

BOARD OF ZONING APPEAL
FOR THE
CITY OF CAMBRIDGE

GENERAL HEARING

THURSDAY MAY 5 2022

6:00 p.m.

Remote Meeting

via

831 Massachusetts Avenue
Cambridge, Massachusetts 02139

Brendan Sullivan, Chair
Jim Monteverde, Vice Chair
Constantine Alexander
Andrea A. Hickey
Wendy Leiserson
Laura Wernick
Wendy Leiserson
Jason Marshall

City Employees
Olivia Ratay, Zoning and Building Associate



Precision, Speed, Reliability

617.547.5690

transcripts@ctran.com

I N D E X

CONTINUED CASES	PAGE
BZA-151499 -- 152 PEARL STREET #5	6,16
Original Hearing Date: 12/16/21	
BZA-162710 -- 123 HANCOCK STREET	7
Original Hearing Date: 03/24/22	
BZA-151512 -- 38 CAMERON AVENUE	10
Original Hearing Date: 12/16/21	
BZA-166320 -- 145 WILLOW STREET #1	25
Original Hearing Date: 04/28/22	
REGULAR CASES	
BZA-168852 --35 WEBSTER AVENUE	32
BZA-164899 -- 15 FOLLEN STREET	34
BZA-165060 -- 204 FAYERWEATHER STREET	55
BZA-163086 -- 107 WASHINGTON AVENUE	58
BZA-168347 -- 419 PUTNAM AVENUE	81
BZA-168418 -- 58 ANTRIM STREET	94
BZA-168459 -- 38 MT. PLEASANT STREET	114

P R O C E E D I N G S

* * * * *

(6:00 p.m.)

Sitting Members: Constantine Alexander, Brendan Sullivan,
Wendy Leiserson, Jim Monteverde, Laura
Wernick, Andrea Hickey and Jason Marshall

BRENDAN SULLIVAN: Welcome to the May 5, 2022
meeting of the Cambridge Board of Zoning Appeal. My name is
Brendan Sullivan, and I am the Chair for tonight's meeting.

This meeting is being held remotely, due to the
statewide emergency orders limiting the size of public
gatherings in response to COVID-19, and in accordance with
Governor Charles D. Baker's Executive Order of March 12,
2020 temporarily amending certain requirements of the Open
Meeting Law; as well as the City of Cambridge temporary
emergency restrictions on city public meetings, city events,
and city permitted events, due to COVID-19, dated May 27,
2020.

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

There will also be a transcript of the

1 proceedings.

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

5 Members of the public will be kept on mute until
6 it is time for public comment. I will give instructions for
7 public comment at that time, and you can also find
8 instructions on the City's webpage for remote BZA meetings.

9 Generally, you will have up to three minutes to
10 speak, but that might change, depending upon the number of
11 speakers and at the discretion of the Chair.

12 I'll start by asking the Staff to take Board
13 Members attendance and verify that all Members are audible.

14 OLIVIA RATAY: Jim Monteverde?

15 JIM MONTEVERDE: Present.

16 OLIVIA RATAY: Wendy Leiserson?

17 WENDY LEISERSON: Present.

18 OLIVIA RATAY: Jason Marshall?

19 JASON MARSHALL: Present.

20 OLIVIA RATAY: Andrea Hickey.

21 ANDREA HICKEY: Present.

22 OLIVIA RATAY: Laura Wernick?

1 LAURA WERNICK: Present.

2 OLIVIA RATAY: Gus Alexander?

3 CONSTANTINE ALEXANDER: Present.

4 OLIVIA RATAY: Brendan Sullivan?

5 BRENDAN SULLIVAN: And Brendan Sullivan present
6 and audible.

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

* * * * *

(6:02 p.m.)

Sitting Members: Constantine Alexander, Brendan Sullivan,
Wendy Leiserson, Jim Monteverde, Laura
Wernick, Andrea Hickey and Jason Marshall

BRENDAN SULLIVAN: First case I'm going to call
tonight will be Case No. 151499 -- 152 Pearl Street. Mr.
Glassman?

CONSTANTINE ALEXANDER: He's on there.

BRENDAN SULLIVAN: Is he there? We will get back
to Mr. Glassman.

* * * * *

(6:03 p.m.)

Sitting Members: Constantine Alexander, Brendan Sullivan,
Wendy Leiserson, Jim Monteverde, Laura
Wernick, and Jason Marshall

BRENDAN SULLIVAN: The next case I'll
call is No. 162710 -- 123 Hancock Street.

ANDREA HICKEY: I'm only on one continued case, I
believe it was the case -- the first case you called.
Could you confirm that for me?

BRENDAN SULLIVAN: Yes, Andrea, Pearl Street.

ANDREA HICKEY: Okay.

BRENDAN SULLIVAN: And Mr. Glassman has not dialed
in as of yet.

ANDREA HICKEY: All right. Then I will mute and
let Laura step in for the second case, which you've just
called. And I will stand by on Pearl.

BRENDAN SULLIVAN: Great. Thank you. Slater
actually sat. Well, it doesn't matter anyhow. Regarding
Case No. 162710 -- 123 Hancock Street, the Board is in
receipt of correspondence dated May 2.

"We would like to withdraw the case associated

1 with 123 Hancock Street from the Board of Zoning Appeal.

2 Thank you for all of your help.

3 "Best,

4 "Sam Wolff."

5 BRENDAN SULLIVAN: We will make a motion, then, to
6 accept the request for withdrawal from Mr. Wolf for 123
7 Hancock Street.

8 Gus Alexander, on the withdrawal?

9 CONSTANTINE ALEXANDER: I vote in favor of
10 accepting the accepting the requested withdrawal.

11 BRENDAN SULLIVAN: Jim Monteverde?

12 JIM MONTEVERDE: I vote in favor of accepting the
13 withdrawal.

14 BRENDAN SULLIVAN: Wendy Leiserson?

15 WENDY LEISERSON: Wendy Leiserson votes in favor
16 of the withdrawal.

17 BRENDAN SULLIVAN: Jason Marshall?

18 JASON MARSHALL: Yes, in favor of the withdrawal.

19 BRENDAN SULLIVAN: And Brendan Sullivan in favor
20 of accepting the withdrawal.

21 [All vote YES]

22 BRENDAN SULLIVAN: On the affirmative vote of five

1 affirmative votes, the case is withdrawn.

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

* * * * *

(6:05 p.m.)

Sitting Members: Constantine Alexander, Brendan Sullivan,
Wendy Leiserson, Jim Monteverde, and Laura
Wernick

BRENDAN SULLIVAN: The next case I will call is
No. 151512 -- 38 Cameron Avenue [indiscernible]. Mr.
Richards on the line? Remember, this was a case not heard.
It was continued twice.

ADAM DASH: Mr. Chair?

BRENDAN SULLIVAN: Yes.

ADAM DASH: Yes. This is Attorney Adam Dash, 48
Grove Street in Somerville here for Meter Parks, Inc., which
is the applicant, on the 38 Cameron Avenue matter.

BRENDAN SULLIVAN: Yes.

ADAM DASH: Yes.

BRENDAN SULLIVAN: My understanding is you're
asking for a continuance again?

ADAM DASH: Yes, yes sir. I was not handling this
case at the outset with the Board, but as it is a special
permit for parking reduction, we were having parking
analysis done. However, the parking analysis is not

1 complete for tonight.

2 BRENDAN SULLIVAN: Okay. I will accept the
3 request for the continuance, and the date? Would June 30
4 work for you, Mr. Dash?

5 ADAM DASH: Yes, that would, Mr. Chair.

6 BRENDAN SULLIVAN: Okay.

7 LAURA WERNICK: I have a question. Is this now a
8 case not heard when it resumes, or is it a continuance?

9 BRENDAN SULLIVAN: This is a case not heard.

10 LAURA WERNICK: Okay, good. Thank you.

11 BRENDAN SULLIVAN: My only comment on the
12 continuance is this has already been continued twice. And
13 that we will only continue it one more time, until June 30,
14 so that hypercholesterolemia be prepared to go forward at
15 that date.

16 The other request that I would have in going
17 through the file is I would request some more information
18 regarding the exact nature of the trailer that you're asking
19 to park in the parking lot, and thus we do seek some
20 parking.

21 The nature of the size of the trailer -- I mean,
22 it was somewhat on the drawing showing the size of it. But

1 the nature of what goes on inside of the trailer, understand
2 that it is a wet lab -- but I would need some more
3 information exactly the type of materials, substances,
4 chemicals, or any other materials that you use inside of the
5 trailer.

6 And any emissions to the exterior that come out of
7 the trailer I would request the hours of operations of the
8 trailer and the days of the week that it will be used, and
9 that that information along with any other information that
10 is not currently in the file -- albeit the traffic study --
11 and any other new submissions that you would like to make be
12 in the file by 5:00 p.m. on the Monday prior to the June 30
13 hearing.

14 And I think, again, when I've asked for more
15 information, that it's imperative that be in the file so
16 that the Board Members can review it, but also members of
17 the public will have an opportunity to review it also.

18 So that's understood on that one, Mr. Dash, yes?

19 ADAM DASH: Entirely understood and entirely
20 understand. I should note that we've had two meetings for
21 the North Cambridge Stabilization Committee, and one of them
22 was just a few weeks ago where all this information was put

1 forward about the chemicals and the hours. We had an
2 industrial hygienist come and explain it all.

3 So we are happy to provide that to you as well,
4 and we fully intend to. We were just waiting to package it
5 all together with the traffic analysis.

6 BRENDAN SULLIVAN: Okay, great.

7 ADAM DASH: The parking analysis, I'm sorry.

8 BRENDAN SULLIVAN: Mr. Alexander, any questions at
9 all?

10 CONSTANTINE ALEXANDER: No, no questions.

11 BRENDAN SULLIVAN: Jim Monteverde, any questions
12 on the continuance?

13 JIM MONTEVERDE: No questions.

14 BRENDAN SULLIVAN: Anything else to add?

15 JASON MARSHALL: No. Thank you.

16 BRENDAN SULLIVAN: All right, Laura, you're --
17 anything else to add?

18 LAURA WERNICK: No questions.

19 BRENDAN SULLIVAN: Wendy?

20 WENDY LEISERSON: No, thank you.

21 BRENDAN SULLIVAN: Okay. Any other Board Member
22 have anything to add to my request?

1 WENDY LEISERSON: No.

2 BRENDAN SULLIVAN: Yes. Okay. Let me make a
3 motion, then, to continue this matter until June 30, 2022 on
4 the condition -- at 6:00 p.m. -- on the condition that the
5 petitioner change the posting sign to reflect the new date
6 of June 30, 2022 and the time of 6:00 p.m.

7 That it be maintained at least 14 days prior to
8 the June 30 hearing. And any new submissions not currently
9 in the file be in the file by 5:00 p.m. on the Monday prior
10 to June 30.

11 We already have a waiver of the statutory
12 requirement on the hearing and a decision to be rendered
13 therefore. So that is not necessary.

14 And I guess that would be basically it. So,
15 again, going back again through the Board, on the motion to
16 continue? Mr. Alexander?

17 CONSTANTINE ALEXANDER: I vote in favor.

18 BRENDAN SULLIVAN: Jim Monteverde?

19 JIM MONTEVERDE: I vote in favor of the
20 continuance.

21 BRENDAN SULLIVAN: Laura Wernick?

22 LAURA WERNICK: I vote in favor of the

1 continuance.

2 BRENDAN SULLIVAN: Okay. Wendy Leiserson on the
3 motion to continue?

4 WENDY LEISERSON: In favor of the motion to
5 continue.

6 BRENDAN SULLIVAN: Okay, and I also vote in favor
7 to continue.

8 [All vote YES] The matter is continued until June
9 30, 2022. Thank you.

10 ADAM DASH: Thank you, Mr. Chair. Thank you,
11 Members of the Board. Goodnight.

12

13

14

15

16

17

18

19

20

21

22

* * * * *

(6:11 p.m.)

Sitting Members: Constantine Alexander, Brendan Sullivan,
Wendy Leiserson, Jim Monteverde, and
Andrea Hickey

BRENDAN SULLIVAN: Adam, we're back on you again.

ADAM DASH: I'm here, I'm here.

BRENDAN SULLIVAN: Okay. Let me recall a Case
No. 151499 -- 152 Pearl Street back again. Mr. Glassman?

ADAM GLASSMAN: Thank you, Mr. Chair and Members
of the Board. We're here continuing the case seeking zoning
relief for what we presented at our last hearing as a de
facto roof deck, renovation to a de facto roof deck, with
some discussion as to what is a roof deck and what was here
previously.

And our feeling was that there was general
consensus that there was a space here that the owners, Paul
and Justin, should reasonably be able to use.

We had a presentation, to which we've made
provisions addressing two main points that came up at the
Board discussion of some concern.

The first main point was the deck, the proposed

1 deck size, which was originally 280 square feet. And we've
2 reduced it down to 248 square feet.

3 Olivia, can you scroll?

4 Yeah, let's keep going.

5 Next page?

6 Next page?

7 Oh, so here -- oh, this is fine. Thank you. So
8 the deck, if you move your cursor to where it says,
9 "Seating" on the right-hand side, the right edge of the deck
10 now aligns with the main mass of the building in front. We
11 pulled it back from the dashed line that you can see to the
12 right of the proposed deck.

13 Now, move your cursor to the right, if you could?

14 To the right a little bit more of that dashed
15 line?

16 So that dashed line right there, that is where the
17 previous deck extended to aligning with the exterior wall
18 below. We've pulled it in, reducing the deck size actually
19 to less than what had been utilized for some years on the
20 roofs as an occupiable space.

21 And Olivia, if you could scroll down to page -- I
22 think it's maybe the last page with the rendering? No, go

1 up. Go up some more. Let's look at 9.

2 So 9 shows us the view, the view of a new railing
3 system, which is a very thin profile cable rail system with
4 brush stainless steel posts and handrail, which is from the
5 street view essentially visible.

6 We had previously been proposing something more
7 like traditional wood balustrade with planters behind it.
8 Members of the Board felt it was too visible, too chunky,
9 and we've gone with a much more, much slimmer system that's
10 essentially transparent and very difficult to see from the
11 street view.

12 If you could zoom out a bit, Olivia, so we can see
13 both pictures together.

14 So the view on the left is the state of the roof
15 deck now. The previously existing rope railings and
16 planters have already been removed, due to their falling
17 apart. So we hope that the Board finds that this
18 alternative railing is an attractive approach. Visibly
19 minimal was the goal here.

20 With that, I think I'll take any comments or
21 questions and address the size. We've addressed the railing
22 system. We still have support from the Homeowners'

1 Association, and the same support we had from the abutters
2 previously.

3 BRENDAN SULLIVAN: Okay. Thank you. Any
4 questions by members of the Board? Mr. Alexander?

5 CONSTANTINE ALEXANDER: No questions.

6 BRENDAN SULLIVAN: Jim Monteverde any questions?

7 JIM MONTEVERDE: No questions.

8 BRENDAN SULLIVAN: Jason Marshall?

9 JASON MARSHALL: I'm not on this case, Mr. Chair.

10 BRENDAN SULLIVAN: Oh, I'm sorry. I'm sorry.
11 That's -- you have the same initials, I'm sorry.

12 JASON MARSHALL: I get confused myself.

13 JIM MONTEVERDE: Sorry.

14 BRENDAN SULLIVAN: And Andrea Hickey?

15 ANDREA HICKEY: I have no questions, thank you.

16 BRENDAN SULLIVAN: And Wendy?

17 WENDY LEISERSON: No questions.

18 BRENDAN SULLIVAN: Okay. Let me open it to public
19 comment. Any member of the public who wishes to speak
20 should now click the button that says, "Participants," and
21 then click the button that says, "Raise hand."

22 If you are calling in by phone, you can raise your

1 hand by pressing *9 and unmute or mute by pressing *6, and
2 you will have up to three minutes to comment.

3 OLIVIA RATAY: Carol Aplin?

4 CAROL APLIN: Hi there. Hopefully you can hear
5 me. Hi, my name is Carol Aplin. I live in 152 Pearl
6 Street, Apartment 3. So I am alone in downstairs neighbor.
7 And I just wanted to call in to give my support to the City
8 for this proposed roof deck.

9 I have seen Paul and Justin work very hard to take
10 into account everyone's concerns and considerations to make
11 this particular roof deck as unobtrusive as possible. And I
12 think it'll be a great improvement to the building. It will
13 be safer than what was up there previously.

14 And I just want to wholeheartedly endorse this.
15 Thank you.

16 BRENDAN SULLIVAN: Thank you.

17 CONSTANTINE ALEXANDER: That's it.

18 BRENDAN SULLIVAN: That's it. We are in receipt
19 of correspondence.

20 OLIVIA RATAY: Andrew Robertson?

21 ANDREW ROBERTSON: Yes, hi. Good evening. I'm
22 also a tenant here at 152 Pearl, as well as the Association

1 Manager of the condo association here.

2 And, like Carol, I also approve of Paul and
3 Justin's -- you know, roof deck, and what they're trying to
4 do up there. I think it certainly needs -- something needs
5 to be done up there. I've had people from the insurance
6 company come in and the state of the roof is not good.

7 So quite honestly, I think it's -- I think this
8 would be extremely beneficial to the building if they were
9 to go ahead and proceed with this.

10 BRENDAN SULLIVAN: Thank you for calling in.
11 That's the sum and substance of any call in from the public,
12 and we are not in any further correspondence.

13 There was a letter from Mr. Robinson, but I think
14 he adequately presented his support for it.

15 Any questions by Members of the Board? Are we
16 ready for a motion?

17 CONSTANTINE ALEXANDER: Ready for a motion.

18 JIM MONTEVERDE: Ready for a motion.

19 BRENDAN SULLIVAN: Let me make a motion, then, to
20 grant the requested relief for the variance to construct a
21 new fourth-floor roof deck with the accompanying guardrails,
22 as per latest drawings, which were dated 04/01/22 initialed

1 by the Chair.

2 The Board finds that a literal enforcement of the
3 provisions of the Ordinance would involve a substantial
4 hardship to the petitioner.

5 The Board finds that the use of the roof area has
6 exclusivity to the residents of the third floor, and that it
7 is their only outdoor space.

8 The essence of granting of this variance would be
9 to allow for a use of the space with a safe guardrail, which
10 will protect the occupants of the unit, but also any other
11 citizens of the city who happen to be using the space,

12 And that the other hardship is that the -- it is
13 encumbered by the requirements of having liability insurance
14 that the roof deck be so constructed as to be code-
15 compliant, which the granting of this variance will allow
16 the petitioner to bring it up to that status.

17 The Board finds that the hardship is owing to the
18 fact of a very narrow lot of the three-family house, which
19 occupies a vast majority of the lot. And as such, any
20 addition to the building -- any outdoor space of this
21 nature, the existing structure is -- and the -- is
22 encumbered by the existing Ordinance, which predates the

1 building of the -- I'm sorry, which is the building of the
2 structure predates the current Ordinance. And as such, the
3 building is encumbered by it.

4 The Board finds that desirable relief may be
5 granted without substantial detriment to the public good.
6 The Board finds that the creation of this deck and the
7 accompanying railing, which will make it a safe area to use,
8 has a public benefit.

9 The Board finds that desirable relief may be
10 granted without substantial detriment to the public good, or
11 nullifying or substantially derogating from the intent and
12 purpose of the Ordinance to allow occupants to have fair
13 and reasonable use of premises and accompanying the
14 premises, and especially the enjoyment of outdoor space.

15 I don't know if there's anything else to add to
16 that, Mr. Alexander? Do you see anything else that -- I
17 think that probably sums it up on the reason for granting
18 the variance. Also that the work comply with the revised
19 plan as submitted, the accompanying dimensional plans, and
20 the supporting statements.

21 On the motion, then, to grant the variance, Mr.
22 Alexander?

1 CONSTANTINE ALEXANDER: Well, frankly, I'm still
2 not thrilled with this deck, although what's being presented
3 tonight, I think it's far superior to what was originally
4 presented. There is no neighborhood opposition, and there
5 is support, including from members of the structure itself.
6 But all in all, I prefer to vote in favor. I vote in favor.

7 BRENDAN SULLIVAN: Andrea Hickey?

8 ANDREA HICKEY: I share Mr. Alexander's sort of
9 comments, and I don't love it. But not having heard any
10 neighborhood objection, I will reluctantly vote to
11 support it. So yes, I support it.

12 BRENDAN SULLIVAN: Okay. Jim Monteverde?

13 JIM MONTEVERDE: I support the relief.

14 BRENDAN SULLIVAN: Wendy Leiserson?

15 WENDY LEISERSON: Wendy Leiserson supports.

16 BRENDAN SULLIVAN: And I vote in support of
17 granting the variance.

18 [All vote YES]

19 On the five affirmative votes, the variance is
20 granted. Good luck.

21 ADAM GLASSMAN: Thank you very much.

22 CONSTANTINE ALEXANDER: Good luck.

* * * * *

(6:23 p.m.)

Sitting Members: Brendan Sullivan, Wendy Leiserson, Jim
Monteverde, Laura Wernick, and Jason
Marshall

BRENDAN SULLIVAN: The Board will now hear Case
No. 166320.

ANDREA HICKEY: Mr. Chair, this is Andrea Hickey.
I am stepping back. I was only on that one continued case,
that was a case heard.

BRENDAN SULLIVAN: This is a case not heard. You
can stay, or we do have, I think, Laura? Laura's available
for this case?

ANDREA HICKEY: Yes, if Laura's?

LAURA WERNICK: Yes, I'm available. I am
available.

ANDREA HICKEY: Great.

BRENDAN SULLIVAN: Okay, so.

ANDREA HICKEY: Great.

BRENDAN SULLIVAN: So we have myself, Mr.
Monteverde, Laura, Wendy, and Jason.

ANDREA HICKEY: Thank you.

