 157:18,  
158:7

**compliant** [1] - 250:9

**complied** [1] - 65:13

**complies** [2] - 30:16,

30:17

**comply** [10] - 37:15,

39:12, 89:15,

103:14, 132:13,  
133:1, 157:18,  
160:3, 167:7, 237:4

**complying** [2] - 6:12,  
148:11

**composition**

[1] - 248:11

**compost** [1] - 94:9

**compostable**

[1] - 103:12

**concealed**

[1] - 144:16

**concealment**

[2] - 28:8, 30:12

**conceding**

[1] - 186:10

**concentrated**

[1] - 60:10

**concern** [4] - 15:12,

38:11, 159:2, 212:8

**concerning**

[2] - 40:11, 161:2

**concerns**

[2] - 119:10, 255:6

**concrete** [1] - 227:2

**condition** [24] - 22:9,

32:8, 37:12, 38:3,

66:3, 92:9, 98:4,

109:12, 123:3,

130:11, 152:11,

157:15, 178:13,

182:9, 182:10,

186:17, 187:8,

187:10, 198:9,

220:13, 230:1,

233:1, 252:18,

257:15

**conditions** [25] - 32:2,

32:15, 34:9, 36:11,

37:16, 38:13, 110:5,

133:13, 145:6,

156:6, 158:1, 158:5,

159:4, 161:9, 168:5,

168:6, 176:5,

176:16, 178:2,

194:10, 203:5,

203:7, 232:5, 234:9,

252:7

**condo** [1] - 188:15

**conduct** [2] - 3:16,

191:5

**confess** [1] - 85:10

**configuration**

[1] - 209:6

**conforming** <sup>[13]</sup> - 7:6,  
48:2, 89:17, 106:16,  
108:13, 113:15,  
122:5, 165:18,  
172:18, 174:11,  
178:14, 189:6,  
216:5

**confused** <sup>[1]</sup> - 54:11

**congestion**

<sup>[9]</sup> - 34:18, 154:4,  
166:13, 169:12,  
185:7, 185:10,  
234:18, 254:16,  
256:16

**connection**

<sup>[1]</sup> - 137:3

**consider** <sup>[4]</sup> - 74:9,

93:16, 94:11, 150:5

**considerate**

<sup>[4]</sup> - 59:2, 61:18,  
65:14, 119:16

**consideration**

<sup>[2]</sup> - 205:15, 238:5

**considered**

<sup>[2]</sup> - 141:9, 244:18

**consistency**

<sup>[2]</sup> - 83:13, 220:14

**consistent** <sup>[17]</sup> - 28:8,

30:11, 36:17, 37:5,  
72:2, 83:5, 84:8,  
85:6, 102:3, 137:11,  
148:3, 156:15,  
157:7, 208:15,  
235:3, 244:1, 247:2

**Constantine**

<sup>[12]</sup> - 1:8, 3:4, 5:3,  
24:3, 42:3, 44:3,  
67:3, 111:3, 124:3,  
132:3, 136:3, 162:3

**CONSTANTINE**

<sup>[327]</sup> - 3:7, 5:5, 5:13,  
6:11, 6:16, 7:5, 8:6,  
8:9, 8:12, 9:2, 9:8,  
9:16, 10:3, 10:15,  
11:3, 11:13, 11:18,  
12:4, 12:8, 12:17,  
13:7, 13:9, 13:13,  
14:12, 15:2, 16:4,  
16:10, 16:15, 16:18,  
17:5, 17:12, 17:14,  
17:16, 19:2, 19:7,  
19:10, 19:17, 20:8,  
20:12, 20:17, 22:14,  
22:17, 24:5, 24:11,

24:14, 25:3, 25:14,  
25:18, 26:8, 26:16,  
27:10, 29:9, 29:13,  
30:9, 31:3, 31:11,  
31:16, 32:3, 32:9,  
32:12, 33:9, 33:11,  
33:13, 33:17, 34:7,  
38:8, 40:16, 41:3,  
42:5, 42:10, 43:15,  
44:5, 44:8, 46:10,  
46:13, 46:17, 47:4,  
47:8, 47:14, 48:15,  
49:14, 49:17, 50:2,  
50:8, 52:9, 52:12,  
56:4, 56:11, 56:15,  
57:5, 57:9, 57:12,  
57:18, 59:8, 60:16,  
61:2, 61:6, 63:6,  
66:9, 67:5, 67:11,  
67:15, 68:7, 68:16,  
69:2, 69:7, 71:2,  
71:6, 71:9, 72:6,  
73:8, 77:4, 77:9,  
77:16, 78:5, 79:1,  
80:4, 80:7, 80:10,  
80:17, 81:5, 82:5,  
84:2, 85:12, 86:4,  
86:8, 86:13, 87:17,  
88:9, 88:18, 89:11,  
89:14, 90:3, 90:6,  
90:9, 91:9, 91:14,  
92:5, 92:15, 93:12,  
94:2, 95:7, 95:12,  
95:16, 96:1, 96:9,  
97:7, 97:11, 98:2,  
98:8, 98:15, 99:8,  
99:11, 100:8,  
100:14, 101:10,  
101:13, 103:17,  
104:12, 105:9,  
105:14, 106:1,  
106:9, 106:15,  
107:7, 107:17,  
110:9, 111:5, 112:3,  
113:16, 114:13,  
115:3, 115:9,  
115:18, 116:8,  
116:12, 116:15,  
117:3, 117:10,  
117:15, 118:17,  
120:9, 121:8, 123:9,  
124:5, 124:10,  
124:16, 125:17,  
126:15, 127:2,

127:8, 127:18,  
128:5, 128:14,  
129:3, 130:18,  
132:5, 132:10,  
133:6, 133:9, 134:1,  
134:17, 136:5,  
136:12, 136:17,  
138:5, 138:10,  
139:14, 139:17,  
148:5, 148:16,  
149:6, 149:12,  
149:18, 151:1,  
151:6, 151:11,  
152:2, 152:6,  
152:10, 152:15,  
152:18, 153:5,  
158:13, 158:16,  
161:7, 161:14,  
162:5, 164:3, 165:5,  
165:9, 166:3,  
166:16, 167:9,  
167:17, 168:6,  
168:8, 168:12,  
169:2, 170:2, 170:9,  
170:13, 171:2,  
172:1, 172:16,  
174:1, 174:13,  
175:6, 176:7,  
176:12, 177:16,  
178:17, 179:9,  
181:11, 182:10,  
182:14, 183:14,  
186:3, 190:6,  
190:14, 193:6,  
194:7, 194:13,  
194:17, 196:3,  
196:11, 198:12,  
198:17, 200:15,  
201:12, 201:17,  
203:3, 203:6, 203:9,  
204:16, 205:8,  
205:18, 206:11,  
207:1, 207:15,  
208:1, 210:12,  
212:16, 212:18,  
213:5, 213:9,  
213:15, 214:4,  
214:13, 214:17,  
215:5, 218:1, 218:5,  
228:12, 230:9,  
230:12, 231:12,  
232:18, 233:7,  
233:12, 233:14,  
234:2, 235:6,

235:10, 236:2,  
 236:13, 237:1,  
 237:4, 237:6,  
 248:15, 249:10,  
 249:16, 250:12,  
 250:18, 251:11,  
 251:14, 253:6,  
 253:8, 253:10,  
 253:16, 254:4,  
 254:7, 255:13,  
 255:15, 256:2,  
 258:3, 258:5

**construction**

[8] - 5:12, 58:3, 60:2,  
 61:13, 63:12, 114:4,  
 151:11, 219:12

**consult** [4] - 236:17,

237:8, 237:9,  
 239:13

**consultant** [1] - 25:2

**consulted**

[1] - 238:17

**contain** [1] - 129:15

**containment**

[2] - 60:1, 60:3

**contemplating**

[1] - 89:12

**context** [2] - 185:4,

245:18

**continuance**

[3] - 9:18, 25:7,  
 132:12

**continue** [11] - 26:3,

37:15, 132:11,  
 132:15, 132:17,  
 133:2, 133:3,  
 133:11, 147:16,  
 157:18, 228:18

**continued** [9] - 4:9,

4:11, 4:13, 25:8,  
 35:3, 74:8, 134:18,  
 154:7, 256:18

**continuing** [3] - 57:2,

134:14, 147:9

**continuous** [2] - 37:9,

157:12

**continuously**

[1] - 145:2

**contractor** [1] - 57:14

**contractor's** [1] - 59:1

**contractors** [1] - 56:5

**contribute**

[1] - 222:10

**control** [1] - 87:14

**CONTROL**

[1] - 260:14

**converted** [2] - 73:12,  
77:15

**cookies** [1] - 100:4

**cooking** [2] - 100:9,  
100:11

**Coolidge** [2] - 2:5,  
42:6

**corner** [34] - 28:17,  
33:3, 47:7, 47:8,  
48:2, 65:3, 74:3,  
89:5, 93:8, 93:11,  
94:18, 104:8, 105:3,  
133:17, 169:15,  
173:7, 176:18,  
177:10, 178:11,  
189:10, 193:11,  
194:2, 197:3, 198:7,  
208:3, 208:4, 209:9,  
212:3, 215:17,  
216:3, 217:10,  
242:18, 255:1

**corners** [3] - 209:6,  
209:10, 209:12

**cornice** [5] - 140:14,  
140:16, 147:14,  
148:15, 150:4

**correct** [17] - 14:1,  
29:11, 33:9, 69:9,  
91:2, 106:8, 107:11,  
138:9, 138:13,  
141:7, 141:8,  
141:13, 144:3,  
144:6, 151:9,  
151:10, 165:9

**correction** [1] - 259:6

**corrections**  
[1] - 259:15

**corridor** [1] - 219:14

**cost** [2] - 219:11,  
224:16

**Council** [18] - 171:3,  
177:7, 177:8, 181:7,  
181:12, 183:12,  
184:15, 184:18,  
188:4, 192:18,  
195:11, 196:1,  
198:1, 198:14,  
201:5, 208:11,  
215:12, 227:18

**Councillors**

[1] - 220:1

**counsel** [5] - 153:9,

215:11, 216:1,  
 217:12, 229:5  
**count** [4] - 91:13,  
 92:3, 96:7, 200:9  
**counting** [1] - 200:10  
**couple** [6] - 48:4,  
 87:6, 87:10, 122:16,  
 187:16, 211:15  
**course** [3] - 8:6, 14:2,  
 132:17  
**Court** [2] - 79:5,  
 199:18  
**cover** [2] - 14:8,  
 142:17  
**coverage** [1] - 137:8  
**craft** [3] - 78:9, 78:14,  
 106:7  
**create** [4] - 48:8,  
 150:8, 187:10,  
 236:1  
**created** [4] - 35:8,  
 154:12, 188:1,  
 257:5  
**creates** [4] - 65:3,  
 175:4, 198:9, 245:5  
**creating** [1] - 174:15  
**creation** [3] - 223:11,  
 224:12, 224:17  
**Creation** [2] - 36:6,  
 156:1  
**creative** [1] - 219:15  
**crews** [1] - 55:17  
**criteria** [15] - 30:11,  
 139:18, 144:14,  
 164:16, 170:8,  
 208:14, 209:2,  
 227:8, 229:5, 229:8,  
 229:12, 229:15,  
 234:7, 234:11,  
 254:14  
**criterion** [1] - 209:14  
**CRLS** [1] - 219:3  
**crossroads**  
 [1] - 175:10  
**culture** [2] - 219:5,  
 222:11  
**cup** [2] - 87:4, 87:16  
**cups** [1] - 94:4  
**curl** [1] - 149:14  
**current** [11] - 6:7, 7:4,  
 7:11, 46:11, 108:8,  
 111:13, 111:16,  
 129:14, 167:13,  
 167:18, 232:2

**customers** <sup>[1]</sup> - 95:15  
**cut** <sup>[3]</sup> - 34:10, 78:5,  
 213:10  
**cyclops** <sup>[1]</sup> - 248:7  
**Cyril** <sup>[1]</sup> - 112:13  
**Cywinski** <sup>[1]</sup> - 96:6

## D

### D-O-B-S-O-N

<sup>[1]</sup> - 224:1  
**DANIEL** <sup>[36]</sup> - 136:9,  
 136:14, 136:18,  
 137:2, 138:9,  
 138:13, 139:16,  
 140:1, 141:8,  
 141:13, 141:16,  
 142:8, 143:3,  
 143:16, 143:18,  
 144:3, 144:6, 146:1,  
 146:5, 146:9,  
 146:18, 147:7,  
 148:12, 148:18,  
 149:8, 149:13,  
 150:9, 151:3, 151:9,  
 151:18, 152:4,  
 152:7, 152:14,  
 158:12, 158:15,  
 161:18  
**Daniel** <sup>[1]</sup> - 136:10  
**Dankowitz** <sup>[1]</sup> - 45:2  
**dark** <sup>[4]</sup> - 18:16, 19:3,  
 19:4, 104:8  
**date** <sup>[2]</sup> - 26:10, 259:6  
**daughter** <sup>[4]</sup> - 45:7,  
 45:8, 45:18, 46:3  
**DAVID** <sup>[38]</sup> - 5:10,  
 5:16, 6:13, 6:18,  
 7:8, 8:8, 8:11, 8:18,  
 9:7, 9:11, 10:2,  
 10:5, 10:17, 11:5,  
 11:16, 12:1, 12:6,  
 12:10, 12:18, 13:8,  
 13:12, 14:1, 14:13,  
 15:16, 16:6, 16:13,  
 16:17, 17:4, 17:6,  
 17:13, 17:15, 18:2,  
 18:9, 18:13, 19:1,  
 19:4, 20:7, 22:13  
**David** <sup>[3]</sup> - 5:11,  
 221:4, 221:5  
**days** <sup>[12]</sup> - 25:10,  
 26:2, 26:4, 39:3,  
 39:16, 40:3, 122:18,

129:16, 134:7,  
 159:12, 160:7,  
 160:12

**dead** <sup>[1]</sup> - 55:2

**deadline** <sup>[1]</sup> - 26:2

**deal** <sup>[4]</sup> - 104:11,  
 171:17, 177:7,  
 249:6

**dealership** <sup>[1]</sup> - 80:11

**dealing** <sup>[1]</sup> - 212:1

**debris** <sup>[1]</sup> - 60:9

**decide** <sup>[1]</sup> - 186:11

**decided** <sup>[4]</sup> - 45:10,  
 45:11, 74:13,  
 224:10

**decides** <sup>[1]</sup> - 134:10

**decision** <sup>[7]</sup> - 26:5,  
 26:14, 42:14, 79:5,  
 133:15, 214:10,  
 215:11

**decisions** <sup>[1]</sup> - 199:11

**defeat** <sup>[2]</sup> - 144:13,  
 144:15

**defined** <sup>[2]</sup> - 141:18,  
 195:13

**defines** <sup>[1]</sup> - 142:11

**definite** <sup>[1]</sup> - 181:4

**definitely** <sup>[8]</sup> - 49:10,  
 58:9, 107:8, 107:9,  
 215:4, 215:5, 215:7,  
 236:11

**delicious** <sup>[1]</sup> - 87:14

**delivered** <sup>[1]</sup> - 259:2

**deliveries** <sup>[1]</sup> - 103:6

**delivery** <sup>[1]</sup> - 105:5

**demo** <sup>[1]</sup> - 53:9

**demolition** <sup>[1]</sup> - 52:16

**demonstrate**  
<sup>[2]</sup> - 88:7, 193:9

**demonstrated**  
<sup>[1]</sup> - 72:11

**Denise** <sup>[3]</sup> - 169:3,  
 218:11, 218:12

**dense** <sup>[6]</sup> - 169:8,  
 173:18, 175:18,  
 178:10, 179:18,  
 180:1

**densely** <sup>[1]</sup> - 193:12

**denser** <sup>[1]</sup> - 173:14

**density** <sup>[5]</sup> - 171:18,  
 173:5, 175:12,  
 177:1, 187:5

**deny** <sup>[1]</sup> - 127:5

**Department**

[12] - 38:15, 39:2,  
 39:6, 39:18, 57:4,  
 57:6, 58:7, 159:6,  
 159:11, 159:15,  
 160:9, 259:3

**department** [2] - 8:2,  
 57:6

**depth** [1] - 142:14

**derogate** [5] - 35:13,  
 154:17, 232:12,  
 252:14, 257:10

**derogating** [5] - 22:1,  
 65:7, 108:16,  
 122:10, 130:7

**design** [13] - 10:12,  
 61:12, 61:14, 62:6,  
 62:17, 63:11, 63:13,  
 84:14, 118:8, 119:5,  
 144:16, 239:1,  
 245:2

**Design** [2] - 163:2,  
 233:2

**designed** [2] - 137:8,  
 146:9

**desirable** [4] - 65:5,  
 109:4, 122:18,  
 252:12

**desired** [1] - 72:14

**desk** [1] - 107:14

**despite** [1] - 89:6

**detail** [8] - 40:1,  
 40:12, 49:4, 60:4,  
 95:3, 160:10, 161:3,  
 221:17

**determination**  
 [2] - 42:17, 218:7

**determine** [1] - 103:4

**detriment**  
 [11] - 21:18, 35:8,  
 65:6, 108:15, 122:9,  
 130:6, 154:12,  
 232:11, 252:13,  
 255:9, 257:5

**detrimental**  
 [1] - 216:6

**developer**  
 [1] - 217:16

**development**  
 [3] - 35:4, 154:8,  
 257:1

**deviant** [1] - 215:15

**deviate** [3] - 182:1,  
 184:12, 193:5

**devise** [1] - 188:14

**DeWolfe** <sup>[1]</sup> - 139:6

**difference** <sup>[4]</sup> - 80:18,  
81:1, 206:18, 227:8

**different** <sup>[20]</sup> - 52:5,  
62:18, 78:17, 80:1,  
106:4, 148:1, 169:6,  
171:14, 173:11,  
180:10, 180:16,  
188:12, 188:13,  
198:8, 198:16,  
205:17, 215:15,  
227:8, 246:12,  
246:17

**differentiate**  
<sup>[2]</sup> - 184:13, 227:13

**differently**  
<sup>[2]</sup> - 173:17, 207:6

**difficult** <sup>[8]</sup> - 74:1,  
89:7, 112:12, 183:9,  
183:10, 190:16,  
191:11, 196:13

**digging** <sup>[1]</sup> - 59:18

**dilemma** <sup>[1]</sup> - 71:3

**Dimensional**  
<sup>[2]</sup> - 192:10, 226:4

**dimensional**  
<sup>[4]</sup> - 134:11, 192:12,  
227:1, 254:2

**dimensions**  
<sup>[4]</sup> - 36:3, 155:16,  
192:10, 227:2

**DIRECT** <sup>[1]</sup> - 260:14

**DIRECTION**  
<sup>[1]</sup> - 260:15

**directly** <sup>[5]</sup> - 33:8,  
139:9, 171:12,  
182:3, 185:13

**director** <sup>[2]</sup> - 86:3,  
86:15

**directs** <sup>[1]</sup> - 8:3

**disagree** <sup>[2]</sup> - 194:7,  
194:8

**discloses** <sup>[2]</sup> - 40:12,  
161:3

**disclosing** <sup>[2]</sup> - 40:1,  
160:10

**discontinued**  
<sup>[1]</sup> - 73:13

**discretion** <sup>[2]</sup> - 204:9,  
204:10

**discussed** <sup>[3]</sup> - 27:1,  
102:9, 156:10

**discussion**  
<sup>[6]</sup> - 20:15, 34:4,

121:10, 129:7,  
176:4, 229:2

**discussions**  
[1] - 119:8

**disfavored**  
[1] - 105:17

**disposal** [1] - 110:1

**dispositive**  
[2] - 164:5, 186:7

**disrepair** [1] - 174:9

**disrupting** [1] - 58:4

**disruption**  
[1] - 109:18

**disruptive** [1] - 55:12

**disservice**  
[1] - 226:14

**distinction** [1] - 175:9

**distinguish**  
[2] - 189:14, 207:4

**distribute** [1] - 17:11

**distributing** [1] - 17:7

**District** [4] - 72:3,  
72:12, 138:16,  
171:12

**district** [18] - 9:9,  
11:15, 35:12, 35:13,  
71:1, 72:1, 79:13,  
102:3, 116:13,  
138:8, 154:16,  
154:17, 155:4,  
175:11, 232:8,  
252:10, 257:9,  
257:10

**diverse** [1] - 202:1

**divide** [1] - 210:17

**Dobson** [2] - 224:1,  
224:2

**DOES** [1] - 260:14

**dog** [1] - 46:8

**done** [12] - 70:1, 98:4,  
100:12, 112:17,  
126:17, 133:15,  
181:8, 196:8,  
201:10, 201:11,  
204:6

**donut** [1] - 81:10

**Donuts** [1] - 77:14

**door** [3] - 55:1, 95:9,  
243:6

**doors** [1] - 241:16

**dormer** [36] - 223:10,  
224:11, 236:17,  
237:2, 237:10,  
237:11, 237:14,

237:15, 237:16,  
 237:18, 238:2,  
 238:6, 238:8,  
 238:14, 238:16,  
 238:17, 239:4,  
 239:5, 239:10,  
 239:11, 239:13,  
 242:4, 242:12,  
 243:16, 243:17,  
 244:1, 244:13,  
 245:4, 246:10,  
 248:10, 249:6,  
 250:4, 250:10,  
 251:6, 254:5

**dormers** <sup>[43]</sup> - 48:4,

48:18, 53:6, 163:12,  
 220:18, 221:18,  
 235:17, 236:1,  
 236:9, 236:11,  
 236:16, 236:17,  
 237:17, 238:3,  
 238:7, 239:2, 239:3,  
 239:8, 239:18,  
 240:9, 240:12,  
 240:17, 241:2,  
 242:1, 242:6,  
 242:12, 243:15,  
 244:18, 246:6,  
 246:16, 247:2,  
 247:3, 247:15,  
 248:4, 248:10,  
 248:13, 248:18,  
 250:5, 251:10,  
 251:15, 252:1,  
 254:2, 254:8

**dormitory** <sup>[1]</sup> - 102:5

**dorms** <sup>[1]</sup> - 81:9

**double** <sup>[2]</sup> - 243:13

**Doug** <sup>[1]</sup> - 136:17

**Douglas** <sup>[12]</sup> - 1:9,

3:5, 5:3, 24:3, 42:3,  
 44:3, 67:3, 111:3,  
 124:3, 132:3, 136:3,  
 162:3

**DOUGLAS**

<sup>[45]</sup> - 18:11, 18:17,  
 32:14, 33:4, 33:7,  
 33:10, 33:12, 67:18,  
 76:15, 77:1, 77:10,  
 78:1, 90:10, 90:15,  
 90:18, 92:16, 93:4,  
 105:15, 137:1,  
 140:17, 141:9,  
 141:15, 142:2,

143:1, 143:4,  
 143:12, 145:8,  
 146:3, 146:7,  
 146:17, 147:2,  
 163:4, 176:1,  
 176:10, 182:7,  
 182:12, 190:15,  
 208:5, 208:13,  
 209:13, 237:8,  
 244:15, 250:2,  
 250:14, 253:9  
**down** <sup>[20]</sup> - 49:8,  
 51:5, 53:10, 55:1,  
 60:17, 81:11, 92:1,  
 104:17, 124:11,  
 140:15, 147:13,  
 173:7, 184:14,  
 185:16, 187:2,  
 208:10, 208:11,  
 217:1, 218:2, 249:2  
**drafted** <sup>[5]</sup> - 177:6,  
 180:12, 181:7,  
 183:16, 195:9  
**dramatically**  
<sup>[1]</sup> - 124:17  
**draw** <sup>[2]</sup> - 99:5, 251:9  
**drawing** <sup>[1]</sup> - 10:14  
**drawings** <sup>[1]</sup> - 5:17  
**Drive** <sup>[4]</sup> - 2:11,  
 136:6, 137:6,  
 139:13  
**drive** <sup>[1]</sup> - 11:11  
**driving** <sup>[1]</sup> - 247:3  
**drop** <sup>[1]</sup> - 8:1  
**dropped** <sup>[1]</sup> - 125:13  
**dry** <sup>[3]</sup> - 73:4, 73:6,  
 73:10  
**due** <sup>[3]</sup> - 183:4,  
 203:12, 219:11  
**dug** <sup>[1]</sup> - 14:9  
**duly** <sup>[1]</sup> - 223:7  
**Dunkin'** <sup>[2]</sup> - 77:14,  
 81:9  
**during** <sup>[5]</sup> - 70:18,  
 118:13, 119:8,  
 156:11, 157:1  
**dust** <sup>[3]</sup> - 55:6, 59:15,  
 60:1  
**dwelling** <sup>[2]</sup> - 174:15,  
 175:2  
**dying** <sup>[1]</sup> - 113:2