1 BRENDAN SULLIVAN: Is that correct?

2 JIM MONTEVERDE: Correct.

3 BRENDAN SULLIVAN: All right. So Andrea, I think
4 we're all set.

5 ANDREA HICKEY: Thank you very much. Have a good
6 evening.

7 BRENDAN SULLIVAN: Well, all I can say is thank
8 you, thank you, thank you.

9 ANDREA HICKEY: Thank you.

10 BRENDAN SULLIVAN: I will now call Case No.
11 166320 -- 145 Willow Street. Mr. Plumb?

12 ERIC DER: Hi. Good evening, Mr. Chair and
13 Members of the Board. My name is Eric Der, speaking on
14 behalf of Andrew Plumb today. Our case was a previously
15 approved BZA case where we have made some slight
16 modifications.

17 And so this is an update to that case. There are
18 two changes that we have made. The first would be moving
19 some windows for quality-of-life on the side of the
20 building, which is within a setback.

21 And the second modification would be an extension
22 of the overhang at the ramp, which is the front entry ramp.

1 We noticed that it was not covered, which causes water and
2 ice buildup, and the code does not allow for water and ice
3 build-up on the ramp. Thus, we have extended the overhang
4 to cover it completely.

5 This also will slightly increase the FAR, but we
6 believe the spirit of intent of the law is for more
7 important closed spaces, since this will not be occupied.
8 It's for the safety of the public. It only increases the
9 FAR slightly.

10 If you go to Sheet C0.3, that's probably the
11 easiest to look at.

12 BRENDAN SULLIVAN: Okay. Any other questions by
13 Members of the Board?

14 JIM MONTEVERDE: No questions.

15 BRENDAN SULLIVAN: Laura?

16 LAURA WERNICK: No questions.

17 BRENDAN SULLIVAN: Wendy?

18 WENDY LEISERSON: No questions.

19 BRENDAN SULLIVAN: And Jason?

20 JASON MARSHALL: No questions at this time.

21 BRENDAN SULLIVAN: Let me open it to public
22 comment. Any members of the public who wish to speak should

1 now click the button that says, "Participants," and then
2 click the button that says, "Raise hand."

3 If you're calling in by phone, you can raise your
4 hand by pressing *9 and unmute or mute by pressing *6.

5 [Pause]

6 There's nobody calling in. We are in receipt of
7 correspondence dated April 28. I'm sorry -- that's not the
8 correspondence I'm looking for. No, that was actually for
9 the previous grant. There is no correspondence regarding
10 the matter that is before us. So I will close the public
11 comment.

12 All right. Ready for any other questions, or
13 ready for a motion?

14 JIM MONTEVERDE: Ready for a motion.

15 LAURA WERNICK: Ready.

16 BRENDAN SULLIVAN: Okay. It's a variance request
17 to edit a previously approved BZA Case No. 117337 by making
18 the adjustments to the east and west windows, in order to
19 comply with the code and make it fall within the setback.

20 Also, the request is to include a large overhang
21 on the west side in order to prevent ice build-up on the
22 accessible path of travel, which seems like a very

1 worthwhile thing to do. Let me make a motion, then, to
2 grant the variance request.

3 The Board finds that a literal enforcement of the
4 provisions of the Ordinance would involve a substantial
5 hardship to the petitioner, because it would preclude the
6 petitioner from making the adjustments that are required in
7 order to bring the windows, and also some other openings on
8 the east side up to code, a fact that was overlooked in the
9 initial application.

10 The Board finds that the hardship is owing to the
11 unusual shape of the building size and siting on the lot,
12 which would preclude any addition, though worthwhile that
13 this is, without a grant of the variance from this Board.

14 The Board finds that desirable relief may be
15 granted without substantial detriment to the public good, in
16 fact, the changes would in fact be an enhance to the public
17 good and to any occupants of the structure, and that
18 granting of the variance would not nullify or substantially
19 derogate from the intent and purpose of this ordinance, to
20 allow the homeowners to make fair and reasonable changes,
21 especially to bring the structure up to code, and also to
22 offer some protection to the pathway from the elements,

1 which is a worthwhile endeavor.

2 On the motion, then, to grant the requested
3 variance, Mr. Monteverde?

4 JIM MONTEVERDE: I vote in favor of the variance.

5 BRENDAN SULLIVAN: Laura Wernick?

6 LAURA WERNICK: I vote in favor of the variance as
7 well.

8 BRENDAN SULLIVAN: Wendy Leiserson?

9 WENDY LEISERSON: In favor.

10 BRENDAN SULLIVAN: And Jason Marshall?

11 JASON MARSHALL: Yes, in favor of the requested
12 relief.

13 BRENDAN SULLIVAN: And Brendan Sullivan yes to
14 granting the variance.

15 [All vote YES]

16 BRENDAN SULLIVAN: On the five affirmative votes,
17 the variance request is agreed to on the condition that the
18 work comply with the latest drawings that are in the file.
19 I'm sort of looking a date on these, just entitled, "145
20 Willow Street" and initialed by the Chair.

21 On the five affirmative votes, the variance is
22 granted. Good luck.

1 ERIC DERM: Thank you very much.

2 BRENDAN SULLIVAN: Okay, now we're going to go to
3 the Regular Agenda.

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

* * * * *

(6:30 p.m.)

Sitting Members: Brendan Sullivan, Wendy Leiserson, Jim
Monteverde, Laura Wernick, and Jason
Marshall

BRENDAN SULLIVAN: The Board will hear Case No.
168852 -- 35 Webster Avenue. Is there anybody -- Mr.
Anderson or -- and nobody's on the line? The Board is in
receipt of correspondence dated May 2 from Trilogy Law,
Sarah Rhatigan.

"Members of the Board, or ready on behalf of the
petitioner, we respectfully request a continuance of the
hearing of this appeal, currently scheduled for 6:30, May 5.

"The petitioner has provided the Commission with
information about the property, relevant to the matters of
this appeal, and await a response from the Commissioner as
to his further interpretation of the applicability of
Section 8.22-1-h-1.

"Due to conflicting schedules, the petitioner is
requesting a continuance of the hearing of this matter
until the evening of June 9, 2022."

Is that possible for June 9? The other -- and

1 they sort of all tie together, in a sense. Okay. So on the
2 motion, then, to continue this matter until June 9, 2022,
3 the petitioner has signed a waiver.

4 So on the motion, then, to continue this matter,
5 Jim Monteverde?

6 JIM MONTEVERDE: In favor.

7 BRENDAN SULLIVAN: Laura Wernick?

8 LAURA WERNICK: In favor.

9 BRENDAN SULLIVAN: Wendy Leiserson?

10 WENDY LEISERSON: In favor.

11 BRENDAN SULLIVAN: Jason Marshall?

12 JASON MARSHALL: Yes, in favor of the continuance.

13 BRENDAN SULLIVAN: And Brendan Sullivan yes, in
14 favor of the continuance, provided that any new submittals
15 from the petitioner regarding this appeal be in the file by
16 5:00 p.m. on the Monday prior to the June 9 hearing.

17 [All vote YES]

18 BRENDAN SULLIVAN: Also that the petitioner -- is
19 there a sign posting on this regarding the appeal? I don't
20 think there is. No, there's not. Okay. So the matter is
21 continued until June 9.

22

* * * * *

(6:32 p.m.)

Sitting Members: Brendan Sullivan, Wendy Leiserson, Jim
Monteverde, Laura Wernick, and Jason
Marshall

BRENDAN SULLIVAN: The Board will hear Case
Number #164899 -- 15 Follen Street.

JAMES RAFFERTY: Good evening, Mr. Chair, Members
of the Board. I wonder if we're a bit early to call the
case.

BRENDAN SULLIVAN: Oh. Jim, we're --

JIM MONTEVERDE: Yeah.

BRENDAN SULLIVAN: -- running ahead of schedule.

JAMES RAFFERTY: Did you just hear me, Mr. Chair?

BRENDAN SULLIVAN: I can hear you, yes.

JAMES RAFFERTY: Oh, good. Okay, sorry. All
right. Thanks.

BRENDAN SULLIVAN: We're running ahead of
schedule.

JAMES RAFFERTY: Yes, I noted that. So I'll sit
quietly for a few moments.

BRENDAN SULLIVAN: Okay. 6:45.

1 JAMES RAFFERTY: Thank you.

2 BRENDAN SULLIVAN: It's unusual that we run ahead
3 of time, but --

4 JAMES RAFFERTY: I hope that trend continues under
5 your leadership.

6 BRENDAN SULLIVAN: You're on mute.

7 JAMES RAFFERTY: I just noticed that. Thank you,
8 I apologize. Good evening again, Mr. Chair and Members of
9 the Board. For the record, my name is James Rafferty.

10 I'm appearing this evening on behalf of Andrew and
11 Nancy Lo. The Los have recently purchased this single-
12 family home on Follen Streets in Residence A-1 zoning
13 district.

14 This is an application that would allow two
15 additions to the home at the rear of the home, and also a
16 connector between an accessory structure originally built as
17 a garage.

18 Because the relief being sought are all part of
19 conditions that currently are nonconforming, the applicant
20 qualifies for the special permit approvals allowed for under
21 8.22d, the additions to the home are on the first floor, an
22 approximately 425-square foot addition that will accommodate

1 a mudroom, laundry-room-style arrangement. It also will
2 provide direct access to the garage.

3 Secondly, there's an approximately 200-square foot
4 addition on the second floor, which represents an expansion
5 of the bedroom area to allow for an en suite style master
6 bath.

7 The interesting zoning issue here is because by
8 connecting the garage to the principal structure, it no
9 longer qualifies as an accessory structure. And there's a
10 change in setback for the entire house. And the
11 advertisement reflects that setback relief being sought.

12 The reality is, though, that there is no change in
13 setback -- that the setback of the garage wall, which is
14 currently there, now becomes the setback for the enter
15 dwelling. And so as a result, setback relief is needed.

16 But the house has nonconforming setbacks currently
17 in both the right and the left side, so it's the type of
18 relief, as I noted, that can proceed pursuant to a special
19 permit.

20 The Project Architect, Mark Boyes-Watson, is on
21 with us. And he's here and happy to walk the Board through
22 the proposed renovations. As I described them, they really

1 occur in two areas -- both in the rear of the house.

2 The house is also located in the historic
3 district, in the Cambridge Historical Commission issued a
4 Certificate of Appropriateness several months ago for the
5 addition. The house is actually on the National Registry of
6 Historic Places, so it was closely evaluated by the
7 Historical Commission. And they issued their Certificate of
8 Appropriateness in May of this year.

9 So as noted, Mr. Boyes-Watson is here and happy to
10 walk the Board through a brief presentation on the proposed
11 changes or answer questions, whatever the Board prefers.

12 BRENDAN SULLIVAN: Okay, Mark?

13 MARK BOYES-WATSON: Yes.

14 BRENDAN SULLIVAN: Do you want to briefly run
15 through what's being done to the house?

16 MARK BOYES-WATSON: Just, Olivia, when you're
17 ready, just skip on through.

18 So this is 15 Follen.

19 Some pictures of the house.

20 So existing conditions.

21 So the yellow here highlights the added areas that
22 Jim referred to -- primarily in the rear, respecting the

1 fact, as Jim explained, that it's on the Historic Register.
2 So really, we're making minor modifications to the back of
3 the house.

4 But that actually also address some issues,
5 including, as Jim was saying, attaching to the existing
6 structure that's on the left of the house that is too small
7 to be a garage, really.

8 And what we do is allow it to -- by increasing the
9 area, say, we can actually open a door there. We can get
10 into the first floor of the house.

11 And then, as Jim explained, on the second floor we
12 just use a very small extension over. And over the
13 existing, as you can see on the first-floor plan on the top
14 right, over the existing, to just create a little bit more
15 room in that bedroom.

16 And so if we just flick through the drawings, we
17 can see if that open space complies. Jim was explaining
18 that both the right and the left side setback are
19 noncompliant, but the front and rear are compliant and will
20 remain compliant.

21 And then just going -- did we skip one there,
22 Olivia? Just zooming in a little bit. Maybe there's one

1 missing there. Oh.

2 Anyway, this is the second-floor plan showing --
3 oh, basement plan, oh, there we go. Basement plan, first-
4 floor plan, so you're just seeing a little bit more detail
5 here.

6 Second-floor plan, and there's the addition top
7 right.

8 And then attic, where the -- it's as is. Roof
9 plan.

10 Front of the house unchanged.

11 Side elevation, you're seeing -- top left you're
12 seeing the extension to the -- extension to the rear of the
13 house on the second floor.

14 So this is the rear elevation. So you see the
15 extension on the second floor, and then the connection.
16 This is a pushout on the first floor that moves over.

17 And one of the things for Historic, the roofline
18 of the first-floor steps down behind the house and just has
19 that single door that connects, then. Where that door is is
20 the connection to the garage. So that little bit that
21 infills between the two that we reviewed with Historic drops
22 all the way down to the level of the roof of the garage

1 structure.

2 And then the last elevation you're seeing top
3 right you're seeing that second-floor addition on the second
4 floor. And I think that -- is there another drawing,
5 Olivia?

6 Oh, these are just the existing conditions
7 drawings.

8 JAMES RAFFERTY: So, as noted by Mr. Boyes-Watson,
9 maybe we can just close with that. It's a floor plan that's
10 rendered -- it conveniently identifies in yellow the areas
11 where the additional GFA is being sought. And as I noted,
12 there are two zoning issues present in the application.

13 One involves the addition of the GFA depicted in
14 the yellow area here, and the second is the change in the
15 setback when the detached accessory structure becomes
16 attached. And thus, we need to address that change.

17 BRENDAN SULLIVAN: What's the driving force
18 attaching the garage to the house, the house to the garage?

19 MARK BOYES-WATSON: It's actually --

20 JAMES RAFFERTY: Well, two things -- I'm sorry.

21 So --

22 MARK BOYES-WATSON: -- well, you -- right.

1 JAMES RAFFERTY: -- first of all, what it allows
2 to happen is it allows, it gives enough -- it widens the
3 garage from a functional perspective and allows a car door
4 to be opened. The current width of the garage is
5 exceptionally narrow. In fact, it hasn't been used for
6 garage for some time.

7 It was used -- if you notice in the photos, it had
8 French doors added to it, and it was used as some type of
9 living space by the prior owner. So it's a question of
10 functionality and being able to actually open a door in the
11 garage, and also create an ability to access directly from
12 the garage into the home.

13 The infill -- the separation on this accessory
14 structure doesn't meet the 10-foot minimum requirement
15 today, so it's already -- once again, that's not a
16 condition, that's a preexisting, nonconforming condition,
17 the distance of the garage to the main house.

18 It's also the case that the garage doesn't meet
19 the setback requirement for an accessory structure. And as
20 I noted, the main structure on both the left and right sides
21 does not currently meet the setback requirements in the Res
22 A-1 District.

1 BRENDAN SULLIVAN: Okay. So basically, it's an
2 expansion of the garage to the house, as opposed to the
3 house to the garage, in a sense?

4 JAMES RAFFERTY: Yes, that's a --

5 BRENDAN SULLIVAN: You're correct that the garage
6 is really something that time has forgotten. And it's
7 really nonfunctional in current day.

8 The other thing that, just driving around the
9 neighborhood, is that attaching the garages to the houses or
10 the houses to the garage is not uncommon in that area. As a
11 matter of fact, the corner of Waterhouse and Follen Street,
12 there is a garage there that's attached to the house if you
13 ride around.

14 JAMES RAFFERTY: Right.

15 BRENDAN SULLIVAN: One or two of the other houses
16 on Follen Street, they also have garages that are attached
17 to houses, and it's sort of prevalent up through that area
18 of parts of Garden Street if you go up through Walker
19 Street, up through -- heading up towards Washington up
20 towards Avon Hill that it's not uncommon to see some of
21 these larger brand houses that have garages and houses
22 attached to each other. So.

1 JAMES RAFFERTY: Well, Mr. Chair, at the risk of
2 flattering you, that's a very cogent observation, because
3 the Historical Commission, as you know, evaluates such
4 changes, and has to determine if what's proposed is
5 incongruous with the district.

6 So as they looked at it, they reached the same
7 conclusion that you have pointed; that it is not incongruous
8 with other homes in the district, and it does not detract
9 from the overall architecture of the structure.

10 BRENDAN SULLIVAN: Olivia, could you just pull up
11 the dimensional form? This may be just a clerical thing,
12 but I want to set the record straight.

13 On the ratio of gross floor area, existing 0.50
14 requested 0.57 ordinance, 0.50. And so that's the first
15 thing that stuck out to me. And I'm saying, "Well wait a
16 minute. It's complying now, but they're going out of
17 compliance." But then again, I looked at the gross floor
18 area, and it's obviously the number of 4597 is excess of --

19 JAMES RAFFERTY: Correct.

20 BRENDAN SULLIVAN: -- the ordinance. So that
21 number of 0.50 is 0.5 three decimal places or so? It's 0.5
22 three decimal places or so? It's more than 0.50, is that

1 correct?

2 JAMES RAFFERTY: I'm going to leave the math to
3 Mr. Boyes-Watson, but your point is correct. The GFA
4 exceeds the permitted 4516. So it's -- it appears to be
5 about 70 feet above half the lot size?

6 MARK BOYES-WATSON: That's correct.

7 JAMES RAFFERTY: So.

8 MARK BOYES-WATSON: That's correct, Jim.

9 JAMES RAFFERTY: Maybe the 50 should be a 51?

10 BRENDAN SULLIVAN: The existing is really 0.5
11 plus.

12 MARK BOYES-WATSON: Yes, exactly.

13 BRENDAN SULLIVAN: Okay. Okay. All right.

14 JAMES RAFFERTY: I'm sure the Board recognizes
15 lawyers don't do the math, the architects do it, so. I'm
16 going to defer to Mr. Boyes-Watson. Professor Lo is a
17 Professor of Finance at MIT, so I'm sure he gave this a
18 close --

19 BRENDAN SULLIVAN: He'll come up with the correct
20 decimal number. Let me open it to Members of the Board.
21 Jim Monteverde, any questions?

22 JIM MONTEVERDE: No questions. Thank you.

1 BRENDAN SULLIVAN: Laura?

2 LAURA WERNICK: No questions.

3 BRENDAN SULLIVAN: Wendy Leiserson, any questions?

4 WENDY LEISERSON: I have no questions, but I also
5 noticed the change in the ratio of the gross floor area to
6 lot area.

7 And while I am sympathetic to the mass and the
8 digits that may be involved in this, I simply feel that -- I
9 simply think that this is a new nonconformity, and therefore
10 that section -- the Belalta section that is cited is not
11 appropriate.

12 JAMES RAFFERTY: With all due respect, Ms.
13 Leiserson, it is not. 4597 is greater than 0.5 of 9033.

14 WENDY LEISERSON: Yes. I can see that math, but
15 I'm talking about the ratio, not the total gross floor area.

16 JAMES RAFFERTY: Well, to put it another way, if
17 one were to seek a building permit for a building of this
18 size, on a lot of that size, that building permit would not
19 be issued, because it would not comply with FAR.

20 The FAR -- the FAR is only -- the FAR is expressed
21 percentage-wise here, but you're then required to demonstrate
22 mathematically what 0.5 is.

1 So the fact that it's slightly over 0.5 doesn't
2 get you there. You have to be 0.5 or below. 4597 is not
3 0.5 or below.

4 WENDY LEISERSON: All I can say is that the ratio,
5 which is represented by two digits, not by the multiple
6 digits that you are responding to.

7 And unless you can point to the code, the
8 ordinance, and show me that there's an exception that
9 allows for your interpretation of the math, then I am
10 saying this is a nonconformity. We're rounding up, that's
11 the math.

12 MARK BOYES-WATSON: If I may, as the
13 mathematician, as it were, I think -- I can't remember
14 exactly how the dimensional form and Inspectional Services
15 works, but if you -- I think what Jim is trying to point
16 out, if you -- the floor area ratio is established by
17 dividing the area of the house by the lot area. And if you
18 do that, it comes up to a number in excess of -- it says
19 0.50 in the form, because the next decimal place I think
20 doesn't show up typically on the form.

21 So it is -- as a matter of math -- larger than is
22 allowed. So I think it actually does qualify. It's just a
quirk of the way that -- if we go to two, four decimal

1 places, it's 0.5089?

2 JAMES RAFFERTY: Correct.

3 MARK BOYES-WATSON: So it's just really to do with
4 the way that we enter the data, I think, and it is indeed
5 over. So I think it is correct, as Jim was saying.

6 JAMES RAFFERTY: Mr. Chair, I would note that the
7 Building Commissioner is present. And I can tell from years
8 of experience that an applicant cannot have more than half
9 the lot area in a building permit application.

10 So the suggestion that you can go a little bit
11 over 0.5 as long as you don't hit 0.51, that's simply not
12 the way the Ordinance is applied. And I think the Building
13 Commissioner could concur with that?

14 BRENDAN SULLIVAN: Yeah. I think that the
15 prevalent number, or the guiding number for me, Wendy, would
16 be the gross floor area, the existing, which shows 4597.6.
17 And the Ordinance requires as a max 45.6, so that they are
18 out of compliance on that.

19 I may have stirred a hornet's nest here with that,
20 the ratio number, but I think that the gross floor area is
21 governing figure for me, and not that decimal number. So.

22 Initially it gave me pause, and then in further

1 research, then realized that they are nonconforming with the
2 gross floor area for the house, and as such would qualify
3 under 8.22.2d for relief for the special permit. So anyhow.

4 Wendy, anything else too at this time?

5 WENDY LEISERSON: Not at this time, but I still
6 respectfully disagree.

7 BRENDAN SULLIVAN: Okay. Jason, any comments at
8 this time?

9 JASON MARSHALL: Yeah, Mr. Chair. And the
10 exchange has been helpful. As a lawyer myself, I also don't
11 do math in public, but I can follow a discussion about math.
12 And I think -- I'll credit the testimony that this is an
13 issue around the form, and that there are other decimals
14 that would be reflected on the form if it were allowed to
15 both so.

16 And, you know, in light of that, I'm comfortable
17 in acting on this as a special permit request under our
18 ordinance.

19 BRENDAN SULLIVAN: Okay. Thank you. Let me open
20 it to public comment. Any members of the public who wish to
21 speak should now click the button that says, "Participants,"
22 and then click the button that says, "Raise hand."

1 If you are calling in by phone, you can raise your
2 hand by pressing *9 and unmute or mute by pressing *6, and
3 you'll have up to three minutes in which to comment.

4 [Pause]

5 There appears to be nobody calling in. We are not
6 in receipt of any communication.

7 Mr. Rafferty, I know you've made reference to the
8 Historical Commission's Certificate of Appropriateness.
9 It's not in the file. You have a copy of that?

10 JAMES RAFFERTY: I do. And I'm told that I -- I
11 noted its absence earlier this week, contacted the Historic
12 Commission and receive an e-mail communication from Ms.
13 Burkes today, with the decision. And it appeared that the
14 e-mail also went to Ms. Pacheco, but I do have the hard
15 copy, and it was my understanding that --

16 BRENDAN SULLIVAN: Yeah, all right. If you could
17 forward that onto Maria, just so that we could insert it in
18 the file?

19 JAMES RAFFERTY: Right.

20 BRENDAN SULLIVAN: All right. I will close the
21 public comment. Anything else to add? Mark or Jim, regard
22 this particular case?

1 JAMES RAFFERTY: No, I just would note that the
2 Los did reach out to their new neighbors. They shared with
3 me a series of e-mails that they provided them introducing
4 them to their contractor, telling them what they were doing.

5 And they shared with me responses from the
6 neighbor across the street and the abutters on either side,
7 wishing them well and indicating they had no objections.
8 Those communications were between the Los and their
9 neighbors. I have seen them, but they were not
10 communications directed to the Board, so they were not
11 included in the file.

12 BRENDAN SULLIVAN: Great. Thank you. Any further
13 discussion by the Board? Are we ready for a motion?

14 JAMES RAFFERTY: Ready.

15 JASON MARSHALL: Yes.

16 BRENDAN SULLIVAN: Okay. Let me make a motion,
17 then, to grant the special permit to construct a two-story
18 rear addition in excess of the allowed gross floor area to
19 the preexisting, nonconforming structure to connect the home
20 to the preexisting, detached garage.

21 And as per the drawings that have been submitted,
22 Boyes-Watson Architects, dated 02/18/22 entitled, "15 Follen

1 Street, Cambridge, MA" and signed by the Chair.

2 Also incorporating the dimensional forms,
3 supporting statements, and also that we would incorporate
4 the Historical Commission Certificate of Appropriateness for
5 this particular project.

6 The Board finds that the requirements of the
7 Ordinance can be met.

8 The Board finds that Section 8.22d allows for the
9 construction of the proposed addition, whereas in this
10 particular case, the existing house exceeds the allowable
11 floor area ratio.

12 Similarly, the preexisting, nonconforming side
13 yard setbacks permit new conforming side yard setbacks that
14 result when the garage becomes attached to the main
15 structure. There are no new nonconformities with this
16 proposal.

17 The Board finds that traffic generated or patterns
18 of access or egress would not cause congestion, hazard, or
19 substantial change in the established neighborhood
20 character.

21 The Board also references the Board of -- the
22 Historical Commission letter/Certificate of Appropriateness.

1 The Board finds that traffic generated or access
2 or egress would not cause congestion, or substantial change.
3 The proposed addition would not alter any traffic patterns.

4 The continued operation of or development of
5 adjacent uses, as permitted in the Zoning Ordinance, would
6 not be adversely affected by the nature of the proposed use.

7 And there would not be any nuisance or hazard
8 created to the detriment of the health, safety and/or
9 welfare of the occupant of the proposed use.

10 The Board finds that the additions and the
11 interior of the alignment of interior space would be an
12 asset to the occupant of the structure.

13 And that the Board finds that the proposed use
14 would not impair the integrity of the district or adjoining
15 district, or otherwise derogate from the intent and purpose
16 of the Ordinance, to allow homeowners to alter, modify
17 existing structures to conform to current lifestyles.

18 In furtherance, the Board finds that the Board of
19 Appeals may grant a special permit for the alteration or
20 enlargement of a preexisting dimensionally nonconforming,
21 detached single-family dwelling or two-family dwelling, not
22 otherwise permitted in Section 8.221, but not the alteration

1 or enlargement of a nonconforming use.

2 Provided that there was no change in use, and that
3 any enlargement or alteration of such preexisting,
4 nonconforming detached single-family dwelling or two-family
5 dwelling may only increase a preexisting dimensional
6 nonconformity, but does not create a new dimensional
7 nonconformity.

8 The Board finds that the Board of Zoning Appeal is
9 required and does find that the alteration or enlargement
10 shall not be substantially more detrimental than the
11 existing nonconforming structure to the neighborhood, and
12 that the alteration or enlargement satisfies the criteria in
13 Section 10.43, as previously stated.

14 Motion, then, to grant the special permit for the
15 application? Jim Monteverde?

16 JIM MONTEVERDE: In favor of the relief.

17 BRENDAN SULLIVAN: Laura Wernick?

18 LAURA WERNICK: In favor of the relief.

19 BRENDAN SULLIVAN: Wendy Leiserson?

20 WENDY LEISERSON: Voting no.

21 BRENDAN SULLIVAN: And Jason Marshall?

22 JASON MARSHALL: Yes, in favor of the requested

1 relief.

2 BRENDAN SULLIVAN: Yes.

3 [Four vote YES, one votes NO]

4 BRENDAN SULLIVAN: On the four affirmative votes,
5 one opposed, the special permit is granted.

6 JAMES RAFFERTY: Thank you very much.

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

* * * * *

(7:10 p.m.)

Sitting Members: Brendan Sullivan, Wendy Leiserson, Jim
Monteverde, Laura Wernick, and Jason
Marshall

BRENDAN SULLIVAN: The Board will now hear Case
No. 165060 -- 204 Fayerweather Street. Mr. Rafferty?

JAMES RAFFERTY: Thank you, Mr. Chair. We have
submitted a request to continue the case to two weeks, to
May 19.

BRENDAN SULLIVAN: There is, as previously noted
by Mr. Rafferty, a request by the applicant of the above
matter, 204-206 Fayerweather Street, to continue this
meeting until May 19, 2022 as a case not heard.

Any Member of the Board wish to express an
opinion regarding the continuation of this matter?

Hearing none, I'll make a motion, then, to grant
the request for continuance of this matter until May 19,
2022 until 6:00 p.m., on the condition that the petitioner
change the posting sign to reflect the new date of May 9,
2022 and the new time of 6:00 p.m.; that any changes to the
drawings, supporting statements, dimensional form, any other

1 submissions by the petitioner be in the file by 5:00 p.m. on
2 the Monday prior to May 19, 2022.

3 I'm not sure if we have a waiver of the statutory
4 requirement. So if one is necessary, I would ask that
5 Counsel sign such waiver submitted to the Secretary of the
6 Board by 5:00 p.m. on a week from Monday, if that's
7 possible?

8 JAMES RAFFERTY: Happy to do so.

9 BRENDAN SULLIVAN: Absolutely. Thank you very
10 much. On the motion, then, to continue this matter until
11 May 19, Jim Monteverde?

12 JIM MONTEVERDE: In favor of the continuance.

13 BRENDAN SULLIVAN: Laura?

14 LAURA WERNICK: In favor of the continuance.

15 BRENDAN SULLIVAN: Wendy Leiserson on the motion
16 to continue?

17 WENDY LEISERSON: Voting in favor.

18 BRENDAN SULLIVAN: Jason Marshall on the motion?

19 JASON MARSHALL: Yes, in favor.

20 BRENDAN SULLIVAN: And Brendan Sullivan yes to the
21 continuance.

22 [All vote YES]

1 BRENDAN SULLIVAN: On five affirmative votes, the
2 matter is continued to May 19, 2022 at 6:00 p.m.

3 JAMES RAFFERTY: Thank you very much. Good
4 evening.

* * * * *

(7:12 p.m.)

Sitting Members: Brendan Sullivan, Wendy Leiserson, Jim
Monteverde, Laura Wernick, and Jason
Marshall

BRENDAN SULLIVAN: We'll call the next case at
107 --

JIM MONTEVERDE: We're early again --

BRENDAN SULLIVAN: -- Washington Avenue, but we
have three minutes to wait.

LAURA WERNICK: I like this pace.

JIM MONTEVERDE: Be careful what you wish for;
jinx it all.

LAURA WERNICK: Right, right, right.

JIM MONTEVERDE: So Wendy?

WENDY LEISERSON: Yes, Jim. Hi.

JIM MONTEVERDE: I don't disagree with your stance
on the previous case.

WENDY LEISERSON: Yes.

JIM MONTEVERDE: Matter of fact, I took my
ordinance out yesterday just to read all those sections
again. Because it seems like there are a number of -- that

1 say in parentheses -- in quotes, you know, "sins" that are
2 allowed because they're kind of in the existing structure as
3 it is.

4 So that's a great -- thank you for bringing it up.
5 It will encourage me to go back to that section and reread
6 it yet again to clearly understand all of the conditions
7 where new conditions don't comply are allowed.

8 WENDY LEISERSON: Thank you, Jim. I'm a little
9 confused, though, if you agreed on the matter of the legal
10 interpretation, I'm not sure how you arrived at the -- or am
11 I missing something in what you read yesterday?

12 JIM MONTEVERDE: No, I read the math in -- I did
13 the math while they -- you know, of the house gross square
14 footage against the --

15 WENDY LEISERSON: Right.

16 JIM MONTEVERDE: -- the lot. And yes, in fact, if
17 you go take it two more decimal points, and it is
18 infinitesimally over the allowed already.

19 WENDY LEISERSON: Right, right.

20 JIM MONTEVERDE: So it's just a matter --

21 WENDY LEISERSON: And I can see that math. I
22 mean, that wasn't my question. It was more that not -- you

1 know, it's like if you are only allowing two decimal points
2 and that is, you know, what is allowed --

3 JIM MONTEVERDE: Right.

4 WENDY LEISERSON: -- and --

5 JIM MONTEVERDE: -- that's what you've got.

6 WENDY LEISERSON: That's what you got, right?

7 JIM MONTEVERDE: Yeah.

8 WENDY LEISERSON: And so --

9 JIM MONTEVERDE: No, I hear you.

10 WENDY LEISERSON: Yeah.

11 JIM MONTEVERDE: Anyway.

12 WENDY LEISERSON: And it was significant
13 extension.

14 JIM MONTEVERDE: Right.

15 WENDY LEISERSON: So.

16 JIM MONTEVERDE: Right. Right.

17 BRENDAN SULLIVAN: 7:15?

18 JIM MONTEVERDE: All right. To be continued.

19 BRENDAN SULLIVAN: Let me call Case #163086 -- 107
20 Washington Avenue. Petitioner?

21 [Pause]

22 Mr. Richard? 107 Washington Avenue? Well, the

1 next case is at 7:30. So we have 15 minutes to hear the
2 petitioner.

3 Richard? Scannell? Hello? Dennis?

4 DENNIS SCANNELL: Yes.

5 BRENDAN SULLIVAN: Oh, okay, all right. I thought
6 Kevin may be there. But anyhow, okay, I'll call the case,
7 so if you wish to proceed with your presentation?

8 DENNIS SCANNELL: I'm waiting for Kevin. I'm the
9 owner of the house.

10 BRENDAN SULLIVAN: Yep.

11 DENNIS SCANNELL: And we have a great project.
12 But Kevin is the Contract -- the Designer and Builder. I
13 want him to do this. I'm happy to help in any way I can.
14 But this is his show.

15 BRENDAN SULLIVAN: Can you reach him?

16 DENNIS SCANNELL: Yes.

17 [Pause]

18 BRENDAN SULLIVAN: No response yet?

19 DENNIS SCANNELL: I'm sorry, not yet. So I texted
20 him, and I am now calling him.

21 [Pause]

22 He is logging in now, thankfully. I think it's a

1 simple project, and I'm happy to talk about it. But I
2 prefer for him to.

3 BRENDAN SULLIVAN: Well, the next -- I could go on
4 to the next case if he's not quite ready. The next case we
5 have to wait until 7:30.

6 JIM MONTEVERDE: Right.

7 BRENDAN SULLIVAN: But I can give you up until
8 7:30 --

9 DENNIS SCANNELL: Thank you.

10 BRENDAN SULLIVAN: -- to call in. After 7:30 what
11 I'll do is recess this case and then go to the next one, and
12 then --

13 DENNIS SCANNELL: Yep.

14 BRENDAN SULLIVAN: -- when you're ready, then
15 maybe come back to you guys.

16 DENNIS SCANNELL: Okay.

17 BRENDAN SULLIVAN: Let me go right up to 7:30
18 anyhow and see if he calls in.

19 DENNIS SCANNELL: Yep. Thank you.

20 [Pause]

21 So Chairman, we -- Kevin has joined the meeting.
22 I'm sorry for the delay.

1 BRENDAN SULLIVAN: That's all right. Okay.

2 DENNIS SCANNELL: Kevin, please help out.

3 KEVIN RICHARD: Hi. Sorry about that. My
4 apologies.

5 BRENDAN SULLIVAN: That's all right. Okay.
6 You're on.

7 KEVIN RICHARD: Okay. So we're petitioning for --

8 BRENDAN SULLIVAN: Introduce yourself for the
9 record.

10 KEVIN RICHARD: Hello?

11 BRENDAN SULLIVAN: Yeah, if you could introduce
12 yourself for the record, please?

13 KEVIN RICHARD: Oh, yes. My name is Kevin
14 Richard. I'm the Contractor for Dennis Scannell at 107
15 Washington Ave. Cambridge Craftsman is my company.

16 BRENDAN SULLIVAN: Yep, okay. And tell us what
17 the project is all about?

18 KEVIN RICHARD: So we're replacing a 12' x 12'
19 back porch -- well, it's a back deck. It's an irregular
20 what would it be? a regular pentagon, right?

21 So basically a square with the corner clipped off.
22 We're enlarging it not on the 12' x 12' axis, but in that

1 we're not clipping off the corner as far in.

2 In addition, we're proposing to put a permeable --
3 a nonpermeable roof over the structure.

4 BRENDAN SULLIVAN: Okay. Olivia, if you could
5 sort of pull that up?

6 And it's actually the next drawing? So right
7 there.

8 And what is the roof?

9 KEVIN RICHARD: The roof is a flat rubber (sic)
10 roof with a -- I guess you do call it kind of a valance
11 parapet treatment around.

12 BRENDAN SULLIVAN: Okay. When I first saw this,
13 it looked to me like a bunch of wrought iron work --

14 KEVIN RICHARD: No, those are just crosshatching
15 marks to indicate solid.

16 BRENDAN SULLIVAN: So basically, what you're doing
17 is you're putting a roof over the rear deck and you're
18 expanding the rear deck?

19 KEVIN RICHARD: Yes.

20 BRENDAN SULLIVAN: Okay. And the reason for the
21 expansion? Just the obvious, but just to give you more
22 sitting area, is that --

1 KEVIN RICHARD: Yeah, more sitting area.

2 BRENDAN SULLIVAN: Okay. All right. Let me ask
3 the Members of the Board. Jim Monteverde, any questions?

4
5 JIM MONTEVERDE: No questions, thank you.

6 BRENDAN SULLIVAN: Laura Wernick, any questions?

7 LAURA WERNICK: No, just to be clear, everything
8 is open? Just a covered, open deck area?

9 KEVIN RICHARD: Yes. But it -- well, the plan was
10 for screened in.

11 DENNIS SCANNELL: Yeah, screened in. Yes,
12 exactly.

13 KEVIN RICHARD: But otherwise open, yes.

14 DENNIS SCANNELL: Right.

15 LAURA WERNICK: Okay. And so there'd be a door, a
16 screen door?

17 KEVIN RICHARD: Yes.

18 DENNIS SCANNELL: Correct.

19 KEVIN RICHARD: So it would have railings and
20 bannisters to code, just as a normal porch would have.

21 LAURA WERNICK: And do you need railings on the
22 stairs?

1 KEVIN RICHARD: Yes. Yeah, they're over 30". So
2 yes.

3 BRENDAN SULLIVAN: The drawings are really quite
4 minimal. Almost -- I almost kicked it out saying we really
5 need more information, more detailed information.

6 I'm not sure we can potentially grant relief,
7 given the size, the parameters for you to work within. I'm
8 not sure you're going to be able to get a building permit
9 for these particular set of drawings. The Building
10 Inspector will have to take a look at that in more detail,
11 anyhow.

12 DENNIS SCANNELL: Okay.

13 BRENDAN SULLIVAN: And I would have like --

14 KEVIN RICHARD: I have run them past one of the
15 inspectors -- not Ranjit, but I think -- I think it was
16 either Jacob or Brandon.

17 BRENDAN SULLIVAN: Okay. But anyhow -- just to
18 comment. Wendy Leiserson, any comments at this time?

19 WENDY LEISERSON: I just have one question, which
20 is because I did not understand they were going to be
21 screened in. When you sought approval from the Avon Hill
22 Historical Commission, did -- was that explicit to them?

1 Did they understand that this is going to be a screened-in
2 porch?

3 KEVIN RICHARD: Yes, it was. Yeah, we did --

4 WENDY LEISERSON: Okay, thank you.

5 KEVIN RICHARD: -- we did discuss that. Yeah,
6 thank you.

7 BRENDAN SULLIVAN: But it would not include him
8 from enclosing it in the future? That once you put a roof
9 over a deck, even though your intentions now were to have it
10 screened in, it I believe could be enclosed in the future?

11 Once that roof goes over, then you basically
12 created floor area ratio -- a floor area, and it takes up
13 the ratio, but that it could potentially be enclosed.

14 KEVIN RICHARD: But that would require another
15 permit process?

16 BRENDAN SULLIVAN: Whether the Board wants to make
17 that as a condition or not, you can be thinking about that.
18 My only thought on this is that it's a way around the back
19 of the house really out of the public view, and only
20 accessible, useable, visual by the homeowner.

21 So but -- anyhow, Wendy, you can think about that
22 part of it. Jason Marshall, any comments at this time?

1 JASON MARSHALL: No, Mr. Chair.

2 BRENDAN SULLIVAN: Let me open it to public
3 comment. Any member of the public who wishes to speak
4 should now click the button that says, "Participants," and
5 then click the button that says, "Raise hand."

6 If you are calling in by phone, you can raise your
7 hand by pressing *9 and unmute or mute by pressing *6. You
8 will have up to three minutes to comment.

9 [Pause]

10 There appears to be nobody calling in. We are in
11 receipt of correspondence from Avon Hill Conservation
12 District. They shall bring a Certificate of Appropriateness
13 regarding 107 Washington Avenue.

14 "Avon Hill Neighborhood Conservation District
15 hereby certifies pursuant to and entitled to Chapter 2.78
16 Article 3, Section 2.78, the code of the City of Cambridge
17 and the City Council order establishing the condition that
18 the alterations described below is not incongruous to the
19 historical aspect or the architectural character of the
20 building or district.

21 "Replace the deck with a covered porch. Work is
22 to be carried out as indicated on drawing by Kevin Richard,

1 Cambridge, Massachusetts, titled 107 Washington Avenue,
2 submitted March 8, 2022.

3 "Plans referenced above are incorporated into this
4 certificate, which is binding on the applicant. All
5 improvements shall be carried out as described therein.
6 Date of certificate: March 29, 2022."

7 And that is the sum and substance of any
8 correspondence. I will close the public comment part.
9 Anything else to add, Kevin at this time, before I give it
10 to the Board?

11 KEVIN RICHARD: Nothing from me, thank you, Chair.
12 My apologies for being late.

13 BRENDAN SULLIVAN: No. That's all right. That's
14 okay. We had a 15-minute window for you, so you got in,
15 anyhow.

16 LAURA WERNICK: Mr. Chair, I'm still just a little
17 concerned about the presentation -- that there's so little
18 detail to -- we're not seeing the railings that were
19 required by code, there's no kind of understanding of what
20 the architectural quality would be.

21 And if this -- perhaps in the -- you know, if this
22 is to be approved, perhaps in the motion there's something

1 to that effect that railings according to code are included?

2 That it is a screened-in porch and cannot be
3 enclosed without further hearing, and that the appearance
4 will be in context -- will be appropriate contextually with
5 the existing building -- something along those lines?

6 BRENDAN SULLIVAN: That's a good point, Laura. I
7 sort of thought about this, because of the lack of detail.

8 LAURA WERNICK: Exactly.

9 BRENDAN SULLIVAN: And again, Kevin, what we
10 usually do is we have to sign document -- we have to
11 basically approve, disapprove, and then pass that onto the
12 Building Inspector, the Building Department, to go by what
13 we approved.

14 If the information is somewhat lacking, then it's
15 difficult, then, for the Building Inspector to say what is
16 it actually that they approved? And then it's the onus on
17 them. It makes it difficult for them.

18 And it's almost like we're not doing our job by
19 giving them something that does not have more detailed
20 information on it.

21 I guess, Laura and Members of the Board, my
22 thought is that we would go back to the plan.

1 Olivia, if you could pull that up?

2 I guess going forward, too, Kevin, you really are
3 going to have to come up with more detail as to exactly what
4 you're doing, so that we all know, there's no questions.
5 The last thing you want is to have us question or some doubt
6 as to what's going to happen.

7 KEVIN RICHARD: I understand. Agreed.

8 BRENDAN SULLIVAN: Clip on, put a clip on that
9 one, Olivia?

10 So I guess, Laura and Members of the Board, my
11 thought is that we would approve a deck that is 12 feet in
12 one direction and we would go by the dimensions. 12 x 12,
13 you've got a seven-foot-six, and then you've also got that
14 dimension, that parameters, that the porch as presented is
15 going to be screened in, no windows to be installed.

16 And again, I think that the Avon Hill has given a
17 Certificate of Appropriateness for a screened-in porch.
18 Anything other than that, they would have to go back to Avon
19 Hill, and we would request that they come back before the
20 Board also.

21 That as far as the railings are concerned, you
22 would have to go by code on that, which is probably a bit of

1 a six-inch-high railing, and that they cannot exceed five
2 inches on center.

3 And the steps down, again, are all by code. So
4 there's an awful lot that you're going to have to provide
5 the Building Department, I would think, I would hope that
6 the Building Inspector would ask for a better review.

7 And I almost was going to ask for more and
8 continue this matter, but I think I'm satisfied that we
9 probably have enough information to approve the parameters
10 of the extent of what is being asked for us to do.