## E

**e-mail** <sup>[5]</sup> - 17:11,  
63:3, 63:8, 63:18,  
129:2

**e-mails** <sup>[2]</sup> - 17:8,  
125:12

**easier** <sup>[2]</sup> - 184:17,  
189:7

**east** <sup>[2]</sup> - 139:4, 139:9

**East** <sup>[1]</sup> - 179:17

**easy** <sup>[1]</sup> - 192:3

**Eaton** <sup>[1]</sup> - 118:1

**EATON** <sup>[1]</sup> - 118:1

**eave** <sup>[1]</sup> - 241:17

**economic**  
<sup>[1]</sup> - 219:12

**effect** <sup>[1]</sup> - 212:8

**effects** <sup>[3]</sup> - 38:9,  
110:1, 158:18

**egress** <sup>[9]</sup> - 34:17,  
154:3, 163:15,  
163:16, 241:8,  
253:13, 254:3,  
254:9, 256:15

**eight** <sup>[2]</sup> - 94:1, 223:2

**eighth** <sup>[1]</sup> - 45:8

**either** <sup>[9]</sup> - 7:14, 49:9,  
71:8, 71:9, 72:16,  
73:10, 75:13, 91:16,  
204:16

**eldest** <sup>[1]</sup> - 222:18

**electromagnetic**  
<sup>[6]</sup> - 38:10, 38:17,  
39:15, 159:1, 159:8,  
160:6

**element** <sup>[4]</sup> - 163:14,  
163:15, 163:18,  
253:15

**Elementary**  
<sup>[1]</sup> - 139:8

**elements** <sup>[6]</sup> - 16:3,  
27:14, 28:8, 30:12,  
164:11, 182:6

**elevations** <sup>[6]</sup> - 61:12,  
62:16, 63:11, 89:7,  
118:4, 120:11

**emanating**  
<sup>[2]</sup> - 38:17, 159:8

**Emergency** <sup>[4]</sup> - 7:15,  
12:16, 15:8, 15:9

**emergency** <sup>[4]</sup> - 8:2,  
15:7, 15:14, 19:6

**emissions** <sup>[4]</sup> - 38:17,  
39:14, 159:8, 160:5

**emphasize** <sup>[1]</sup> - 204:9

**employee** <sup>[1]</sup> - 91:6  
**employees** <sup>[1]</sup> - 91:5  
**enacted** <sup>[1]</sup> - 73:3  
**encouraged**  
<sup>[1]</sup> - 103:9  
**encourages** <sup>[1]</sup> - 72:3  
**end** <sup>[8]</sup> - 9:14, 16:9,  
33:8, 55:2, 75:10,  
75:11, 77:3, 245:10  
**energy** <sup>[7]</sup> - 38:10,  
38:17, 39:15, 159:1,  
159:8, 160:6, 214:9  
**enforced** <sup>[1]</sup> - 57:16  
**enforcement**  
<sup>[7]</sup> - 21:4, 64:12,  
108:3, 121:15,  
129:12, 231:17,  
252:2  
**England** <sup>[1]</sup> - 129:16  
**enhancement**  
<sup>[1]</sup> - 223:14  
**enjoyed** <sup>[1]</sup> - 223:3  
**enjoying** <sup>[1]</sup> - 46:1  
**enlivening** <sup>[1]</sup> - 102:4  
**entertain** <sup>[1]</sup> - 191:6  
**entirely** <sup>[1]</sup> - 114:1  
**entirety** <sup>[1]</sup> - 245:1  
**entitled** <sup>[1]</sup> - 164:6  
**entrance** <sup>[21]</sup> - 7:17,  
7:18, 8:1, 8:3, 8:4,  
9:14, 11:9, 15:7,  
15:14, 21:9, 21:15,  
88:13, 89:4, 92:16,  
93:7, 93:9, 97:6,  
97:15, 125:6, 125:7,  
246:12  
**entrances** <sup>[6]</sup> - 70:11,  
70:17, 84:14, 88:8,  
97:16, 102:10  
**entranceway**  
<sup>[1]</sup> - 89:9  
**enumerated**  
<sup>[2]</sup> - 211:7, 211:8  
**envelope** <sup>[1]</sup> - 55:12  
**equal** <sup>[4]</sup> - 12:2, 18:9,  
18:10, 102:9  
**equally** <sup>[1]</sup> - 88:8  
**equipment** <sup>[16]</sup> - 3:15,  
31:1, 32:17, 37:8,  
37:10, 38:18, 39:10,  
39:11, 144:18,  
145:4, 152:1,  
157:11, 157:13,  
159:9, 160:1, 160:2

**equipped** <sup>[1]</sup> - 64:17  
**equitably** <sup>[1]</sup> - 210:8  
**era** <sup>[1]</sup> - 249:15  
**ERRATA** <sup>[1]</sup> - 258:18  
**Errata** <sup>[2]</sup> - 259:1,  
 259:6  
**especially** <sup>[2]</sup> - 232:7,  
 252:9  
**established**  
<sup>[6]</sup> - 35:1, 72:14,  
 154:5, 206:12,  
 207:13, 256:17  
**establishment**  
<sup>[5]</sup> - 71:7, 76:9, 81:7,  
 81:16, 109:11  
**estimation**  
<sup>[1]</sup> - 119:12  
**etcetera** <sup>[2]</sup> - 176:17,  
 193:15  
**evaluate** <sup>[1]</sup> - 245:12  
**evening** <sup>[13]</sup> - 5:9,  
 5:10, 19:3, 43:6,  
 67:10, 67:11, 68:5,  
 102:16, 103:2,  
 124:8, 124:9, 136:9,  
 162:9  
**event** <sup>[2]</sup> - 39:8,  
 159:17  
**eventually** <sup>[1]</sup> - 76:11  
**evidence** <sup>[1]</sup> - 227:15  
**evident** <sup>[1]</sup> - 83:11  
**evolution** <sup>[1]</sup> - 71:18  
**evolve** <sup>[1]</sup> - 99:17  
**exact** <sup>[3]</sup> - 149:1,  
 163:9, 216:11  
**exactly** <sup>[6]</sup> - 8:11,  
 18:9, 166:3, 193:6,  
 216:9, 238:18  
**example** <sup>[8]</sup> - 81:6,  
 82:14, 139:1, 141:3,  
 183:8, 238:8,  
 242:14, 243:13  
**examples** <sup>[1]</sup> - 238:7  
**exceed** <sup>[6]</sup> - 27:8,  
 148:15, 229:9,  
 237:13, 239:13  
**exceeded** <sup>[1]</sup> - 238:14  
**exceeds** <sup>[1]</sup> - 245:4  
**except** <sup>[3]</sup> - 211:9,  
 230:7, 259:14  
**exception** <sup>[3]</sup> - 175:4,  
 187:9, 228:7  
**exceptions**  
<sup>[1]</sup> - 181:9

**excessive** [2] - 228:9,  
 246:5  
**excited** [1] - 74:7  
**excluded** [1] - 187:18  
**excuse** [1] - 142:12  
**execute** [1] - 223:8  
**exercise** [2] - 208:6,  
 208:7  
**exist** [2] - 28:10,  
 72:16  
**existence** [1] - 102:6  
**existing** [51] - 6:2,  
 6:4, 7:3, 12:3, 27:3,  
 27:6, 28:1, 28:6,  
 28:15, 29:2, 30:12,  
 30:13, 30:15, 35:18,  
 36:3, 49:13, 53:6,  
 61:17, 62:1, 113:18,  
 114:7, 118:10,  
 126:4, 126:18,  
 137:4, 137:12,  
 137:18, 140:3,  
 140:8, 140:9,  
 140:13, 141:4,  
 141:17, 144:14,  
 144:15, 145:5,  
 146:10, 146:11,  
 150:7, 152:5,  
 155:13, 155:16,  
 165:18, 166:9,  
 174:10, 188:5,  
 206:14, 218:15,  
 238:1, 241:10,  
 247:5  
**exists** [2] - 83:7,  
 83:16  
**exit** [1] - 9:15  
**expanded** [4] - 87:7,  
 87:8, 87:9, 165:15  
**expanding**  
 [3] - 47:12, 102:6,  
 142:14  
**expansion** [1] - 16:2  
**expect** [1] - 100:6  
**experience**  
 [2] - 85:10, 215:10  
**experienced**  
 [1] - 219:9  
**expert** [1] - 143:7  
**Expires** [1] - 260:12  
**explained** [1] - 204:7  
**explaining**  
 [1] - 125:11  
**explains** [1] - 145:10

**explanation**

[1] - 142:7

**expressed** [3] - 70:8,  
102:13, 220:4

**extend** [3] - 103:1,  
149:11, 223:4

**extended** [1] - 102:16

**extension** [5] - 25:9,  
25:13, 26:4, 26:10,  
26:11

**extensive** [2] - 62:2,  
118:11

**extent** [6] - 37:12,  
40:7, 134:9, 157:15,  
160:16, 192:5

**exterior** [11] - 55:9,  
87:18, 102:17,  
110:2, 174:12,  
174:14, 221:18,  
223:11, 224:12,  
234:9, 245:13

**extra** [1] - 113:8

**extremely** [5] - 55:3,  
59:2, 59:17, 62:1,  
220:12

**extruded** [1] - 242:3

**eye** [1] - 248:7

**F**

**fabric** [1] - 219:1

**fabulous** [1] - 85:9

**facade** [15] - 27:7,  
28:6, 28:7, 28:9,  
33:5, 137:14,  
137:15, 140:6,  
140:12, 141:3,  
147:18, 148:13,  
150:7, 248:8

**facade-mounted**

[2] - 28:7, 28:9

**face** [5] - 181:9,  
183:12, 186:13,  
245:16, 247:15

**faced** [1] - 192:2

**faces** [1] - 88:13

**facilities** [2] - 146:11,  
158:8

**facility** [12] - 36:1,  
36:4, 137:5, 138:18,  
139:2, 141:18,  
142:11, 142:13,  
142:14, 155:7,  
155:14, 155:17

**facility's** <sup>[1]</sup> - 155:6  
**facing** <sup>[4]</sup> - 116:4,  
 203:16, 237:15,  
 243:6  
**fact** <sup>[36]</sup> - 9:5, 12:11,  
 65:1, 79:9, 104:12,  
 108:12, 122:4,  
 130:2, 138:7,  
 148:15, 150:11,  
 155:11, 174:8,  
 174:10, 178:10,  
 178:13, 189:10,  
 191:6, 206:14,  
 206:17, 207:13,  
 207:17, 215:15,  
 216:5, 216:6,  
 216:11, 217:3,  
 217:12, 226:5,  
 226:7, 229:8,  
 246:12, 248:6,  
 248:7, 248:12,  
 255:6  
**facto** <sup>[4]</sup> - 39:6, 40:6,  
 159:15, 160:15  
**factor** <sup>[2]</sup> - 166:9,  
 185:7  
**factors** <sup>[8]</sup> - 174:6,  
 182:3, 184:6,  
 184:10, 189:13,  
 203:13, 209:5  
**fail** <sup>[1]</sup> - 237:10  
**failed** <sup>[1]</sup> - 132:13  
**fails** <sup>[3]</sup> - 39:12,  
 160:3, 231:8  
**Failure** <sup>[2]</sup> - 39:4,  
 159:13  
**failure** <sup>[8]</sup> - 39:17,  
 40:1, 40:3, 40:4,  
 160:8, 160:10,  
 160:12, 160:13  
**fair** <sup>[4]</sup> - 78:16,  
 208:15, 211:2,  
 250:2  
**fairly** <sup>[5]</sup> - 99:2,  
 118:12, 120:18,  
 148:2, 210:7  
**Fairmont** <sup>[1]</sup> - 114:11  
**fall** <sup>[3]</sup> - 127:11, 230:6  
**falls** <sup>[1]</sup> - 210:16  
**familiar** <sup>[1]</sup> - 102:12  
**families** <sup>[3]</sup> - 219:10,  
 219:16, 222:9  
**family** <sup>[41]</sup> - 45:5,  
 47:18, 62:4, 62:5,

64:17, 65:17, 69:17,  
 113:3, 113:15,  
 115:2, 119:2, 119:9,  
 122:1, 130:1, 170:4,  
 172:18, 175:2,  
 175:4, 179:7,  
 184:18, 188:13,  
 197:14, 198:4,  
 217:16, 218:15,  
 218:17, 218:18,  
 219:11, 220:5,  
 220:18, 221:1,  
 221:11, 221:12,  
 222:5, 224:6, 224:8,  
 225:1, 228:7, 230:4,  
 247:7, 251:8

**fan** <sup>[1]</sup> - 101:5

**fantastic** <sup>[1]</sup> - 101:7

**far** <sup>[2]</sup> - 49:5, 62:15

**FAR** <sup>[7]</sup> - 46:18, 47:3,

65:13, 116:9,

116:11, 117:1,

186:17

**FARMER** <sup>[38]</sup> - 5:10,

5:16, 6:13, 6:18,

7:8, 8:8, 8:11, 8:18,

9:7, 9:11, 10:2,

10:5, 10:17, 11:5,

11:16, 12:1, 12:6,

12:10, 12:18, 13:8,

13:12, 14:1, 14:13,

15:16, 16:6, 16:13,

16:17, 17:4, 17:6,

17:13, 17:15, 18:2,

18:9, 18:13, 19:1,

19:4, 20:7, 22:13

**Farmer** <sup>[1]</sup> - 5:11

**fashion** <sup>[2]</sup> - 178:11,

225:14

**fast** <sup>[6]</sup> - 55:13, 71:7,

76:6, 81:7, 81:16,

109:10

**favor** <sup>[24]</sup> - 22:15,

22:17, 41:1, 41:3,

43:13, 43:15, 66:7,

66:9, 110:4, 110:6,

110:9, 123:7, 123:9,

130:16, 134:14,

134:17, 161:12,

161:14, 231:7,

233:9, 233:12,

253:3, 253:6,

257:18

**favorably**

[2] - 222:13, 255:10  
**Fax** [1] - 1:17  
**FCC** [2] - 142:1, 142:9  
**feature** [1] - 140:5  
**February** [1] - 10:6  
**FEBRUARY** [1] - 1:4  
**federal** [6] - 38:16,  
 39:4, 39:9, 159:7,  
 159:13, 159:18  
**feet** [61] - 17:7, 28:12,  
 28:13, 46:16, 48:4,  
 48:5, 48:6, 75:10,  
 91:3, 114:16,  
 116:16, 125:4,  
 125:18, 126:4,  
 142:15, 150:18,  
 152:1, 165:8,  
 165:13, 165:16,  
 166:2, 167:5,  
 173:13, 173:15,  
 179:11, 179:15,  
 189:2, 189:7, 194:3,  
 197:7, 200:3, 200:8,  
 207:3, 209:4,  
 210:17, 210:18,  
 211:10, 229:14,  
 229:17, 230:7,  
 237:13, 237:16,  
 238:9, 238:11,  
 239:3, 239:16,  
 240:3, 240:5,  
 240:11, 241:16,  
 242:3, 242:5, 242:9,  
 242:16, 243:13,  
 250:6  
**fell** [2] - 45:16, 48:1  
**fellow** [2] - 192:4,  
 220:1  
**felt** [5] - 11:7, 13:4,  
 15:12, 57:2, 88:6  
**fence** [1] - 116:6  
**few** [4] - 71:13, 96:15,  
 189:4, 219:7  
**fifth** [1] - 227:9  
**figure** [2] - 11:11,  
 201:9  
**figured** [1] - 63:6  
**file** [15] - 19:18, 26:14,  
 34:2, 38:14, 39:5,  
 39:17, 61:8, 132:11,  
 159:5, 159:14,  
 160:8, 168:18,  
 228:5, 255:5, 256:5  
**filed** [7] - 39:1, 39:3,

40:13, 43:9, 159:10,  
159:12, 161:4

**files** [7] - 16:11, 17:2,  
27:11, 38:16,  
134:12, 159:7,  
256:4

**filled** [2] - 26:7, 133:8

**final** [6] - 91:17,  
121:6, 151:8, 152:7,  
205:2, 225:9

**finalized** [1] - 223:13

**finally** [4] - 24:11,  
105:10, 139:12,  
235:2

**financial** [6] - 75:17,  
167:18, 177:11,  
178:18, 179:5,  
252:4

**financially** [1] - 75:4

**findings** [27] - 21:2,  
22:7, 34:12, 35:16,  
36:8, 40:17, 64:10,  
66:1, 108:1, 109:8,  
121:13, 123:1,  
129:10, 130:9,  
138:11, 153:16,  
155:2, 156:3, 161:8,  
230:18, 231:15,  
232:14, 235:5,  
251:18, 252:16,  
256:7, 257:12

**fine** [3] - 52:9, 210:10,  
240:10

**finish** [1] - 8:13

**finished** [2] - 59:10,  
112:16

**firmly** [1] - 223:12

**first** [26] - 5:5, 25:8,  
48:10, 50:14, 52:2,  
53:3, 66:5, 70:15,  
75:8, 86:1, 90:11,  
96:7, 123:5, 125:5,  
134:2, 140:3,  
164:17, 190:17,  
200:4, 210:14,  
211:4, 215:2,  
224:12, 224:18,  
229:8, 233:3

**First** [1] - 1:6

**Firth** [2] - 222:16,  
222:18

**FIRTH** [1] - 222:16

**fit** [6] - 178:6, 182:3,  
192:15, 193:4,

195:4, 205:18  
**FITTS** <sup>[10]</sup> - 44:7,  
 44:11, 44:16, 46:12,  
 52:3, 54:9, 58:9,  
 58:17, 60:14, 61:1  
**Fitts** <sup>[2]</sup> - 44:11, 44:16  
**Fitts's** <sup>[2]</sup> - 61:15,  
 63:14  
**five** <sup>[27]</sup> - 22:17,  
 37:14, 41:3, 43:15,  
 55:8, 66:9, 96:7,  
 103:9, 110:9, 123:9,  
 125:14, 134:13,  
 134:17, 142:12,  
 151:13, 157:17,  
 161:14, 164:11,  
 176:5, 191:3, 200:8,  
 227:4, 227:5, 227:8,  
 227:9, 241:16,  
 250:17  
**fix** <sup>[1]</sup> - 195:11  
**flat** <sup>[4]</sup> - 113:18,  
 114:12, 206:3,  
 244:10  
**flexibility** <sup>[2]</sup> - 220:4,  
 228:2  
**flexible** <sup>[1]</sup> - 250:16  
**flies** <sup>[1]</sup> - 183:11  
**flip** <sup>[4]</sup> - 140:2,  
 140:12, 147:10,  
 147:16  
**Floor** <sup>[1]</sup> - 1:6  
**floor** <sup>[37]</sup> - 46:14,  
 48:10, 48:11, 48:17,  
 53:3, 53:7, 72:3,  
 72:13, 74:2, 74:6,  
 74:17, 75:8, 83:4,  
 83:6, 86:13, 90:11,  
 91:3, 91:13, 96:4,  
 113:9, 118:5, 125:5,  
 163:11, 163:12,  
 163:13, 220:17,  
 221:17, 223:10,  
 224:11, 224:13,  
 224:18, 233:16,  
 235:6, 236:4, 236:8,  
 238:1, 247:4  
**floors** <sup>[1]</sup> - 106:17  
**flows** <sup>[3]</sup> - 71:11,  
 76:7, 82:3  
**fly** <sup>[1]</sup> - 209:2  
**focus** <sup>[1]</sup> - 227:7  
**focussed** <sup>[2]</sup> - 97:17,  
 238:2

**FOE** <sup>[1]</sup> - 81:10  
**FOFE** <sup>[1]</sup> - 71:10  
**folks** <sup>[5]</sup> - 98:18,  
 122:3, 136:13,  
 249:4, 249:17  
**following** <sup>[21]</sup> - 21:2,  
 28:16, 34:12, 35:15,  
 36:10, 38:13, 57:14,  
 64:10, 87:6, 102:14,  
 108:1, 121:13,  
 129:10, 133:13,  
 153:16, 156:5,  
 159:4, 230:18,  
 231:15, 251:18,  
 256:7  
**follows** <sup>[1]</sup> - 43:1  
**food** <sup>[7]</sup> - 71:7, 76:6,  
 81:7, 81:16, 99:15,  
 109:10  
**foot** <sup>[39]</sup> - 87:2, 103:7,  
 166:11, 167:1,  
 168:15, 169:5,  
 169:9, 169:18,  
 170:4, 170:17,  
 171:9, 171:10,  
 171:17, 173:4,  
 174:17, 175:7,  
 177:9, 182:12,  
 184:9, 187:5, 188:7,  
 191:4, 192:8, 194:1,  
 196:5, 199:15,  
 203:17, 206:4,  
 206:9, 207:8,  
 207:12, 208:9,  
 209:8, 212:11,  
 225:18, 226:2,  
 230:16, 236:6  
**footage** <sup>[4]</sup> - 165:12,  
 198:16, 200:14,  
 229:13  
**footprint** <sup>[4]</sup> - 6:8,  
 47:12, 91:4, 126:5  
**FOR** <sup>[1]</sup> - 1:1  
**FOREGOING**  
<sup>[1]</sup> - 260:13  
**foregoing** <sup>[3]</sup> - 40:8,  
 160:17, 259:14  
**forget** <sup>[2]</sup> - 25:6,  
 67:14  
**form** <sup>[1]</sup> - 134:11  
**fort** <sup>[1]</sup> - 233:7  
**forth** <sup>[3]</sup> - 56:10,  
 201:4, 260:5  
**fortunate** <sup>[1]</sup> - 221:12

**forward** <sup>[5]</sup> - 50:9,  
74:2, 101:1, 120:2,  
120:16

**foundation** <sup>[3]</sup> - 54:6,  
54:15, 75:6

**founder** <sup>[1]</sup> - 86:18

**four** <sup>[20]</sup> - 37:7, 103:6,  
125:4, 126:2, 126:3,  
137:13, 143:15,  
144:8, 145:1,  
150:16, 157:10,  
227:5, 227:9, 229:5,  
231:3, 231:8,  
233:12, 253:6,  
258:3

**fourth** <sup>[1]</sup> - 140:11

**frame** <sup>[1]</sup> - 77:5

**Frank** <sup>[2]</sup> - 219:3,  
223:1

**frankly** <sup>[1]</sup> - 182:15

**free** <sup>[2]</sup> - 67:15, 188:4

**frequent** <sup>[1]</sup> - 103:4

**frequented** <sup>[1]</sup> - 77:15

**frequently** <sup>[1]</sup> - 46:7

**fresh** <sup>[1]</sup> - 87:3

**friendly** <sup>[1]</sup> - 79:7

**FROM** <sup>[1]</sup> - 231:10

**front** <sup>[24]</sup> - 7:12, 16:7,  
47:9, 97:6, 116:5,  
125:14, 126:5,  
137:15, 140:6,  
148:12, 149:9,  
149:11, 149:14,  
150:14, 228:3,  
237:14, 237:15,  
239:7, 239:11,  
242:13, 243:6,  
246:9, 246:12,  
255:1

**frustrated**  
<sup>[1]</sup> - 183:14

**full** <sup>[4]</sup> - 31:15, 53:7,  
89:4, 223:9

**fully** <sup>[5]</sup> - 61:14,  
62:10, 91:7, 118:8,  
119:9

**functional** <sup>[1]</sup> - 247:6

**functionality**  
<sup>[3]</sup> - 239:12, 239:14,  
247:8

**future** <sup>[1]</sup> - 120:3

## G

**gable** <sup>[1]</sup> - 241:5  
**gained** <sup>[1]</sup> - 87:5  
**gallery** <sup>[4]</sup> - 69:16,  
 73:12, 106:7, 109:5  
**GALLUCCIO**  
<sup>[68]</sup> - 67:9, 67:13,  
 67:16, 68:2, 68:8,  
 68:10, 68:18, 69:4,  
 69:9, 71:4, 71:8,  
 71:11, 72:8, 73:9,  
 76:17, 77:2, 77:7,  
 77:11, 77:17, 78:3,  
 78:13, 80:5, 80:8,  
 80:12, 80:15, 81:2,  
 82:2, 82:8, 82:13,  
 84:5, 85:15, 86:6,  
 88:3, 88:10, 89:2,  
 89:13, 89:16, 90:14,  
 90:17, 91:2, 91:11,  
 91:15, 92:14, 93:1,  
 93:5, 93:14, 94:6,  
 95:10, 95:14, 95:17,  
 96:3, 96:12, 97:1,  
 97:4, 97:9, 97:14,  
 98:6, 98:13, 98:16,  
 99:16, 103:15,  
 103:18, 104:16,  
 106:8, 106:10,  
 106:18, 107:11,  
 110:11  
**Galluccio** <sup>[4]</sup> - 67:12,  
 68:10, 68:11, 101:6  
**gamma** <sup>[1]</sup> - 150:13  
**gates** <sup>[1]</sup> - 43:2  
**gather** <sup>[1]</sup> - 52:11  
**GCD** <sup>[2]</sup> - 44:9, 111:9  
**GENERAL** <sup>[1]</sup> - 1:3  
**general** <sup>[2]</sup> - 82:9,  
 234:11  
**generally** <sup>[5]</sup> - 35:11,  
 144:7, 232:8,  
 252:10, 254:14  
**generated** <sup>[3]</sup> - 34:16,  
 154:2, 256:14  
**generations**  
<sup>[1]</sup> - 221:1  
**Genzyme** <sup>[1]</sup> - 139:6  
**GEORGE** <sup>[1]</sup> - 50:1  
**George** <sup>[12]</sup> - 1:10,  
 3:6, 5:4, 24:4, 42:4,  
 44:4, 67:4, 111:4,  
 124:4, 132:4, 136:4,  
 162:4  
**Georgia** <sup>[1]</sup> - 222:17

**GFA** <sup>[4]</sup> - 187:18,  
190:8, 200:3, 254:3

**girl** <sup>[1]</sup> - 113:1

**given** <sup>[6]</sup> - 22:11,  
117:4, 183:2, 195:7,  
199:4

**glaring** <sup>[1]</sup> - 248:1

#### **GLASSMAN**

<sup>[46]</sup> - 44:9, 44:13,  
46:15, 47:1, 47:6,  
47:10, 47:17, 48:16,  
49:2, 49:15, 50:17,  
51:3, 51:6, 51:9,  
51:12, 51:16, 52:17,  
53:2, 53:14, 54:1,  
54:6, 54:15, 55:7,  
55:15, 56:8, 56:14,  
56:18, 59:1, 60:2,  
60:7, 60:12, 63:4,  
111:9, 111:18,  
113:12, 113:14,  
113:17, 114:10,  
114:15, 115:11,  
116:1, 116:10,  
116:14, 117:2,  
117:9, 121:7