11 Laura, anything else to add to that, or would you
12 prefer that more detailed drawing be submitted before we
13 vote on it?

14 LAURA WERNICK: Well --

15 BRENDAN SULLIVAN: It's really quite minimal. And
16 it's --

17 LAURA WERNICK: -- it's so minimal --

18 BRENDAN SULLIVAN: -- it's below --

19 LAURA WERNICK: Yeah.

20 BRENDAN SULLIVAN: --it's, it's more than --

21 LAURA WERNICK: I mean, we're not here to improve
22 the architectural appearance of it, but I don't see how the

1 Inspectors can go forward without -- I think what you're
2 saying is adequate, that they before they would be able to
3 give approval, they would need much more detailed drawings.

4 BRENDAN SULLIVAN: Okay. You would like to --

5 LAURA WERNICK: So showing the elevation. I guess
6 I would ask that they show elevations, railing details --
7 yeah, elevations and railing details of the structure before
8 approval can be granted.

9 BRENDAN SULLIVAN: Okay. Showing the roof detail,
10 the edge detail.

11 LAURA WERNICK: Railing details.

12 BRENDAN SULLIVAN: Screened-in railings, and also
13 maybe a cross-section through the stepdown of that section -
14 -

15 LAURA WERNICK: Yes.

16 BRENDAN SULLIVAN: -- which is denoted in the
17 front show. What does it show, six-foot-two by 10-foot-
18 five? Is that correct?

19 KEVIN RICHARD: Yes.

20 BRENDAN SULLIVAN: Yes? Any other Members of the
21 Board agree with that conclusion? As for --

22 JIM MONTEVERDE: I would agree with that.

1 BRENDAN SULLIVAN: Okay. So Kevin and Dennis, I
2 think that the sense of the Board is that we would ask you
3 to go back and to provide as much detail as possible -- as
4 you've heard -- showing the railings and what you're putting
5 in there for railings, screened-in porch, detail at the roof
6 line and also sort of a cross-section down, so that we could
7 then basically just pass this off to an Inspector.

8 KEVIN RICHARD: Okay. So the -- there is a
9 section view, but it lacks detail. So I could fill that in.
10 And then the handrails for the staircase, correct?

11 BRENDAN SULLIVAN: That's correct.

12 KEVIN RICHARD: And more detail in the roof
13 design?

14 BRENDAN SULLIVAN: I mean, I understand -- you
15 know, it's probably in your head and, you know, that -- Mr.
16 "Scannel" is it "Scannelle" [pronunciation] --

17 DENNIS SCANNELL: Scannell, yes.

18 BRENDAN SULLIVAN: -- Scannell -- is -- you know,
19 probably comfortable with what you're proposing. You've
20 probably had discussions and so on and so forth. But I
21 would want a set of drawings to be brought up for anybody's
22 sake to bid on.

1 And right now it is totally lacking of any kind of
2 information as to -- other than the parameters -- as to what
3 materials are to be used and how they all interrelate with
4 one another. So --

5 LAURA WERNICK: Can we actually go back to the --
6 to that little diagram? I mean, like, the railings are --
7 it looks very straightforward, but you're only seeing it in
8 two dimensions, you're not seeing it three-dimensionally
9 where I think the stairs wrap. And so it just -- I don't
10 know if you're leaving the railings the way they are in that
11 -- what's existing?

12 KEVIN RICHARD: Ah --

13 LAURA WERNICK: But it's the stair?

14 KEVIN RICHARD: Yeah, the railings would be --
15 would flare out at a diagonal.

16 LAURA WERNICK: Yes, yes.

17 KEVIN RICHARD: The top ones --

18 LAURA WERNICK: Yeah. So we're not seeing that at
19 all. And I think that they're -- when they're flared out at
20 a diagonal, then I think the width is too long at the bottom
21 to be to code.

22 But you may have too long a horizontal distance

1 between the posts, the ends of the railings. I mean, that
2 would have to be checked to be verified that it's not too
3 long for the code. Because you'd have to have a railing at
4 every certain distance.

5 So I think it's disappointing that we're not
6 seeing enough detail to really understand what you're
7 proposing and to assure that it's to code. I'm trusting
8 that the Building Inspector will -- that you will provide
9 the documents, and the Building Inspector will be able to
10 verify that everything's done to code.

11 KEVIN RICHARD: Mm-hm. Okay. So I'm happy to do
12 that. What's the process? Is it to reschedule another
13 hearing, or how is the --

14 BRENDAN SULLIVAN: Yeah. We'd have to make you
15 come back.

16 KEVIN RICHARD: So reschedule another hearing, is
17 that --

18 BRENDAN SULLIVAN: Yeah. And the schedule is
19 quite full. June 30? Yeah, that's what I -- I mean, I
20 think this --

21 KEVIN RICHARD: So, so aside from -- because the -
22 - aside from the balusters and handrail, this -- which is,

1 you know, basically drawing vertical lines and a row of
2 moulding for -- you know, for the roof treatment, and then
3 showing the inelevation (sic) and on that other drawing. So
4 adding a little bit of detail to the two existing drawings -
5 -

6 BRENDAN SULLIVAN: I think it should come up to a
7 point level where this -- whatever document you prepared --
8 could be handed over to another contractor to price out.

9 KEVIN RICHARD: Yes.

10 BRENDAN SULLIVAN: And right now, anybody who
11 would look at this would say, "Well, what do you want here,
12 what do you want, what do you want?" And so on and so forth.
13 And all of that information is lacking, to be quite honest
14 with you.

15 KEVIN RICHARD: I see. Okay.

16 BRENDAN SULLIVAN: Again, you may conceptually
17 have it, and Dennis may, you know, conceptually have agreed
18 as to what it is, but we're responsible to approve
19 something, and that something, the information is quite
20 lacking. And what you have, I don't see how you could pass
21 it off, again, putting a permit on it.

22 KEVIN RICHARD: Yeah. By that standard, that's

1 true.

2 BRENDAN SULLIVAN: Right. Okay. So I think
3 that's what Laura, and I think the rest of the Board is
4 asking for you to provide.

5 KEVIN RICHARD: Mm-hm.

6 BRENDAN SULLIVAN: Is there any time at the end of
7 May or I think where are we? June 9? Can we do June 9?
8 Can we squeeze it in? Okay.

9 June 9, 2022 and is that -- Members of the Board,
10 continue this matter to June 9, would you be available, Jim?

11
12 JIM MONTEVERDE: Yes, I will be.

13 BRENDAN SULLIVAN: Laura, June 9?

14 LAURA WERNICK: Yes.

15 BRENDAN SULLIVAN: Yeah. Wendy, June 9?

16 WENDY LEISERSON: Okay.

17 BRENDAN SULLIVAN: Jason?

18 JASON MARSHALL: Yeah. That works.

19 BRENDAN SULLIVAN: Okay. So let me make a motion,
20 then, to continue this matter until June 9 at 6:00 p.m. on
21 the condition to the petitioner provide the -- first of all,
22 the petitioner change the posting sign.

1 What I would ask is that you oust a -- right now I
2 almost didn't find the posting sign because it's sort of
3 behind the porch. If you would bring that out more
4 prominently out in front of that porch, so that you can see
5 it from the sidewalk or the street as you go by?

6 That you change the posting sign to reflect the
7 new date of June 9, 2022 at 6:00 p.m.

8 That any new submittals, as per the discussion
9 that the Board has just had with you be in the file by 5:00
10 p.m. on the Monday prior to June 9, 2022.

11 We would ask that you sign a waiver to the
12 statutory requirement to a hearing and a decision to be
13 rendered thereof, and either one of you can sign it.

14 If you would ask Maria for it, she can e-mail it
15 to you, sign it and send it back to her, but that waiver be
16 in the file by 5:00 p.m. on the Monday week. So in other
17 words, a week from this coming Monday that that -- submit
18 that to "wave" it back to us.

19 Anything else, Board Members, to add? Nothing
20 else? Okay. On the motion, then, to continue this matter
21 to June 9? Jim Monteverde?

22 JIM MONTEVERDE: In favor of the continuance.

1 BRENDAN SULLIVAN: Laura?

2 LAURA WERNICK: In favor of the continuance.

3 BRENDAN SULLIVAN: Wendy?

4 WENDY LEISERSON: In favor of the continuance.

5 BRENDAN SULLIVAN: Jason Marshall, to continue?

6 JASON MARSHALL: Yes, in favor of the continuance.

7 BRENDAN SULLIVAN: And Brendan Sullivan yes.

8 [All vote YES]

9 BRENDAN SULLIVAN: Five affirmative votes, this
10 matter is continued until June 9, 2022 at 6:00 p.m.

11 Okay. See you then.

12 KEVIN RICHARD: Thank you.

13 DENNIS SCANNELL: Thank you.

14

15

16

17

18

19

20

21

22

* * * * *

(7:47 p.m.)

Sitting Members: Brendan Sullivan, Wendy Leiserson, Jim
Monteverde, Laura Wernick, and Jason
Marshall

BRENDAN SULLIVAN: The Board will now hear Case
No. 168345 -- 419 Putnam Avenue. Mr. Glassman?

ADAM GLASSMAN: Good evening, Mr. Chairman and
Members of the Board. For the record, this is Adam
Glassman of GCD Architects at 2 Worthington Street in
Cambridge.

I'm here tonight representing Fraser Allen, who
is at this time developing 419-421 Putnam Ave, an existing
four-family structure in need of substantial renovations.
95 percent of this project has received a permit as-of-
right.

We're seeking relief for secondary supporting
elements, which include window wells, which will increase a
nonconforming building height, the associated guardrails,
which are within setbacks, a second-floor deck in the
front, also within a setback, and requiring a special
permit are new windows being installed into covered
porches, which are being enclosed.

1 Olivia, can you pull up the packet, please?

2 Next slide, please?

3 The left side photos show you the existing
4 conditions of 419-420, 421 Putnam.

5 And to the right is 415-417 Putnam. It is an
6 identical house, and we're taking a few cues from that, as
7 these were originally matching structures, and we'd like to
8 -- we'd like to bring our structure into more matching, to
9 match our neighbor on the right and follow their cues with
10 their renovations.

11 On the upper left of the photo, you can see the
12 existing front entry porch, and over that we are proposing
13 to add guardrails and a deck and doors to replace the
14 windows, so those two units on the upper levels have some
15 usable outdoor space on the front.

16 And also the photo on the upper left, you can see
17 the two empty basement windows on either side of the entry.
18 Those are the two visible window wells we're proposing for
19 the front, with guardrails which are within setbacks.

20 A few more photos on the page to show you how
21 we're trying to match our neighbor to the right, which was
22 restored very tastefully.

1 Next slide?

2 Again, showing comparisons between our structure
3 and our neighbor. Really trying to match the railings, the
4 window wells.

5 Next slide, please?

6 The work we're proposing on the sides and the
7 rear, not really visible from the street. First photo on
8 the left, there is a covered porch that we'll be enclosing
9 and petitioning tonight to add windows to that enclosure.

10 The middle photo you can see an existing double
11 entry door bulkhead head house of the basement. We'd like
12 to remove that and replace it with guardrails within
13 setbacks. The window wells actually exist already as part
14 of the bulkhead.

15 And the photo on the right shows the left side
16 view from the rear of the existing two-story porch. The
17 portion on the first floor we'd like to enclose and add
18 windows for the special permit.

19 Next slide, please?

20 On our setback -- you can see our setbacks run
21 pretty much through the main mass of the house of the front
22 and right up to the rear wall, right along the left wall.

1 And there's a little bit more space on the right side. But
2 it still runs through the porches on the right and the left,
3 requiring special permit windows.

4 Down towards the bottom of the plan on the right
5 side, you can see the two front windows on either side of
6 the portico.

7 Next slide, please?

8 The red areas indicate windows to be added on the
9 second story, and the first story in the rear on the left
10 (sic) right-hand sides that require a special permit.

11 Next slide, please?

12 On the second-floor plans, you can see on the
13 front the proposed deck over the existing front entry. And
14 again, the red infill pointing out where the windows are
15 that require a special permit.

16 Next slide?

17 Front elevation, the area of demo would be the two
18 windows in front over the portico, replace them with doors.
19 And again, the windows -- basement windows would be removed
20 and those openings enlarged, window wells installed with
21 guardrails.

22 Next slide, please?

1 Proposed front elevation, identical to our
2 neighbor to the right. Guardrails, doors up above for the
3 second-floor deck, and window wells with guardrails down
4 below the basement.

5 Next slide, please?

6 On the right side in the image above you can see
7 the windows on the right we'd like to add with a special
8 permit. And towards the left of the proposed view is the
9 guardrail over the second floor.

10 Next slide, please?

11 Similar view on the left side, with windows
12 towards the rear, guardrails, and window wells towards the
13 front.

14 Next slide, please?

15 Rear view -- I know this is getting redundant, I
16 apologize -- window wells and guardrails in the back within
17 the setbacks.

18 Next slide, please?

19 I don't think I really need to review the
20 dimensional form. If there are any questions, I'll take
21 them. I'll just add, you know, none of this work poses any
22 detriment to our neighbors. We have no opposition, and

1 that's basically it.

2 BRENDAN SULLIVAN: Well, the house is surely in
3 need of something.

4 ADAM GLASSMAN: It is. And it's getting it.

5 BRENDAN SULLIVAN: Okay. Jim Monteverde, any
6 questions for Mr. Glassman at this time?

7 JIM MONTEVERDE: No questions, thank you.

8 BRENDAN SULLIVAN: Laura Wernick, any questions?

9 LAURA WERNICK: No questions.

10 BRENDAN SULLIVAN: Wendy Leiserson, any questions
11 at this time?

12 WENDY LEISERSON: No questions.

13 BRENDAN SULLIVAN: Jason Marshall?

14 JASON MARSHALL: No questions. I appreciate the
15 presentation.

16 BRENDAN SULLIVAN: Let me make a -- open it up to
17 public comment. Any members of the public who wish to speak
18 should now click the button that says, "Participants," and
19 then click the button that says, "Raise hand."

20 If you are calling in by phone, you can raise your
21 hand by pressing *9 and unmute or mute by pressing *6.
22 You'll have up to three minutes in which to speak.

1 There appears to be nobody calling in. We are not
2 in receipt of any letters. Comments from the public? I
3 will close the public portion of the hearing. Anything else
4 to add, Mr. Glassman, to the presentation?

5 ADAM GLASSMAN: No thank you.

6 BRENDAN SULLIVAN: The Board will have discussed
7 among themselves. Jim, your thoughts, comments?

8 JAMES RAFFERTY: I am ready for a vote.

9 BRENDAN SULLIVAN: Okay. Laura, any further
10 comments at all or ready for a vote?

11 LAURA WERNICK: No further comments, thank you.
12 No comments.

13 BRENDAN SULLIVAN: Wendy, any comments or --

14 WENDY LEISERSON: No comments.

15 BRENDAN SULLIVAN: And Jason, any?

16 JASON MARSHALL: I'm also ready for a vote.

17 BRENDAN SULLIVAN: Okay. Let me make a motion,
18 then, to grant the relief requested. There's two forms of
19 relief, one being the variance. As per the plans submitted,
20 the relief -- the variance granted should conform to the
21 drawings submitted. The dimensional form and the supporting
22 statements initialed by the Chair.

1 The Board finds that a literal enforcement of the
2 provisions of the Ordinance would involve a substantial
3 hardship to the petitioner, because it would preclude the
4 petitioner from renovating a structure that has fallen in
5 great disrepair over time.

6 That the proposed work would bring the structure
7 up to modern, livable standards, where it would be an asset
8 to whoever occupies the structure. And that without
9 granting the relief, it would be impossible to do the work
10 in a fair and reasonable fashion.

11 The Board finds that the hardship is due to the
12 fact that the existing structure is encumbered by the
13 Ordinance. The structure predates the existing ordinance,
14 and as such that none of the work proposed would be allowed
15 through any -- if the Board were to have a literal
16 enforcement of the Ordinance.

17 The Board finds that the setbacks actually run
18 through the structure, and so that any additions,
19 modifications to the exterior of the building, would require
20 some relief from this building and would require some relief
21 from this Board.

22 The Board finds that the building height is being

1 increased by the virtue of the window wells that are being
2 added, even though there would not be any actual increase in
3 the structure, the height of the structure.

4 The Board finds that desirable relief may be
5 granted without substantial detriment to the public good.

6 The Board finds that the proposed deck and the
7 three window wells would visually and functionally be
8 consistent with adjacent properties, and that the character
9 of the house and the neighborhood would not be negatively
10 impacted by the proposed work.

11 And that there would be no increase in FAR and
12 useable open space would only be modestly increased for the
13 upstairs units.

14 The Board finds that desirable relief may be
15 granted without nullifying or substantially derogating from
16 the intent and purpose of the Ordinance, to allow
17 homeowners -- in particular, this particular owner of the
18 property to improve the property, bring it up to modern
19 standards and code-compliance in a fair and reasonable
20 fashion.

21 On the motion, then, to grant the variance, on
22 the condition that it comply with the plans as submitted?
Jim Monteverde?

1 JIM MONTEVERDE: In favor of the variance.

2 BRENDAN SULLIVAN: Laura Wernick?

3 LAURA WERNICK: In favor of the variance.

4 BRENDAN SULLIVAN: Wendy Leiserson?

5 WENDY LEISERSON: In favor of the variance.

6 BRENDAN SULLIVAN: Jason Marshall?

7 JASON MARSHALL: Yes, in favor of the variance.

8 BRENDAN SULLIVAN: Yes, in favor of the variance.

9 [All vote YES]

10 BRENDAN SULLIVAN: The variance for the work
11 proposed is granted.

12 Now, on the special permit, the special permit is
13 to allow for the new window openings within the existing
14 nonconforming setback.

15 The Board finds that the requirements of the
16 Ordinance can be met.

17 The Board finds that the proposed new windows will
18 have no negative effect on the abutters, hoping there will
19 be no loss of privacy, no increase in noise or light
20 pollution and no impact on neighborhood density.

21 The Board finds that traffic generated or patterns
22 of access or egress would not cause congestion, hazard, or

1 substantial change in the established neighborhood
2 character.

3 The Board finds that the proposed windows really
4 have no impact at all on the traffic patterns or parking on
5 the street.

6 The Board finds that continued operation of or
7 development of adjacent uses, as permitted in the Zoning
8 Ordinance, would not be adversely affected by the nature of
9 the proposed use.

10 In fact, that it would be enhanced, and it would
11 add to the streetscape and the value of adjoining
12 properties, by having updated code-compliant structure.

13 The Board finds that there would not be any
14 nuisance or hazard created to the detriment of the health,
15 safety and/or welfare of the occupants of the proposed use,
16 or to the citizens of the city.

17 In fact, it would enhance the livability, the
18 fenestration and the light coming into the structure by the
19 rearrangement of the lights -- the windows rather -- and
20 adjoining rearrangement of existing windows and the addition
21 of the windows and the basement units, bedroom units.

22 The Board finds that the proposed use would not

1 impair the integrity of the district or adjoining district,
2 and otherwise derogate from the intent and purpose of the
3 Ordinance.

4 The Board finds that the proposed window
5 realignment would be consistent with the architectural
6 character of all of the structure, and also of the
7 neighborhood.

8 On the motion to grant the special permit, Jim
9 Monteverde?

10 JIM MONTEVERDE: In favor of the special permit.

11 BRENDAN SULLIVAN: Laura Wernick on the granting
12 of the special permit?

13 LAURA WERNICK: In favor of the special permit.

14 BRENDAN SULLIVAN: Wendy Leiserson on the special
15 permit?

16 WENDY LEISERSON: In favor of the special permit.

17 BRENDAN SULLIVAN: Jason Marshall on the granting
18 of the special permit?

19 JASON MARSHALL: In favor of the special permit.

20 BRENDAN SULLIVAN: Brendan Sullivan yes for the
21 granting of the special permit.

22 [All vote YES]

1 BRENDAN SULLIVAN: five affirmative votes, the
2 special permit is granted.

3 ADAM GLASSMAN: Thank you very much.

4 JIM MONTEVERDE: Mr. Chair, can I request a two-
5 minute break?

6 BRENDAN SULLIVAN: You sure can.

7 JIM MONTEVERDE: Thank you.

8 [BREAK]

9

10

11

12

13

14

15

16

17

18

19

20

21

22

* * * * *

(8:07 p.m.)

Sitting Members: Brendan Sullivan, Wendy Leiserson, Jim
Monteverde, Laura Wernick, and Jason
Marshall

BRENDAN SULLIVAN: I think we can proceed. The
Board will hear Case No. 168418 -- 58 Antrim Street.

Dan, you're presenting? You're on mute.

DAN HISEL: Yes.

BRENDAN SULLIVAN: Okay.

DAN HISEL: Good evening.

BRENDAN SULLIVAN: Can you introduce yourself for
the record?

DAN HISEL: I didn't realize that was my cue to
start talking. Good evening, everyone. My name is Dan
Hisel at Hisel Flynn Architects. I'm here representing
Hannah Brennan and David Rangaviz, who are here joining us
on the Zoom call tonight. And we're here to talk about
their new home at 58 Antrim Street.

The current home at 58 Antrim is a two -- is
currently a two-family. Hannah and Dave are converting it
into a single-family residence for the -- for their own

1 private use and their growing family.

2 And so as part of that renovation, we're doing
3 some efforts -- making some efforts to modernize the home
4 and to open it up to the yard and make the kind of flow of
5 the spaces be more enjoyable.

6 I don't know if Olivia -- does Olivia want to
7 share the presentation? Thank you.

8 So the house is existing nonconforming with
9 respect to side yard setbacks. As you can see, many of the
10 houses up and down Antrim are similarly constrained by
11 nonconforming setback conditions.

12 So the work we're proposing that requires relief
13 is twofold. One is an addition at the first floor that is
14 shown in gray here that squares off a corner and allows us
15 to enlarge and expand the kitchen and create a sunroom and a
16 mudroom and a sunny atrium kind of a thing.

17 We are also enlarging the deck around that gray
18 addition into the back yard. So it's a little -- little
19 hard to see on our site plan, but the proposed deck is
20 pointing to the new line of the deck, and there is a dashed
21 line where the existing deck currently is. We are
22 demolishing that shed in the corner to open up some space.