**glassman** <sup>[3]</sup> - 66:4,  
121:6, 123:5

**Glassman** <sup>[2]</sup> - 44:9,  
111:9

#### **GLISSMAN**

<sup>[36]</sup> - 136:9, 136:14,  
136:18, 137:2,  
138:9, 138:13,  
139:16, 140:1,  
141:8, 141:13,  
141:16, 142:8,  
143:3, 143:16,  
143:18, 144:3,  
144:6, 146:1, 146:5,  
146:9, 146:18,  
147:7, 148:12,  
148:18, 149:8,  
149:13, 150:9,  
151:3, 151:9,  
151:18, 152:4,  
152:7, 152:14,  
158:12, 158:15,  
161:18

**Glissman** <sup>[1]</sup> - 136:10

**glob** <sup>[1]</sup> - 214:7

**goal** <sup>[1]</sup> - 179:6

**goals** <sup>[1]</sup> - 102:3

**Goldstein** <sup>[1]</sup> - 64:2

**gonna** <sup>[4]</sup> - 202:2,  
217:2, 217:15,  
248:1

**goods** <sup>[1]</sup> - 99:4

**governmental**  
<sup>[2]</sup> - 39:13, 160:4

**grade** <sup>[3]</sup> - 45:9, 89:8,  
113:2

**graduated** <sup>[1]</sup> - 44:17

**graduating** <sup>[1]</sup> - 46:3

**grandfathered**  
<sup>[2]</sup> - 82:18, 83:12

**grandfathering**  
<sup>[1]</sup> - 72:17

**grant** <sup>[38]</sup> - 22:8,  
40:17, 42:15, 58:7,  
66:2, 79:15, 109:9,  
123:2, 127:5,  
130:10, 153:18,  
161:10, 164:18,  
167:13, 170:3,  
171:4, 176:5, 182:8,  
184:4, 191:1, 191:2,  
191:15, 193:8,  
193:18, 194:5,  
195:4, 202:9,  
202:12, 203:14,  
210:6, 210:7,  
223:16, 225:4,  
225:13, 231:2,  
232:15, 252:17,  
257:13

**granted** <sup>[35]</sup> - 21:17,  
22:18, 25:9, 26:3,  
26:11, 36:9, 37:18,  
39:7, 39:12, 40:5,  
41:4, 65:5, 66:10,  
79:3, 79:8, 83:10,  
108:14, 110:10,  
122:8, 130:5,  
130:18, 156:4,  
158:3, 159:16,  
160:3, 160:14,  
176:11, 176:15,  
199:15, 199:17,  
212:15, 217:5,  
228:17, 232:10,  
252:12

**granting** <sup>[9]</sup> - 25:12,  
110:6, 179:3,  
191:12, 226:17,  
231:7, 233:9, 253:3,  
257:18

**grapple** <sup>[1]</sup> - 191:16

**grappling**

[5] - 195:15, 214:7,  
215:4, 215:16,  
225:14

**great** [2] - 82:14,  
102:13

**greater** [2] - 28:13,  
165:15

**GREENE** [4] - 24:13,  
30:1, 31:9, 31:13

**Greene** [1] - 25:1

**Greens** [3] - 98:7,  
98:8, 98:10

**gross** [7] - 46:16,  
48:4, 163:11,  
163:13, 200:13,  
236:3, 236:8

**GROSSMAN**

[20] - 24:9, 24:16,  
25:5, 25:16, 26:1,  
26:9, 26:17, 27:15,  
29:11, 29:14, 30:3,  
30:10, 31:5, 31:17,  
32:4, 32:10, 33:1,  
33:5, 38:7, 41:7

**Grossman** [1] - 24:17

**ground** [8] - 72:3,  
72:13, 74:1, 74:6,  
74:16, 76:2, 83:4,  
83:6

**grounds** [1] - 145:14

**group** [1] - 127:11

**Group** [2] - 163:3,  
233:3

**groups** [1] - 17:10

**growing** [1] - 219:12

**guess** [6] - 52:1, 52:6,  
52:10, 54:17, 73:1,  
133:2

**guidelines**

[22] - 83:14, 236:18,  
237:3, 237:11,  
237:18, 238:6,  
238:17, 239:4,  
239:5, 239:13,  
240:16, 242:7,  
242:8, 242:11,  
243:16, 244:13,  
244:17, 245:4,  
246:10, 249:6,  
250:10

**gut** [2] - 62:2, 118:11

**gutted** [1] - 52:18

## H

**habitate** <sup>[1]</sup> - 48:18

**half** <sup>[6]</sup> - 48:3, 49:10,  
55:10, 165:4, 238:9,  
239:3

**Hall** <sup>[1]</sup> - 201:9

**hand** <sup>[5]</sup> - 87:5, 141:3,  
210:14, 230:14,  
260:7

**handed** <sup>[1]</sup> - 137:10

**handicap** <sup>[2]</sup> - 70:10,  
93:10

**handicapped**

<sup>[1]</sup> - 89:4

**hands** <sup>[1]</sup> - 199:4

**happy** <sup>[7]</sup> - 32:5,  
58:10, 128:11,  
129:1, 138:3,  
142:17, 147:8

**hard** <sup>[3]</sup> - 27:18,  
208:18, 251:9

**hardship** <sup>[58]</sup> - 13:13,  
13:15, 21:6, 21:12,  
64:14, 65:1, 71:14,  
71:16, 73:16, 108:5,  
108:12, 121:17,  
122:4, 129:13,  
129:14, 130:2,  
164:9, 166:8,  
167:14, 168:2,  
174:2, 174:3,  
176:16, 178:15,  
178:18, 181:1,  
183:4, 186:2, 193:5,  
193:7, 193:14,  
197:12, 197:13,  
198:10, 202:15,  
202:16, 202:18,  
203:1, 203:11,  
206:10, 206:15,  
207:11, 217:14,  
226:7, 227:12,  
232:1, 232:4, 252:4,  
252:6

**Harrington**

<sup>[2]</sup> - 179:18, 198:3

**Harvard** <sup>[8]</sup> - 72:2,

72:11, 76:9, 83:14,  
84:3, 101:15, 102:5,  
109:1

**hazard** <sup>[8]</sup> - 34:18,

35:7, 154:4, 154:11,  
234:15, 254:15,

256:16, 257:4  
**head** <sup>[5]</sup> - 29:7,  
 150:17, 238:3,  
 244:4, 244:5  
**headroom**  
<sup>[2]</sup> - 240:18, 243:17  
**health** <sup>[6]</sup> - 35:8, 38:4,  
 38:9, 154:12,  
 158:18, 257:5  
**Health** <sup>[2]</sup> - 5:18, 15:6  
**hear** <sup>[10]</sup> - 55:17,  
 59:12, 101:2,  
 185:15, 209:2,  
 209:16, 221:14,  
 237:6, 240:12,  
 250:7  
**heard** <sup>[33]</sup> - 5:7, 9:17,  
 19:14, 24:7, 24:10,  
 33:15, 33:18, 42:7,  
 50:5, 61:3, 67:7,  
 94:7, 98:18, 100:18,  
 101:11, 111:7,  
 117:12, 124:7,  
 128:2, 128:16,  
 132:7, 133:12,  
 136:7, 153:2, 153:6,  
 158:8, 162:8, 206:2,  
 218:3, 235:15,  
 248:16, 251:4  
**hearing** <sup>[12]</sup> - 25:8,  
 26:18, 31:15, 43:6,  
 68:4, 134:8, 156:11,  
 157:1, 176:17,  
 193:11, 204:18,  
 260:5  
**HEARING** <sup>[1]</sup> - 1:3  
**heavily** <sup>[1]</sup> - 74:4  
**height** <sup>[13]</sup> - 6:14, 9:1,  
 9:4, 10:10, 11:10,  
 18:5, 30:18, 53:7,  
 142:13, 184:2,  
 238:3, 244:4, 244:5  
**heights** <sup>[1]</sup> - 192:14  
**hello** <sup>[1]</sup> - 44:8  
**help** <sup>[5]</sup> - 78:6, 88:3,  
 121:2, 176:3, 203:1  
**helpful** <sup>[2]</sup> - 27:13  
**hereby** <sup>[1]</sup> - 259:15  
**herein** <sup>[1]</sup> - 260:5  
**hereunto** <sup>[1]</sup> - 260:6  
**herself** <sup>[1]</sup> - 44:15  
**hesitant** <sup>[1]</sup> - 83:16  
**hi** <sup>[4]</sup> - 44:7, 44:16,  
 50:11, 86:12

**Hibbs** <sup>[1]</sup> - 124:14  
**HICKEY** <sup>[12]</sup> - 17:18,  
 18:7, 19:9, 20:16,  
 51:15, 114:9, 170:7,  
 170:11, 186:10,  
 198:14, 229:4,  
 230:8  
**Hickey** <sup>[24]</sup> - 1:8, 3:5,  
 5:3, 23:1, 24:3,  
 41:5, 42:3, 43:17,  
 44:3, 66:11, 67:3,  
 110:13, 111:3,  
 123:11, 124:3,  
 131:2, 132:3, 135:1,  
 136:3, 161:16,  
 162:3, 233:13,  
 253:7, 258:4  
**high** <sup>[6]</sup> - 7:3, 45:18,  
 219:11, 219:13,  
 224:16, 241:16  
**higher** <sup>[2]</sup> - 14:4,  
 14:17  
**highlight** <sup>[1]</sup> - 163:9  
**highlighted**  
<sup>[1]</sup> - 229:10  
**Hill** <sup>[2]</sup> - 2:5, 42:6  
**hip** <sup>[3]</sup> - 239:7, 246:8  
**historic** <sup>[9]</sup> - 70:1,  
 70:6, 75:1, 75:2,  
 89:6, 89:10, 127:12,  
 127:17, 221:15  
**Historic** <sup>[3]</sup> - 70:3,  
 73:17, 89:17  
**historical** <sup>[2]</sup> - 102:6,  
 127:15  
**Historical** <sup>[1]</sup> - 13:1  
**historically**  
<sup>[1]</sup> - 75:17  
**history** <sup>[6]</sup> - 73:13,  
 145:18, 168:16,  
 211:16, 219:6,  
 251:8  
**HOBBS** <sup>[19]</sup> - 124:9,  
 124:13, 124:15,  
 124:18, 126:2,  
 126:3, 126:6, 126:9,  
 126:11, 126:13,  
 126:14, 126:16,  
 127:7, 127:14,  
 127:16, 128:10,  
 128:12, 128:15,  
 128:18  
**hold** <sup>[1]</sup> - 92:4  
**Holyoke** <sup>[2]</sup> - 76:18,

77:3

**home** <sup>[13]</sup> - 50:15,  
120:17, 130:1,  
139:3, 158:14,  
170:4, 179:16,  
180:5, 218:15,  
219:8, 221:11,  
223:3, 224:7

**homeowners**

<sup>[1]</sup> - 119:18

**homes** <sup>[3]</sup> - 49:7,  
49:13, 179:13

**honest** <sup>[1]</sup> - 94:16

**honestly** <sup>[1]</sup> - 91:16

**HOPE** <sup>[67]</sup> - 162:9,  
162:18, 163:6,  
164:8, 165:6,  
165:10, 166:6,  
167:8, 167:16,  
168:4, 168:7,  
168:10, 168:17,  
169:3, 171:1, 171:6,  
172:3, 173:10,  
174:5, 174:18,  
175:8, 177:15,  
177:17, 179:4,  
179:10, 181:17,  
183:13, 184:1,  
186:16, 187:15,  
190:4, 190:13,  
192:7, 195:17,  
196:8, 196:12,  
200:5, 200:7,  
200:12, 203:2,  
203:4, 203:8,  
209:11, 211:11,  
225:10, 229:7,  
232:17, 233:17,  
234:3, 235:9,  
235:18, 236:3,  
236:12, 236:15,  
237:2, 237:5, 237:9,  
242:10, 243:1,  
243:5, 243:10,  
246:7, 253:12,  
253:18, 254:6,  
254:11, 258:7

**hope** <sup>[7]</sup> - 62:10,

98:16, 118:15,

204:6, 222:13,

223:16, 225:2

**Hope** <sup>[2]</sup> - 162:11

**hopefully** <sup>[2]</sup> - 87:10,

99:5

**hoping** <sup>[2]</sup> - 68:8,  
 68:14  
**hospital** <sup>[15]</sup> - 7:18,  
 8:5, 8:7, 11:8,  
 11:10, 13:18, 17:3,  
 19:6, 21:7, 21:9,  
 21:13, 21:15, 21:16,  
 22:3, 22:4  
**Hospital** <sup>[4]</sup> - 6:1,  
 10:17, 11:1, 11:6  
**hospital's** <sup>[1]</sup> - 21:10  
**hosts** <sup>[1]</sup> - 139:1  
**Hot** <sup>[1]</sup> - 77:15  
**Hotel** <sup>[1]</sup> - 139:3  
**hours** <sup>[7]</sup> - 18:11,  
 19:3, 56:9, 57:7,  
 93:13, 94:13,  
 102:15  
**house** <sup>[41]</sup> - 45:16,  
 48:3, 48:13, 49:5,  
 50:17, 53:3, 53:12,  
 53:14, 59:16, 60:8,  
 61:17, 112:14,  
 116:2, 118:7,  
 120:14, 120:18,  
 121:2, 121:18,  
 125:3, 125:7, 126:5,  
 126:18, 185:2,  
 197:1, 197:4,  
 197:14, 198:4,  
 205:13, 205:14,  
 216:18, 221:15,  
 222:5, 222:6, 228:8,  
 242:13, 249:8,  
 249:15, 250:5  
**houses** <sup>[2]</sup> - 119:13,  
 197:18  
**housing** <sup>[2]</sup> - 112:11,  
 122:15  
**hundred** <sup>[2]</sup> - 199:1,  
 216:3  
**hurdle** <sup>[1]</sup> - 175:3  
**husband** <sup>[3]</sup> - 45:5,  
 112:6, 221:5  
**Hyatt** <sup>[2]</sup> - 139:3,  
 140:7  
**hypothetically**  
<sup>[1]</sup> - 206:8

## I

**idea** <sup>[8]</sup> - 164:17,  
 178:8, 185:6,  
 208:17, 230:3,

234:12, 246:14,  
247:7

**identical** <sup>[1]</sup> - 64:1

**identified** <sup>[2]</sup> - 150:2,  
257:16

**identify** <sup>[6]</sup> - 8:13,  
15:3, 21:9, 21:15,  
25:4, 254:1

**illuminate** <sup>[3]</sup> - 12:12,  
12:14, 142:3

**illuminated** <sup>[5]</sup> - 9:6,  
11:17, 12:13, 19:3,  
19:5

**illuminating**  
<sup>[1]</sup> - 104:5

**illumination**  
<sup>[6]</sup> - 11:14, 12:2,  
18:12, 104:10,  
104:15, 105:2

**imagine** <sup>[1]</sup> - 74:5

**imbalance** <sup>[1]</sup> - 245:5

**impact** <sup>[11]</sup> - 36:16,  
37:4, 84:18, 92:9,  
119:13, 156:14,  
157:6, 217:3,  
217:13, 255:9

**impair** <sup>[3]</sup> - 35:11,  
154:16, 257:9

**impede** <sup>[1]</sup> - 98:11

**implementation**  
<sup>[1]</sup> - 223:10

**importance** <sup>[1]</sup> - 21:8

**important** <sup>[8]</sup> - 21:10,  
22:3, 88:7, 112:18,  
115:3, 181:5,  
185:14, 247:8

**impose** <sup>[3]</sup> - 3:14,  
158:6, 199:3

**imposed** <sup>[2]</sup> - 37:16,  
158:1

**impossible** <sup>[3]</sup> - 75:4,  
183:2, 206:6

**impressed** <sup>[1]</sup> - 85:8

**impression**  
<sup>[1]</sup> - 190:17

**improve** <sup>[2]</sup> - 75:5,  
75:15

**improvements**  
<sup>[1]</sup> - 116:7

**IN** <sup>[2]</sup> - 260:6, 260:14

**inasmuch** <sup>[1]</sup> - 155:3

**Inasmuch** <sup>[2]</sup> - 38:9,  
158:18

**inaudible)**

[1] - 107:10  
**INC** [1] - 1:16  
**Inc** [2] - 139:4, 139:10  
**inches** [8] - 6:9, 7:2,  
 7:3, 18:3, 18:4,  
 18:6, 149:2  
**inclined** [1] - 32:1  
**include** [1] - 224:11  
**included** [2] - 115:16,  
 254:5  
**including** [6] - 39:10,  
 103:11, 147:14,  
 152:9, 160:1,  
 221:17  
**income** [1] - 219:17  
**inconsistency**  
 [3] - 72:10, 72:15,  
 83:15  
**inconsistent**  
 [2] - 155:8, 215:16  
**incorporate**  
 [3] - 38:5, 38:6,  
 158:10  
**incorporated**  
 [1] - 158:17  
**increase** [16] - 46:14,  
 74:9, 118:14, 121:2,  
 124:17, 137:8,  
 141:17, 142:11,  
 143:9, 143:14,  
 144:10, 144:17,  
 145:14, 145:16,  
 146:12  
**increases** [1] - 142:5  
**increasing** [6] - 12:5,  
 12:6, 18:5, 142:13,  
 163:13, 244:4  
**incredibly** [1] - 87:11  
**incrementally**  
 [1] - 146:14  
**indicated** [1] - 250:15  
**individual** [1] - 101:8  
**influenced**  
 [1] - 219:13  
**influential** [1] - 219:5  
**inform** [2] - 3:18, 4:2  
**information**  
 [3] - 31:7, 43:8,  
 52:11  
**initialed** [3] - 22:11,  
 66:6, 156:9  
**initialled** [7] - 36:14,  
 37:1, 123:6, 129:4,  
 130:15, 156:17,

233:4

**inset** [2] - 27:18,  
32:16

**inside** [2] - 95:8,  
104:7

**Inspectional**

[11] - 38:15, 39:2,  
39:5, 39:18, 70:9,  
85:3, 159:6, 159:11,  
159:14, 160:9,  
259:2

**installation** [7] - 27:4,

137:11, 137:12,  
140:5, 140:14,  
148:3, 150:12

**installations**

[2] - 144:7, 148:4

**instance** [1] - 83:14

**instances** [3] - 178:4,  
202:2, 211:6

**instead** [1] - 212:4

**institution** [1] - 21:7

**INSTRUCTIONS**

[2] - 258:18, 259:4

**insufficient**

[1] - 13:17

**integrity** [3] - 35:12,  
154:16, 257:9

**intelligent**

[1] - 208:16

**intended** [1] - 226:13

**intensity** [1] - 18:7

**intent** [31] - 19:5,

22:2, 35:13, 65:8,  
108:16, 122:11,  
130:8, 154:17,  
166:10, 166:18,  
168:11, 168:13,  
168:15, 168:16,  
169:6, 169:11,  
188:18, 192:12,  
203:15, 211:18,  
216:7, 220:14,  
225:18, 226:15,  
228:8, 232:13,  
235:3, 241:11,  
241:18, 252:15,  
257:10

**interest** [2] - 70:8,  
73:18

**interesting**

[2] - 71:14, 107:12

**interestingly**

[1] - 72:4

**interfere** <sup>[1]</sup> - 3:16  
**interim** <sup>[1]</sup> - 25:7  
**interior** <sup>[5]</sup> - 55:11,  
 84:14, 102:17,  
 105:2, 239:15  
**internally** <sup>[1]</sup> - 9:5  
**International**  
<sup>[1]</sup> - 136:15  
**interrupt** <sup>[1]</sup> - 143:11  
**intervals** <sup>[1]</sup> - 145:16  
**introduce** <sup>[2]</sup> - 44:15,  
 68:9  
**invest** <sup>[2]</sup> - 62:5,  
 119:2  
**invested** <sup>[1]</sup> - 70:4  
**investment**  
<sup>[2]</sup> - 74:18, 75:18  
**involve** <sup>[7]</sup> - 21:5,  
 64:13, 108:4,  
 121:16, 129:13,  
 231:18, 252:3  
**involved** <sup>[2]</sup> - 101:7,  
 127:3  
**involves** <sup>[2]</sup> - 142:13,  
 245:13  
**ipso** <sup>[4]</sup> - 39:6, 40:5,  
 159:15, 160:14  
**irrelevant** <sup>[1]</sup> - 170:12  
**ISD** <sup>[1]</sup> - 107:14  
**issuance** <sup>[1]</sup> - 43:4  
**issue** <sup>[34]</sup> - 6:14, 11:9,  
 11:14, 16:5, 47:4,  
 47:6, 58:6, 70:11,  
 73:15, 84:17, 88:6,  
 95:2, 105:4, 107:2,  
 115:4, 169:16,  
 173:9, 175:12,  
 177:6, 185:10,  
 186:5, 186:6,  
 191:16, 192:3,  
 199:14, 202:11,  
 202:12, 203:16,  
 213:6, 213:7,  
 213:17, 215:3,  
 216:15, 255:7  
**issues** <sup>[16]</sup> - 6:17,  
 7:14, 8:10, 58:1,  
 65:4, 85:4, 94:8,  
 108:10, 145:11,  
 148:8, 148:9, 158:7,  
 169:17, 186:6,  
 191:18, 199:16  
**items** <sup>[4]</sup> - 9:3,  
 134:11, 134:12,

211:8

**itself** <sup>[20]</sup> - 166:13,  
169:13, 172:6,  
173:16, 178:11,  
178:12, 178:14,  
179:13, 180:2,  
180:5, 180:6,  
180:15, 184:7,  
184:11, 185:2,  
185:5, 189:13,  
197:4, 198:8,  
243:14

## J

**jacket** <sup>[1]</sup> - 67:14

**Jackson** <sup>[1]</sup> - 96:6

**January** <sup>[5]</sup> - 25:7,  
25:9, 25:11, 26:3,  
26:6

**jewelry** <sup>[1]</sup> - 78:10

**Job** <sup>[2]</sup> - 36:6, 156:1

**John** <sup>[6]</sup> - 43:2, 120:7,  
120:8, 120:9

**Joseph** <sup>[2]</sup> - 163:1,  
163:2

**JOSEPH** <sup>[26]</sup> - 163:2,  
163:5, 194:4,  
194:10, 194:15,  
200:6, 200:13,  
206:8, 206:12,  
207:10, 207:17,  
208:12, 213:2,  
213:13, 239:18,  
240:2, 240:4, 240:8,  
240:14, 240:17,  
241:7, 242:15,  
243:3, 247:14,  
249:7, 249:14

**Josh** <sup>[2]</sup> - 117:18,  
120:5

**joyous** <sup>[1]</sup> - 223:3

**Jr** <sup>[1]</sup> - 43:2

**judge** <sup>[1]</sup> - 79:5

**judgment** <sup>[1]</sup> - 191:7

**jumped** <sup>[1]</sup> - 236:14

**jumping** <sup>[1]</sup> - 164:8

**jurisdiction** <sup>[1]</sup> - 58:2

**justify** <sup>[1]</sup> - 184:13

## K

**Kantor** <sup>[1]</sup> - 117:18

**KANTOR** <sup>[1]</sup> - 117:18

**keep** <sup>[9]</sup> - 47:1,

145:15, 148:1,  
179:6, 221:1, 229:1,  
230:4, 235:7, 247:7

**keeping** [3] - 62:6,  
119:5, 239:2

**Kehoe** [1] - 15:4

**KEHOE** [4] - 13:11,  
14:18, 15:4, 20:11

**Kendall** [1] - 172:9

**kept** [3] - 47:2, 105:8,  
243:18

**KeyWordIndex**

[1] - 2:13

**kick** [1] - 53:10

**kids** [4] - 48:9, 112:9,  
112:10, 113:10

**Kim** [1] - 15:4

**KIM** [4] - 13:11, 14:18,  
15:4, 20:11

**kind** [5] - 14:8, 45:15,  
81:10, 94:10,  
206:13

**kindergarten**

[1] - 113:1

**kitchen** [2] - 125:6,  
127:1

**knit** [1] - 63:4

**knowing** [1] - 211:16

**known** [6] - 25:1,  
36:6, 72:13, 99:2,  
156:1, 224:8

**knows** [2] - 68:3,  
168:15

**Kreiger** [1] - 24:17

**Kubicek** [1] - 62:13

**KUBICEK** [1] - 62:14

## L

**L-U-N-A** [1] - 163:5

**L700** [3] - 137:7,  
137:17, 151:18

**LA** [1] - 87:8

**laid** [2] - 180:8, 228:6

**lampoon** [2] - 69:14,  
88:14

**land** [10] - 65:2,  
179:8, 187:11,  
217:14, 226:11,  
232:2, 232:6, 232:7,  
252:8, 252:9

**landlord's**

[1] - 149:16

**landscaping**

[5] - 7:16, 14:10,  
 14:15, 116:6,  
 248:12

**large** [5] - 64:16,  
 104:14, 139:2,  
 210:16, 238:16

**largely** [1] - 242:18

**larger** [10] - 94:14,  
 113:9, 152:5,  
 173:14, 179:6,  
 179:12, 179:16,  
 197:17, 210:15,  
 242:4

**last** [14] - 20:10, 38:2,  
 50:14, 63:18, 85:5,  
 86:11, 165:3,  
 165:14, 205:6,  
 211:3, 212:13,  
 223:18, 224:4,  
 247:8

**lastly** [4] - 134:9,  
 155:12, 158:5,  
 203:13

**late** [1] - 223:1

**Latin** [1] - 44:18

**LAURIE** [10] - 44:7,  
 44:11, 44:16, 46:12,  
 52:3, 54:9, 58:9,  
 58:17, 60:14, 61:1

**Laurie** [11] - 44:11,  
 44:15, 44:16, 48:7,  
 50:11, 52:1, 54:12,  
 57:1, 61:15, 63:13

**law** [7] - 39:13, 46:7,  
 75:12, 83:9, 160:4,  
 202:13, 232:3

**Lawson** [1] - 260:3

**lawyer** [3] - 42:13,  
 209:18, 210:1

**layout** [1] - 150:8

**leaf** [1] - 221:4

**leap** [1] - 189:17

**learn** [1] - 52:8

**least** [6] - 15:8,  
 165:12, 167:1,  
 204:1, 229:13,  
 248:17

**leave** [3] - 61:4,  
 194:14, 194:18

**leaving** [1] - 16:8

**left** [4] - 4:4, 44:18,  
 206:10, 255:2

**Legal** [1] - 162:11

**legally** [1] - 219:16

**legislative**

[2] - 168:16, 192:11

**legislators**

[2] - 169:1, 185:15

**Lena** [2] - 223:18,  
224:2

**LENA** [1] - 224:1

**lend** [15] - 178:11,  
178:14, 179:13,  
180:5, 180:15,  
184:11, 185:5,  
189:13, 193:2,  
197:4, 197:17,  
218:12, 221:9,  
224:4, 243:14

**lends** [4] - 169:13,  
172:6, 173:16,  
180:2

**length** [12] - 17:18,  
18:2, 18:3, 66:5,  
151:14, 151:15,  
238:10, 238:12,  
243:3, 243:10,  
245:1, 250:6

**lengthy** [1] - 158:6

**Lesley** [1] - 81:8

**less** [8] - 55:12,  
83:16, 166:4, 170:3,  
200:8, 207:3,  
211:14, 241:16

**letter** [23] - 15:17,  
16:10, 19:18, 42:11,  
42:18, 61:9, 62:13,  
62:17, 63:3, 63:8,  
69:5, 101:15, 120:4,  
120:5, 125:10,  
125:13, 129:1,  
148:5, 168:18,  
185:14, 218:10,  
222:15, 223:18

**letter's** [1] - 255:5

**lettering** [2] - 11:2,  
12:13

**letters** [10] - 34:1,  
59:9, 61:7, 64:4,  
117:16, 128:6,  
199:13, 200:1,  
201:1, 218:7

**level** [6] - 49:4, 62:2,  
118:5, 118:11,  
120:12, 125:5

**License** [1] - 260:11

**licensing** [1] - 158:7

**life** [1] - 215:10

**lifelong** <sup>[1]</sup> - 45:3  
**light** <sup>[10]</sup> - 11:1,  
 100:3, 104:2, 238:4,  
 241:3, 241:4,  
 241:13, 244:2,  
 244:6, 247:10  
**lighting** <sup>[5]</sup> - 18:8,  
 102:18, 104:1,  
 104:6, 105:3  
**lights** <sup>[2]</sup> - 104:13,  
 104:18  
**LIKE** <sup>[1]</sup> - 42:12  
**likely** <sup>[1]</sup> - 99:18  
**Lillian** <sup>[3]</sup> - 45:1,  
 222:15, 222:18  
**limit** <sup>[1]</sup> - 143:5  
**limitations** <sup>[1]</sup> - 197:2  
**limited** <sup>[5]</sup> - 39:11,  
 74:16, 160:2, 188:3,  
 230:5  
**limiting** <sup>[1]</sup> - 188:9  
**limits** <sup>[1]</sup> - 212:8  
**LINDA** <sup>[6]</sup> - 201:2,  
 201:15, 204:14,  
 205:6, 205:11,  
 214:2  
**Linda** <sup>[3]</sup> - 201:2,  
 222:6, 225:1  
**LINE** <sup>[1]</sup> - 259:7  
**line** <sup>[19]</sup> - 27:8, 27:9,  
 28:2, 28:11, 28:12,  
 30:17, 101:8,  
 140:15, 140:16,  
 147:14, 148:15,  
 150:4, 150:15,  
 184:14, 238:13,  
 242:5, 251:9, 255:3,  
 255:8  
**lines** <sup>[1]</sup> - 150:6  
**link** <sup>[1]</sup> - 116:6  
**list** <sup>[1]</sup> - 211:7  
**listed** <sup>[1]</sup> - 69:5  
**listening** <sup>[1]</sup> - 201:4  
**lit** <sup>[1]</sup> - 6:6  
**literal** <sup>[7]</sup> - 21:4,  
 64:12, 108:3,  
 121:15, 129:12,  
 231:17, 252:2  
**literally** <sup>[1]</sup> - 75:6  
**livable** <sup>[1]</sup> - 118:14  
**live** <sup>[5]</sup> - 112:7, 118:2,  
 119:14, 120:15,  
 221:6  
**liveable** <sup>[1]</sup> - 113:7

**lived** <sup>[4]</sup> - 120:15,  
 219:7, 221:8, 224:2  
**liveliness** <sup>[1]</sup> - 103:1  
**lives** <sup>[3]</sup> - 62:14,  
 120:6, 120:10  
**living** <sup>[7]</sup> - 48:6,  
 48:10, 64:18,  
 112:10, 121:2,  
 122:1, 188:5  
**LLC** <sup>[1]</sup> - 24:18  
**Lobel** <sup>[1]</sup> - 136:11  
**locate** <sup>[1]</sup> - 103:10  
**located** <sup>[21]</sup> - 7:11,  
 8:7, 14:2, 14:3,  
 21:11, 37:11, 79:11,  
 109:3, 109:14,  
 139:8, 155:3,  
 157:14, 171:15,  
 172:6, 172:7,  
 174:16, 175:9,  
 178:9, 185:3, 232:9,  
 252:11  
**location** <sup>[19]</sup> - 6:7,  
 7:11, 32:16, 65:2,  
 68:13, 71:18, 86:1,  
 100:1, 114:12,  
 130:3, 155:6,  
 172:13, 178:10,  
 187:1, 189:9, 198:7,  
 205:15, 216:5,  
 227:14  
**locations** <sup>[3]</sup> - 85:18,  
 87:7, 172:15  
**logical** <sup>[1]</sup> - 222:4  
**long-term** <sup>[1]</sup> - 222:9  
**longtime** <sup>[1]</sup> - 219:10  
**look** <sup>[23]</sup> - 48:12,  
 84:13, 88:1, 97:5,  
 120:2, 120:16,  
 140:8, 140:11,  
 149:3, 168:10,  
 178:7, 178:8, 184:4,  
 185:18, 196:1,  
 212:3, 215:18,  
 226:9, 227:7, 228:1,  
 238:6, 242:14,  
 247:17  
**looked** <sup>[4]</sup> - 25:10,  
 31:10, 59:16,  
 150:11  
**looking** <sup>[15]</sup> - 6:5, 6:7,  
 7:10, 12:15, 15:9,  
 15:11, 78:15, 88:18,  
 92:6, 94:10, 104:9,

114:7, 114:17,  
 144:2, 216:9  
**looks** <sup>[1]</sup> - 141:2  
**loopholes** <sup>[1]</sup> - 210:5  
**lost** <sup>[2]</sup> - 25:14,  
 222:12  
**love** <sup>[2]</sup> - 45:16, 48:1  
**loved** <sup>[2]</sup> - 45:9, 45:14  
**loves** <sup>[1]</sup> - 46:4  
**lower** <sup>[2]</sup> - 89:8,  
 149:10  
**lowered** <sup>[2]</sup> - 54:2,  
 140:13  
**luck** <sup>[4]</sup> - 66:10,  
 110:10, 123:10,  
 131:1  
**lucky** <sup>[1]</sup> - 75:13  
**Luna** <sup>[5]</sup> - 163:1,  
 163:2, 233:2,  
 236:16  
**LUNA** <sup>[27]</sup> - 163:2,  
 163:4, 163:5, 194:4,  
 194:10, 194:15,  
 200:6, 200:13,  
 206:8, 206:12,  
 207:10, 207:17,  
 208:12, 213:2,  
 213:13, 239:18,  
 240:2, 240:4, 240:8,  
 240:14, 240:17,  
 241:7, 242:15,  
 243:3, 247:14,  
 249:7, 249:14

## M

**Ma'am** <sup>[2]</sup> - 201:1,  
 213:18  
**mail** <sup>[5]</sup> - 17:11, 63:3,  
 63:8, 63:18, 129:2  
**mailing** <sup>[1]</sup> - 85:4  
**mails** <sup>[2]</sup> - 17:8,  
 125:12  
**main** <sup>[6]</sup> - 7:17, 7:18,  
 8:4, 10:11, 53:3,  
 53:14  
**maintain** <sup>[5]</sup> - 37:3,  
 74:13, 75:16, 157:5,  
 219:11  
**maintained**  
<sup>[2]</sup> - 134:4  
**major** <sup>[1]</sup> - 217:16  
**majority** <sup>[3]</sup> - 189:5,  
 231:4, 231:5

**maker** <sup>[1]</sup> - 100:13  
**Manager** <sup>[1]</sup> - 215:9  
**manifested**  
<sup>[1]</sup> - 72:15  
**map** <sup>[3]</sup> - 51:7,  
198:17, 198:18  
**March** <sup>[6]</sup> - 133:5,  
133:10, 133:13,  
134:8, 134:13,  
260:7  
**Maria** <sup>[4]</sup> - 64:2, 69:6,  
219:3, 223:1  
**market** <sup>[2]</sup> - 87:10,  
144:10  
**marketing** <sup>[1]</sup> - 15:5  
**Martin** <sup>[1]</sup> - 222:16  
**Mary** <sup>[1]</sup> - 118:1  
**Mass** <sup>[2]</sup> - 101:5,  
102:4  
**Massachusetts**  
<sup>[4]</sup> - 1:6, 1:7, 81:8,  
136:15  
**MASSACHUSETTS**  
<sup>[1]</sup> - 260:1  
**master** <sup>[2]</sup> - 48:9,  
114:17  
**match** <sup>[4]</sup> - 28:5, 28:7,  
28:18, 152:8  
**materials** <sup>[3]</sup> - 68:15,  
68:17, 152:8  
**matter** <sup>[39]</sup> - 5:8,  
19:12, 19:15, 24:8,  
24:10, 33:14, 38:11,  
42:8, 50:3, 50:6,  
67:8, 78:11, 79:9,  
100:16, 101:1,  
103:16, 104:1,  
111:8, 117:11,  
117:13, 124:8,  
127:6, 128:1, 128:3,  
132:8, 136:8, 153:1,  
153:3, 159:2, 162:8,  
191:10, 191:11,  
204:8, 214:9, 221:3,  
235:12, 235:15,  
246:16, 255:16  
**MATTHEW**  
<sup>[9]</sup> - 124:9, 124:13,  
126:2, 126:6,  
126:11, 126:14,  
127:16, 128:12,  
128:15  
**Matthew** <sup>[1]</sup> - 124:13  
**mature** <sup>[2]</sup> - 248:2,

248:3

**matured** [1] - 248:12

**maturity** [1] - 247:17

**maximize** [1] - 241:13

**maximum**

[2] - 192:14, 237:13

**Mayor** [4] - 169:4,

181:6, 216:8,

218:11

**Mayor's** [1] - 185:14

**mean** [40] - 6:3, 6:4,

11:8, 19:5, 48:11,

60:4, 60:7, 75:11,

75:13, 77:7, 77:18,

80:6, 93:6, 95:14,

105:16, 106:3,

143:6, 145:9, 167:6,

173:2, 178:18,

179:5, 183:6, 186:6,

186:14, 186:17,

189:4, 201:9,

205:15, 205:16,

209:1, 210:17,

214:1, 243:5,

244:12, 250:18,

251:2, 251:5, 251:7

**meaning** [6] - 36:4,

141:10, 143:10,

155:18, 171:8,

174:11

**meaningfully**

[1] - 208:7

**means** [1] - 223:6

**meant** [1] - 213:10

**meantime** [1] - 228:2

**measures** [2] - 60:1,

60:3

**medium** [1] - 3:13

**meet** [20] - 31:3,

81:12, 166:10,

168:8, 169:14,

176:8, 177:3,

193:10, 193:12,

195:15, 202:8,

204:17, 211:9,

220:8, 227:5, 227:9,

227:10, 229:6,

229:18, 247:10

**meeting** [14] - 3:8,

3:13, 3:17, 4:1, 4:5,

4:6, 4:7, 10:6, 13:1,

16:16, 17:8, 52:6,

241:8

**meets** [1] - 31:2

**member** <sup>[5]</sup> - 73:5,  
 102:11, 145:10,  
 192:1, 192:2

**Member** <sup>[4]</sup> - 1:8, 1:9,  
 1:9, 1:10

**MEMBER** <sup>[1]</sup> - 231:10

**members** <sup>[27]</sup> - 17:17,  
 19:11, 32:13, 43:9,  
 47:16, 49:17, 64:7,  
 67:10, 85:7, 99:9,  
 102:2, 105:12,  
 127:9, 136:10,  
 152:16, 162:10,  
 176:3, 186:4, 192:5,  
 209:3, 209:17,  
 215:2, 219:4, 224:8,  
 227:16, 235:11

**Members** <sup>[11]</sup> - 3:4,  
 5:2, 24:2, 42:2,  
 44:2, 67:2, 111:2,  
 124:2, 132:2, 136:2,  
 162:2

**memo** <sup>[2]</sup> - 148:7,  
 153:8

**memorandum**  
<sup>[1]</sup> - 16:1

**memorial** <sup>[1]</sup> - 79:12

**Memorial** <sup>[4]</sup> - 2:11,  
 136:6, 137:5,  
 139:13

**mention** <sup>[1]</sup> - 15:18

**mentioned** <sup>[7]</sup> - 16:6,  
 19:18, 74:17,  
 138:14, 153:7,  
 218:11, 245:9

**menu** <sup>[2]</sup> - 99:16,  
 99:18

**merely** <sup>[1]</sup> - 145:14

**message** <sup>[1]</sup> - 210:4

**met** <sup>[8]</sup> - 13:1, 34:15,  
 52:2, 54:12, 118:18,  
 153:18, 212:10,  
 256:12

**methods** <sup>[1]</sup> - 245:3

**middle** <sup>[3]</sup> - 47:15,  
 248:8, 248:10

**Middle** <sup>[3]</sup> - 36:5,  
 138:2, 155:18

**might** <sup>[10]</sup> - 48:12,  
 80:12, 84:17,  
 119:10, 145:16,  
 147:2, 147:3,  
 183:15, 243:11,  
 246:18

**Mike** <sup>[1]</sup> - 221:7  
**million** <sup>[2]</sup> - 70:4, 75:2  
**mimic** <sup>[1]</sup> - 239:4  
**mind** <sup>[3]</sup> - 85:16,  
 182:17, 225:17  
**mindful** <sup>[3]</sup> - 84:11,  
 84:12, 209:14  
**mine** <sup>[1]</sup> - 75:12  
**minimal** <sup>[2]</sup> - 182:18,  
 245:15  
**minimize** <sup>[3]</sup> - 58:16,  
 103:7, 109:18  
**minimum** <sup>[16]</sup> - 166:5,  
 168:14, 171:11,  
 173:4, 183:11,  
 191:3, 192:13,  
 203:17, 206:4,  
 207:8, 208:9,  
 213:16, 226:2,  
 230:16, 231:16,  
 244:2  
**minor** <sup>[1]</sup> - 91:17  
**minute** <sup>[1]</sup> - 104:17  
**minutes** <sup>[1]</sup> - 254:8  
**missed** <sup>[1]</sup> - 45:13  
**MIT** <sup>[1]</sup> - 139:11  
**Mitchell** <sup>[1]</sup> - 64:2  
**Mobile** <sup>[3]</sup> - 137:3,  
 137:12, 144:8  
**Mobile's** <sup>[1]</sup> - 137:6  
**modest** <sup>[8]</sup> - 48:13,  
 65:13, 105:2, 118:5,  
 119:7, 120:12,  
 125:2, 125:3  
**modification**  
<sup>[5]</sup> - 35:18, 121:3,  
 122:6, 141:10,  
 155:13  
**modifications**  
<sup>[5]</sup> - 110:5, 144:15,  
 154:4, 156:10,  
 156:18  
**modified** <sup>[4]</sup> - 53:4,  
 58:5, 157:8, 192:18  
**mom** <sup>[1]</sup> - 45:10  
**moment** <sup>[1]</sup> - 151:5  
**Monday** <sup>[2]</sup> - 134:13,  
 150:10  
**money** <sup>[3]</sup> - 75:7,  
 80:13, 94:17  
**month** <sup>[1]</sup> - 55:8  
**months** <sup>[2]</sup> - 37:9,  
 157:12  
**Morse** <sup>[2]</sup> - 112:11,

139:7

**most** <sup>[12]</sup> - 15:13,  
27:12, 27:13, 49:7,  
49:12, 76:3, 83:2,  
109:5, 140:5, 144:7,  
226:10, 247:1

**mostly** <sup>[1]</sup> - 172:10

**mother** <sup>[2]</sup> - 45:1,  
46:7

**mother-in-law**

<sup>[1]</sup> - 46:7

**motion** <sup>[2]</sup> - 233:15,  
258:6

**Mount** <sup>[3]</sup> - 88:15,  
90:12, 92:17

**mount** <sup>[1]</sup> - 27:7

**Mountain** <sup>[1]</sup> - 222:17

**mounted** <sup>[14]</sup> - 27:7,  
28:7, 28:9, 29:3,  
33:6, 137:14,  
137:15, 140:6,  
140:10, 140:12,  
147:11, 147:18,  
150:14

**mounts** <sup>[2]</sup> - 30:13,  
30:15

**move** <sup>[6]</sup> - 149:15,  
199:16, 228:17,  
233:8, 233:15,  
253:10

**moved** <sup>[1]</sup> - 61:17

**moves** <sup>[27]</sup> - 21:1,  
22:8, 34:11, 36:8,  
40:17, 43:11, 64:9,  
66:2, 79:13, 107:18,  
109:9, 121:12,  
123:2, 129:9,  
130:10, 133:11,  
153:14, 156:4,  
161:8, 230:15,  
230:17, 231:14,  
232:15, 251:17,  
252:17, 256:6,  
257:13

**moving** <sup>[3]</sup> - 94:12,  
150:3, 211:3

**mudroom** <sup>[3]</sup> - 125:3,  
126:1, 129:16

**mullions** <sup>[1]</sup> - 150:8

**Murphy** <sup>[1]</sup> - 63:9

**mush** <sup>[1]</sup> - 208:18

**must** <sup>[8]</sup> - 101:7,  
128:8, 134:4, 134:6,  
134:11, 134:12,

166:5, 202:10

**MYERS** <sup>[45]</sup> - 18:11,  
 18:17, 32:14, 33:4,  
 33:7, 33:10, 33:12,  
 67:18, 76:15, 77:1,  
 77:10, 78:1, 90:10,  
 90:15, 90:18, 92:16,  
 93:4, 105:15, 137:1,  
 140:17, 141:9,  
 141:15, 142:2,  
 143:1, 143:4,  
 143:12, 145:8,  
 146:3, 146:7,  
 146:17, 147:2,  
 163:4, 176:1,  
 176:10, 182:7,  
 182:12, 190:15,  
 208:5, 208:13,  
 209:13, 237:8,  
 244:15, 250:2,  
 250:14, 253:9

**Myers** <sup>[23]</sup> - 1:9, 3:5,  
 5:4, 23:1, 24:4,  
 41:5, 42:4, 43:17,  
 44:4, 66:11, 67:4,  
 110:13, 111:4,  
 123:11, 124:4,  
 131:2, 132:4, 135:1,  
 136:4, 161:16,  
 162:4, 233:13,  
 258:4

**Myers'** <sup>[1]</sup> - 214:6

## N

**name** <sup>[20]</sup> - 5:10,  
 50:9, 50:12, 50:13,  
 50:14, 86:9, 86:11,  
 96:1, 98:9, 99:1,  
 101:2, 112:5,  
 118:15, 124:10,  
 162:15, 201:2,  
 221:5, 222:17,  
 224:1

**napkins** <sup>[1]</sup> - 94:4

**narrow** <sup>[10]</sup> - 98:11,  
 167:11, 175:17,  
 195:13, 202:7,  
 203:13, 204:2,  
 204:10, 204:15,  
 204:17

**native** <sup>[1]</sup> - 223:2

**nature** <sup>[12]</sup> - 85:14,  
 99:14, 109:16,

117:4, 154:10,  
 158:6, 172:10,  
 183:3, 185:2,  
 233:18, 235:1,  
 236:4  
**near** <sup>[4]</sup> - 97:6, 97:15,  
 109:14, 120:3  
**nearly** <sup>[1]</sup> - 250:9  
**necessarily**  
<sup>[1]</sup> - 249:13  
**necessary** <sup>[6]</sup> - 95:1,  
 103:5, 105:7,  
 129:17, 214:18,  
 240:18  
**necessity** <sup>[1]</sup> - 75:15  
**need** <sup>[22]</sup> - 8:14, 8:15,  
 10:9, 12:11, 64:18,  
 78:8, 79:14, 106:6,  
 106:11, 115:17,  
 116:9, 126:7, 128:8,  
 171:3, 179:1,  
 199:10, 201:11,  
 204:15, 231:3,  
 231:8, 233:8,  
 249:18  
**needed** <sup>[5]</sup> - 31:14,  
 47:2, 217:8, 219:17,  
 222:7  
**needs** <sup>[7]</sup> - 116:2,  
 121:18, 177:12,  
 179:1, 198:15,  
 202:3, 212:14  
**negative** <sup>[2]</sup> - 217:13,  
 255:9  
**neglect** <sup>[1]</sup> - 118:12  
**neighbor** <sup>[5]</sup> - 16:11,  
 16:16, 55:1, 82:15,  
 218:17  
**neighborhood**  
<sup>[38]</sup> - 10:6, 17:10,  
 21:11, 35:1, 46:2,  
 48:1, 49:6, 49:8,  
 58:5, 62:7, 62:11,  
 65:11, 92:10, 101:9,  
 102:8, 117:5, 117:6,  
 119:3, 119:6,  
 120:17, 122:13,  
 127:11, 128:13,  
 128:16, 154:5,  
 155:9, 173:18,  
 193:12, 197:15,  
 198:3, 212:9, 222:3,  
 222:9, 223:15,  
 234:17, 245:14,

247:17, 256:17

**neighboring**

[1] - 119:13

**neighbors** [27] - 10:1,

10:4, 10:7, 12:9,  
14:16, 15:12, 49:3,  
59:3, 59:9, 59:12,  
61:18, 114:18,  
115:1, 115:2, 115:4,  
115:5, 115:14,  
119:16, 120:3,  
125:9, 125:10,  
125:14, 128:8,  
212:5, 212:6,  
221:13

**Neil** [1] - 61:9

**NEIL** [1] - 61:9

**net** [3] - 29:15, 29:17,  
30:5

**network** [1] - 137:7

**network-wide**

[1] - 137:7

**networks** [1] - 146:12

**never** [8] - 68:2,

107:3, 107:12,  
191:9, 209:17,  
210:3, 226:8,  
227:10

**New** [4] - 24:18,

85:18, 87:7, 129:16

**new** [25] - 10:13, 12:1,

28:4, 40:10, 87:10,  
107:3, 116:5,  
119:17, 132:18,  
134:12, 137:16,  
137:17, 141:11,  
142:14, 143:8,  
145:4, 146:10,  
147:15, 161:1,  
190:14, 221:18,  
223:10, 224:12,  
247:5

**next** [12] - 28:3, 55:1,

62:13, 87:10, 124:6,  
125:7, 133:3, 133:4,  
133:7, 216:18,  
228:11, 251:5

**next-door** [1] - 55:1

**nice** [5] - 46:8, 116:7,

120:4, 125:12,  
125:13

**night** [1] - 85:5

**nine** [3] - 27:3,

143:16, 143:17

**noise** <sup>[5]</sup> - 55:5, 58:3,  
58:11, 58:15, 59:14

**noisy** <sup>[1]</sup> - 55:12

**non** <sup>[12]</sup> - 7:6, 48:2,  
106:16, 108:13,  
113:15, 122:5,  
165:18, 172:18,  
174:11, 178:14,  
189:6, 216:5

**non-conforming**

<sup>[12]</sup> - 7:6, 48:2,  
106:16, 108:13,  
113:15, 122:5,  
165:18, 172:18,  
174:11, 178:14,  
189:6, 216:5

**none** <sup>[5]</sup> - 80:6, 98:3,  
132:10, 194:4,  
235:11

**nonetheless**

<sup>[1]</sup> - 192:2

**nonresidential**

<sup>[3]</sup> - 14:3, 138:17,  
155:5

**Norfolk** <sup>[1]</sup> - 45:4

**normally** <sup>[3]</sup> - 142:16,  
239:6, 255:7

**Normandy** <sup>[15]</sup> - 2:6,  
44:6, 44:11, 45:17,  
49:8, 49:13, 50:15,  
51:9, 61:10, 61:13,  
62:14, 63:9, 63:12,  
64:3