1 The second part of our project is on the attic,
2 where we're enlarging a dormer that is above a wall that is
3 within that side yard setback lot.

4 So I can go kind of quickly through this. This is
5 the demolition plan that shows the existing conditions a
6 little more clearly. There's the existing -- you know,
7 there's the two-family residence had a stair at the back
8 that's kind of clogging up the works. So that's coming out
9 in order to facilitate the new kitchen and deck, yeah, and
10 back yard.

11 Next slide?

12 We're keeping the existing stair and renovating
13 the second floor with new bedrooms and a primary suite. And
14 the stair climbs up to the top in the attic, where you can
15 see the existing condition.

16 Next slide?

17 Here's our proposed floor plans. The proposed
18 addition is shown yellow and red hatch at the upper right,
19 where we have the mudroom and an eat-in booth, kitchen booth
20 for the kitchen. And then sliders that open onto the back
21 deck at the rear. And access along the side.

22 We are adding a window well in the basement on the

1 bottom left as one minor thing we're doing. And then as we
2 go upstairs to the attic, we are adding the dormer.

3 The other thing that requires relief as part of
4 our application is the alteration of windows in the existing
5 nonconforming side walls of the house. Those are more
6 clearly illustrated in the elevations, which we'll get to in
7 a minute.

8 Here you can see the second-floor plan. That's
9 the roof of the sunroom below, and the expanding dormer on
10 the right in the attic, where we have a small bathroom with
11 services and office and a bedroom at the front of the house.

12 The roof deck on the rear is worth noting, because
13 we -- our understanding is that this will be by right,
14 because we are holding our railings at seven-foot, at the
15 required setback distance from the property line. So it
16 would be at the top you can see seven-foot-six inches from
17 the property line. That's to the railing of our proposed
18 roof deck.

19 The door onto that deck is currently there, but
20 there are no railings or any kind of -- there's a, you know,
21 walking surface of any kind currently.

22 You can go to the next slide.

1 That's the demolition elevation. There's
2 currently no -- an existing trellis where we're proposing to
3 put our sunroom, which you can see in this elevation here.
4 So I think in our -- it's our hope that volumetrically this
5 will be a minimal change, given that -- granted it's an open
6 trellis, so it's not enclosed space, but from a kind of
7 volumetric perspective, we think that there's a kind of
8 logic to the progression here.

9 But yeah, you can keep going.

10 We're adding some fencing and demolishing a little
11 arbor at the front and doing some minor things. Here you
12 can see the existing dormer in elevation.

13 Next slide?

14 And then here's our proposed dormer. It meets the
15 15-foot width. It is set 10-foot back from the front
16 façade, and it is about a foot and a half below the existing
17 ridge, which by the way is 0.3 feet above the maximum
18 height, the existing ridge. Our new dormer is below the
19 maximum height.

20 So that's the -- the windows shown in yellow are
21 new windows in new locations. We have the new fence on the
22 right side of the proposed front elevation. But we -- the

1 existing house is in actually pretty good shape. The siding
2 is in good shape. We're going to keep the existing wood
3 siding and all of the existing trim. So that's all getting
4 kind of historically preserved.

5 We are going to replace all of the windows with
6 new, double-hung windows.

7 Next slide?

8 Here's the side elevation along the right side of
9 the house. It shows a flu pipe for the chimney, it shows an
10 egress window in the basement on the left, and our new
11 windows that we're adding for more light, the sunroom, the
12 proposed deck with assigned railings, and the railing around
13 the roof deck at the top. So those are the kind of new
14 introductions.

15 And then next slide?

16 We have some renderings on the left are the
17 existing conditions, and on the right are the proposed
18 conditions.

19 Next slide?

20 This is a view on the left of the existing dormer,
21 on the right in the middle is the proposed dormer. And the
22 bottom-right units are our proposed roof deck with a green

1 roof to help with the -- help spruce up the required setback
2 condition that we have at the roof.

3 I think the next slide is the Zoning Table. I can
4 answer questions about that if you'd like. And is that it?
5 I guess that's it for the presentation.

6 I would have liked to point out that we -- Hannah
7 and Dave have done a remarkable job of canvassing their
8 neighborhood, and it's a tight group over there, and they
9 have a LISTSERV and a close community, and they've garnered
10 no less than seven letters in support of this project,
11 including both abutters, or at least one abutter.

12 But those I think are part of the document as
13 well.

14 BRENDAN SULLIVAN: Great. Thank you. Jim
15 Monteverde, any questions at this time?

16 JIM MONTEVERDE: Just one. And it has to do with
17 the size of the deck, which we have commented on with
18 regularity on these types of projects. If I read the
19 drawings correctly, it's -- let's see, I was just on a
20 drawing. It's nominally 12.5 x 16 feet, something of that
21 dimension, 200 square feet.

22 DAN HISEL: You're talking about the first-floor

1 deck?

2 JIM MONTEVERDE: No, second floor.

3 DAN HISEL: The attic?

4 JIM MONTEVERDE: Rooftop.

5 DAN HISEL: Ah, yes. The attic is 12.5 feet by --

6 JIM MONTEVERDE: 16 I think it was?

7 DAN HISEL: Something -- yeah, hang on just a
8 second.

9 JIM MONTEVERDE: Yeah. So usually the concern is
10 -- the previous cases the concern with a deck that size is
11 just that it not turn into a party area, and therefore
12 disturb the neighbors. And really, it's just because of the
13 size. So would you consider reducing it?

14 DAN HISEL: Okay. Hannah and Dave, would you like
15 to speak to that?

16 HANNAH BRENNAN: Yeah, sure. We can speak to
17 that. We have a few --

18 BRENDAN SULLIVAN: Just introduce yourself for the
19 record.

20 HANNAH BRENNAN: Oh, I'm sorry. I'm Hannah
21 Brennan. I'm one of the owners of the home. I don't know
22 if you can see me on video right now. I don't see myself,

1 but it is definitely not going to be a party deck. We have
2 two little kids, we have a 2-year-old and another baby on
3 the way, and one of them is going to be living on the third
4 floor. So we need to keep it quiet up there at night.

5 And we have -- we have one primary back neighbor,
6 and you'll see a letter of support. We've been over the
7 roof deck with them. They're fully in support of it. They
8 said to us, you know, "We would do the same thing as you if
9 we had that space already up there."

10 You know, we could have our current neighbors
11 vouch for us. We're, you know, a pretty quiet pair, and we
12 just -- it's off of our office, and the plan is to use it
13 more as an outdoor working space during the day for when we
14 can use it in the summertime and things like that.

15 JIM MONTEVERDE: Okay. Thank you.

16 HANNAH BRENNAN: No problem.

17 BRENDAN SULLIVAN: Laura, any questions at this
18 time?

19 LAURA WERNICK: No questions.

20 BRENDAN SULLIVAN: Wendy Leiserson, any questions?

21 WENDY LEISERSON: I only have a comment, which is
22 regarding the roof deck, that in deciding whether or not to

1 make it this size, it's not actually a reflection of the
2 current owners' use of the roof deck, but also the concern
3 is of potential next owners' use of a roof deck.

4 So it's not a reflection on your personality and
5 your intended use or how quiet you are as people, it's more
6 about is this deck and the size of it going to affect
7 different neighbors and, you know, be used differently by
8 other homeowners in the future.

9 But I leave it to Jim to follow up on that if he's
10 still concerned.

11 BRENDAN SULLIVAN: Okay. Thank you. Jason
12 Marshall, any questions, comments at this time?

13 JASON MARSHALL: No further comment, Mr. Chair. I
14 appreciate Wendy's clarification.

15 BRENDAN SULLIVAN: Let me open it to public
16 comment. Any members of the public who wish to speak should
17 now click the button that says, "Participants," and then
18 click the button that says, "Raise hand."

19 If you are calling in by phone, you can raise your
20 hand by pressing *9 and unmute or mute by pressing *6, and
21 you will have up to three minutes in which to comment.

22 [Pause]

1 There appears to be nobody calling in. We are in
2 receipt of potentially 10 or 11 letters of support from the
3 immediate neighbors, abutters -- 46 Antrim Street, 45 Antrim
4 Street. They have no objection the proposal.

5 One from 95 Antrim Street from Alex Van Praagh,
6 who is an architect, and, "Many nonconforming structures are
7 due to the narrowness of the existing lot and the pattern of
8 nonconforming side yards and floor areas on the street.

9 "The planned alterations are also consistent with
10 the guidelines in the Mid-Cambridge Neighborhood
11 Conservation District, who have reviewed and approved the
12 proposed design." He would support and encourage granting
13 of the relief on the merits of the proposal.

14 There is a letter of support from #89 Antrim
15 Street, 55 Antrim Street, Judy Johnson, from Debra Corn at
16 46 Antrim Street, Santino Ferrante from 58, and he asks that
17 we would approve and encourage more young families to move
18 into the community. And the Board can help by allowing
19 thing young family make the house and purchase a comfortable
20 one. Also #39 Antrim Street.

21 The Board is also in receipt of communication from
22 the Mid-Cambridge Neighborhood Conservation District.

1 "The Mid-Cambridge Neighborhood Conservation
2 District hereby certifies pursuant by Title 2 Chapter 2.78
3 Section 2.78 of the code of the City of Cambridge on the
4 City Council order establishing the condition that the
5 construction described below is not incongruous to the
6 historic aspect or architectural character of the building
7 or district.

8 "To construct the addition and the deck, and
9 enlarge the dormer on the left side, remove the chimney and
10 alter the fenestrations of the structure."

11 The Commission also recommended consultation with
12 Staff on final landscape plan and color scheme. The plans
13 and specifications that are submitted with the application
14 entitled, "58 Antrim Street" by Hisel Flynn Architects dated
15 March 11, 2022 are incorporated into the certificate, which
16 is actually a nonbinding application, date of certificate
17 April 4, 2022.

18 And that's the sum and substance of any
19 correspondence.

20 We will now close the public comment aspect of it.
21 Dan, anything else you wish to add, potentially the comments
22 of the Board regarding the deck?

1 DAN HISEL: Yeah.

2 BRENDAN SULLIVAN: Or Hannah, or anybody who
3 wishes to chime back in?

4 DAN HISEL: I defer to the clients on the size of
5 the deck. It's up to them. I think, you know, part of the
6 -- one nice thing about the size of the desk as it
7 currently, as it's currently drawn, is that it allows a
8 space for a table and chairs, as well as some lounge
9 furniture as well. We didn't draw that, obviously, but, you
10 know, it provides a kind of potential variety of uses up
11 there.

12 But as to whether or not -- you know, I defer to
13 the clients in terms of changes that might want to get made.
14 I'm happy either way.

15 BRENDAN SULLIVAN: Okay. Jim, going back to you
16 and other Members of the Board regarding the deck, have you
17 had any alternate proposal or suggestions?

18 JIM MONTEVERDE: No, my -- well, really, my
19 suggestion would be to -- if there's an opportunity to
20 reduce it, and not trying to design it, but taking the
21 planting trays that are running on the side yard and right
22 across the back to basically reduce the size of the deck,

1 that would certainly make me more comfortable.

2 LAURA WERNICK: Can I special, Mr. Chair?

3 BRENDAN SULLIVAN: Sure. Yep. Absolutely.

4 LAURA WERNICK: No, just the -- I appreciate what
5 Jim's saying, and often in many instances we are very
6 concerned with, you know, putting a roof deck on top of a
7 triple-decker or something where there's no other space.

8 But the party issue is not, I don't think, an
9 issue here, because this family already has a yard, they
10 have another deck. If they're going to have a party,
11 they're going to have a party regardless of whether there's
12 a roof deck.

13 That's not -- I don't -- I'm not seeing that as a
14 major determinant of noise for neighbors, because they have
15 plenty of room to have lots of people, regardless of whether
16 they have a roof deck that size or half that size.

17 So I don't think in this particular instance that
18 the noise issue is affected one way or another by the size
19 of the roof deck. That's my personal thought. Thank you.

20 BRENDAN SULLIVAN: Laura, I think that's well
21 taken. And that actually echos my feeling on this is that
22 where it is, it's off an office. And I think it's really

1 probably for the exclusive uses of the occupants on a daily
2 basis.

3 And that there are other options if they wanted to
4 have a larger gathering, you know, that would -- you know,
5 create noise or disturbance, it would probably not be up
6 there; it would be in the back yard or on the first-floor
7 deck or something.

8 So I think I agree with your observation, and I
9 think that's sort of how I feel on it.

10 Wendy, your thoughts again, on this?

11 WENDY LEISERSON: I am in favor of the roof deck.
12 I love seeing more outdoor and open spaces for families. So
13 -- and I agree with Laura's observation that this is not one
14 of the instances where we're talking about the deck -- a
15 roof deck being an invasion of the neighbors' privacy or a
16 potential noise issue. So I'm fine with the plans as they
17 are drawn.

18 BRENDAN SULLIVAN: Thank you. Jason, your
19 thoughts on the deck?

20 JASON MARSHALL: Yeah, thanks, Mr. Chair. I agree
21 with the statements that have been made regarding the
22 specific circumstances involving this deck don't seem to

1 create an issue with respect to nuisance to the
2 neighborhood.

3 I think it's notable that they have what appears
4 to be pretty robust support from neighbors, including as the
5 applicant noted, the neighbor abutting in the back. So I
6 would all still be comfortable supporting the plan as
7 presented.

8 BRENDAN SULLIVAN: Okay, Jim, back to you?

9 JIM MONTEVERDE: I have no further questions. I
10 appreciate all the comments from the fellow Members.

11 BRENDAN SULLIVAN: Ready for a motion, then,
12 everybody?

13 JIM MONTEVERDE: Ready.

14 BRENDAN SULLIVAN: Let me make a motion, then, to
15 grant the relief requested. Special permit to construct the
16 small addition of a deck on the first floor, dormers on the
17 third floor, add windows on nonconforming wall. Also
18 subject deck to part of the discussion off the back level.

19 And as per the application, drawings submitted,
20 supporting statements and dimensional form are provided by
21 Hisel H-i-s-e-l, is that correct, Dan, Hisel? Hisel?
22 Hisel?

1 DAN HISEL: Yes, you got it. Dan Hisel. Thank
2 you.

3 BRENDAN SULLIVAN: Okay. All right -- Flynn
4 Architects entitled 58 Antrim Street, and initialed by the
5 Chair.

6 The Board finds that this is a special permit, and
7 it appears that the requirements of the Ordinance can be
8 met.

9 That traffic generated or patterns of access would
10 not cause congestion, hazard, or substantial change in the
11 established neighborhood character.

12 And as some public comment has mentioned, it's
13 actually quite in blending in with the existing character of
14 the neighborhood, architectural features.

15 And the Board notes the Mid-Cambridge Neighborhood
16 Conservation comments, finding that the proposed work is not
17 incongruous to the neighborhood.

18 The Board finds that continued operation of or
19 development of adjacent uses, as permitted in the Zoning
20 Ordinance, would not be adversely affected by the nature of
21 the proposed use.

22 The Board notes the letters of support from

1 abutters and people in the immediate area.

2 There would not be any nuisance or hazard created
3 to the detriment of the health, safety and/or welfare of the
4 occupants of the proposed use, or to the citizens of the
5 city.

6 The Board finds that the proposed renovation of
7 the structure would in fact be a plus to any citizen -- I'm
8 sorry, say any occupant of the structure, add too a great
9 deal of light and fenestration, and would create some open
10 space, which is much needed and sought after in today's
11 society.

12 The Board finds that the proposed use would not
13 impair the integrity of the district or adjoining district,
14 or otherwise derogate from the intent and purpose of the
15 Ordinance to allow homeowners to improve their structures
16 and also bringing structures up to code and make it more
17 adaptable to modern living standards.

18 The Board also finds that relief is being sought
19 under Section 8.22.2D. The Board finds that it may grant a
20 special permit for the alteration or enlargement of a
21 preexisting dimensionally nonconforming, detached single-
22 family dwelling or a two-family dwelling, not otherwise

1 permitted in Section 8.22.1, but not the alteration or
2 enlargement of a preexisting nonconforming use...

3 Provided that there is no change in use, and that
4 any enlargement or alteration of such preexisting,
5 nonconforming detached single-family dwelling or two-family
6 dwelling may only increase a preexisting dimensional
7 nonconformity, but does not create a new dimensional
8 nonconformity.

9 In order to grant the special permit, the Board is
10 required to find and does so find that the alteration or
11 enlargement shall not be substantially more detrimental than
12 the existing nonconforming structure to the neighborhood.

13 And that the alteration or enlargement satisfies
14 the criteria as stated in Section 10.43, as previously
15 stated. On the motion, then, to grant the relief requested,
16 special permit, Jim Monteverde?

17 JIM MONTEVERDE: In favor of the special permit.

18 BRENDAN SULLIVAN: Laura Wernick?

19 LAURA WERNICK: In favor of the special permit.

20 BRENDAN SULLIVAN: Wendy Leiserson?

21 WENDY LEISERSON: In favor of the special permit.

22 BRENDAN SULLIVAN: Jason Marshall?

1 JASON MARSHALL: Yes, in favor of the special
2 permit.

3 BRENDAN SULLIVAN: Brendan Sullivan yes in favor
4 of granting the special permit.

5 [All vote YES]

6 BRENDAN SULLIVAN: Five affirmative votes, the
7 special permit is granted. Good luck with your project.

8 DAN HISEL: Thank you all very much.

9 BRENDAN SULLIVAN: Thank you.

10 DAN HISEL: Appreciate your time.

11 HANNAH BRENNAN: Thank you so much. We really
12 appreciate it.

13

14

15

16

17

18

19

20

21

22

* * * * *

(8:33 p.m.)

Sitting Members: Brendan Sullivan, Wendy Leiserson, Jim
Monteverde, Laura Wernick, and Jason
Marshall

BRENDAN SULLIVAN: The Board will now hear Case
No. 168459 -- 38 Mt. Pleasant Street. Mr. Alphen?

CHRISTOPHER ALPHEN: Thank you, Mr. Chairman.
Thank you, Members of the Board. For the record, Attorney
Christopher Alphen, Blatman, Bobrowski, Haverty &
Silverstein. My law office is in Concord, Massachusetts.

I'm here tonight on behalf of the petitioners the
Russells, Matt and Lindsey. The petitioners seek to expand
their nonconforming structure in the second floor by 265
square feet.

In order to do so, they require a variance. The
existing structure is the dead-end dwelling of an old
townhouse, and the dwelling has a nonconforming FAR of
0.98. The proposed addition would increase the
nonconforming FAR to 1.12.

The proposed addition does not create any
additional nonconformities, nor does it increase any other

1 existing nonconformities.

2 As the Board may recall, we were before the Board
3 with this application or this proposal under Section 8.222d
4 for a special permit, but the Board along with the Building
5 Inspector reasonably determined that it did not meet the
6 requirements for a special permit because it is not a
7 detached dwelling, because it's part of the townhouse.

8 Accordingly, we are before you tonight for a
9 variance to allow the expansion pursuant to Section 8223.

10 So before we get to the plans, I want to go
11 through how we meet the criteria for a variance, which is
12 contained in my memorandum of law that was submitted as part
13 of the application.

14 When we talk about a literal enforcement of the
15 Zoning Ordinance would prevent the petitioners from
16 expanding their home, so a literal enforcement of the Zoning
17 Ordinance is going to prevent the petitioners from expanding
18 their house whatsoever.

19 Any sort of expansion is going to require a
20 variance because of the location of the property, and
21 because of the uniqueness of it being part of the townhouse.

22 And quite simply, the Russells have outgrown the

1 house. They have grown children, and they need the
2 additional space for one to allow Matt's mother to stay for
3 extended periods of time, and for the new work at home
4 living situation, so that they can maintain an office within
5 the dwelling unit.

6 Quite frankly, without this addition, the Russells
7 can't stay in Cambridge. They just don't have enough room.

8 The hardship is owing to circumstances relating to
9 the uniqueness of the structure, along with the shape of the
10 lot. The dwelling is the last dwelling of a very old
11 townhouse structure with many units.

12 The dwelling is held in its own ownership on its
13 own lot, which is a narrow lot, which the way that the lot
14 is, and the way that the structure is, again the dwelling
15 cannot be extended -- cannot be expanded whatsoever in any
16 direction without relief via a variance.

17 The proposed addition will not cause a substantial
18 detriment to the public good, nor derogate from the intent
19 or purpose of the Ordinance. The petitioners present an
20 attractive and modest proposal, and the expansion is
21 designed to fit within the characteristics of the
22 neighborhood.

1 We have submitted many letters in support from
2 neighbors in the surrounding area, and it's sort of a
3 blessing in disguise. Since we've originally filed the
4 application, although as a special permit we've had a lot of
5 time to continue to have discussions with our neighbors
6 about the proposal. In fact, there were certain neighbors
7 who originally objected to the proposal, which have now
8 submitted letters in support.

9 So with that, I will turn it over to Mike Fields
10 of SKA Architects, and he will go over the plans.

11 MICHAEL FIELDS: Thank you, Chris, and thank you
12 Members of the Board for your time and consideration this
13 evening.

14 BRENDAN SULLIVAN: Introduce yourself, Michael,
15 just for the record.

16 MICHAEL FIELDS: Yep. Yes, my name is Mike
17 Fields, and I'm here with Sam Kachmar on behalf of our
18 clients Lindsey Mead and Matt Russell. To recap the
19 project, this is an update to a townhouse built around 1880,
20 which is the end of a roof. The two center sections were
21 developed and reapportioned in 2007. This renovation will
22 maintain the fundamental footprint and layout of the

1 original.

2 At our hearing on November 18, we received insight
3 and feedback from some of the neighbors regarding their
4 concerns surrounding lake views. We met with the neighbors
5 on a couple of occasions and adapted the plans based on the
6 concerns.

7 At the BZA meeting on January 27, the Board
8 determined this would need to be refiled as a variance,
9 since it was not a detached dwelling, which brings us to our
10 request this evening.

11 This slide -- next slide, please?

12 This slide outlines the zoning calculations of the
13 building, and its location in the neighborhood. This 1880
14 building falls outside of the C-1 calculated setbacks. The
15 project will maintain the original footprint, apart from the
16 requested egress of the lower level.