**north** <sup>[1]</sup> - 139:9

**Northeast** <sup>[1]</sup> - 137:3

**NOT** <sup>[1]</sup> - 260:14

**Notary** <sup>[2]</sup> - 260:3,  
260:10

**note** <sup>[8]</sup> - 32:7, 65:9,  
108:18, 122:12,  
125:13, 181:6,  
210:13, 259:5

**noted** <sup>[2]</sup> - 85:8,  
259:15

**notes** <sup>[2]</sup> - 25:10, 68:6

**nothing** <sup>[3]</sup> - 167:12,  
170:13, 177:4

**notice** <sup>[6]</sup> - 40:11,  
52:7, 94:13, 132:14,  
133:1, 161:2

**noticed** <sup>[1]</sup> - 85:3

**notices** <sup>[1]</sup> - 17:7

**notification**

<sup>[4]</sup> - 39:17, 40:4,

160:8, 160:13

**notified** <sup>[1]</sup> - 51:2

**notify** <sup>[2]</sup> - 39:9,  
159:18

**notifying** <sup>[1]</sup> - 3:10

**nuance** <sup>[1]</sup> - 175:1

**nuisance** <sup>[6]</sup> - 35:7,  
154:11, 169:17,  
234:15, 254:15,  
257:4

**nullifying** <sup>[7]</sup> - 22:1,  
65:7, 108:16,  
122:10, 130:7,  
232:12, 252:14

**number** <sup>[16]</sup> - 3:15,  
61:7, 74:10, 76:8,  
139:11, 143:5,  
144:17, 144:18,  
148:17, 149:1,  
199:10, 206:13,  
206:16, 207:12,  
216:10, 216:13

**numbers** <sup>[2]</sup> - 9:3,  
194:12

## O

**o'clock** <sup>[1]</sup> - 94:1

**O'GRADY** <sup>[11]</sup> - 57:8,  
57:10, 80:3, 80:6,  
80:9, 80:14, 82:1,  
82:12, 133:4, 133:8,  
133:16

**O'Grady** <sup>[1]</sup> - 1:11

**Oakland** <sup>[1]</sup> - 86:18

**obey** <sup>[2]</sup> - 56:13,  
56:16

**object** <sup>[1]</sup> - 178:5

**objected** <sup>[1]</sup> - 12:10

**objecting** <sup>[1]</sup> - 16:11

**objection** <sup>[3]</sup> - 20:3,  
32:8, 38:6

**objective** <sup>[3]</sup> - 208:14,  
210:8, 244:15

**obstructions**  
<sup>[1]</sup> - 103:8

**obtain** <sup>[2]</sup> - 183:10,  
219:16

**obtaining** <sup>[1]</sup> - 43:8

**obtuse** <sup>[2]</sup> - 143:6,  
145:9

**obviate** <sup>[1]</sup> - 141:1

**obvious** <sup>[1]</sup> - 72:9

**obviously** <sup>[9]</sup> - 12:17,

52:7, 73:17, 83:17,  
84:10, 104:1,  
124:15, 142:6,  
143:7

**occupancy**

[1] - 187:6

**occupant** [5] - 35:9,

154:13, 166:14,

177:11, 257:6

**occupants**

[2] - 185:11, 234:16

**occupy** [2] - 90:11,

122:17

**occurred** [2] - 40:2,

160:11

**odd** [1] - 238:11

**OF** [6] - 1:1, 1:2,

260:1, 260:13,

260:14, 260:15

**offer** [1] - 13:10

**offering** [4] - 85:9,

87:13, 87:14,

219:18

**offerings** [1] - 109:15

**office** [4] - 75:10,

75:12, 78:16, 83:4

**Office** [3] - 71:1, 72:4,

84:5

**officer** [3] - 15:5, 87:1

**offices** [3] - 79:10,

82:13, 139:6

**Offices** [1] - 162:11

**OFFICIAL** [1] - 1:17

**official** [1] - 218:16

**old** [9] - 59:16, 59:18,

64:15, 69:13, 76:17,

94:3, 116:2, 118:12

**older** [1] - 121:18

**on-site** [2] - 95:3,

100:6

**once** [5] - 52:2, 54:13,

95:1, 124:11,

222:12

**One** [2] - 38:14, 159:5

**one** [108] - 4:3, 4:12,

6:11, 9:13, 9:14,

12:10, 14:7, 14:16,

15:18, 17:18, 27:6,

28:17, 30:5, 31:6,

33:4, 33:7, 33:17,

36:12, 46:5, 48:3,

48:7, 48:17, 59:14,

64:1, 68:2, 68:5,

70:11, 70:17, 71:11,

77:3, 78:7, 85:7,  
 88:10, 88:11, 90:8,  
 90:10, 90:18, 91:17,  
 96:13, 97:16,  
 107:15, 107:16,  
 112:17, 114:5,  
 114:7, 114:11,  
 115:15, 117:18,  
 127:11, 133:3,  
 133:7, 136:14,  
 136:17, 142:5,  
 144:14, 151:15,  
 151:16, 153:6,  
 156:7, 163:13,  
 165:1, 165:6,  
 165:12, 166:8,  
 168:18, 173:1,  
 176:9, 184:18,  
 186:18, 190:7,  
 190:10, 194:8,  
 199:2, 199:14,  
 205:6, 206:10,  
 210:14, 212:13,  
 214:3, 214:5,  
 214:11, 215:3,  
 216:17, 216:18,  
 218:5, 227:9, 230:1,  
 230:13, 233:18,  
 237:17, 239:17,  
 240:1, 240:2,  
 240:11, 241:2,  
 243:16, 249:18,  
 250:5, 250:17,  
 251:4, 253:9,  
 253:12, 254:3,  
 254:12, 258:5

**one-and-a-half**

[1] - 48:3

**one-story** [1] - 114:7

**ones** [1] - 9:13

**ongoing** [2] - 38:11,  
 159:2

**open** [20] - 3:11,  
 19:12, 33:13, 48:10,  
 50:3, 78:9, 81:9,  
 93:16, 94:1, 99:12,  
 100:16, 104:13,  
 117:10, 128:1,  
 152:18, 192:13,  
 200:15, 217:2,  
 235:12, 255:16

**opened** [2] - 87:6,  
 198:1

**opening** [1] - 99:18

**openings** <sup>[3]</sup> - 53:5,  
 235:14, 255:4  
**operate** <sup>[3]</sup> - 92:7,  
 109:10, 144:7  
**operating** <sup>[2]</sup> - 13:17,  
 137:13  
**operation** <sup>[11]</sup> - 3:15,  
 35:3, 57:7, 85:14,  
 90:11, 92:7, 93:13,  
 102:15, 109:13,  
 154:7, 256:18  
**operations** <sup>[2]</sup> - 86:3,  
 86:16  
**operator's** <sup>[1]</sup> - 103:9  
**opinion** <sup>[3]</sup> - 177:4,  
 206:7, 244:9  
**opportunity**  
<sup>[3]</sup> - 112:12, 185:16,  
 185:18  
**oppose** <sup>[4]</sup> - 62:9,  
 63:15, 83:16, 121:4  
**opposed** <sup>[4]</sup> - 233:14,  
 251:4, 253:8, 258:5  
**opposing** <sup>[1]</sup> - 59:4  
**opted** <sup>[1]</sup> - 149:15  
**option** <sup>[2]</sup> - 187:13,  
 219:16  
**options** <sup>[1]</sup> - 102:7  
**oral** <sup>[2]</sup> - 157:1,  
 200:16  
**orange** <sup>[1]</sup> - 194:16  
**order** <sup>[12]</sup> - 3:9, 61:16,  
 62:3, 63:14, 71:7,  
 81:7, 81:16, 89:8,  
 118:9, 142:10,  
 204:14, 218:9  
**ordered** <sup>[1]</sup> - 148:2  
**Ordinance** <sup>[67]</sup> - 21:5,  
 22:2, 34:14, 35:5,  
 35:14, 64:13, 65:8,  
 108:4, 108:17,  
 121:16, 122:11,  
 130:8, 132:14,  
 134:6, 134:7,  
 153:17, 154:9,  
 154:18, 166:4,  
 170:10, 170:15,  
 170:16, 171:4,  
 177:5, 177:13,  
 177:14, 177:18,  
 178:4, 178:5,  
 181:12, 181:13,  
 181:15, 181:18,  
 182:1, 182:16,

183:7, 185:17,  
 188:2, 190:17,  
 192:17, 193:4,  
 195:12, 196:9,  
 198:15, 199:5,  
 199:6, 202:1, 202:5,  
 202:10, 202:12,  
 203:15, 204:5,  
 205:3, 205:12,  
 207:5, 207:8, 208:2,  
 220:3, 226:10,  
 231:18, 232:13,  
 235:4, 252:3,  
 252:15, 256:12,  
 257:2, 257:11

**ordinary** <sup>[1]</sup> - 199:9

**oriented** <sup>[1]</sup> - 245:16

**original** <sup>[2]</sup> - 13:2,  
 259:1

**originally** <sup>[1]</sup> - 9:17

**otherwise**  
<sup>[11]</sup> - 35:13, 39:15,  
 81:17, 151:15,  
 154:17, 160:6,  
 195:16, 207:6,  
 213:2, 252:4,  
 257:10

**ourselves**  
<sup>[1]</sup> - 191:12

**outcome** <sup>[2]</sup> - 67:17,  
 214:12

**outline** <sup>[1]</sup> - 70:18

**outset** <sup>[1]</sup> - 3:9

**outside** <sup>[3]</sup> - 198:18,  
 200:14, 240:15

**overcrowded**  
<sup>[1]</sup> - 173:6

**overcrowding**  
<sup>[5]</sup> - 166:12, 169:12,  
 171:18, 173:5,  
 226:1

**overlay** <sup>[2]</sup> - 85:7,  
 102:3

**Overlay** <sup>[3]</sup> - 72:2,  
 72:12, 83:15

**oversee** <sup>[1]</sup> - 5:11

**owing** <sup>[9]</sup> - 21:12,  
 65:1, 108:12, 122:4,  
 130:2, 168:3, 203:1,  
 232:4, 252:6

**own** <sup>[4]</sup> - 94:10,  
 113:3, 113:6,  
 113:10

**owned** <sup>[1]</sup> - 218:18

**owner** <sup>[5]</sup> - 69:15,  
70:1, 70:8, 70:12,  
122:3

**owner/occupied**  
<sup>[1]</sup> - 230:2

**owner/occupiers**  
<sup>[1]</sup> - 221:7

**owns** <sup>[4]</sup> - 112:14,  
167:17, 168:1,  
202:17

## P

**p.m** <sup>[15]</sup> - 1:4, 3:3,  
5:1, 24:1, 42:1,  
44:1, 67:1, 111:1,  
124:1, 132:1,  
133:12, 134:13,  
136:1, 162:1, 258:8

**Pacheco** <sup>[1]</sup> - 69:6

**page** <sup>[12]</sup> - 27:16,  
28:3, 28:14, 28:16,  
32:14, 66:5, 123:5,  
140:3, 140:11,  
141:2, 147:10,  
233:3

**PAGE** <sup>[2]</sup> - 2:1, 259:7

**pages** <sup>[4]</sup> - 29:1, 66:5,  
130:12, 141:2

**painted** <sup>[4]</sup> - 28:5,  
28:7, 28:18, 152:8

**paired** <sup>[1]</sup> - 244:17

**Pamplona** <sup>[1]</sup> - 76:15

**panel** <sup>[6]</sup> - 14:11,  
27:3, 27:6, 28:5,  
137:13, 216:11

**Panera** <sup>[1]</sup> - 76:11

**paperwork** <sup>[1]</sup> - 50:16

**par** <sup>[1]</sup> - 105:8

**paragraph**  
<sup>[2]</sup> - 210:14, 211:4

**paragraphs** <sup>[4]</sup> - 40:9,  
40:15, 160:18,  
161:6

**parallel** <sup>[1]</sup> - 88:15

**paramount**  
<sup>[1]</sup> - 228:10

**pardon** <sup>[1]</sup> - 13:11

**park** <sup>[2]</sup> - 173:15,  
216:18

**parking** <sup>[7]</sup> - 10:11,  
74:12, 75:13,  
106:12, 107:2,  
108:10, 187:3

**part** <sup>[27]</sup> - 7:15, 13:3,  
58:2, 137:6, 142:12,  
164:9, 166:7,  
166:10, 169:10,  
169:12, 169:17,  
172:3, 179:12,  
180:7, 181:6,  
185:12, 188:2,  
190:8, 197:16,  
200:4, 219:1, 226:6,  
227:1, 235:5,  
237:11, 255:18

**particular** <sup>[15]</sup> - 83:9,  
110:2, 165:17,  
171:13, 172:5,  
173:16, 178:8,  
180:6, 184:8, 185:1,  
193:3, 197:15,  
198:2, 218:9,  
226:16

**particularly**  
<sup>[5]</sup> - 21:10, 98:10,  
106:2, 129:17,  
169:13

**partner** <sup>[1]</sup> - 68:10

**parts** <sup>[7]</sup> - 172:14,  
175:13, 175:14,  
175:16, 177:18,  
179:16, 190:7

**pass** <sup>[1]</sup> - 93:7

**passed** <sup>[5]</sup> - 45:10,  
46:1, 73:11, 220:2,  
220:15

**past** <sup>[7]</sup> - 79:9, 84:16,  
94:8, 109:5, 158:11,  
219:8, 221:13

**pastries** <sup>[2]</sup> - 94:4,  
100:3

**pathway** <sup>[1]</sup> - 74:4

**patient** <sup>[1]</sup> - 146:7

**patterns** <sup>[3]</sup> - 34:16,  
154:2, 256:14

**Pea** <sup>[1]</sup> - 98:5

**Pearl** <sup>[2]</sup> - 111:13,  
111:17

**Pechet** <sup>[1]</sup> - 43:3

**PECHET** <sup>[1]</sup> - 43:3

**peculiar** <sup>[1]</sup> - 232:2

**pedestrian** <sup>[1]</sup> - 98:12

**pencil** <sup>[1]</sup> - 250:8

**penthouse** <sup>[6]</sup> - 29:3,  
137:14, 140:10,  
140:12, 147:11,  
147:18

**people** <sup>[19]</sup> - 8:3,  
 11:9, 11:10, 15:9,  
 15:13, 21:16, 59:7,  
 83:2, 83:4, 84:6,  
 84:9, 99:3, 191:13,  
 192:14, 201:11,  
 206:9, 231:2,  
 248:17

**per** <sup>[8]</sup> - 27:6, 30:6,  
 144:8, 144:11,  
 149:16, 202:12,  
 202:13, 223:6

**percent** <sup>[12]</sup> - 46:13,  
 46:18, 116:18,  
 143:10, 143:14,  
 145:14, 145:17,  
 165:11, 166:4,  
 167:4, 180:3, 229:9

**perfect** <sup>[1]</sup> - 93:2

**performing** <sup>[1]</sup> - 22:5

**period** <sup>[2]</sup> - 37:9,  
 157:12

**permanent** <sup>[1]</sup> - 94:15

**permission** <sup>[1]</sup> - 83:1

**Permit** <sup>[52]</sup> - 34:13,  
 34:15, 36:9, 38:12,  
 39:7, 39:12, 40:5,  
 40:8, 40:10, 40:18,  
 41:4, 153:18, 156:5,  
 159:3, 159:16,  
 160:3, 160:14,  
 160:17, 161:1,  
 163:7, 164:13,  
 164:16, 178:2,  
 178:16, 198:11,  
 212:14, 213:4,  
 220:9, 222:14,  
 223:17, 225:5,  
 225:6, 234:4, 234:5,  
 234:8, 234:11,  
 234:12, 235:5,  
 235:13, 236:5,  
 245:8, 245:12,  
 246:2, 253:11,  
 254:12, 254:15,  
 254:17, 255:4,  
 255:10, 256:8,  
 256:13, 257:14

**permit** <sup>[6]</sup> - 40:14,  
 42:16, 43:5, 43:9,  
 161:5, 218:14

**Permits** <sup>[5]</sup> - 37:17,  
 158:3, 234:10,  
 257:14, 258:1

**permitted** <sup>[12]</sup> - 9:9,  
35:4, 39:11, 78:11,  
78:12, 81:11, 84:4,  
106:2, 117:1, 154:8,  
160:2, 257:1

**perpendicular**

<sup>[2]</sup> - 7:12, 7:13

**persistent** <sup>[1]</sup> - 146:8

**person** <sup>[9]</sup> - 3:10,  
17:9, 20:2, 62:18,  
107:14, 170:3,  
250:1, 251:4, 251:5

**personal** <sup>[4]</sup> - 179:7,

182:5, 184:6,  
202:16

**personally**

<sup>[1]</sup> - 170:14

**perspective**

<sup>[1]</sup> - 214:11

**petition** <sup>[9]</sup> - 109:11,

184:17, 187:13,  
187:17, 190:2,  
190:7, 220:17,  
255:18

**petitioner** <sup>[45]</sup> - 36:1,

36:9, 36:13, 36:18,  
37:2, 37:7, 37:14,  
37:18, 38:14, 39:9,  
39:16, 40:4, 40:9,  
42:13, 42:16, 65:15,  
109:10, 109:17,  
132:13, 132:16,  
132:18, 133:14,  
134:10, 153:10,  
155:10, 155:15,  
156:4, 156:8,  
156:11, 156:16,  
157:4, 157:10,  
157:17, 158:3,  
159:5, 159:18,  
160:7, 160:13,  
160:18, 161:11,  
162:13, 167:12,  
202:14, 232:3,  
252:5

**petitioner's**

<sup>[3]</sup> - 38:18, 159:9,  
202:16

**Philadelphia**

<sup>[1]</sup> - 96:7

**phonetic** <sup>[1]</sup> - 45:2

**photo** <sup>[14]</sup> - 27:10,  
27:12, 36:17, 37:5,  
137:10, 139:15,

140:2, 140:3, 147:9,  
149:3, 151:2, 151:4,  
156:15, 157:7

**photograph**

[1] - 27:17

**photos** [1] - 147:17

**phrase** [2] - 141:18,  
217:10

**physical** [7] - 36:2,  
36:16, 37:4, 142:4,  
155:16, 156:14,  
157:6

**pick** [3] - 95:11,  
95:12, 103:4

**picked** [2] - 94:13,  
206:16

**picking** [1] - 103:12

**picture** [4] - 32:16,  
32:17, 72:17,  
104:14

**piece** [2] - 114:7,  
253:13

**Place** [1] - 136:15

**place** [4] - 48:8,  
52:10, 75:14, 245:3

**placed** [1] - 141:12

**placement** [1] - 3:15

**plain** [1] - 14:11

**plan** [4] - 48:10,  
50:18, 96:4, 97:5

**plane** [1] - 244:10

**planning** [3] - 5:12,  
83:13, 103:13

**Planning** [12] - 13:6,  
20:4, 31:4, 31:7,  
34:2, 148:6, 150:2,  
150:16, 153:8,  
156:12, 157:2,  
178:1

**plans** [33] - 22:10,  
22:12, 25:4, 36:13,  
49:16, 61:11, 62:16,  
63:10, 66:3, 91:13,  
115:10, 118:4,  
120:11, 123:4,  
125:11, 126:6,  
129:4, 130:12,  
134:10, 149:4,  
151:4, 156:8,  
221:14, 221:17,  
224:11, 229:11,  
232:17, 233:2,  
247:1, 249:5, 253:1,  
257:16

**plausible** <sup>[1]</sup> - 209:9

**pleased** <sup>[6]</sup> - 62:4,  
74:12, 85:5, 119:1,  
221:14, 224:9

**pleasure** <sup>[1]</sup> - 62:8

**plus** <sup>[4]</sup> - 26:4, 46:6,  
130:14, 254:8

### **Plympton**

<sup>[10]</sup> - 76:10, 88:12,  
89:10, 92:17, 93:2,  
93:4, 93:8, 96:16,  
97:17, 98:1

**point** <sup>[33]</sup> - 15:1, 15:6,  
57:13, 82:9, 83:9,  
91:12, 91:18, 92:6,  
92:10, 92:15, 99:9,  
114:13, 127:3,  
140:18, 142:4,  
145:4, 145:6,  
146:15, 150:16,  
152:8, 176:7, 187:7,  
193:7, 195:5,  
201:13, 205:2,  
205:7, 213:12,  
214:7, 227:4, 244:3,  
250:16

**pointed** <sup>[3]</sup> - 70:10,  
199:10, 215:11

**pointing** <sup>[1]</sup> - 73:4

**points** <sup>[3]</sup> - 15:17,  
71:14, 150:1

**policies** <sup>[1]</sup> - 215:12

**policy** <sup>[1]</sup> - 208:11

**political** <sup>[1]</sup> - 84:1

**poor** <sup>[1]</sup> - 220:12

**poorly** <sup>[3]</sup> - 177:6,  
195:8, 195:9

### **populated**

<sup>[1]</sup> - 193:12

**Port** <sup>[2]</sup> - 219:4, 219:7

**Port/Area** <sup>[1]</sup> - 219:2

**portion** <sup>[5]</sup> - 54:3,  
126:8, 126:10,  
228:11, 255:2

**portions** <sup>[1]</sup> - 200:7

**Portland** <sup>[2]</sup> - 2:4,  
24:6

**position** <sup>[1]</sup> - 176:2

### **positioning**

<sup>[1]</sup> - 150:5

**positive** <sup>[1]</sup> - 57:3

**possession** <sup>[1]</sup> - 61:7

### **possibility**

<sup>[1]</sup> - 103:12

**possible** <sup>[2]</sup> - 151:14,  
179:12

**post** <sup>[1]</sup> - 132:18

**posted** <sup>[1]</sup> - 134:6

**posting** <sup>[3]</sup> - 132:13,  
132:14, 134:3

**Pot** <sup>[1]</sup> - 77:15

**potential** <sup>[3]</sup> - 80:2,  
84:17, 171:18

**potentially** <sup>[1]</sup> - 241:7

**pound** <sup>[1]</sup> - 100:4

**power** <sup>[11]</sup> - 191:2,  
191:4, 191:9,  
191:17, 192:4,  
196:1, 202:7, 208:8,  
209:15, 210:6,  
215:4

**powers** <sup>[1]</sup> - 191:1

**practicable**  
<sup>[2]</sup> - 37:13, 157:16

**practical** <sup>[4]</sup> - 191:10,  
191:11, 222:4,  
251:7

**practice** <sup>[1]</sup> - 4:10

**practices** <sup>[1]</sup> - 105:6

**pre** <sup>[4]</sup> - 165:18,  
166:9, 174:10,  
206:14

**pre-existing**  
<sup>[4]</sup> - 165:18, 166:9,  
174:10, 206:14

**preamble** <sup>[1]</sup> - 226:9

**predominate**  
<sup>[2]</sup> - 138:17, 155:5

**preexisting**  
<sup>[3]</sup> - 178:14, 186:17,  
197:9

**preferred** <sup>[1]</sup> - 102:17

**premises** <sup>[6]</sup> - 90:12,  
95:8, 100:9, 109:13,  
122:17, 256:9

**prep** <sup>[1]</sup> - 91:6

**prepared** <sup>[5]</sup> - 66:4,  
99:15, 100:5, 123:4,  
233:2

**preparing** <sup>[1]</sup> - 4:7

**present** <sup>[4]</sup> - 26:6,  
72:17, 86:5, 102:2

**presentation**  
<sup>[2]</sup> - 70:18, 157:1

**presented**  
<sup>[3]</sup> - 109:11, 161:10,  
244:11

**presenting** <sup>[1]</sup> - 187:6

**preserve** <sup>[1]</sup> - 75:16  
**preserved** <sup>[1]</sup> - 53:17  
**preserving**  
<sup>[2]</sup> - 102:5, 158:11  
**pressures**  
<sup>[1]</sup> - 219:12  
**pretty** <sup>[7]</sup> - 55:10,  
 55:13, 91:4, 99:4,  
 126:15, 241:12,  
 246:10  
**prevail** <sup>[1]</sup> - 155:8  
**prevent** <sup>[2]</sup> - 166:12,  
 226:1  
**prevents** <sup>[1]</sup> - 173:5  
**previous** <sup>[4]</sup> - 37:17,  
 113:18, 148:3,  
 158:2  
**previously** <sup>[4]</sup> - 37:5,  
 157:7, 157:8,  
 257:16  
**primarily** <sup>[1]</sup> - 171:15  
**primary** <sup>[6]</sup> - 188:15,  
 223:11, 237:14,  
 248:8, 248:9  
**Prince** <sup>[1]</sup> - 136:11  
**privacy** <sup>[1]</sup> - 255:6  
**problem** <sup>[6]</sup> - 14:5,  
 57:2, 72:7, 199:1,  
 208:5, 208:6  
**problematical**  
<sup>[1]</sup> - 108:9  
**problems** <sup>[1]</sup> - 10:1  
**proceed** <sup>[10]</sup> - 22:9,  
 36:12, 66:3, 123:3,  
 130:11, 156:7,  
 205:5, 233:1,  
 252:18, 257:15  
**proceeding**  
<sup>[1]</sup> - 32:18  
**proceedings**  
<sup>[1]</sup> - 260:5  
**process** <sup>[4]</sup> - 58:3,  
 70:2, 70:16, 87:15  
**product** <sup>[3]</sup> - 87:1,  
 102:12, 109:15  
**proficient** <sup>[1]</sup> - 145:11  
**project** <sup>[16]</sup> - 52:8,  
 53:9, 54:4, 55:5,  
 55:8, 55:16, 56:2,  
 58:14, 59:5, 61:16,  
 63:15, 109:1,  
 118:10, 122:13,  
 163:1, 251:4  
**project's** <sup>[1]</sup> - 249:2