17 The current FAR of 0.98 already exceeds the
18 allowable FAR of 0.75, and we're requesting a slight
19 increase to this FAR by 0.14, or 265 square feet to our
20 total of 1.12, which will allow for a home office and a
21 grandparent suite for Matt's Mom.

22 Next slide, please?

1 Since there's no change on the street side, here
2 we're showing the massing of the existing townhouse from
3 the back with 38 Mt. Pleasant at the lower left-hand corner.

4 Next slide, please?

5 The previous proposal sought to maintain the lines of the
6 existing trim and overhangs around the second-floor
7 expansion. While this will be in keeping with the building
8 architecture, it is at the back of the property, and the
9 desire for light and views understandably outweigh the
10 formal consistency.

11 Next slide, please?

12 To reduce the impact of the expansion, the roof
13 over the bedroom was lowered 18 inches and steps down again
14 at the bathroom to 32 inches below the previous proposed
15 height. This maintains a code-minimum ceiling height in the
16 bathroom.

17 The roof overhangs were also removed, in order to
18 maximize light passing over the top of the expansion,
19 decreasing its impact on the first-floor unit, and garnering
20 the owners' support next door. Ann's letter accompanies the
21 submitted materials.

22 Next slide, please?

1 [Indiscernible] and SKA did an extensive life
2 shadow study with the direct abutters over Zoom on December
3 16 with Ann, and January 5 with Adam, who had expressed
4 concerns.

5 We explored the movement of the sun over the
6 course of the morning, the winter and summer solstices, as
7 well as at the equinoxes and the effects of the revision to
8 increase light.

9 Here is a snippet of the greatest shadow impact
10 from those walk-throughs at the winter solstice, when the
11 sun is at its lowest.

12 The top row shows the existing condition from 9:00
13 to 11:00 a.m.

14 The middle row shows the design previously
15 presented, with a higher roof and overhangs. Note the red
16 lines showing the extent of the new shadow it would have
17 cast.

18 And then on the bottom row, the revised design
19 with stepped down roofs, with increased light sets the
20 purple lines against the previous red lines from the
21 previous proposal. This has minimized the impact on the
22 second floor, and provides more reflected light into the

1 first-floor skylight.

2 Next slide, please?

3 In our overall shadow studies, we were showing the
4 impact over the course of the year of shadows that would be
5 cast by the expansion, which are mostly captured within the
6 shadows in the main townhouse and surrounding structures.
7 The lowered roofs have also minimized the late afternoon
8 shadows being cast towards properties at the rear of the
9 lot.

10 Next slide, please?

11 Moving into the overall proposal, we'll start back
12 at the streetscape, which will remain unchanged. The wood
13 exterior of the townhouse will be repaired as needed and
14 repainted, matching the adjacent townhouses. Windows on the
15 first and second floor will be replaced at their current
16 locations, with newer, energy-efficient wood windows.

17 A new egress window well located more than three
18 feet from walking surfaces will be screened and set apart
19 from the street with plantings.

20 Next slide, please?

21 In the existing site plan, we see the existing
22 first-floor kitchen and deck off the rear of the townhouse.

1 Next slide, please?

2 In the proposed site plan, we have highlighted the
3 areas contributing to increased FAR, and proposed egress
4 ways from the lower level.

5 Next slide, please?

6 In the basement level, this level is being lowered
7 to approximately the same level as the adjacent town. The
8 design includes the creation of an egress window in place of
9 a smaller, existing window at the front of the building.
10 And at the back, we're proposing an egress stair out to the
11 back yard at an existing window header.

12 Next slide, please?

13 On the first floor, the adjusted layout remains
14 within the existing footprint, and here we see the new
15 locations of windows in that rear kitchen.

16 Next slide, please?

17 On the second floor, we see the expansion of the
18 existing first floor over the existing first-floor
19 footprint. Here we see the home office and the
20 grandparents' suite, which are driving the expansion of this
21 floor.

22 Next slide, please?

1 The third floor is unchanged by this request.

2 Next slide, please?

3 And the roof plan shows the proposed skylights.

4 Water from the new roof, as well as from existing upper
5 roofs will be gathered through new gutters and brought down
6 to a dry well in the rear yard.

7 Next slide, please?

8 To the west, the front elevation will remain
9 unchanged, apart from the screened window well.

10 Next slide, please?

11 From the side, we see the expansion of the second
12 floor over the existing. The existing deck has been
13 removed, and an egress stair from the basement is held tight
14 to the house, to provide more usable open space. The
15 previously proposed roof height here is dashed in purple,
16 and is now 18 inches lower over the primary there.

17 Next slide, please?

18 The east elevation at the back shows the area
19 contributing to increased FAR. The roof over the bathroom
20 steps down an additional 14 inches, to maintain a code-
21 minimum ceiling height in the bathroom. The egress stair
22 from the basement is tucked behind a fixed-railing planter

1 and open to the sky.

2 Next slide, please?

3 And on the north, the height of the wall and the
4 roof over the bathroom are lowered by 32 inches from the
5 previous proposal. The roof overhang has also been removed
6 to maximize light penetration.

7 The wall will be finished in white panels to maximize
8 reflected ambient light and break down the scale and visual
9 impact of the wall.

10 Next slide, please?

11 This concludes our formal presentation, but you
12 can scan the bar code below with your phone camera for a
13 video render of the exterior. Additional slides that follow
14 are provided as reference for the additional photos, the
15 survey plan, and the more than 15 letters of support
16 received by Matt and Lindsey.

17 Thank you again for your time and patience, and I
18 hand it back to Chris.

19 BRENDAN SULLIVAN: Okay. Christopher, anything
20 else to add?

21 CHRISTOPHER ALPHEN: I would just like the
22 applicant -- Matt Russell is on, and maybe he can add some

1 things to the hardship aspect of our application.

2 MATT RUSSELL: Hi. Yeah. So my name is Matt
3 Russell. First of all, I want to thank the Board for their
4 consideration here. Just a little bit of background on
5 ourselves. Lindsey and I have lived in Cambridge for 20
6 years, in this home. We were at another home for a short
7 period, but this has been our home for 20 years.

8 This is where we've raised our kids. It's the
9 only house our kids have ever known. We were very active --
10 you know, we're very active members of the community. You
11 know, our kids played West Cambridge baseball. They were
12 hockey players in the town hockey league.

13 And it's a community that we love and we want to
14 stay in. Lindsey's parents lived here and have been here
15 for 60 years. You know, without this addition, you know,
16 we're just not going to be able to stay here. I think as
17 Chris mentioned before, we've got aging parents. My wife's
18 mother just moved out of her house into a much smaller
19 place.

20 You know, my mother has got a degenerative
21 condition. She doesn't live here, but she's being treated
22 in Boston, as I'm sure everybody can appreciate with the

1 quality of the health care facilities, and as part of that
2 is spending more time here.

3 And, you know, the proposed addition will allow
4 her to be with us so we can provide the typo care that she's
5 going to need.

6 And again, it's a degenerative condition. And the
7 expectation is it's going to get worse. And having her
8 someplace else is not really realistic.

9 But I think as Chris mentioned, you know, the
10 hardship here for us is if we don't have this extra space,
11 we can't live here. You know, for us to go out and buy a
12 new place is just not within our means. And we'd have to
13 move and take alternative arrangements.

14 And like I said, we've been here for 20 years, and
15 we love this community, and we've been an active part of the
16 community. And we want to -- you know, we want to stay here
17 and hopefully live in this house for, you know, another 20
18 plus years.

19 I think that's -- I think, you know, that's
20 everything.

21 BRENDAN SULLIVAN: Okay. If I could have Olivia
22 pull up the floor plan, I just want to walk through the

1 existing structure of what is proposed. Start off with the
2 basement. The existing basement is probably now just used
3 as general storage area? Would that be correct?

4 MATT RUSSELL: Right. Yeah. It's an unfinished
5 basement without --

6 MICHAEL FIELDS: Laundry?

7 MATT RUSSELL: -- there's not enough head room in
8 that basement to use it for -- so part of the plan here is
9 to, you know, take the floor down and to be able to use that
10 space more effectively.

11 BRENDAN SULLIVAN: All right. So what is proposed
12 is two storage rooms, a mudroom obviously coming in from the
13 outside entry area, a family room, and a mechanical room.
14 On the first floor, if you could bring up the first floor?
15 The first floor is again probably pretty much the same
16 living room, dining room and kitchen. And that will pretty
17 much stay the same. Altering some windows, but other than
18 that the floor layout will stay the same.

19 We'll go up to the second floor. The second floor
20 it appears that there are two bedrooms, and there's a room
21 off to the side of that bedroom for however that's being
22 used and a bathroom.

1 What is being proposed is an expanded master
2 bathroom, an expanded master bedroom. There's a closet, an
3 office, another bedroom, laundry room and a bathroom.

4 And then if we go up to the third floor, it
5 appears that nothing really is changing very much there.
6 There's two bedrooms, two bathrooms and I guess maybe that
7 room off to the side is maybe an office or something. But
8 what is proposed, there's really no change up there, so
9 there's bedroom, bedroom, office.

10 I guess where I'm going is that what is being
11 proposed, you have four bedrooms now, and you're proposing
12 four bedrooms. So there's really no increase in the number
13 of bedrooms.

14 And I guess part of the presentation is that you
15 need more space for a growing family and all, that adding a
16 bathroom -- and that bathroom obviously comes on the second
17 -- well, there's a bathroom on the second floor, there's a
18 proposed one on the second floor. You're adding an office
19 on the second floor, but there's also basically that room
20 off to the side there to the left of that other bedroom.

21 MATT RUSSELL: Yeah. May I interject here just
22 for -- and so it technically is a four-bedroom. It's never

1 been used as a -- in the 20 years that we've lived here, it
2 hasn't been used as a four-bedroom. And the previous
3 occupants, who actually wrote us a letter of support, didn't
4 use it for four bedrooms.

5 I mean, I'm sitting in one of those upper rooms
6 right now, that's been used as an additional family room.
7 I've actually had to use it as my office during COVID, which
8 is why I'm, you know, speaking from here.

9 But the bedroom in the 20 plus years -- 25 years
10 that us and the previous people owned it, the room has never
11 been used as a bedroom. So it's effectively a three bedroom
12 today.

13 BRENDAN SULLIVAN: Okay.

14 MATT RUSSELL: Yeah, the Talons -- Anne Talon
15 lived here before. She wrote a letter of support, but, you
16 know, when -- it wasn't -- they used it as a three-bedroom,
17 if I recall, coming in here and looking at it.

18 BRENDAN SULLIVAN: Okay. Well, my thought on this
19 -- and again, you know, going back to the purpose of the
20 Zoning Ordinance -- way back when it was instituted
21 basically to define uses, industrial, commercial,
22 residential, and, you know, the dimensions and all that

1 other stuff sort of got filled in afterwards.

2 But that's the purpose of the Zoning Ordinance
3 way back.

4 The other purpose of the Zoning Ordinance -- and
5 I think I have mentioned this to you before, Chris -- is it
6 affords protection from abutters of incongruous development
7 or, you know, unwanted development or whatever, or very --
8 development that's very impactful.

9 So it affords a defined table of uses, a defined
10 area of uses in an urban setting, but also affords
11 protection to abutters, as to what is allowed, and what is
12 basically not allowed by the Ordinance.

13 And I go back to the letter from Mr. Albright, and
14 he may very well speak to himself, but it resonates with me.
15 And dated May 1,

16 "Dear Board of Zoning Appeal,

17 My name is Adam Albright. I am the owner of 40-42
18 Mt. Pleasant Street #3, the second-floor unit of 40 Mt.
19 Pleasant Street, where I have lived since 2012.

20 "I'm writing to comment on the variance petition
21 168459 to add a second-floor addition the 38 Mt. Pleasant
22 Street, which abuts our building. I should say first that I

1 appreciate the efforts of Matt and Lindsey Russell to keep
2 neighbors informed of their plans.

3 "I nonetheless have significant concerns about the
4 negative impact of the proposed addition on the enjoyment
5 and value of our own home. Among all abutters, my unit
6 would be uniquely affected by this addition, since I share a
7 common wall with the second floor of 38 and the proposed
8 addition would be just a few feet from my windows.

9 "My unit has just four rooms. Two of those rooms
10 -- dining, living and one bedroom -- look out onto a small
11 area of roof. In the first attached picture, the closer
12 portion of the roof with the skylight is #40, and the
13 portion past the downspouts and the seam is the roof of 38.

14 "The proposed second-floor addition would create a
15 wall boxing in the windows of both of these rooms. The wall
16 would be just 12 feet away from my dining room window,
17 blocking it entirely -- the view in the first photo.

18 "It would also be five feet from my bedroom
19 window, sinking that room into an alcove. The effects can
20 be seen on pages 23, 24 of the proposed PDF on the BZA
21 website.

22 "The addition would have two negative impacts.

1 Most significantly, it would transform what are currently
2 windows to the outdoors into windows that look directly out
3 onto a wall just 12 feet away. This can easily be seen by
4 looking at the photos I've attached, and simply imagining a
5 wall erected at the seam of the roof.

6 "The architectural sketches make that space look
7 wider -- somewhat wider, but in-person it is tight quarters,
8 around 10 x 12 or a small room.

9 "The first attached photo shows that the view from
10 my dining room would be mostly replaced by a wall at the
11 seam line of the roof. The second attached photo shows the
12 view from my bedroom, in which everything to the right of
13 the roof would also be replaced by a wall.

14 "The result would be that this bedroom, which is
15 currently the main living space of my elderly mother, would
16 become more like a large, dark closet.

17 "The second impact would be on the daylight to my
18 unit, especially in the first half of the day. The windows
19 in question are on the south -- my only south-facing window
20 -- and east.

21 "Currently these windows receive bright, direct
22 sunlight in the morning year-round from about 8:45 when the

1 sun rises over the building to the south until about 11:45,
2 with bright, indirect light for much of the afternoon.

3 "The second attached photo shows the sun coming in
4 through the area of the proposed addition at approximately
5 9:00 a.m. The proposed addition would significantly reduce
6 this direct -- and perhaps even more -- the indirect light.

7 "The plan attempts to mitigate the impact by
8 lowering the height of the portion of the roof, and by
9 painting the wall that would be directly in front of my
10 windows a lighter color. These may somewhat increase
11 reflective light in that area, but the fact remains that
12 there will be considerable reduction of direct and indirect
13 light to the back half of my unit.

14 "I understand well that there is a certain degree
15 of denseness -- it is to be expected in the city. However,
16 this addition would be just five feet and 12 feet from my
17 bedroom and dining room windows respectively, so it would
18 have an especially large negative impact on value and
19 enjoyment of my unit."

20 I'll let you think about that, and let me open it
21 to the Members of the Board, who may have --

22 MATT RUSSELL: Mr. Chairman, can I -- I'd like to

1 address I guess a couple of things that are in there.
2 Because, like I said, we've been here for 20 years. One,
3 I'd like to have Mike Fields address some of the concerns
4 about the light, because we spent a substantial amount of
5 time with Adam modeling that out, not just on a piece of
6 paper but, you know, in a video.

7 I think the characterization of the light, you
8 know, in that letter may not be as accurate. I mean, it is
9 an east-facing house. You know, the sun is blocked by, you
10 know, existing structures that are there. And the impact by
11 us would be very limited.

12 But I want to go back to this density question
13 that I keep hearing. We bought this house in 2001. When it
14 was bought, there were four rowhouses here.

15 So the structure that Adam's living in today and
16 the other tenants at 40-42, those were two houses. They've
17 been converted -- they were converted to four.

18 The developer who came in and bought them -- well,
19 let me back up from there for a second. There was a
20 substantial problem with the two townhouses when we bought
21 the house. They were -- there had been an illegal addition
22 put out back. You can see that as jutting out, if you look

1 at the schematic. But that was an illegal addition that
2 ultimately the developer had to get approval for.

3 There was also the person who owned both of those
4 I think had back taxes in the order of \$100,000. So it was
5 a mess when we moved in. And when the developer came along,
6 he had to get approval for a variance to put four units in
7 there. Obviously, as you can appreciate from our
8 standpoint, that is not an ideal situation. We wanted that
9 to be a townhouse.

10 But, you know, ultimately, we felt it was in
11 everybody's best interest -- the community's best interest,
12 our best interest -- to work with that developer. You know,
13 my wife went to that hearing -- that was back in the day
14 when you had to do that in person, place, and went to the
15 hearing and supported that.

16 So I do understand the density issue that Adam is
17 talking about. It's a much denser building than I think
18 ideally that we would have liked, but we also understand
19 that, you know, these sorts of things are going to happen,
20 and try to be supportive and work with the neighbors.

21 So I just -- I want to put that out there, because
22 there's a lot of history with this building. There were

1 back taxes, there were squatters, there were a lot of things
2 that we dealt with when this first happened. We lived
3 through construction, which, obviously, is not great.

4 It's one of the -- you know, part of the reason
5 that we've tried to keep all our neighbors informed of
6 what's happening is, you know, we appreciate that that can
7 be disruptive. And I grew up in a small community, and
8 that's the way the people treated each other. And I'd like
9 to think that Cambridge is like that.

10 But I do think it's important that the Boards get
11 the context of the history of this building, because there's
12 a lot of it. There's a lot of it here.

13 And maybe I'll ask Mike to comment on the light,
14 because we've spent a substantial amount of time -- you
15 know, I know that I've walked around and, you know, there's
16 been some misperceptions about the impact that this
17 addition, you know, would have.

18 And I think Mike could comment on the substantial
19 amount of work that we did to get people comfortable that,
20 you know, the impact of the addition, you know, is maybe not
21 as great as it would initially seem.

22 SAM KACHMAR: Mr. Chairman, if I Sam Kachmar here

1 from SKA. I would like to also just note in addition to the
2 15 letters of support that are also in the file, that we did
3 meet with Adam and with other abutters through view shadow
4 studies, multiple times and go over different strategies
5 that we use to help reduce the amount of shadow effect from
6 those, and did our best to try to find as much compromise as
7 possible through that process.

8 And I'll let Mike speak to that in more detail.

9 MICHAEL FIELDS: Sure. Yeah, if we could go back
10 to sheet 006?

11 [Pause]

12 Yeah. So, you know, as we stated earlier that,
13 you know, this represents, you know, the lowest point of the
14 sun in the sky, right?

15 So it is true that when we initially presented the
16 project, you know, the roof was too high, and it did block
17 the sun to Adam's window. And you can see that with the red
18 line that, you know, cuts across the top of this window at
19 the lowest point.

20 And, you know, obviously this is -- you know, in
21 the dead of winter when, you know, when it's most effective.
22 But, you know, that is the case.

1 What we did is we moved that roof down so the --
2 you know, even when the sun's at its lowest, we were trying
3 to get it so that there was still direct sunlight in his
4 window year-round.

5 And, you know, it -- you know, certainly
6 compromises, you know, the quality of the bathroom light and
7 everything, but, you know, that was a sacrifice that, you
8 know, Matt and Lindsey were willing to make to, you know,
9 try to ameliorate the condition and, you know, bring this
10 light in.

11 You know, additionally, you know, we were able to
12 bring camera views into the rooms, you know, of Adam's
13 apartment.

14 And while it's not going to be 100 percent
15 accurate, you know, you really -- when you're in that
16 bedroom, you don't experience the wall of this building
17 until you're within three feet of the window. You know, so
18 for most of the room, you actually see just the view
19 corridor.

20 So, you know, we tried to, you know, cut it back
21 and, you know, I think move it down as much as we could,
22 but, you know, I think -- you know, obviously is a matter of

1 compromise and trying to do our best to meet our neighbor's
2 needs.

3 MATT RUSSELL: And we also did highlight that
4 these shadow studies are taken from the winter solstice, and
5 this is the longest -- you know, shadow period of the year.

6 The entire rest of the year, there's much less
7 shadow impact than there is in what we're showing in our
8 studies. This is the maximum impact that there is for one
9 two days a year.

10 BRENDAN SULLIVAN: Okay. Let me open it to the
11 Board Members for comment. Jim Monteverde, any comments?

12 JIM MONTEVERDE: I share the concerns that the
13 Chair expressed, looking at the view that's on the screen as
14 well as one of the prospective views that you prepared.

15 I think besides the technics of where the sun
16 angles are during the various times of the year, when you
17 look at what you create by adding that second-floor
18 addition, I can understand the neighbors' concern that it
19 becomes a -- you know, a light well and air well. It really
20 boxes it in. So I can appreciate the neighbors' immediate
21 concern.

22 And when I look at what it is that causes all of

1 that, the addition on the second floor really -- the new
2 addition -- seems to comprise an improved master suite. It
3 seems like you can accommodate the parents who will be
4 visiting within the existing footprint, and I just -- I'm
5 not sure that the need for the increased or improved master
6 suite trumps the neighbors' concern about creating an
7 areaway or a well that they're looking into.

8 MATT RUSSELL: Yeah, can I -- I just -- I need to
9 comment on that. I mean, we've lived in this house for 20
10 years, so my mother and my parents have not been able to
11 come and stay in this house, given the way it's configured.

12 So I take a little bit of issue with that comment.
13 I mean, just we haven't been able to have them here. I
14 mean, the way that it's configured, there's just not --
15 there's just not enough room.

16 So without that addition, we can't accommodate
17 them. I mean, it's just not possible.

18 BRENDAN SULLIVAN: All right, Jim, anything else
19 to add?

20 JIM MONTEVERDE: No, that's -- thank you.

21 BRENDAN SULLIVAN: Laura? Do you have any
22 comments, questions?

1 LAURA WERNICK: Yeah, I think Jim's concerns are
2 my concerns about creating that kind of canyon there. And I
3 do think that -- I can see the improvements that were made
4 from the original to the second. You know, obviously you
5 went through a lot of effort to try and make things better,
6 and you did.

7 But there still is -- it's a big change for that
8 person. And so it still is -- it's concerning to me. It's
9 concerning to me.

10 BRENDAN SULLIVAN: Wendy, any comments, questions?

11 WENDY LEISERSON: Yes. I agree with the concerns
12 that my colleagues have expressed so far.

13 And I also want to add that, you know, I looked
14 back at the earlier case, because I thought had remember
15 this, and I found that, you know, part of the representation
16 here is that you've got growing children, and so you're
17 adding a person to this structure plus an office.