**projects** <sup>[1]</sup> - 55:13  
**prominent** <sup>[3]</sup> - 93:6,  
 140:5, 242:5  
**promise** <sup>[2]</sup> - 49:1,  
 128:17  
**promptly** <sup>[2]</sup> - 37:10,  
 157:13  
**pronouncing**  
<sup>[1]</sup> - 118:15  
**proper** <sup>[2]</sup> - 191:5,  
 209:8  
**properly** <sup>[1]</sup> - 183:16  
**properties** <sup>[3]</sup> - 114:3,  
 172:9, 173:13  
**property** <sup>[35]</sup> - 50:18,  
 62:1, 62:5, 75:16,  
 88:1, 114:6, 118:3,  
 118:10, 119:2,  
 122:3, 139:1,  
 167:15, 167:18,  
 173:12, 173:13,  
 173:16, 173:17,  
 174:3, 180:1, 180:2,  
 202:17, 202:18,  
 206:1, 217:15,  
 219:11, 219:17,  
 221:1, 224:10,  
 224:15, 226:13,  
 230:4, 246:4, 247:7,  
 255:3, 255:8  
**proposal** <sup>[6]</sup> - 44:14,  
 102:2, 118:14,  
 119:11, 120:2,  
 225:4  
**propose** <sup>[2]</sup> - 35:15,  
 155:4  
**proposed**  
<sup>[48]</sup> - 21:15, 32:15,  
 34:18, 35:6, 35:9,  
 35:11, 36:1, 36:17,  
 37:3, 61:11, 61:12,  
 61:14, 62:6, 62:10,  
 62:16, 62:17, 63:10,  
 63:11, 63:13, 63:16,  
 65:10, 109:6,  
 113:17, 114:12,  
 115:5, 118:4, 118:8,  
 119:5, 119:11,  
 120:11, 138:18,  
 141:6, 147:15,  
 154:10, 154:13,  
 154:15, 155:6,  
 155:14, 156:15,  
 157:5, 163:12,

163:16, 220:7,  
256:10, 256:15,  
257:3, 257:6, 257:8

**proposes** <sup>[1]</sup> - 27:5

**proposing** <sup>[2]</sup> - 6:9,  
137:16

**protrude** <sup>[3]</sup> - 142:15,  
149:4, 149:7

**proven** <sup>[1]</sup> - 112:11

**provide** <sup>[4]</sup> - 228:1,  
240:18, 241:1,  
241:3

**provided** <sup>[7]</sup> - 31:6,  
40:10, 88:5, 161:1,  
177:9, 177:10,  
196:5

**provision** <sup>[11]</sup> - 164:2,  
165:1, 165:14,  
168:11, 175:3,  
195:9, 220:16,  
225:18, 226:16,  
228:9, 245:9

**provisions** <sup>[12]</sup> - 21:5,  
64:13, 94:2, 108:4,  
121:16, 129:13,  
138:3, 165:1,  
197:16, 220:3,  
231:18, 252:3

**proximity**  
<sup>[2]</sup> - 172:15, 198:7

**Public** <sup>[2]</sup> - 260:3,  
260:10

**public** <sup>[42]</sup> - 11:8,  
19:12, 20:14, 21:7,  
21:18, 29:12, 30:7,  
33:14, 34:3, 40:11,  
50:3, 64:6, 65:6,  
91:7, 100:16,  
101:14, 105:10,  
108:15, 114:2,  
117:11, 119:4,  
119:8, 121:9, 122:9,  
128:1, 129:6, 130:6,  
153:1, 153:11,  
161:2, 173:15,  
218:16, 225:8,  
228:13, 232:11,  
235:12, 245:16,  
245:17, 246:4,  
252:13, 255:16,  
256:3

**published** <sup>[1]</sup> - 142:9

**pull** <sup>[3]</sup> - 5:16, 6:3,  
68:6

**pulled** <sup>[1]</sup> - 226:3

**purchase** <sup>[1]</sup> - 112:16

**purchased** <sup>[1]</sup> - 69:15

**purchasing**

<sup>[1]</sup> - 120:16

**purpose** <sup>[17]</sup> - 22:2,

35:14, 65:8, 74:11,

108:17, 122:11,

130:8, 154:18,

173:3, 201:8, 215:8,

220:4, 220:15,

232:13, 235:3,

252:15, 257:11

**purposes** <sup>[3]</sup> - 13:17,

108:11, 226:16

**pursuant** <sup>[4]</sup> - 40:8,

40:14, 160:17,

161:5

**put** <sup>[18]</sup> - 79:14, 82:6,

84:13, 106:5, 125:2,

143:5, 143:8,

148:17, 167:1,

177:7, 177:8, 177:9,

198:18, 216:12,

226:4, 248:16,

248:18, 249:7

**puts** <sup>[1]</sup> - 196:12

## Q

**qualify** <sup>[1]</sup> - 70:5

**quality** <sup>[4]</sup> - 102:9,

122:14, 197:5,

215:15

**questions**

<sup>[19]</sup> - 17:16, 19:11,

32:13, 49:16, 49:18,

52:13, 59:6, 59:10,

60:6, 99:8, 100:15,

127:8, 152:15,

186:3, 190:18,

205:9, 235:10,

249:12

**quickly** <sup>[3]</sup> - 55:10,

87:5, 229:6

**quiet** <sup>[2]</sup> - 55:3, 55:4

**quite** <sup>[3]</sup> - 46:7, 46:10,

116:18

## R

**R-A-G-H-A-V-A-N**

<sup>[2]</sup> - 111:12, 111:16

**R-H-A-T-I-G-A-N**

<sup>[1]</sup> - 42:12

**radio** [2] - 29:7,  
150:17

**RAGHAVAN**

[13] - 111:11,  
111:15, 112:5,  
113:13, 114:8,  
115:6, 115:12,  
115:13, 115:15,  
115:17, 118:16,  
120:7, 120:8

**Raghavan**

[5] - 111:12, 111:15,  
118:16, 118:17,  
119:9

**raghavan's**

[2] - 118:7, 120:14

**Raghavans**

[3] - 118:18, 119:14,  
120:15

**Raghavans'**

[1] - 118:14

**raise** [3] - 6:9, 10:9,  
148:8

**raised** [3] - 48:16,  
92:11, 148:9

**raises** [1] - 190:18

**raising** [1] - 230:13

**rally** [1] - 80:7

**Raneri** [1] - 64:2

**RANERI** [1] - 64:2

**Ranjit** [1] - 42:15

**rarely** [1] - 79:3

**rash** [1] - 54:14

**rate** [1] - 75:10

**rather** [2] - 51:4,  
87:17

**rational** [3] - 206:13,  
226:11, 226:12

**rationale** [5] - 164:9,  
166:7, 169:17,  
171:16, 185:12

**rationalize**

[1] - 227:17

**read** [23] - 3:9, 51:7,  
52:16, 59:10, 59:11,  
61:8, 62:18, 64:1,  
79:4, 101:16,  
117:17, 158:9,  
170:9, 185:6,  
199:12, 200:18,  
207:7, 211:14,  
218:6, 218:8,  
237:10, 256:4,  
259:14

**reading** [2] - 32:5,  
259:5

**Reading** [11] - 43:1,  
61:11, 62:15, 63:10,  
102:1, 118:2,  
120:10, 218:12,  
221:5, 222:17,  
224:1

**reads** [1] - 42:18

**ready** [14] - 20:15,  
20:16, 20:18, 34:4,  
34:8, 64:8, 105:14,  
121:10, 129:7,  
129:8, 153:12,  
230:13

**realize** [5] - 15:13,  
61:16, 63:15,  
105:16, 118:10

**really** [26] - 6:14,  
15:12, 46:1, 46:8,  
48:11, 48:12, 54:18,  
55:2, 76:12, 85:9,  
112:10, 125:16,  
126:7, 183:7, 187:5,  
188:11, 190:18,  
201:6, 209:10,  
213:5, 226:1, 238:2,  
239:14, 244:2,  
250:6

**Realty** [1] - 43:2

**rear** [4] - 47:9, 118:5,  
120:12, 237:15

**Rear** [1] - 132:6

**REASON** [6] - 259:8,  
259:9, 259:10,  
259:11, 259:12,  
259:13

**reason** [12] - 4:12,  
34:4, 62:9, 63:15,  
79:1, 116:8, 117:3,  
121:4, 172:4,  
216:12, 228:18,  
259:6

**reasonable**  
[10] - 3:13, 40:1,  
40:12, 104:10,  
119:12, 121:3,  
160:10, 161:3,  
181:14, 219:16

**reasonably**  
[2] - 37:13, 157:16

**reasons** [5] - 75:18,  
194:4, 195:7,  
222:13, 239:12

**receipt** <sup>[7]</sup> - 39:16,  
 40:3, 42:11, 117:16,  
 128:6, 160:7,  
 160:12  
**receive** <sup>[2]</sup> - 31:14,  
 70:16  
**received** <sup>[3]</sup> - 85:1,  
 153:8, 218:8  
**recent** <sup>[3]</sup> - 145:18,  
 165:2, 222:8  
**recently** <sup>[2]</sup> - 109:5,  
 220:15  
**receptacles**  
<sup>[7]</sup> - 94:15, 95:6,  
 95:8, 95:13, 97:12,  
 103:11, 110:3  
**reception** <sup>[1]</sup> - 68:1  
**recognize** <sup>[2]</sup> - 52:2,  
 201:14  
**recognizes**  
<sup>[2]</sup> - 181:7, 201:18  
**recognizing**  
<sup>[1]</sup> - 189:15  
**recommended**  
<sup>[1]</sup> - 70:15  
**recommending**  
<sup>[1]</sup> - 15:15  
**record** <sup>[15]</sup> - 8:15,  
 24:15, 24:16, 32:7,  
 59:11, 101:17,  
 116:13, 117:17,  
 138:6, 162:10,  
 162:15, 163:9,  
 199:12, 259:15,  
 260:5  
**RECORD** <sup>[1]</sup> - 1:17  
**record's** <sup>[1]</sup> - 26:14  
**recorder** <sup>[1]</sup> - 4:4  
**recording** <sup>[3]</sup> - 3:11,  
 4:1, 4:5  
**recordings** <sup>[1]</sup> - 4:3  
**records** <sup>[1]</sup> - 4:6  
**recourse** <sup>[4]</sup> - 57:13,  
 57:15, 195:10,  
 205:2  
**recover** <sup>[1]</sup> - 75:7  
**recreated** <sup>[1]</sup> - 222:12  
**red** <sup>[1]</sup> - 12:14  
**redraft** <sup>[1]</sup> - 183:18  
**redraw** <sup>[1]</sup> - 198:17  
**reduce** <sup>[2]</sup> - 194:3,  
 196:6  
**reduction** <sup>[1]</sup> - 209:7  
**reference** <sup>[3]</sup> - 38:5,

38:6, 83:8  
**referred** [5] - 37:6,  
 38:3, 157:8, 253:1  
**reflected** [2] - 151:2,  
 151:4  
**refresh** [1] - 164:10  
**refuge** [1] - 103:12  
**regard** [28] - 21:2,  
 22:3, 34:12, 37:17,  
 37:18, 39:14, 64:10,  
 65:9, 108:1, 108:18,  
 109:12, 110:2,  
 119:10, 121:13,  
 122:12, 129:10,  
 138:11, 158:2,  
 158:3, 158:6, 160:5,  
 195:9, 230:15,  
 231:15, 251:18,  
 252:1, 253:2, 256:7  
**regarding** [6] - 20:1,  
 38:16, 110:1, 159:7,  
 182:9, 186:5  
**Regency** [1] - 139:3  
**regional** [1] - 86:1  
**regulation** [2] - 39:13,  
 160:4  
**Regulations**  
 [2] - 192:10, 226:4  
**rehab** [4] - 70:1, 70:6,  
 112:15, 112:16  
**rehabilitation**  
 [1] - 70:7  
**reiterate** [1] - 225:11  
**relating** [7] - 38:3,  
 158:7, 176:5,  
 176:16, 232:5,  
 251:15, 252:7  
**relationship**  
 [1] - 112:13  
**relative** [1] - 46:11  
**relatively** [1] - 48:13  
**relax** [1] - 211:5  
**release** [1] - 223:6  
**relevant** [6] - 16:5,  
 92:8, 92:13, 169:18,  
 175:12, 189:11  
**Relief** [3] - 36:5,  
 138:2, 156:1  
**relief** [53] - 21:17,  
 54:3, 58:7, 61:16,  
 63:14, 64:5, 65:5,  
 65:12, 66:10, 74:11,  
 84:12, 89:12, 108:1,  
 108:14, 110:6,

110:10, 116:9,  
 118:9, 121:14,  
 122:7, 122:8, 130:5,  
 138:1, 153:15,  
 161:10, 163:8,  
 163:9, 163:10,  
 163:11, 163:14,  
 164:1, 170:3, 171:2,  
 174:12, 183:15,  
 195:6, 203:14,  
 212:12, 213:13,  
 218:13, 221:10,  
 224:5, 231:2,  
 232:10, 233:18,  
 234:13, 234:14,  
 235:1, 235:2,  
 251:18, 252:12,  
 252:17, 257:13  
**remain** <sup>[9]</sup> - 37:4,  
 53:4, 54:7, 54:16,  
 62:11, 65:17, 157:6,  
 222:6, 225:1  
**remedy** <sup>[1]</sup> - 244:7  
**remember** <sup>[4]</sup> - 25:16,  
 73:6, 98:9, 168:3  
**remote** <sup>[2]</sup> - 29:7,  
 150:17  
**removal** <sup>[1]</sup> - 94:3  
**remove** <sup>[2]</sup> - 37:10,  
 157:13  
**removed** <sup>[2]</sup> - 29:8,  
 43:5  
**renderings** <sup>[1]</sup> - 88:12  
**renewed** <sup>[1]</sup> - 20:2  
**renovate** <sup>[1]</sup> - 75:4  
**renovated** <sup>[1]</sup> - 247:9  
**renovating**  
<sup>[1]</sup> - 120:17  
**renovation** <sup>[3]</sup> - 75:3,  
 220:14, 221:14  
**renovations**  
<sup>[3]</sup> - 62:2, 118:11,  
 224:17  
**renowned**  
<sup>[1]</sup> - 219:13  
**rent** <sup>[1]</sup> - 75:8  
**renting** <sup>[1]</sup> - 112:8  
**repeating** <sup>[1]</sup> - 199:7  
**replace** <sup>[4]</sup> - 6:5, 6:7,  
 7:10, 27:6  
**replaced** <sup>[5]</sup> - 28:4,  
 28:10, 29:5, 29:16,  
 30:1  
**replacement**

[2] - 28:11, 29:6

**replacing** [2] - 28:16,  
116:3

**report** [13] - 38:15,  
39:1, 39:3, 39:5,  
39:18, 42:11, 74:7,  
142:9, 159:6,  
159:10, 159:12,  
159:14, 160:9

#### **REPORTER**

[1] - 260:15

**Reporter** [2] - 260:3,  
260:10

#### **REPORTERS**

[1] - 1:16

**represent** [1] - 68:12

#### **representation**

[1] - 151:7

#### **representatives**

[1] - 85:17

#### **represented**

[1] - 117:6

#### **representing**

[1] - 42:13

#### **REPRODUCTION**

[1] - 260:14

**reputation** [1] - 85:8

**request** [7] - 43:12,  
132:11, 132:15,  
149:16, 214:8,  
219:15, 223:7

**requested** [11] - 22:8,  
43:8, 66:2, 130:10,  
154:1, 166:8, 224:6,  
225:5, 234:12,  
235:1, 235:2

#### **requesting**

[2] - 163:7, 234:4

**requests** [1] - 191:6

**require** [6] - 89:12,  
174:12, 179:1,  
189:2, 245:14,  
255:4

**required** [7] - 74:12,  
75:17, 164:11,  
190:2, 218:13,  
220:10, 232:3

#### **requirement**

[22] - 28:13, 30:18,  
31:2, 129:18, 167:7,  
170:17, 171:10,  
176:9, 177:12,  
180:13, 182:18,  
184:9, 188:8,

188:10, 191:4,  
 192:9, 194:1, 196:6,  
 199:15, 203:18,  
 230:17, 231:16

**requirements**

[33] - 3:14, 34:14,  
 39:13, 75:1, 81:12,  
 89:15, 132:14,  
 133:1, 134:5,  
 153:17, 160:4,  
 165:7, 167:10,  
 168:9, 176:8, 177:2,  
 177:3, 183:1, 183:3,  
 188:8, 193:10,  
 193:13, 195:3,  
 195:8, 202:5, 202:8,  
 211:6, 211:9,  
 212:10, 227:4,  
 227:5, 247:11,  
 256:11

**requires** [9] - 22:6,  
 62:2, 79:18, 118:11,  
 122:7, 134:7, 174:4,  
 226:9, 231:3

**requiring** [2] - 21:14,  
 220:13

**requisite** [1] - 99:6

**reread** [1] - 63:1

**research** [1] - 69:18

**reside** [2] - 64:3,  
 118:1

**Residence**

[4] - 138:15, 188:2,  
 197:18, 226:2

**residence** [4] - 74:5,  
 217:5, 223:8, 225:2

**residences**

[2] - 84:11, 173:1

**resident** [2] - 45:4,  
 201:3

**residential** [18] - 8:7,  
 11:15, 21:11, 74:1,  
 74:8, 78:16, 79:13,  
 79:17, 104:4,  
 106:11, 106:15,  
 107:4, 108:9,  
 172:15, 175:10,  
 185:4, 187:3, 207:3

**residentially**

[3] - 138:7, 138:15,  
 155:4

**residents** [2] - 137:9,  
 223:14

**resides** [3] - 61:10,

63:9, 222:16

## **RESPECT**

[1] - 260:14

**respect** [4] - 153:14,  
208:8, 242:8, 251:8

## **respectfully**

[2] - 43:3, 138:16

**respects** [2] - 37:16,  
158:1

**response** [3] - 57:3,  
103:13, 157:2

## **Response**

[18] - 19:16, 33:16,  
34:6, 42:9, 61:5,  
99:10, 101:12,  
105:13, 117:14,  
128:4, 132:9,  
152:17, 153:4,  
218:4, 230:11,  
251:13, 255:14,  
256:1

## **responsibility**

[2] - 191:18, 192:6

**rest** [2] - 125:15,  
172:17

**restaurant** [15] - 70:9,  
70:14, 71:5, 71:17,  
73:1, 73:10, 81:2,  
82:3, 82:16, 91:8,  
91:10, 102:7,  
102:13, 103:1,  
172:7

**restaurants** [3] - 72:1,  
84:7, 94:14

## **restoration**

[3] - 221:10, 223:8,  
224:7

**restore** [4] - 37:11,  
157:14, 219:10,  
224:10

## **restrictions**

[1] - 184:3

**result** [1] - 65:16

**resulting** [3] - 34:17,  
154:3, 256:15

**retail** [31] - 72:3,

72:13, 73:2, 73:10,  
73:14, 76:1, 78:7,  
79:14, 79:18, 80:4,  
80:5, 80:8, 80:16,  
81:3, 81:15, 81:16,  
82:3, 82:5, 82:7,  
82:10, 83:3, 84:3,  
86:16, 92:7, 106:2,

106:3, 106:5, 108:6,  
108:7, 108:11,  
109:4

**rethink** <sup>[1]</sup> - 184:16

**reverse** <sup>[2]</sup> - 13:5,  
239:8

**review** <sup>[2]</sup> - 223:15,  
225:3

**reviewed** <sup>[12]</sup> - 61:11,  
62:16, 63:10, 103:3,  
118:3, 120:11,  
153:9, 156:12,  
221:16, 224:10,  
247:1, 247:2

**revise** <sup>[1]</sup> - 204:5

**revised** <sup>[2]</sup> - 103:5,  
232:17

**revisit** <sup>[1]</sup> - 249:4

**rewrite** <sup>[5]</sup> - 177:14,  
181:15, 181:18,  
185:17, 195:12

**Rhatigan** <sup>[1]</sup> - 42:12

**rhatigan** <sup>[1]</sup> - 42:18

**Ricci** <sup>[6]</sup> - 162:14,  
162:16, 214:6,  
222:6, 223:7, 225:1

**RICCI** <sup>[4]</sup> - 162:16,  
214:3, 214:5

**rich** <sup>[2]</sup> - 219:5, 223:3

**rid** <sup>[2]</sup> - 116:6, 170:17

**ridge** <sup>[1]</sup> - 239:3

**right-hand** <sup>[1]</sup> - 141:3

**rights** <sup>[2]</sup> - 158:11,  
199:18

**Rindge** <sup>[2]</sup> - 44:17,  
45:9

**River** <sup>[1]</sup> - 139:12

**Road** <sup>[1]</sup> - 222:17

**roasted** <sup>[1]</sup> - 87:4

**roasting** <sup>[2]</sup> - 87:1,  
87:2

**role** <sup>[1]</sup> - 191:5

**roles** <sup>[1]</sup> - 201:7

**roof** <sup>[23]</sup> - 27:8, 27:9,  
28:2, 28:10, 28:12,  
30:17, 53:5, 53:6,  
113:18, 114:12,  
116:5, 125:9,  
238:10, 238:13,  
239:7, 241:12,  
242:5, 243:11,  
243:12, 243:14,  
244:10, 246:8

**Room** <sup>[2]</sup> - 15:8, 15:9

**room** [2] - 98:14,  
209:4

**rooms** [3] - 113:3,  
113:6, 241:15

**roughly** [2] - 55:8,  
116:17

**rules** [3] - 56:6, 56:13,  
57:14

**run** [6] - 167:14,  
179:8, 188:15,  
202:16, 217:14,  
229:5

**runs** [5] - 88:15,  
174:3, 187:11,  
203:12, 232:1

**Ryan** [6] - 91:12,  
92:3, 95:17, 96:5,  
96:13, 97:16

**RYAN** [3] - 92:4, 96:5,  
97:18

**Ryan's** [1] - 96:13

## S

**S-H-A-R-I-E**  
[1] - 86:11

**safety** [7] - 11:8, 35:8,  
38:4, 154:12, 202:3,  
257:5

**SAME** [1] - 260:14

**sandwich** [2] - 98:3,  
109:13

**sandwiched**  
[1] - 69:14

**sandwiches**  
[1] - 100:5

**Sanofi** [1] - 139:6

**Sarah** [2] - 17:9,  
42:12

**satisfactory**  
[1] - 149:17

**satisfied** [3] - 204:3,  
204:4, 234:14

**satisfy** [1] - 204:3

**saves** [1] - 32:6

**saw** [4] - 10:8, 12:11,  
82:10, 150:10

**scale** [4] - 49:5,  
49:11, 62:7, 119:5

**schedule** [1] - 10:5

**schedules** [1] - 52:4

**School** [2] - 112:11,  
139:8

**school** [1] - 45:18

**schools** <sup>[1]</sup> - 119:4  
**scientific** <sup>[2]</sup> - 38:11,  
 159:2  
**scones** <sup>[1]</sup> - 100:4  
**scope** <sup>[2]</sup> - 188:3,  
 230:5  
**SEAN** <sup>[78]</sup> - 57:8,  
 57:10, 80:3, 80:6,  
 80:9, 80:14, 82:1,  
 82:12, 133:4, 133:8,  
 133:16, 162:9,  
 162:18, 163:6,  
 164:8, 165:6,  
 165:10, 166:6,  
 167:8, 167:16,  
 168:4, 168:7,  
 168:10, 168:17,  
 169:3, 171:1, 171:6,  
 172:3, 173:10,  
 174:5, 174:18,  
 175:8, 177:15,  
 177:17, 179:4,  
 179:10, 181:17,  
 183:13, 184:1,  
 186:16, 187:15,  
 190:4, 190:13,  
 192:7, 195:17,  
 196:8, 196:12,  
 200:5, 200:7,  
 200:12, 203:2,  
 203:4, 203:8,  
 209:11, 211:11,  
 225:10, 229:7,  
 232:17, 233:17,  
 234:3, 235:9,  
 235:18, 236:3,  
 236:12, 236:15,  
 237:2, 237:5, 237:9,  
 242:10, 243:1,  
 243:5, 243:10,  
 246:7, 253:12,  
 253:18, 254:6,  
 254:11, 258:7  
**Sean** <sup>[6]</sup> - 1:11, 26:18,  
 82:8, 162:11,  
 166:16, 218:10  
**seat** <sup>[1]</sup> - 5:14  
**seats** <sup>[1]</sup> - 91:18  
**second** <sup>[20]</sup> - 48:17,  
 53:7, 55:10, 68:5,  
 92:4, 106:17, 113:2,  
 113:9, 118:5,  
 120:12, 134:3,  
 153:13, 163:15,

166:17, 179:1,  
 190:9, 200:4,  
 224:13, 224:18,  
 229:12  
**secondary** <sup>[1]</sup> - 85:4  
**section** <sup>[4]</sup> - 164:10,  
 164:15, 179:12,  
 226:9  
**Section** <sup>[10]</sup> - 25:17,  
 27:1, 36:5, 138:1,  
 141:10, 143:10,  
 146:4, 164:7, 176:6,  
 254:14  
**sections** <sup>[1]</sup> - 196:9  
**sector** <sup>[6]</sup> - 27:6,  
 29:2, 30:6, 144:8,  
 144:11, 150:13  
**sectors** <sup>[1]</sup> - 140:4  
**see** <sup>[44]</sup> - 27:18, 28:1,  
 28:14, 30:8, 53:5,  
 54:18, 58:8, 60:18,  
 62:5, 62:8, 62:9,  
 63:15, 69:2, 75:6,  
 84:9, 94:18, 114:8,  
 114:12, 119:1,  
 121:4, 126:10,  
 128:9, 134:1,  
 137:10, 140:3,  
 140:7, 140:9,  
 147:10, 147:17,  
 148:2, 183:5, 184:1,  
 191:12, 192:8,  
 195:6, 195:15,  
 203:18, 204:1,  
 212:3, 212:4, 226:3,  
 232:18, 249:10,  
 253:17  
**seeing** <sup>[2]</sup> - 14:7,  
 148:1  
**seeking** <sup>[5]</sup> - 21:16,  
 36:10, 138:1, 156:5,  
 164:1  
**seem** <sup>[3]</sup> - 99:1,  
 142:4, 145:7  
**sell** <sup>[1]</sup> - 188:14  
**selling** <sup>[2]</sup> - 87:3,  
 219:18  
**send** <sup>[2]</sup> - 119:3,  
 210:4  
**senior** <sup>[1]</sup> - 73:5  
**Senior** <sup>[1]</sup> - 1:5  
**sense** <sup>[6]</sup> - 13:7, 13:8,  
 76:3, 87:18, 92:9,  
 215:10

**sensitivities**

[1] - 104:3

**sensitivity** [1] - 246:3

**sensor** [2] - 18:14,  
18:16

**sent** [2] - 17:8, 125:10

**sentence** [1] - 211:3

**separate** [2] - 213:17,  
224:18

**separated** [2] - 94:9,  
97:10

**separately**

[2] - 212:17, 254:1

**separation** [1] - 222:7

**September** [1] - 46:1

**series** [2] - 17:8,  
227:2

**serious** [2] - 71:16,  
118:12

**serve** [1] - 223:13

**services** [1] - 22:5

**Services** [12] - 38:15,  
39:2, 39:6, 39:18,  
70:10, 85:3, 139:5,  
159:6, 159:11,  
159:15, 160:9,  
259:2

**serving** [1] - 87:16

**session** [1] - 4:12

**sessions** [1] - 3:12

**set** [16] - 18:13, 18:14,  
19:7, 21:13, 33:11,  
102:18, 108:6,  
140:15, 147:13,  
147:17, 150:17,  
192:10, 193:1,  
248:2, 260:5, 260:6

**setback** [8] - 47:10,  
47:13, 65:3, 163:17,  
253:14, 254:18,  
255:2, 255:12

**setbacks** [3] - 47:5,  
47:7, 184:2

**seven** [9] - 93:15,  
93:18, 125:4, 126:2,  
126:3, 133:12,  
152:1, 217:6

**Seven** [1] - 62:14

**seventh** [1] - 45:8

**several** [2] - 6:16,  
178:4

**shall** [15] - 37:2, 37:9,  
38:14, 39:1, 39:6,  
39:17, 40:5, 157:4,

157:12, 159:5,  
 159:10, 159:15,  
 160:8, 160:14,  
 245:11  
**shallow** [2] - 238:13,  
 241:12  
**shape** [21] - 21:13,  
 130:3, 168:4, 174:4,  
 174:7, 178:12,  
 180:14, 183:4,  
 184:10, 185:3,  
 193:14, 196:14,  
 196:15, 197:8,  
 198:6, 203:2, 203:3,  
 220:12, 226:7,  
 232:6, 252:8  
**shaping** [1] - 219:5  
**share** [2] - 144:10,  
 225:2  
**SHARIE** [6] - 86:10,  
 86:15, 96:18, 97:3,  
 100:2, 100:11  
**Sharie** [2] - 86:10,  
 86:11  
**sharpen** [1] - 250:8  
**Shawna** [2] - 86:6,  
 86:10  
**SHAWNA** [7] - 86:10,  
 86:11, 86:15, 96:18,  
 97:3, 100:2, 100:11  
**shed** [3] - 87:2, 238:7,  
 250:4  
**sheds** [1] - 16:7  
**SHEET** [1] - 258:18  
**Sheet** [2] - 259:1,  
 259:6  
**sheet** [1] - 259:6  
**shock** [1] - 216:11  
**shop** [3] - 78:9, 78:10,  
 81:10  
**shops** [1] - 78:14  
**shorter** [1] - 26:2  
**Shorthand**  
 [2] - 260:3, 260:10  
**shortly** [1] - 87:3  
**show** [7] - 10:7, 49:6,  
 83:12, 88:12, 149:5,  
 176:15, 242:11  
**shown** [1] - 32:17  
**shows** [2] - 73:1,  
 140:4  
**shut** [1] - 104:17  
**sibling** [1] - 223:7  
**siblings** [2] - 222:7,

223:2

**sic** <sup>[1]</sup> - 48:18

**sick** <sup>[1]</sup> - 45:3

**side** <sup>[39]</sup> - 30:13,

30:14, 53:8, 53:11,

76:9, 76:13, 98:1,

115:14, 116:4,

118:6, 120:13,

181:4, 237:12,

237:17, 238:4,

238:7, 238:9, 239:2,

239:6, 239:8,

239:10, 239:17,

240:1, 240:2, 240:7,

240:8, 240:11,

240:12, 241:2,

242:6, 242:9,

242:12, 246:13,

247:16, 250:5,

255:1, 255:2

**sided** <sup>[1]</sup> - 6:6

**sides** <sup>[4]</sup> - 115:8,

212:5, 212:7, 245:6

**sidewalk** <sup>[3]</sup> - 75:7,

94:12, 98:11

**siding** <sup>[2]</sup> - 116:3

**Sign** <sup>[1]</sup> - 259:6

**sign** <sup>[40]</sup> - 6:1, 6:2,

6:4, 6:5, 6:6, 7:1,

7:2, 7:3, 7:15, 9:4,

9:15, 10:10, 10:13,

10:15, 11:16, 12:1,

12:3, 12:14, 13:2,

13:4, 13:16, 14:4,

14:10, 16:12, 18:4,

18:8, 20:1, 20:5,

21:3, 22:13, 24:12,

93:9, 102:10,

132:18, 133:14,

134:3, 134:6, 140:7

**signage** <sup>[9]</sup> - 16:2,

21:14, 22:4, 22:12,

88:2, 88:12, 89:3,

89:11, 90:1

**signal** <sup>[1]</sup> - 251:1

**SIGNATURE**

<sup>[1]</sup> - 258:18

**signed** <sup>[3]</sup> - 62:18,

63:2, 132:16

**significant**

<sup>[6]</sup> - 69:18, 75:17,

169:7, 222:2,

223:14, 224:14

**significantly**

[1] - 119:13  
**signs** [6] - 9:10, 9:12,  
89:15, 98:3, 99:3,  
109:14  
**SIMIL** [10] - 111:15,  
112:5, 113:13,  
114:8, 115:6,  
115:12, 115:15,  
118:16, 120:7  
**Simil** [2] - 111:15,  
112:6  
**similar** [1] - 220:6  
**similarly** [1] - 184:2  
**Simmons** [3] - 169:3,  
218:11, 218:12  
**simple** [2] - 79:2,  
231:4  
**Simpson** [1] - 96:5  
**SIMPSON** [3] - 92:4,  
96:5, 97:18  
**sims** [5] - 27:11,  
27:12, 137:10,  
151:2, 151:4  
**simulation**  
[4] - 32:15, 140:4,  
141:4, 141:6  
**simulations**  
[8] - 36:18, 37:5,  
139:15, 140:2,  
147:10, 149:3,  
156:16, 157:7  
**Singanayagam**  
[2] - 42:15, 43:7  
**single** [13] - 113:15,  
113:18, 115:2,  
130:1, 170:4,  
172:18, 175:2,  
175:4, 197:14,  
198:4, 218:15,  
220:5, 228:7  
**single-family**  
[10] - 115:2, 130:1,  
170:4, 172:18,  
175:2, 197:14,  
198:4, 218:15,  
220:5, 228:7  
**single-story**  
[1] - 113:18  
**sit** [1] - 124:11  
**site** [19] - 14:15, 25:2,  
29:18, 36:1, 37:18,  
39:1, 39:10, 50:18,  
69:13, 73:1, 73:2,  
73:14, 76:5, 95:3,

100:6, 155:14,  
158:4, 159:10,  
160:1

**site's** <sup>[1]</sup> - 139:12

**Sitting** <sup>[11]</sup> - 3:4, 5:2,  
24:2, 42:2, 44:2,  
67:2, 111:2, 124:2,  
132:2, 136:2, 162:2

**situation** <sup>[9]</sup> - 47:10,  
167:13, 168:1,  
185:1, 186:2,  
196:13, 205:13,  
226:5, 228:5

**situations**

<sup>[2]</sup> - 188:18, 211:18

**six** <sup>[14]</sup> - 29:14, 29:16,  
37:9, 137:13,  
142:12, 142:15,  
143:15, 143:16,  
143:17, 149:2,  
150:1, 157:12,  
211:8

**sixth** <sup>[1]</sup> - 45:8

**sixty** <sup>[2]</sup> - 40:3,  
160:12

**size** <sup>[47]</sup> - 9:4, 46:11,  
48:13, 75:15, 165:7,  
165:17, 166:5,  
166:8, 166:11,  
168:14, 169:14,  
171:11, 180:5,  
182:13, 183:11,  
184:1, 185:6, 186:5,  
187:10, 188:11,  
194:6, 194:11,  
196:16, 197:1,  
197:14, 197:15,  
198:4, 203:18,  
205:16, 206:4,  
206:10, 206:17,  
207:8, 211:1, 212:1,  
213:16, 220:8,  
226:2, 226:6, 226:8,  
228:8, 230:17,  
231:16, 241:9,  
241:10, 243:12,  
243:14

**skeptical** <sup>[2]</sup> - 211:13,  
211:14

**skepticism**

<sup>[2]</sup> - 204:18, 248:18

**skylight** <sup>[1]</sup> - 244:5

**skylights** <sup>[4]</sup> - 241:6,  
241:7, 247:9, 249:8

**SLATER** <sup>[45]</sup> - 49:1,  
 88:17, 90:4, 90:8,  
 99:14, 107:5,  
 107:10, 107:16,  
 126:7, 127:10,  
 143:11, 143:13,  
 143:17, 144:1,  
 144:4, 187:12,  
 189:18, 190:5,  
 190:11, 200:2,  
 200:10, 210:10,  
 210:13, 211:12,  
 212:17, 213:3,  
 213:7, 213:11,  
 233:5, 235:16,  
 236:10, 239:16,  
 240:1, 240:3, 240:6,  
 240:10, 240:15,  
 241:6, 242:7,  
 242:17, 243:8,  
 244:12, 245:7,  
 249:12, 251:2

**slater** <sup>[1]</sup> - 250:18

**Slater** <sup>[12]</sup> - 1:9, 3:5,  
 5:4, 24:4, 42:4,  
 44:4, 67:4, 111:4,  
 124:4, 132:4, 136:4,  
 162:4

**slight** <sup>[1]</sup> - 156:9

**slightly** <sup>[7]</sup> - 140:9,  
 140:15, 148:15,  
 148:16, 149:15,  
 150:13, 150:14

**slowly** <sup>[1]</sup> - 146:13

**small** <sup>[22]</sup> - 9:13, 46:2,  
 46:5, 47:7, 48:2,  
 48:3, 62:1, 75:9,  
 89:3, 91:4, 117:4,  
 120:18, 121:1,  
 121:18, 180:5,  
 185:8, 185:11,  
 197:6, 207:18,  
 208:2, 210:16,  
 226:6

**Small** <sup>[2]</sup> - 221:4,  
 221:5

**smaller** <sup>[2]</sup> - 206:18,  
 242:1

**snow** <sup>[2]</sup> - 7:14, 14:7

**social** <sup>[1]</sup> - 219:1

**societal** <sup>[2]</sup> - 38:11,  
 159:2

**soften** <sup>[1]</sup> - 14:9

**soil** <sup>[8]</sup> - 168:5, 168:6,

176:16, 194:10,  
203:4, 203:6, 232:5,  
252:7

**solution** <sup>[2]</sup> - 199:2,  
222:4

**solutions** <sup>[2]</sup> - 199:1,  
199:3

**someone** <sup>[4]</sup> - 26:6,  
79:11, 216:13,  
216:15

**sometimes** <sup>[3]</sup> - 84:1,  
182:2, 182:4

**somewhere** <sup>[1]</sup> - 7:9

**soon** <sup>[2]</sup> - 45:12,  
45:15

**sophomore**

<sup>[1]</sup> - 45:18

**sorry** <sup>[18]</sup> - 15:2,  
25:15, 33:1, 52:1,  
54:8, 81:3, 96:13,  
128:14, 136:18,  
143:11, 144:1,  
210:9, 213:9,  
213:18, 215:6,  
236:13, 237:1,  
237:7

**sort** <sup>[5]</sup> - 21:14,  
186:13, 210:16,  
211:14, 245:18

**sought** <sup>[15]</sup> - 21:3,  
34:13, 64:5, 64:11,  
65:12, 108:2,  
121:14, 123:3,  
129:11, 153:15,  
161:11, 252:1,  
252:17, 256:8,  
257:13

**sound** <sup>[1]</sup> - 30:4

**source** <sup>[1]</sup> - 87:15

**space** <sup>[27]</sup> - 29:12,  
48:6, 62:3, 64:18,  
70:9, 74:17, 75:9,  
78:7, 78:10, 80:1,  
92:2, 106:3, 106:6,  
113:5, 113:7, 113:8,  
113:10, 121:2,  
122:1, 188:5,  
192:13, 217:2,  
240:18, 241:1,  
241:14, 247:13

**spaces** <sup>[1]</sup> - 241:4

**spacing** <sup>[1]</sup> - 150:5

**Sparks** <sup>[3]</sup> - 2:9,  
124:6, 124:14

**speaking** <sup>[1]</sup> - 76:5  
**speaks** <sup>[1]</sup> - 96:14  
**Special** <sup>[59]</sup> - 34:12,  
 34:15, 36:9, 37:17,  
 38:12, 39:7, 39:11,  
 40:5, 40:7, 40:10,  
 40:14, 40:18, 41:4,  
 153:18, 156:4,  
 158:2, 159:3,  
 159:16, 160:2,  
 160:14, 160:16,  
 161:1, 161:5, 163:7,  
 164:13, 164:16,  
 178:2, 178:16,  
 198:11, 212:14,  
 213:4, 220:9,  
 222:14, 223:17,  
 225:5, 225:6, 234:4,  
 234:5, 234:8,  
 234:10, 234:11,  
 234:12, 235:5,  
 235:13, 236:5,  
 245:8, 245:12,  
 246:2, 253:11,  
 254:11, 254:14,  
 254:17, 255:4,  
 255:10, 256:7,  
 256:12, 257:14,  
 258:1  
**special** <sup>[2]</sup> - 83:1,  
 87:13  
**Specialist** <sup>[1]</sup> - 1:11  
**specific** <sup>[7]</sup> - 138:11,  
 165:1, 168:11,  
 184:4, 193:1,  
 198:15, 234:7  
**specifically**  
<sup>[3]</sup> - 169:4, 180:1,  
 201:7  
**specifics** <sup>[1]</sup> - 189:9  
**Spectrum** <sup>[2]</sup> - 36:7,  
 156:2  
**spell** <sup>[1]</sup> - 162:15  
**Spelled** <sup>[1]</sup> - 86:11  
**spend** <sup>[2]</sup> - 82:15,  
 85:13  
**spent** <sup>[1]</sup> - 94:17  
**spirit** <sup>[1]</sup> - 243:15  
**spoken** <sup>[2]</sup> - 96:14,  
 125:14  
**square** <sup>[69]</sup> - 46:16,  
 48:4, 48:5, 48:6,  
 75:9, 76:3, 76:14,  
 87:2, 91:3, 114:16,

125:18, 165:7,  
 165:12, 165:13,  
 165:16, 166:2,  
 166:11, 167:1,  
 167:5, 168:15,  
 169:5, 169:9,  
 169:18, 170:4,  
 170:17, 171:8,  
 171:9, 171:10,  
 171:17, 173:4,  
 174:16, 175:7,  
 177:9, 179:11,  
 179:15, 182:12,  
 184:9, 187:5, 188:7,  
 189:1, 189:7, 191:3,  
 192:8, 193:18,  
 194:3, 196:5, 197:7,  
 198:16, 199:15,  
 200:3, 200:13,  
 203:17, 206:4,  
 207:3, 207:8,  
 207:12, 208:9,  
 210:17, 210:18,  
 211:10, 212:11,  
 225:18, 226:1,  
 229:12, 229:13,  
 229:17, 230:7,  
 230:16, 236:6

**Square** <sup>[8]</sup> - 72:2,  
 72:12, 76:10, 83:15,  
 84:3, 101:16, 109:1,  
 172:9

**Sr** <sup>[1]</sup> - 223:1

**SRIVITISN**

<sup>[5]</sup> - 111:11, 111:12,  
 115:13, 115:17,  
 120:8

**Srivitسن** <sup>[2]</sup> - 111:11,  
 112:6

**SS** <sup>[1]</sup> - 260:2

**stair** <sup>[1]</sup> - 241:1

**staircase** <sup>[1]</sup> - 180:8

**stairs** <sup>[8]</sup> - 163:16,  
 221:18, 223:11,  
 224:12, 253:13,  
 254:3, 254:9

**stand** <sup>[2]</sup> - 5:14, 12:16

**standard** <sup>[4]</sup> - 60:2,  
 144:18, 195:14,  
 204:17

**standards** <sup>[2]</sup> - 204:2,  
 220:8

**standing** <sup>[2]</sup> - 114:5,  
 114:10

**stands** [1] - 11:6  
**start** [8] - 4:10, 14:7,  
 14:8, 34:9, 47:15,  
 86:17, 101:17,  
 164:4  
**started** [4] - 4:11,  
 45:18, 87:1, 238:15  
**starting** [1] - 140:2  
**starts** [1] - 18:16  
**state** [6] - 79:7, 195:2,  
 195:13, 202:6,  
 202:13, 204:11  
**State** [1] - 70:13  
**state-defined**  
 [1] - 195:13  
**statement** [1] - 3:9  
**statement(s**  
 [1] - 259:16  
**stating** [1] - 164:13  
**station** [2] - 36:4,  
 155:17  
**status** [1] - 90:2  
**statute** [8] - 79:7,  
 168:14, 176:14,  
 195:8, 199:5,  
 202:13, 231:3  
**stay** [4] - 18:1, 61:3,  
 112:9, 222:5  
**stayed** [4] - 24:12,  
 24:13, 45:6, 94:1  
**staying** [1] - 18:4  
**stays** [1] - 28:17  
**steadfast** [1] - 223:5  
**stealing** [1] - 238:15  
**stealth** [2] - 144:16,  
 145:6  
**stenographer**  
 [5] - 4:5, 50:9, 86:9,  
 101:3, 124:12  
**STENOGRAPHER**  
 [2] - 50:12, 249:18  
**step** [1] - 114:3  
**steps** [1] - 213:1  
**still** [7] - 28:11, 28:18,  
 49:12, 56:6, 86:18,  
 179:7, 246:1  
**Stone** [1] - 222:17  
**stop** [6] - 166:16,  
 166:17, 199:11,  
 233:17, 235:7,  
 235:9  
**storage** [4] - 94:11,  
 95:2, 103:3, 103:5  
**store** [2] - 90:18,

102:12

**stores** [2] - 90:16,  
93:18

**story** [6] - 48:3, 49:9,  
49:10, 113:18,  
114:7, 151:17

**straight** [1] - 77:13

**straightforward**

[1] - 27:2

**strained** [1] - 14:18

**strategy** [1] - 15:5

**street** [14] - 6:10,  
7:17, 21:14, 51:5,  
55:1, 55:2, 95:8,  
116:4, 125:8, 173:8,  
187:3, 217:6,  
246:14

**Street** [72] - 2:3, 2:4,  
2:7, 2:8, 2:9, 2:10,  
2:12, 5:6, 6:2, 7:13,  
9:12, 24:6, 44:10,  
67:6, 68:12, 68:13,  
76:11, 76:16, 78:2,  
88:13, 88:14, 89:8,  
90:13, 92:2, 92:17,  
92:18, 93:9, 94:14,  
101:5, 103:7, 105:4,  
105:7, 111:6,  
111:10, 111:13,  
111:17, 112:14,  
114:2, 114:6, 118:2,  
118:3, 118:7,  
118:13, 120:10,  
120:14, 120:18,  
124:6, 124:14,  
127:16, 132:6,  
162:6, 169:7, 169:9,  
169:13, 172:14,  
173:7, 175:16,  
181:3, 187:2,  
216:18, 218:15,  
218:18, 221:7,  
221:11, 223:4,  
223:9, 224:3, 224:7,  
237:16, 248:3

**streetscape**

[2] - 102:4, 102:18

**stretch** [2] - 243:8,  
243:9

**strict** [1] - 167:11

**strikes** [1] - 182:16

**strong** [8] - 73:18,  
105:16, 105:17,  
147:3, 218:13,

221:9, 223:5, 224:5

**strongly** <sup>[4]</sup> - 11:7,  
13:5, 207:9, 220:16

**structural** <sup>[2]</sup> - 70:6,  
73:16

**structurally** <sup>[2]</sup> - 75:5,  
147:3

**structure** <sup>[37]</sup> - 64:15,  
64:16, 65:2, 73:17,  
97:12, 106:3, 108:6,  
108:11, 108:13,  
109:15, 117:5,  
122:5, 122:7,  
124:17, 129:15,  
130:4, 141:4, 155:3,  
165:15, 167:3,  
174:8, 174:16,  
177:11, 178:13,  
179:11, 180:14,  
184:11, 188:5,  
196:16, 197:9,  
197:17, 220:13,  
229:13, 232:7,  
243:2, 243:4, 248:5

**structure's**

<sup>[1]</sup> - 116:16

**structures** <sup>[6]</sup> - 16:8,  
207:4, 210:15,  
232:6, 252:8, 252:9

**struggling**

<sup>[3]</sup> - 209:16, 210:6,  
246:5

**student** <sup>[1]</sup> - 74:4

**students** <sup>[1]</sup> - 93:7

**studied** <sup>[1]</sup> - 78:17

**study** <sup>[2]</sup> - 38:12,  
159:3

**stuff** <sup>[2]</sup> - 38:4,  
205:14

**style** <sup>[2]</sup> - 126:17

**sub** <sup>[1]</sup> - 248:10

**sub-dormers**

<sup>[1]</sup> - 248:10

**subject** <sup>[12]</sup> - 3:13,  
32:18, 36:10, 38:12,  
56:6, 133:13, 156:5,  
156:9, 156:17,  
159:3, 161:9,  
232:15

**submits** <sup>[1]</sup> - 138:17

**submitted** <sup>[8]</sup> - 10:16,  
36:13, 36:18,  
130:13, 134:10,  
155:10, 156:8,

156:16

**subscribe**

[1] - 259:15

**subsection**

[1] - 211:4

**subsequent**

[2] - 122:3, 141:2

**substantial**

[29] - 21:6, 21:18,  
35:1, 64:14, 65:6,  
108:5, 108:15,  
121:17, 122:9,  
129:13, 130:6,  
142:6, 154:5, 168:2,  
174:2, 176:15,  
180:18, 183:4,  
193:14, 197:12,  
202:14, 203:11,  
220:13, 229:16,  
232:1, 232:11,  
252:4, 252:13,  
256:16

**substantially**

[13] - 22:1, 36:2,  
65:7, 108:16,  
122:10, 130:7,  
141:17, 142:11,  
155:15, 206:18,  
232:12, 245:4,  
252:14