18 And I mean, I see that -- you know, the prior case
19 facts were stated that your children are actually moving
20 out. One's in college and one's in high school and will be
21 moving out.

22 And let me just say I'm very sympathetic. I've

1 been through it twice having elderly people in my home, so
2 understand what you're juggling while also having children
3 at home. And so this is not personal. And I know because
4 it's your home that you -- obviously it's a very emotional
5 issue.

6 But I also see that you're making choices here
7 that are not simply about trying to accommodate an aging
8 relative. You're adding a family room, you're adding a
9 mudroom, you're adding a laundry room, you're expanding the
10 master bath. You're wanting a lot more than what you seem
11 to need in terms of the hardship. And I don't understand
12 why your neighbors should suffer for that.

13 And on the other hand -- and it's not personal to
14 that neighbor where, again, this is about the properties,
15 not about the people. And our job is to look at that,
16 despite our sympathies for your personal circumstances. And
17 I'm sure the fact that you must be a lovely neighbor.

18 And I thought about, well, you know, if I had a
19 neighbor in that situation and I wanted to accommodate them,
20 you know, maybe there was some kind of expansion to their,
21 you know, filling in that second, that little canyon. Well,
22 then what would you do? You would cause the neighbor below

1 to have a problem with the development.

2 I mean, the fact is that just the way this
3 building is, I just don't see it. You're trying to crowd
4 too much into the space, and I think that the hardships
5 you're alleging could be more creatively solved without
6 impacting the neighborhood.

7 BRENDAN SULLIVAN: Thank you, Wendy. Jason
8 Marshall, any comments, questions at this time?

9 JASON MARSHALL: Yeah. I actually would like to
10 stay on the topic of hardship for a minute or two. And
11 Olivia, I wonder if you could scroll up to the part of the
12 application that has the written description of the variance
13 request?

14 I'm not seeing the Share Screen anymore, so might
15 have lost it.

16 BRENDAN SULLIVAN: Supporting statements?

17 JASON MARSHALL: Yeah, it looks like it's right
18 there. Yeah. Thank you. So following a little bit on what
19 Wendy was saying, also from a personal standpoint,
20 completely understand why you're requesting this. It makes
21 a lot of sense. You have clear personal reasons for it,
22 family reasons for it.

1 However, this Board and, you know, Attorney Alphen
2 know this: We are constrained by state law. There's state
3 law statutory standards that we have to apply in weighing a
4 variance request. And it is an exacting standard. Of
5 course, it's effectively a waiver of local legislation.

6 And the harshest standard is a challenging one.
7 And it cannot be particular to the applicant or the
8 applicant's personal situation. It has to be a hardship
9 that anybody living in that parcel would suffer from.

10 The way that this is described, I'm not seeing any
11 basis that we could grant it, even if we wanted to. Now, we
12 have a Chair who's pretty good at taking a discussion during
13 the hearing and fashioning a motion that can get us there
14 after there's been a clarification.

15 But here the rationale here is -- it's really
16 personal, and it's not something that necessarily anybody
17 living in this unit would experience.

18 And it has to be something that would reasonably
19 restrict the allowable use of this property zone, and use
20 that as a single-family house.

21 SAM KACHMAR: Jason, would it be viable to discuss
22 that the length of this lot and the width of this lot really

1 make it unviable to build anything on it, and that that
2 would be a hardship for any owner of this property, whether
3 it's Matt and Lindsey, or whether it's someone in the
4 future? Because this lot was obviously created before
5 zoning laws existed, and that it has had it overlaid onto
6 it, thus creating a hardship for these clients?

7 CHRISTOPHER ALPHEN: Yeah, Matt --

8 BRENDAN SULLIVAN: I'll let Jason answer. I have
9 my own answer, but Jason can more than adequately respond.

10 JASON MARSHALL: Yeah, no, I mean, I'm interested
11 in a discussion on it, because what I'm asking for is
12 additional explanation that would allow us if we even got
13 there to be able to act on it. And the explanation that
14 without a variance the home can't be expanded, I don't know
15 preliminarily if that gets us there?

16 SAM KACHMAR: I don't either. And I'm --

17 JASON MARSHALL: Okay.

18 SAM KACHMAR: -- speaking probably out of my lane a
19 little bit. I'm asking and just sort of trying to have a
20 discussion.

21 JASON MARSHALL: No, I appreciate that. And
22 that's the point of me bringing this up is to have, you

1 know, discussion about it, not to be make a conclusory
2 statement, which is -- yeah.

3 SAM KACHMAR: Yep.

4 JASON MARSHALL: So --

5 CHRISTOPHER ALPHEN: Obviously there's a two-step
6 process. When you're looking at a variance. The first is
7 that the enforcement of the Zoning Ordinance creates a
8 hardship, right? Financial or otherwise. In our case, it
9 is because without any sort of relief from the Zoning
10 Ordinance, we can't do anything. And if we can't do
11 anything, we cannot expand.

12 And I think we've testified, and Matt's testified
13 and I put in my legal memorandum about how the Russells need
14 this additional space in order to make it a livable place
15 for them these days, for one reason or the other.

16 And then the second part, as you know, is that the
17 hardship is related to the unique circumstances of the soil
18 conditions, shape, topography of such land or structure.
19 And I think that this is one of the unique situations where
20 you have a unique structure being the end unit of a
21 townhouse, where it's in its own separate ownership, it's on
22 its own separate lot --

1 CHRISTOPHER ALPHEN: Yep.

2 SAM KACHMAR: -- the only way that it can be
3 expanded is through this variance. So --

4 CHRISTOPHER ALPHEN: I think you did a good job,
5 Counsel, on the second prong of that, and more so when you
6 presented. It's the first prong, is the inability to expand
7 a hardship? That's --

8 SAM KACHMAR: Sure, I believe it is. And every --
9 and variances are given every day for people to build
10 livable space. That is -- that is a common thing that
11 happens through the Commonwealth, that variances are granted
12 in order to give more livable space when space otherwise
13 cannot be granted, right? There's no other way for us to
14 get this.

15 We can't get this through a special permit, we
16 can't get this by right, so the only way to do this is by
17 variance, and without a variance we can't expand to the
18 right, left or upwards. We are stuck with what we have, and
19 that's what the hardship is.

20 CHRISTOPHER ALPHEN: I appreciate your
21 perspective. And, you know, I'm looking at the four corners
22 of this application, respectively. So.

1 WENDY LEISERSON: Mike --

2 SAM KACHMAR: And would it be relevant to note
3 that this structure is in an attached structure? Where if
4 it was a detached structure, this would all be being done by
5 special permit? Which is what we originally applied by.

6 But because it shares a dividing wall with a
7 structure next to it, even though they're separate
8 properties, and there is property line, that is the
9 contributing factor that's bringing us here to the variance
10 application that we're in.

11 And I know it's kind of muddy waters, but just
12 want to try to clarify that a little bit.

13 JASON MARSHALL: Yep, no, I'm -- thank you, Sam.
14 I'm familiar with the distinction there. Mr. Chair, I think
15 you had something that you wanted to add to this discussion?

16 BRENDAN SULLIVAN: I save it.

17 JASON MARSHALL: Okay.

18 BRENDAN SULLIVAN: But anyhow. Have you
19 concluded, Jason, your comments at this time?

20 JASON MARSHALL: Yeah. For now, yes, thank you.

21 BRENDAN SULLIVAN: Let me open it to public
22 comment. Any member of the public who wishes to speak --

1 JIM MONTEVERDE: Mr. Chair? Sorry, this is Jim
2 Monteverde.

3 BRENDAN SULLIVAN: Yes.

4 JIM MONTEVERDE: Can I offer one other comment
5 before we open it up to public?

6 BRENDAN SULLIVAN: Oh, sure. Yep.

7 JIM MONTEVERDE: I'm wringing my hand looking for
8 a solution here, because I'm sure there is one within the
9 parameters of -- with some type of addition. And I'm
10 looking at your plan on Sheet #102.

11 And then I look at the 3D view on Sheet I think
12 it's #203, and I suspect that the offending part of the --
13 for your neighbor -- is the positioning of the master bath.

14 In other words, I'm questioning whether your
15 neighbor would be comfortable were the addition on the
16 second floor to be the main bedroom, but you didn't enclose
17 what's now shown as the master bath, and placed it elsewhere
18 on the floor area that you create on that second floor, if
19 in fact that would relieve the whole sense of that you're
20 building up against the neighbor or close to the neighbor,
21 the feel of a light well, so it would just expand it -- let
22 in more light, let their view (sic), I think that would be

1 much less of an issue.

2 Anyway, I just wanted to make that observation
3 before you, Mike.

4 MICHAEL FIELDS: Sure. And just to follow-up on,
5 you know, previous iterations, you know, as we're looking at
6 how to get more light in there, you know, we did do, you
7 know, I think an experiment in which we took that bathroom
8 out entirely.

9 But really, it's the limiting factor of the roof
10 over the main bedroom, which is causing light.

11 Now, it would draw that wall back away from them.

12 JIM MONTEVERDE: Correct.

13 MICHAEL FIELDS: But, you know, is -- you know,
14 given where he's taken that picture from, you know, like
15 sort of up against the screen at the wall there, you know,
16 it wouldn't change that view, but it would be far back from
17 that view.

18 JIM MONTEVERDE: Oh, further back by --

19 MICHAEL FIELDS: Yeah.

20 JIM MONTEVERDE: -- what's the dimension there, 10
21 feet? Not quite 10 feet?

22 MICHAEL FIELDS: No, it would be eight feet.

1 JIM MONTEVERDE: Yeah, eight feet? I mean, it's
2 not insignificant. I'm just trying not to throw the baby
3 out with the bathwater. That's all.

4 SAM KACHMAR: Sure. I mean, it is 12 feet away
5 now. And I know that's not a ton, but it is an urban
6 environment. 12 feet's a good amount away.

7 JIM MONTEVERDE: Yeah. All right, thanks. Sorry
8 to interrupt.

9 MICHAEL FIELDS: Thank you.

10 BRENDAN SULLIVAN: Yeah. Let me open it to public
11 comment. Any members of the public who wish to speak should
12 now click the button that says, "Participants," and then
13 click the button that says, "Raise hand."

14 If you are calling in by phone, you can raise your
15 hand by pressing *9 and unmute or mute by pressing *6, and I
16 would ask that you have a limit of three minutes in which to
17 comment.

18 OLIVIA RATAY: Adam Allbright?

19 ADAM ALLBRIGHT: Adam Allbright, I'm the owner of
20 40-42 Pleasant Street.

21 BRENDAN SULLIVAN: Mr. Allbright?

22 ADAM ALLBRIGHT: Yes. Can you hear me?

1 BRENDAN SULLIVAN: Yes, okay, yep.

2 ADAM ALLBRIGHT: Apparently my video didn't turn
3 on. But anyway, I just wanted to say I really don't want to
4 be in this position, where someone gets what they want and
5 someone doesn't, and [indiscernible] but certainly decades
6 to come. I was hoping Jim would have a solution, because I
7 really want one. I respect Matt and Lindsey and I really
8 hate this situation. It stresses me out.

9 But I also want a home in which my windows look
10 out onto a little place on the outside world, which is what
11 made my choose apartment in the first place. But there
12 needs to be still some refuge, when I get home and I walk in
13 my door and look at those windows.

14 I do gratefully acknowledge the shadow situation
15 that the new plans have improved, relative to the original
16 plan, although there would still be an impact.

17 But I am sad to that that my view would now be
18 replaced by a wall just 12 feet away. 22 feet away again
19 would be better, but it would still be a wall in terms of my
20 windows, blocking out -- light, a fair amount of light.

21 The fact that it's an attached structure is
22 exactly why but I unfortunately can't change that. It

1 would change my living space. This is a tough spot. And I
2 really do empathize with the goals of the project. And it's
3 not easy to do. I know very well, especially making space
4 back home, I'm going to through the same situation.

5 BRENDAN SULLIVAN: Oh you're fading.

6 ADAM ALLBRIGHT: But to be honest, I don't want to
7 debate in terms of the greater hardship, because that's just
8 not a debate anyone should be in. And I really appreciate
9 the Board's reluctance to engage in such discussion.

10 I can't expand my unit either, and I knew that
11 when I bought it. It's really unfortunate that it's still
12 my desire to be able to see the outside world is so at odds
13 with this plan, and all I can do is express the impact of
14 this.

15 I really feel powerless here. I have a smaller
16 home, which means that small changes affects my living space
17 more. And some of the backstops to this situation have to
18 do with history that predates when I bought my home a decade
19 ago.

20 So I'm really just not sure what to say, except
21 the same thing I've told Matt and Mike every time we've
22 talked about this, which is that I really appreciate their

1 efforts and the improvements have been increasing, but I'm
2 also just not happy with the project. That's all.

3 BRENDAN SULLIVAN: Thank you very much for calling
4 in. That's the only person calling in. There is a number
5 of letters that have been submitted in support regarding
6 this case, which actually pertain even to the original case.
7 Some are dated back last year.

8 There was also a letter of support from Annie
9 Norris, who is at 48 Mount Pleasant Street Unit #2, and
10 that's she's writing in support of the renovations.

11 "As the adjacent neighbor, I had initial concerns
12 about the addition's potential to block direct sunlight from
13 entering my skylight. Lindsey and Matt heard my worry and
14 worked with their architect to create a new design; one that
15 helps to mitigate light loss throughout.

16 "They have been open and communicative about their
17 plans. Please feel free to contact me.

18 "Annie Norris

19 "40 Mt. Pleasant Street, Unit #2."

20 That is the sum of the current communications
21 submitted to the Board. I'll close the public comment part
22 of it. Let me refer it back to the Counselor or --

1 CHRISTOPHER ALPHEN: Mr. Chairman, I think the one
2 thing that I'll ask the Board to ponder is I'm hearing from
3 the one abutter in opposition that his concerns are views
4 and density.

5 And I appreciate the Chairman's comments about the
6 purpose and intent of the zoning and zoning ordinances, and
7 why we have dimensional regulations. I appreciate those
8 comments.

9 But I think the Board needs to consider whether
10 the Cambridge Zoning Ordinance in a situation like this
11 understands density with our proposal and views with our
12 proposal as a zoning harm that the Ordinance is intended to
13 protect.

14 When you have about high-density neighborhood like
15 this, is this really an issue -- density and views? Are
16 those really issues, or are those alleged harms that the
17 Zoning Ordinance and your Board is intended to protect?

18 BRENDAN SULLIVAN: Okay. Anything else by Mr.
19 Fields at all, or -- before we take it to a vote?

20 MICHAEL FIELDS: No, I think we've said --

21 BRENDAN SULLIVAN: Okay.

22 MICHAEL FIELDS: -- said much.

1 SAM KACHMAR: You know, we tried to work with both
2 neighbors that had concerns initially, along with the people
3 who have provided support. You know, one neighbor that had
4 objections and you can see we worked with and redesigned the
5 proposal to accommodate her concerns and issues, and she's
6 now written a letter of support.

7 You know, we met with Adam. We tried to alleviate
8 his concerns and work on things.

9 BRENDAN SULLIVAN: You know, the thing is, Sam,
10 those letters of support are from people who don't live next
11 to this.

12 SAM KACHMAR: Anne lives directly next to it.

13 BRENDAN SULLIVAN: And they are -- they're from --

14 SAM KACHMAR: Anne lives directly next to them,
15 Mr. Chairman, directly.

16 BRENDAN SULLIVAN: Okay.

17 SAM KACHMAR: Closer than Adam.

18 BRENDAN SULLIVAN: I acknowledge that. But you
19 keep harping on about the plethora of letters in support.
20 And --

21 SAM KACHMAR: And then I have them from --

22 BRENDAN SULLIVAN: It's the -- really, it's the

1 person most affected by this. And when I read those letters
2 of support -- and I understand they were solicited, and
3 that's fine, and we appreciate people taking time is if they
4 live next door to this, they'd be still saying the same
5 letter in support?

6 SAM KACHMAR: Right.

7 BRENDAN SULLIVAN: Because they're not affected by
8 it. So --

9 SAM KACHMAR: Anne Norris is affected by it, and
10 does live directly next door.

11 BRENDAN SULLIVAN: The way I read the letters,
12 that's the way I read the letters of support for this
13 particular, because it's the people who are not affected by
14 the proposal.

15 MATT RUSSELL: Mr. Chairman, can I make a comment
16 to that? Because --

17 BRENDAN SULLIVAN: Sure.

18 MATT RUSSELL: -- we've got Henry, who lives on
19 one side of us to -- I mean, I don't -- I think is affected.
20 I mean, any construction with year next-door neighbor
21 affects you -- wrote a letter of support.

22 There are three people who are in the attached

1 building that are -- directly share a wall with us: The
2 Springs, who wrote a letter of support; Anne who wrote a
3 letter of support.

4 So Adam -- Adam is the direct neighbor -- you
5 know, the only direct neighbor that is in opposition. I
6 just want to make sure that I clarify that, you know, we've
7 got one other person in the building who wrote a letter of
8 support. So, you know, I do think those are -- I do think
9 those are relevant.

10 BRENDAN SULLIVAN: No, no. I acknowledge those.

11 MATT RUSSELL: Yeah. And I get it.

12 BRENDAN SULLIVAN: Okay. Let me close the
13 presentation part. Does the Board want to discuss, or shall
14 I go to a motion?

15 LAURA WERNICK: Oh, I would just give it one more
16 shot along with what Jim was suggesting, given I think
17 you're getting the sense that the Board is not yet
18 comfortable -- or Members of the Board perhaps are not quite
19 comfortable yet because of Adam's concerns. I understand
20 he's one of three on that side there, but perhaps his being
21 in the middle he's most heavily impacted.

22 And I wonder, Jim made a suggestion which I

1 thought was a good one about removing the location of the
2 bathroom. And maybe there's some -- a green roof, some
3 shielding of some green planting along the wall of the
4 master bedroom, so that Adam's looking out on green, rather
5 than on a wall. It's a little bit further away.

6 Do you want to give it one more shot to try and
7 work with him to see if there's some further modification
8 that could alter his opinion? And it might --

9 WENDY LEISERSON: Laura, I'm going to interject
10 before you respond, Counselor. I'm going to say that
11 irrespective of Adam's objection, you look at the law, your
12 burden of proof is not that no neighbor objects. Your
13 burden of proof is that there is a hardship. And I still do
14 not see that. I don't understand why a laundry room and an
15 office -- the desire for that is the hardship.

16 If the hardship is about having elderly family
17 live there, then maybe you should give up the office and
18 move your desired master suite on the second floor. Like, I
19 don't understand why all these other luxury items must be in
20 your plan.

21 MATT RUSSELL: I don't think a laundry -- I mean,
22 I don't think a laundry room is a luxury room, first of all.

1 We just decided to put a laundry room on the second floor in
2 the basement today.

3 WENDY LEISERSON: A mudroom, a pantry, an office,
4 a family room... You have a lot of space that you could use
5 for these things. You're getting a whole basement with
6 this.

7 MATT RUSSELL: Okay.

8 CHRISTOPHER ALPHEN: I spoke to my client via text
9 message the way that these things work now on Zoom and he
10 indicated to me that we could -- we'd like to seek a vote,
11 unless Matt, do you have any last presentations?

12 MATT RUSSELL: Yeah. Let me just -- because I'm
13 not sure how to respond to what was just said. Let me be
14 absolutely clear. I mean, if -- we're, the way the house is
15 configured, we're not going to be able to move my mother in.

16 I mean, I'm not going to put her in the basement.
17 I don't know if that's what's being suggested or not. But
18 she's not going to be able to move in here. We'll probably
19 have to move. So I don't -- I'm not sure how to respond to
20 what was just said.

21 Let me say -- the other thing I want to say about
22 this is, you know, we were in front of the Board years ago

1 when Adam's place was developed, whether he was there or not
2 and Anne's place was developed, whether they were there or
3 not.

4 And the addition that is being talked about as the
5 problem in Adam's unit, that abutting addition, first of all
6 it was there when we bought it, it was illegal, and it had
7 been illegally built. We had to go to court over this whole
8 thing.

9 But when the developer moved in, we were
10 supportive. And now I think what I'm hearing from the
11 Board, because I think I have a feeling how this is going to
12 go, the irony is is that our support of their variance in
13 2007 is now what's coming back to -- coming back to, you
14 know, harm us.

15 Because had we not supported, that abutting piece
16 would have never been there. In fact, they would have never
17 converted to four units to begin with --

18 WENDY LEISERSON: This is --

19 MATT RUSSELL: -- if I remember the case
20 correctly. But -- but look, I just want to say that.
21 That's the irony of -- of -- of all -- all --

22 WENDY LEISERSON: I --

1 MATT RUSSELL: -- all this. We want to stay in
2 Cambridge, but I'll be very clear, we probably don't stay in
3 Cambridge if we don't get this. And it's not about, you
4 know, I think--quote, unquote-- "the luxuries" I think that
5 have been alluded to, but the fact that, you know, just
6 given our current conditions -- and yes, I do need an office
7 because I'm working from home more.

8 I mean, we have situations where our offices got
9 shut down during COVID and, you know, people are working
10 from home more. So I don't know how to -- I don't know how
11 to respond to a public health crisis and the need for more
12 space to work from home, but, you know, I'll --

13 WENDY LEISERSON: So.

14 MATT RUSSELL: -- just leave it at that. Thank
15 you.

16 WENDY LEISERSON: So Matt, this is Wendy Leiserson
17 again. I'm not trying to cast aspersions on you. So please
18 accept that.

19 MATT RUSSELL: Yeah.

20 WENDY LEISERSON: I mean, I don't mean to do that.
21 But when I look at the designs -- and this is totally
22 without relevance to you personally, and it's totally,

1 frankly, like I tried to say before, it is irrespective of
2 Adam's objection or the impact on that.

3 So from a neighborly point of view, I hope that
4 you don't continue to make this about what happened next
5 door to you. Because it is about proving hardship. That is
6 the legal standard that we must apply. And that's, like I
7 said, irrespective of who is objecting.