**substantiates**

[1] - 155:11

**suburbs** [2] - 45:1,

45:12

**suffered** [1] - 118:12

**suffering** [1] - 202:14

**suffice** [1] - 129:2

**sufficiently**

[1] - 143:1

**suggest** [4] - 239:4,

244:17, 249:3,

250:7

**suggested** [1] - 70:12

**suggesting**

[1] - 246:11

**suggestion**

[1] - 199:9

**suggestions**

[3] - 102:15, 103:14,

148:10

**Sullivan** [1] - 79:4

**summary** [1] - 101:17

**sunrise** [1] - 18:17

**sunroom** [2] - 47:12,

53:8

**sunset** <sup>[1]</sup> - 18:17

**super** <sup>[2]</sup> - 114:15,  
231:4

**Superior** <sup>[1]</sup> - 79:5

**supplement**

<sup>[1]</sup> - 68:16

**supplemental**

<sup>[2]</sup> - 68:15, 91:17

**support** <sup>[26]</sup> - 61:14,

62:10, 63:13, 63:16,

64:4, 65:11, 76:4,

101:9, 102:13,

109:1, 114:18,

115:1, 115:5,

115:14, 117:7,

118:8, 120:1,

122:13, 128:7,

147:4, 181:3,

218:13, 221:9,

223:5, 223:9, 224:5

**supportive** <sup>[1]</sup> - 85:6

**suppose** <sup>[1]</sup> - 206:7

**supposed** <sup>[2]</sup> - 9:17,

201:6

**supposing**

<sup>[1]</sup> - 145:12

**surfaced** <sup>[1]</sup> - 70:14

**surprised** <sup>[1]</sup> - 59:7

**surrounding**

<sup>[1]</sup> - 155:9

**Susan** <sup>[1]</sup> - 63:8

**susceptible**

<sup>[1]</sup> - 79:17

**suspect** <sup>[1]</sup> - 207:9

**sustainable**

<sup>[1]</sup> - 106:14

**Sweet** <sup>[2]</sup> - 98:5, 98:8

**sweet** <sup>[2]</sup> - 98:6, 98:9

**sympathetic**

<sup>[1]</sup> - 228:5

**system** <sup>[1]</sup> - 103:5

## T

**T-I-N-G** <sup>[1]</sup> - 50:14

**T-Mobile** <sup>[3]</sup> - 137:3,

137:12, 144:8

**T-Mobile's** <sup>[1]</sup> - 137:6

**Table** <sup>[2]</sup> - 192:9,

226:4

**table** <sup>[5]</sup> - 91:13, 92:3,

96:7, 192:12, 227:1

**tables** <sup>[7]</sup> - 91:9,

91:12, 92:12, 92:13,  
96:8, 96:11

**talks** [3] - 210:14,  
226:10, 245:10

**tape** [2] - 4:4, 4:6

**tasteful** [1] - 99:3

**Tatte** [1] - 76:12

**Tax** [3] - 36:5, 138:2,  
155:18

**tea** [1] - 100:4

**tech** [1] - 219:13

**technical** [1] - 6:17

**technically**  
[1] - 143:14

**telecom** [1] - 27:14

**telecommunication**  
[3] - 35:18, 155:7,  
155:14

**telecommunication**  
**s** [2] - 137:5, 158:8

**temporary** [1] - 16:8

**ten** [7] - 28:12, 28:13,  
39:3, 39:16, 150:18,  
159:12, 160:7

**tenant** [2] - 70:14,  
75:11

**tends** [1] - 95:3

**term** [1] - 222:9

**terminate** [4] - 39:6,  
40:6, 159:15,  
160:15

**terminated** [2] - 40:8,  
160:17

**termination**  
[2] - 40:14, 161:5

**terms** [8] - 30:10,  
55:5, 56:2, 56:9,  
88:2, 234:3, 238:12,  
245:1

**Terrace** [6] - 49:9,  
50:15, 51:15, 51:16,  
62:15, 64:3

**test** [2] - 142:12,  
142:16

**testimony**  
[21] - 19:13, 20:14,  
33:14, 34:3, 50:4,  
64:6, 100:17,  
101:14, 105:11,  
117:11, 121:9,  
128:2, 129:6, 153:1,  
153:11, 155:10,  
225:9, 228:14,  
235:13, 255:17,

256:3

**THE** <sup>[9]</sup> - 1:1, 1:17,  
50:12, 231:10,  
249:18, 260:13,  
260:14, 260:14,  
260:15

**themselves**

<sup>[1]</sup> - 197:17

**theoretically**

<sup>[1]</sup> - 176:14

**theory** <sup>[3]</sup> - 144:12,  
146:2, 146:13

**Therapeutics**

<sup>[1]</sup> - 139:10

**thereafter** <sup>[2]</sup> - 37:10,  
157:13

**therefor** <sup>[1]</sup> - 259:6

**therefore** <sup>[4]</sup> - 83:1,  
108:8, 122:6, 161:8

**thereon** <sup>[4]</sup> - 180:14,  
184:11, 196:16,  
197:9

**they're...** <sup>[1]</sup> - 60:5

**they've** <sup>[5]</sup> - 93:18,  
104:8, 148:9, 196:8,  
201:10

**thickly** <sup>[1]</sup> - 173:18

**thinking** <sup>[5]</sup> - 15:10,  
55:6, 182:15,  
193:16, 208:6

**third** <sup>[17]</sup> - 28:17,  
29:2, 142:5, 143:9,  
163:11, 163:18,  
200:4, 200:5, 200:6,  
200:8, 220:17,  
221:17, 223:10,  
224:11, 238:1,  
247:4, 253:15

**THIS** <sup>[1]</sup> - 260:13

**thoughtful**

<sup>[3]</sup> - 61:18, 119:16,  
210:11

**thoughtfulness**

<sup>[1]</sup> - 214:9

**three** <sup>[37]</sup> - 9:12, 10:7,  
29:7, 29:15, 29:17,  
30:1, 30:5, 37:2,  
45:6, 48:9, 49:9,  
74:13, 74:14, 75:2,  
95:4, 103:3, 104:8,  
137:16, 137:17,  
141:6, 143:8, 144:2,  
144:11, 148:14,  
149:2, 157:4, 212:4,

231:6, 234:1, 238:9,  
239:3, 239:18,  
240:12, 248:11

**Three** <sup>[2]</sup> - 40:7,  
160:16

**three-and-a-half**

<sup>[2]</sup> - 238:9, 239:3

**three-bedroom**

<sup>[1]</sup> - 74:14

**three-story** <sup>[1]</sup> - 49:9

**throughout** <sup>[1]</sup> - 19:2

**throw** <sup>[1]</sup> - 80:10

**thunder** <sup>[1]</sup> - 238:15

**THURSDAY** <sup>[1]</sup> - 1:4

**tied** <sup>[1]</sup> - 199:4

**tight** <sup>[6]</sup> - 63:4,

113:14, 114:14,

114:15, 117:5

**tightly** <sup>[1]</sup> - 169:8

**Tim** <sup>[2]</sup> - 25:1, 31:7

**timely** <sup>[2]</sup> - 39:4,

159:13

**timer** <sup>[1]</sup> - 18:15

**timers** <sup>[1]</sup> - 103:1

**TIMOTHY** <sup>[4]</sup> - 24:13,

30:1, 31:9, 31:13

**TIN** <sup>[1]</sup> - 50:7

**TING** <sup>[35]</sup> - 50:11,

50:13, 51:2, 51:4,

51:7, 51:11, 51:14,

51:18, 52:4, 52:10,

52:14, 52:18, 53:12,

53:16, 54:5, 54:8,

54:11, 54:17, 55:14,

56:1, 56:5, 56:9,

56:12, 56:16, 57:11,

57:17, 58:8, 58:13,

58:18, 59:4, 59:14,

60:6, 60:11, 60:13,

60:15

**Ting** <sup>[2]</sup> - 50:13, 50:14

**Tiron** <sup>[1]</sup> - 43:2

**TIRON** <sup>[1]</sup> - 43:3

**TLC** <sup>[1]</sup> - 221:16

**TO** <sup>[1]</sup> - 260:14

**toast** <sup>[1]</sup> - 100:7

**toaster** <sup>[1]</sup> - 100:12

**today's** <sup>[1]</sup> - 26:10

**together** <sup>[5]</sup> - 194:6,

194:11, 197:10,

222:6, 244:18

**Tokyo** <sup>[2]</sup> - 85:18,

87:9

**tonight** <sup>[18]</sup> - 4:13,

20:6, 37:8, 39:7,  
 39:12, 40:5, 58:1,  
 71:10, 115:10,  
 157:11, 158:14,  
 159:16, 160:3,  
 160:14, 162:12,  
 176:17, 204:6,  
 257:17  
**tonight's** <sup>[1]</sup> - 32:18  
**took** <sup>[5]</sup> - 45:6, 45:15,  
 188:16, 217:7,  
 257:17  
**top** <sup>[5]</sup> - 13:3, 101:8,  
 106:17, 113:8,  
 149:5  
**topography**  
<sup>[5]</sup> - 194:11, 203:8,  
 203:9, 232:6, 252:8  
**total** <sup>[8]</sup> - 9:12, 29:8,  
 29:17, 165:11,  
 180:3, 229:10,  
 240:3, 240:4  
**totality** <sup>[4]</sup> - 215:18,  
 217:11, 227:7,  
 251:3  
**totally** <sup>[2]</sup> - 52:18,  
 54:11  
**tough** <sup>[2]</sup> - 47:10,  
 107:13  
**toward** <sup>[3]</sup> - 79:8,  
 245:16, 247:15  
**tower** <sup>[2]</sup> - 36:3,  
 155:17  
**town** <sup>[1]</sup> - 113:4  
**traditional**  
<sup>[3]</sup> - 243:12, 246:8,  
 246:9  
**Traffic** <sup>[1]</sup> - 57:5  
**traffic** <sup>[9]</sup> - 34:16,  
 74:4, 76:2, 98:12,  
 103:7, 154:2,  
 234:18, 254:16,  
 256:14  
**trained** <sup>[1]</sup> - 84:15  
**transcript** <sup>[5]</sup> - 4:7,  
 259:1, 259:5,  
 259:14, 259:15  
**TRANSCRIPT**  
<sup>[1]</sup> - 260:13  
**transient** <sup>[1]</sup> - 219:18  
**transmission**  
<sup>[2]</sup> - 38:10, 159:1  
**transmit** <sup>[1]</sup> - 3:12  
**trap** <sup>[1]</sup> - 249:17

**trash** <sup>[16]</sup> - 84:15,  
 94:3, 94:15, 95:1,  
 95:2, 95:3, 95:6,  
 95:13, 97:5, 97:12,  
 103:3, 103:10,  
 105:6, 110:1, 110:2  
**treated** <sup>[2]</sup> - 84:14,  
 88:8  
**tree** <sup>[1]</sup> - 248:3  
**trees** <sup>[2]</sup> - 247:18,  
 248:2  
**tremendous**  
<sup>[1]</sup> - 96:11  
**Tremont** <sup>[2]</sup> - 2:10,  
 132:6  
**tried** <sup>[2]</sup> - 48:8, 49:3  
**trigger** <sup>[1]</sup> - 253:14  
**triggered** <sup>[1]</sup> - 236:9  
**trouble** <sup>[4]</sup> - 32:7,  
 182:14, 192:1,  
 193:16  
**troubled** <sup>[1]</sup> - 212:11  
**troubles** <sup>[1]</sup> - 186:12  
**troubling** <sup>[1]</sup> - 190:15  
**trucks** <sup>[1]</sup> - 55:16  
**true** <sup>[2]</sup> - 155:11,  
 260:5  
**Trust** <sup>[1]</sup> - 43:2  
**truth** <sup>[1]</sup> - 60:4  
**try** <sup>[5]</sup> - 201:8, 201:10,  
 239:4, 241:13,  
 250:11  
**trying** <sup>[9]</sup> - 25:4, 47:1,  
 59:5, 69:17, 112:17,  
 182:1, 187:6,  
 226:17, 250:13  
**tucked** <sup>[1]</sup> - 125:6  
**tucking** <sup>[1]</sup> - 241:17  
**Tuesday** <sup>[1]</sup> - 150:11  
**turn** <sup>[2]</sup> - 11:12, 81:11  
**Two** <sup>[4]</sup> - 39:8, 44:10,  
 111:10, 159:17  
**two** <sup>[60]</sup> - 4:3, 6:6,  
 9:13, 28:16, 29:4,  
 31:6, 46:5, 47:6,  
 47:9, 48:6, 48:9,  
 49:10, 85:16, 86:2,  
 87:8, 90:16, 91:13,  
 94:12, 95:4, 112:8,  
 114:3, 117:16,  
 118:18, 130:12,  
 137:14, 140:4,  
 140:8, 140:9, 141:5,  
 144:9, 156:13,

174:15, 175:1,  
 187:2, 188:12,  
 188:13, 190:6,  
 207:5, 210:18,  
 212:6, 237:17,  
 238:3, 240:8,  
 240:17, 241:2,  
 242:1, 242:6, 245:5,  
 246:4, 246:18,  
 248:10, 248:16,  
 248:17, 249:1,  
 255:1, 255:5,  
 257:14

**two-and-a-half**

[1] - 49:10

**two-sided** [1] - 6:6

**Tye** [1] - 136:11

**type** [3] - 76:1,

195:13, 224:16

**types** [1] - 198:8

**typical** [4] - 31:18,

32:1, 48:9, 242:15

**typically** [1] - 250:3

## U

**umbrella** [1] - 246:1

**unanimous**

[1] - 65:10

**unbearable**

[1] - 58:12

**uncommon**

[1] - 211:1

**uncontrollable**

[1] - 60:9

**under** [14] - 48:6,

74:17, 78:8, 108:7,

138:1, 141:18,

166:1, 180:12,

186:11, 189:16,

190:17, 240:4,

246:1, 254:14

**UNDER** [1] - 260:14

**underneath**

[1] - 241:17

**undersigned**

[1] - 260:3

**undersized**

[3] - 166:1, 172:11,

185:9

**understood**

[1] - 171:1

**unenforceable**

[1] - 170:11

**unfortunately**

[2] - 16:17, 246:4

**UNIDENTIFIED**

[1] - 231:10

**unique** [16] - 82:9,

85:9, 99:5, 180:9,  
180:15, 181:1,  
184:10, 198:9,  
207:14, 207:15,  
207:16, 208:3,  
216:4, 217:10,  
217:11, 220:11

**uniqueness**

[1] - 186:1

**unit** [44] - 107:4,

107:6, 107:8,  
111:13, 111:17,  
141:11, 164:2,  
164:12, 165:11,  
165:12, 166:13,  
169:10, 172:12,  
175:5, 179:2,  
179:14, 180:2,  
180:3, 180:7,  
185:10, 187:14,  
188:10, 188:14,  
188:15, 196:17,  
196:18, 197:2,  
197:3, 197:5, 197:7,  
197:11, 197:16,  
198:5, 211:1,  
218:14, 219:15,  
220:2, 220:6, 220:8,  
220:15, 220:17,  
229:9, 229:10,  
234:6

**units** [12] - 29:7,

74:10, 74:14, 141:5,  
150:17, 174:15,  
175:2, 188:12,  
217:6, 220:5,  
224:18, 230:2

**University** [1] - 139:5**university**

[1] - 139:11

**unless** [3] - 82:8,

99:12, 153:18

**UNLESS** [1] - 260:14**unlikely** [1] - 191:15**unnecessary**

[1] - 146:16

**unusable** [1] - 247:12**unusual** [1] - 228:15**up** [60] - 10:7, 19:12,

24:12, 24:13, 33:14,  
 49:8, 50:3, 55:9,  
 55:13, 59:17, 59:18,  
 60:8, 75:10, 75:11,  
 76:2, 76:10, 76:14,  
 77:8, 77:13, 78:1,  
 78:9, 81:7, 86:7,  
 93:2, 94:13, 95:11,  
 95:12, 99:1, 100:16,  
 103:4, 103:12,  
 105:8, 106:16,  
 117:11, 128:1,  
 133:8, 133:18,  
 149:15, 150:15,  
 153:1, 188:4, 198:1,  
 199:17, 200:15,  
 201:12, 208:10,  
 208:14, 217:7,  
 227:3, 227:14,  
 235:12, 239:2,  
 241:12, 241:17,  
 241:18, 248:6,  
 250:8, 255:16

**upgrade** <sup>[5]</sup> - 122:14,  
 137:4, 137:7, 222:2,  
 224:14

**upgrading**

<sup>[1]</sup> - 144:10

**upper** <sup>[2]</sup> - 32:16,  
 45:9

**upset** <sup>[1]</sup> - 128:17

**upstairs** <sup>[3]</sup> - 74:8,  
 74:14, 84:11

**urge** <sup>[1]</sup> - 220:16

**usable** <sup>[3]</sup> - 241:1,  
 241:14, 241:18

**user** <sup>[1]</sup> - 146:12

**uses** <sup>[12]</sup> - 35:4,  
 72:15, 74:8, 81:13,  
 82:6, 83:12, 106:5,  
 138:17, 154:8,  
 155:5, 198:8, 257:1

**utilize** <sup>[2]</sup> - 37:8,  
 157:11

**utilized** <sup>[1]</sup> - 30:15

**V**

**vacant** <sup>[1]</sup> - 69:16

**values** <sup>[1]</sup> - 87:12

**valve** <sup>[2]</sup> - 202:3,  
 202:4

**variance** <sup>[12]</sup> - 21:3,  
 68:13, 76:6, 78:9,

79:16, 81:6, 81:15,  
106:6, 209:15,  
209:18, 215:13,  
234:1

**Variance** <sup>[99]</sup> - 6:12,

8:14, 13:14, 22:8,  
22:18, 62:9, 63:16,  
66:2, 70:13, 70:17,  
72:16, 74:9, 74:16,  
79:15, 92:7, 106:12,  
109:9, 123:2,  
129:10, 130:10,  
130:18, 163:7,  
163:10, 163:14,  
163:18, 164:1,  
164:7, 164:14,  
164:18, 167:7,  
167:10, 167:13,  
168:9, 171:5, 174:2,  
176:5, 176:9,  
176:10, 176:14,  
177:3, 179:3, 182:9,  
183:2, 183:3, 183:7,  
191:1, 191:2, 191:6,  
193:10, 193:13,  
193:18, 194:5,  
195:3, 195:4,  
195:14, 199:14,  
201:5, 201:8,  
201:13, 201:18,  
202:4, 202:7,  
202:10, 202:11,  
202:12, 204:2,  
208:8, 209:4, 209:8,  
212:13, 215:14,  
217:6, 217:8, 220:9,  
222:14, 223:6,  
223:16, 225:5,  
225:13, 228:11,  
228:16, 228:17,  
228:18, 230:16,  
231:3, 231:7, 231:8,  
231:15, 232:15,  
233:10, 233:18,  
236:5, 236:6,  
251:15, 253:2,  
253:4, 253:14,  
254:2

**variances**

<sup>[12]</sup> - 64:10, 79:3,  
79:8, 79:9, 83:10,  
83:11, 83:17,  
105:16, 183:8,  
193:9, 210:7,

234:13

### **Variances**

[2] - 191:12, 191:14

**variations** [1] - 78:18

**variety** [1] - 102:7

**vary** [3] - 199:6,

202:5, 244:9

**varying** [1] - 206:6

**vehicle** [1] - 103:7

**venue** [1] - 76:13

**version** [2] - 16:12,

20:1

**versus** [1] - 11:1

**vertical** [1] - 150:6

**via** [1] - 17:11

**vicinity** [3] - 103:11,

138:18, 155:6

**video** [1] - 3:11

**view** [10] - 92:10,

114:2, 114:4, 114:5,

114:11, 119:8,

127:3, 142:4, 205:2,

249:2

**vinyl** [1] - 116:3

**violating** [1] - 46:18

**violation** [1] - 7:4

**violations** [3] - 6:15,

7:1, 47:13

**visibility** [1] - 10:10

**visible** [7] - 6:10,

7:16, 29:8, 29:10,

30:6, 125:8, 245:17

**visit** [1] - 113:4

**visits** [1] - 15:8

**visual** [4] - 36:16,

37:4, 156:14, 157:6

**vocal** [2] - 128:12,

128:15

**volume** [2] - 93:18,

259:5

**volunteer** [1] - 215:9

**vote** [29] - 20:15,

20:18, 34:5, 34:8,

64:8, 105:14,

121:10, 121:11,

129:7, 129:8,

153:12, 199:13,

222:13, 223:16,

225:4, 228:16,

230:10, 230:13,

249:1, 250:4,

250:16, 250:17,

251:15, 253:2,

254:5, 255:10,

256:5

**voted** [3] - 236:7,  
246:2

**votes** [4] - 231:4,  
231:6, 231:8,  
257:17

**voting** [1] - 8:16

## W

**waffle** [1] - 100:13

**waffles** [1] - 100:6

**wait** [2] - 69:7, 70:12

**waive** [3] - 32:5,  
177:12, 178:2

**waiver** [2] - 133:14,  
133:17

**waives** [1] - 191:3

**walk** [9] - 8:1, 27:12,  
30:11, 76:10, 76:14,  
77:12, 138:3,  
139:15, 142:17

**walked** [1] - 76:8

**wall** [3] - 200:14,  
239:6, 239:10

**walls** [6] - 53:3, 54:6,  
54:15, 237:12,  
238:7, 238:10

**wants** [4] - 72:10,  
126:10, 204:6,  
251:12

**Ward** [3] - 120:5,  
120:9, 120:10

**waste** [1] - 186:8

**Watson** [1] - 68:11

**waves** [6] - 38:10,  
38:17, 39:15, 159:1,  
159:8, 160:6

**ways** [2] - 6:12, 246:5

**website** [1] - 52:15

**week** [1] - 95:5

**weigh** [1] - 127:12

**welcome** [1] - 147:8

**welfare** [3] - 35:9,  
154:13, 257:6

**well-established**  
[1] - 72:14

**Wellington**

[2] - 179:18, 198:3

**Wellington-Harringt**

**on** [2] - 179:18,  
198:3

**west** [3] - 53:8, 85:17,  
139:10

**WHEREOF** <sup>[1]</sup> - 260:6

**white** <sup>[3]</sup> - 12:13,  
33:2, 205:12

**whole** <sup>[5]</sup> - 75:2,  
87:15, 90:11, 173:3,  
234:6

**wide** <sup>[1]</sup> - 137:7

**width** <sup>[1]</sup> - 18:3

**willing** <sup>[3]</sup> - 62:5,  
105:1, 119:2

**window** <sup>[4]</sup> - 53:4,  
104:14, 150:7,  
235:14

**windows** <sup>[13]</sup> - 116:5,  
149:9, 149:11,  
149:12, 149:15,  
241:5, 241:9,  
241:10, 254:18,  
255:3, 255:7,  
255:12, 256:9

**wireless** <sup>[4]</sup> - 36:3,  
137:4, 139:2,  
155:16

**Wireless** <sup>[1]</sup> - 24:18

**wish** <sup>[4]</sup> - 4:2, 162:7,  
184:16, 255:17

**wishes** <sup>[3]</sup> - 33:17,  
61:3, 101:11

**wishing** <sup>[19]</sup> - 5:7,  
19:14, 24:7, 33:15,  
42:7, 50:5, 67:7,  
100:18, 111:7,  
117:12, 124:7,  
128:2, 132:7, 136:7,  
153:2, 153:6,  
200:17, 218:3,  
235:15

**withdraw** <sup>[1]</sup> - 43:4

**withdrawal** <sup>[1]</sup> - 43:12

**withdrawn** <sup>[1]</sup> - 43:16

**WITNESS** <sup>[1]</sup> - 260:6

**wonderful**  
<sup>[2]</sup> - 221:15, 222:9

**wood** <sup>[1]</sup> - 77:5

**word** <sup>[6]</sup> - 7:15, 10:17,  
10:18, 11:2, 11:6,  
12:16

**wording** <sup>[2]</sup> - 168:13,  
176:13

**words** <sup>[6]</sup> - 20:10,  
96:15, 143:4,  
145:15, 158:14,  
225:9

**world** <sup>[1]</sup> - 219:13

**worried** <sup>[1]</sup> - 152:12

**worry** <sup>[3]</sup> - 26:15,  
71:10, 112:4

**worse** <sup>[1]</sup> - 47:11

**worth** <sup>[1]</sup> - 125:16

**Worthington**

<sup>[2]</sup> - 44:10, 111:10

**wound** <sup>[1]</sup> - 204:13

**wrapped** <sup>[1]</sup> - 55:9

**write** <sup>[6]</sup> - 26:5,  
128:11, 129:1,  
207:7, 208:10

**writing** <sup>[5]</sup> - 218:12,

218:16, 221:9,  
223:4, 224:4

**written** <sup>[7]</sup> - 79:7,

128:6, 182:16,  
183:12, 202:10,  
205:12, 207:6

**www.reportersinc.c**

**om** <sup>[1]</sup> - 1:18

## Y

**Y-E-N** <sup>[1]</sup> - 50:14

**yard** <sup>[2]</sup> - 47:9, 77:12

**yards** <sup>[3]</sup> - 47:9,  
217:4, 255:1

**year** <sup>[6]</sup> - 45:11,  
45:15, 45:18,  
129:17, 165:4

**years** <sup>[10]</sup> - 45:6,

62:12, 87:9, 87:11,  
104:9, 118:13,  
219:9, 221:13,  
224:4, 224:9

**YEN** <sup>[36]</sup> - 50:7,

50:11, 50:13, 51:2,  
51:4, 51:7, 51:11,  
51:14, 51:18, 52:4,  
52:10, 52:14, 52:18,  
53:12, 53:16, 54:5,  
54:8, 54:11, 54:17,  
55:14, 56:1, 56:5,  
56:9, 56:12, 56:16,  
57:11, 57:17, 58:8,  
58:13, 58:18, 59:4,  
59:14, 60:6, 60:11,  
60:13, 60:15

**Yen** <sup>[2]</sup> - 50:13, 50:14

**York** <sup>[2]</sup> - 85:18, 87:7

**young** <sup>[3]</sup> - 119:1,  
119:2, 122:16

**youngest** <sup>[1]</sup> - 45:7

**yourself** <sup>[1]</sup> - 15:3

## **Z**

**ZBA** <sup>[1]</sup> - 215:8

**Zelinski** <sup>[2]</sup> - 260:3,  
260:9

**Zigo** <sup>[1]</sup> - 139:4

**zone** <sup>[2]</sup> - 8:7, 14:3

**zoned** <sup>[3]</sup> - 138:7,  
138:15, 155:4

**ZONING** <sup>[1]</sup> - 1:1

**zoning** <sup>[26]</sup> - 8:10,  
54:3, 61:15, 63:14,  
71:1, 72:4, 74:17,  
78:8, 79:18, 83:18,  
89:12, 89:15, 92:10,  
108:8, 116:9, 122:7,  
127:3, 165:2, 171:7,  
198:18, 218:13,  
221:9, 223:5, 224:5,  
232:8, 252:10

**Zoning** <sup>[16]</sup> - 1:11,  
3:8, 73:3, 73:11,  
78:15, 138:16,  
171:12, 178:1,  
208:2, 211:5, 220:3,  
245:10, 245:11,  
258:9, 259:5,  
259:14

**zooms** <sup>[1]</sup> - 28:1