8 So the hardship that you are alleging here I just
9 don't see it as a matter of law when I see what you're doing
10 within the space that you have.

11 BRENDAN SULLIVAN: Okay. Well, there's been a
12 suggestion of another one-time around, or I can just take it
13 to a vote. What is the sense of the Board? If you can --
14 Jason, do you feel it would be of any benefit to have them
15 go back and do a redesign, or do you feel that the criteria
16 that they have to meet is somewhat overwhelming to grant any
17 kind of relief for their proposal?

18 JASON MARSHALL: Yeah. Thanks, Mr. Chair. I was
19 going to come off camera. Because I think Laura's request
20 or ask is whether or not the applicant would like another
21 opportunity to try to redesign.

22 And in so doing, you also can come back and provide I would

1 say a better justification for the hardship.

2 It's your call. I understand it's been a long
3 road from a personal level, Matt. You know, I don't know
4 you. I hope you stay in Cambridge.

5 MATT RUSSELL: Yeah.

6 JASON MARSHALL: If you'd like to give it another
7 shot, I would support a continuance if that's something that
8 you'd like to do.

9 MATT RUSSELL: Let me ask -- I guess I'm going to
10 ask a favor of the Board, which is look, we came forward
11 with a special permit on the advice of Counsel -- and by the
12 way not just Chris Alphen, but multiple -- we have spoken to
13 multiple other people, people who I've seen present in front
14 of this Board who informed us that a special -- we could
15 apply under a special permit.

16 And it sounds like there's some disagreement. We
17 -- that application was accepted by the City and by this
18 Board. You guys had a hearing under a special permit. You
19 asked us to go away and do work and we did that.

20 If what I'm hearing from you is that we're not
21 going to get approval to do this, and it's going to be voted
22 against, I'd rather you tell us that and then we can make a

1 decision as to whether we want to come back or not.

2 But I'll tell you, we're pretty exhausted by and
3 this, and we want -- you know --

4 JIM MONTEVERDE: Well --

5 MATT RUSSELL: -- we were hoping to be under
6 construction a long time ago.

7 JIM MONTEVERDE: Mr. Chair, can you confirm if there's
8 a vote, if there's a negative vote, a vote not to approve,
9 does that mean the proponent can't come back for two years
10 with something that's the same scheme or a variation on a
11 theme?

12 MATT RUSSELL: Exactly.

13 CHRISTOPHER ALPHEN: That's my interpretation.

14 JIM MONTEVERDE: Yeah.

15 BRENDAN SULLIVAN: That's is correct.

16 JIM MONTEVERDE: So that's all we're trying to
17 save is --

18 BRENDAN SULLIVAN: If they came back with --

19 JIM MONTEVERDE: -- causing that two year, yeah.

20 BRENDAN SULLIVAN: -- if they came back with a --

21 MATT RUSSELL: Yeah.

22 BRENDAN SULLIVAN: -- substantially different

1 plan, and the criteria for determining a substantially
2 different plan would be that they would have to go to the
3 Planning Board.

4 The Planning Board would have to determine that
5 new plan is substantially different than this proposal.
6 Then it would come back before us. And then we would have
7 to determine that it is a substantially different plan. And
8 then once we determine that, then they could file for a new
9 application.

10 JIM MONTEVERDE: Yeah, okay.

11 BRENDAN SULLIVAN: So --

12 LAURA WERNICK: But they could still -- excuse me
13 -- they could still ask for a continuance tonight?

14 JIM MONTEVERDE: Right.

15 BRENDAN SULLIVAN: And so it would be many weeks,
16 if not months, down the road, by the time we --

17 MATT RUSSELL: Yep.

18 BRENDAN SULLIVAN: -- back here again. Or, we
19 could continue this matter, see if they could possibly come
20 up with a different scheme. But again, I think that the
21 legal hurdle has to be satisfied. I think that was a good
22 very high bar, and I don't -- if you don't want me to start

1 dragging out the Fourth Edition, but I --

2 CHRISTOPHER ALPHEN: There's a Fifth Education,
3 now, Mr. Chairman.

4 BRENDAN SULLIVAN: Oh. All right, well -- and I
5 need -- the latest addition. But again, the case was quite
6 clear on it. And again, I think that as Wendy has said, and
7 as I sort of tried to walk through the what was the existing
8 and what is proposed is that -- and I think Wendy rightly
9 said and my impression/interpretation of what's going on is
10 -- there's really an expanded master suite, and number of
11 bedrooms staying the same, yes, you are going to add an
12 office, which people require now.

13 But it doesn't necessarily solve the issue of
14 having more bedrooms that appears in the supporting
15 statements as what you're requiring, and so on and so forth.
16 But anyhow --

17 MATT RUSSELL: Mr. Chair --

18 BRENDAN SULLIVAN: -- reluctantly I would --

19 MATT RUSSELL: -- Mr. Chair --

20 BRENDAN SULLIVAN: Well, wait a minute, let me
21 finish --

22 MATT RUSSELL: -- Mr. Chair, can I say this again:

1 we don't have four bedrooms here, and it hasn't been used
2 like that for 25 years. I don't --

3 BRENDAN SULLIVAN: All right.

4 MATT RUSSELL: It's okay that -- that's not the
5 way that's been configured. So I don't want to argue over
6 that point. But even the previous owners didn't use it like
7 that. So we are expanding it by a bedroom. Yes, we adding
8 some additional things to it. But I just want to be clear
9 that --

10 BRENDAN SULLIVAN: Okay. Let me bring it to that.
11 I don't see the hardship. But if you want to try another
12 go-around with it and potentially come up with language that
13 would satisfy the requirement for a hardship, then I would
14 support a continuance.

15 MATT RUSSELL: Is what I'm hearing, though, is
16 that even if we were to change --

17 BRENDAN SULLIVAN: We don't know what you're going
18 to come back with, Matt. Right now, if I were to vote
19 tonight, I would not support the granting of the variance.

20 MATT RUSSELL: Okay. Okay.

21 BRENDAN SULLIVAN: All right?

22 WENDY LEISERSON: To give you --

1 BRENDAN SULLIVAN: I think one of them would also
2 not support the --

3 MATT RUSSELL: Yeah, I think in that case --

4 WENDY LEISERSON: Yeah, no.

5 MATT RUSSELL: -- I think in that case --

6 WENDY LEISERSON: But Matt, I want to answer your
7 question.

8 MATT RUSSELL: Yeah.

9 WENDY LEISERSON: Yeah. I'm trying to give you --
10 so what I also heard was, so that you are convinced that
11 there is a hardship so you just need to explain that to us.
12 And I also heard that your neighbor wants to work with you.
13 So I do think it's worth your time.

14 I cannot guarantee that I will find a hardship.
15 But I think it's worth your time to continue.

16 MATT RUSSELL: Okay. I think that's what we'll
17 do. First of all, I appreciate this is -- this is the kind
18 of guidance I asked for, I appreciate it.

19 CHRISTOPHER ALPHEN: And we thank the Board for
20 that. And obviously, if we determine that, you know, it's
21 not going to work out, we'll just submit a withdrawal. So
22 we appreciate it.

1 BRENDAN SULLIVAN: All right. I have an open date
2 of July 14, 2022 at 6:00 p.m.

3 CHRISTOPHER ALPHEN: Okay.

4 BRENDAN SULLIVAN: Jim Monteverde, are you
5 available on that date?

6 JIM MONTEVERDE: Keep -- I'm sorry, give me that
7 date again?

8 BRENDAN SULLIVAN: July 14?

9 JIM MONTEVERDE: Oh yes, yes, 14. Bastille Day.
10 I'll be here.

11 BRENDAN SULLIVAN: I was going to say that's
12 Bastille Day. Laura, are you available on Bastille Day?

13 LAURA WERNICK: I think so. We haven't finalized
14 our summer plans. I expect to be here at that point.

15 BRENDAN SULLIVAN: Okay.

16 LAURA WERNICK: Yeah. I'm fairly confident. But
17 I'm not -- I'm not -- I'm not positive.

18 BRENDAN SULLIVAN: You can always zoom in, too,
19 unless you're on the far side of the moon.

20 LAURA WERNICK: Yeah, yeah. That's true.

21 BRENDAN SULLIVAN: Wendy, are you available on the
22 fourteenth?

1 WENDY LEISERSON: Yes.

2 BRENDAN SULLIVAN: And Jason, are you available?

3 JASON MARSHALL: Yep. I will make myself
4 available.

5 BRENDAN SULLIVAN: Okay. And I will be available.
6 Let me make a motion, then, to continue this matter to July
7 14 at 6:00 p.m. on the condition that the petitioner change
8 the posting sign to reflect the new date of July 14, 2022
9 and the time of 6:00 p.m.

10 That any new submittals that are not currently in
11 the file be submitted by 5:00 p.m. on the Monday prior to
12 July 14, 2022. That the petitioner/representative, attorney
13 sign a waiver to the statutory requirement for a hearing and
14 a decision to be rendered thereof.

15 Such waiver, I think you're familiar with it,
16 Chris, can be obtained by Maria Pacheco. I would ask that
17 that waiver be signed regarding this particular case, and be
18 in the file by 5:00 p.m. a week from this current Monday.

19 Anything else to add?

20 On the motion, then, to continue this matter to
21 July 14, Jim Monteverde?

22 JIM MONTEVERDE: In favor of the continuance.

1 BRENDAN SULLIVAN: Laura Wernick on the motion?

2 LAURA WERNICK: In favor of the continuance.

3 BRENDAN SULLIVAN: Wendy Leiserson on the motion
4 to continue?

5 WENDY LEISERSON: In favor of the motion to
6 continue.

7 BRENDAN SULLIVAN: Jason Marshall?

8 JASON MARSHALL: Yes, in favor of the continuance.

9 BRENDAN SULLIVAN: Brendan Sullivan yes to
10 continue.

11 [All vote YES].

12 BRENDAN SULLIVAN: five affirmative votes, the
13 matter is continued until July 14 at 6:00 p.m. thank you.

14 COLLECTIVE: Thank you very much.

15 BRENDAN SULLIVAN: And that concludes tonight's
16 hearing.

17 JIM MONTEVERDE: All right. Goodn.

18 WENDY LEISERSON: Thank you, goodnight.

19 LAURA WERNICK: Goodnight, everybody.

20 JIM MONTEVERDE: Thank you.

21 LAURA WERNICK: Thank you.

22 MATT RUSSELL: Goodnight.

[09:46 p.m. End of Proceedings]

CERTIFICATE

Commonwealth of Massachusetts

Middlesex, ss.

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

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

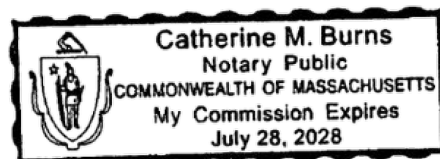
In witness whereof, I have hereunto set my hand this
19th day of May, 2022.



Notary Public

My commission expires:

July 28, 2028



A	23:19	41:8 84:8 89:2	adequately	Alexander 1:10
A-1 35:12 41:22	account 20:10	adding 77:4	21:14 145:9	3:4 5:2,3 6:3,9
a.m 120:13	accurate 134:8	96:22 97:2	adjacent 52:5	7:3 8:8,9 10:3
133:5	138:15	98:10 99:11	89:8 91:7	13:8,10 14:16
ability 41:11	acknowledge	128:15,18	110:19 121:14	14:17 16:3
174:7	152:14 156:18	139:17 141:17	122:7 154:11	19:4,5 20:17
able 16:18 41:10	158:10	142:8,8,9	adjoining 52:14	21:17 23:16,22
66:8 73:2 76:9	act 145:13	168:7	91:11,20 92:1	24:1,20
125:16 127:9	acting 48:17	addition 22:20	111:13	Alexander's
138:11 140:10	action 174:9,11	29:12 35:22	adjusted 122:13	24:8
140:13 145:13	active 125:9,10	36:4 37:5 39:6	adjustments	aligning 17:17
153:12 160:15	126:15	40:3,13 50:18	28:18 29:6	alignment 52:11
160:18	actual 89:2	51:9 52:3 64:2	adversely 52:6	aligns 17:10
absence 49:11	Adam 10:10,12	91:20 95:13,18	91:8 110:20	Allbright
absolutely 56:9	10:12,16,19	96:18 105:8	advertisement	151:18,19,19
107:3 160:14	11:5 12:19	109:16 114:19	36:11	151:21,22
abuts 130:22	13:7 15:10	114:21 116:6	advice 164:11	152:2 153:6
abutter 100:11	16:6,7,10	116:17 125:15	affect 103:6	alleged 155:16
155:3	24:19 81:8,9	126:3 130:21	affirmative 8:22	alleging 143:5
abutters 19:1	86:4 87:5 93:3	131:4,6,8,14	9:1 24:17	163:8
50:6 90:18	120:3 130:17	131:22 133:4,5	30:16,21 54:4	Allen 81:11
100:11 104:3	134:5 135:16	133:16 134:21	57:1 80:9 93:1	alleviate 156:7
111:1 120:2	137:3 151:18	135:1 136:17	113:6 172:12	allow 22:9,15
130:6,11 131:5	151:19,19,22	136:20 137:1	affords 130:6,9	23:12 27:2
137:3	152:2 153:6	139:18 140:1,2	130:10	29:20 35:14
abutting 109:5	156:7,17 158:4	140:16 149:9	afternoon 121:7	36:5 38:8
161:5,15	158:4	149:15 161:4,5	133:2	52:16 89:16
accept 8:6 11:2	Adam's 134:15	167:5	Agenda 31:3	90:13 111:15
162:18	137:17 138:12	addition's	aging 125:17	115:9 116:2
accepted 164:17	158:19 159:4	154:12	142:7	118:20 126:3
accepting 8:10	159:11 161:1,5	additional 40:11	ago 12:22 37:4	145:12
8:10,12,20	163:2	114:22 116:2	153:19 160:22	allowable 51:10
access 36:2	adaptable	123:20 124:13	165:6	118:18 144:19
41:11 51:18	111:17	124:14 129:6	agree 73:21,22	allowed 35:20
52:1 90:22	adapted 118:5	145:12 146:14	108:8,13,20	46:21 48:14
96:21 110:9	add 13:14,17,22	168:8	141:11	50:18 59:2,7
accessible 28:22	23:15 49:21	additionally	agreed 30:17	59:18 60:2
67:20	69:9 72:11	138:11	59:9 71:7	88:14 130:11
accessory 35:16	79:19 82:13	additions 35:15	77:17	130:12
36:9 40:15	83:9,17 85:7	35:21 52:10	Ah 75:12 101:5	allowing 60:1
41:13,19	85:21 87:4	88:18	ahead 21:9	104:18
accommodate	91:11 105:21	address 18:21	34:13,18 35:2	allows 41:1,2,3
35:22 140:3,16	109:17 111:8	38:4 40:16	air 139:19	46:8 51:8
142:7,19 156:5	124:20,22	134:1,3	albeit 12:10	95:14 106:7
accompanies	130:21 140:19	addressed 18:21	Albright 130:13	alluded 162:5
119:20	141:13 148:15	addressing	130:17	Alphen 114:8,10
accompanying	167:11 171:19	16:20	alcove 131:19	124:21 144:1
21:21 23:7,13	added 37:21	adequate 73:2	Alex 104:5	145:7 146:5

147:1,4,20 155:1 160:8 164:12 165:13 167:2 169:19 170:3 alter 52:3,16 105:10 159:8 alteration 52:19 52:22 53:3,9 53:12 97:4 111:20 112:1,4 112:10,13 alterations 68:18 104:9 Altering 127:17 alternate 106:17 alternative 18:18 126:13 ambient 124:8 ameliorate 138:9 amending 3:14 amount 134:4 136:14,19 137:5 151:6 152:20 analysis 10:22 10:22 13:5,7 and/or 52:8 91:15 111:3 Anderson 32:8 Andrea 1:8 3:6 4:20,21 6:5 7:8 7:11,12,15 16:5 19:14,15 24:7,8 25:8,8 25:14,17,19,22 26:3,5,9 Andrew 20:20 20:21 26:14 35:10 angles 139:16 Ann 120:3 Ann's 119:20 Anne 129:14 156:12,14 157:9 158:2	Anne's 161:2 Annie 154:8,18 answer 37:11 100:4 145:8,9 169:6 Antrim 2:11 94:7,19,20 95:10 104:3,3 104:5,14,15,16 104:20 105:14 110:4 anybody 32:7 77:10 106:2 144:9,16 anybody's 74:21 anymore 143:14 anyway 39:2 60:11 150:2 152:3 apart 18:17 118:15 121:18 123:9 apartment 20:6 138:13 152:11 Aplin 20:3,4,5 apologies 63:4 69:12 apologize 35:8 85:16 Apparently 152:2 appeal 1:1 3:8 8:1 32:13,16 33:15,19 53:8 130:16 Appeals 52:19 appearance 70:3 72:22 appeared 49:13 appearing 35:10 appears 44:4 49:5 68:10 87:1 104:1 109:3 110:7 127:20 128:5 167:14 applicability 32:17	applicant 10:14 35:19 47:8 55:12 69:4 109:5 124:22 144:7 163:20 applicant's 144:8 applicants 4:2 application 29:9 35:14 40:12 47:9 53:15 97:4 105:13,16 109:19 115:3 115:13 117:4 125:1 143:12 147:22 148:10 164:17 166:9 applied 47:12 148:5 apply 144:3 163:6 164:15 appreciate 86:14 103:14 107:4 109:10 113:10,12 125:22 131:1 135:7 136:6 139:20 145:21 147:20 153:8 153:22 155:5,7 157:3 169:17 169:18,22 approach 18:18 appropriate 45:11 70:4 Appropriaten... 37:4,8 49:8 51:4,22 68:12 71:17 approval 66:21 73:3,8 135:2,6 164:21 approvals 35:20 approve 21:2 70:11 71:11 72:9 77:18 104:17 165:8 approved 26:15	28:17 69:22 70:13,16 104:11 approximately 35:22 36:3 122:7 133:4 April 28:7 105:17 arbor 98:11 architect 36:20 104:6 154:14 architects 44:15 50:22 81:10 94:16 105:14 110:4 117:10 architectural 68:19 69:20 72:22 92:5 105:6 110:14 132:6 architecture 43:9 119:8 area 22:5 23:7 36:5 38:9 40:14 42:10,17 43:13,18 45:5 45:6,15 46:15 46:16,16 47:9 47:16,20 48:2 50:18 51:11 64:22 65:1,8 67:12,12 84:17 101:11 111:1 117:2 123:18 127:3,13 130:10 131:11 133:4,11 149:18 areas 37:1,21 40:10 84:8 104:8 122:3 areaway 140:7 argue 168:5 arrangement 36:1 arrangements 126:13 arrived 59:10	Article 68:16 as-of- 81:14 aside 76:21,22 asked 12:14 72:10 164:19 169:18 asking 4:12 10:18 11:18 78:4 145:11,19 asks 104:16 aspect 68:19 105:6,20 125:1 aspersions 162:17 asset 52:12 88:7 assigned 99:12 associated 7:22 81:18 association 19:1 20:22 21:1 assure 76:7 atrium 95:16 attached 40:16 42:12,16,22 51:14 131:11 132:4,9,11 133:3 148:3 152:21 157:22 attaching 38:5 40:18 42:9 attempts 133:7 attendance 4:13 attic 39:8 96:1 96:14 97:2,10 101:3,5 attorney 10:12 114:9 144:1 171:12 attractive 18:18 116:20 audible 4:13 5:6 audio 3:19 available 25:12 25:15,16 78:10 170:5,12,21 171:2,4,5 Ave 63:15 81:12 Avenue 1:5 2:3
--	---	---	--	--

2:8,9,19 10:7 10:14 32:7 58:9 60:20,22 68:13 69:1 81:7 Avon 42:20 66:21 68:11,14 71:16,18 await 32:16 awful 72:4 axis 63:22	153:17 Baker's 3:13 balusters 76:22 balustrade 18:7 bannisters 65:20 bar 124:12 166:22 baseball 125:11 based 118:5 basement 39:3,3 82:17 83:11 84:19 85:4 91:21 96:22 99:10 122:6 123:13,22 127:2,2,5,8 160:2,5,16 basically 14:14 42:1 63:21 64:16 67:11 70:11 74:7 77:1 86:1 106:22 128:19 129:21 130:12 basis 108:2 144:11 Bastille 170:9,12 170:12 bath 36:6 142:10 149:13 149:17 bathroom 97:10 119:14,16 123:19,21 124:4 127:22 128:2,3,16,16 128:17 138:6 150:7 159:2 bathrooms 128:6 bathwater 151:3 bedroom 36:5 38:15 91:21 97:11 119:13 127:21 128:2,3 128:9,9,20 129:9,11,11	131:10,18 132:12,14 133:17 138:16 149:16 150:10 159:4 168:7 bedrooms 96:13 127:20 128:6 128:11,12,13 129:4 167:11 167:14 168:1 behalf 26:14 32:11 35:10 114:12 117:17 Belalta 45:10 believe 7:9 27:6 67:10 147:8 beneficial 21:8 benefit 23:8 163:14 best 8:3 135:11 135:11,12 137:6 139:1 174:6 better 72:6 141:5 152:19 164:1 bid 74:22 big 141:7 binding 69:4 bit 17:14 18:12 34:9 38:14,22 39:4,20 47:10 71:22 77:4 84:1 125:4 140:12 143:18 145:19 148:12 159:5 Blatman 114:10 blending 110:13 blessing 117:3 block 137:16 154:12 blocked 134:9 blocking 131:17 152:20 Board 1:1 3:8 4:2,12 7:20 8:1 10:20 12:16	13:21 14:15 15:11 16:11,21 18:8,17 19:4 21:15 22:2,5 22:17 23:4,6,9 25:6 26:13 27:13 29:3,10 29:13,14 32:6 32:8,11 34:6,9 35:9 36:21 37:10,11 44:14 44:20 50:10,13 51:6,8,17,21 51:21 52:1,10 52:13,18,18 53:8,8 55:6,15 56:6 65:3 67:16 69:10 70:21 71:10,20 73:21 74:2 78:3,9 79:9,19 81:6,9 87:6 88:1,11,15,17 88:21,22 89:4 89:6,14 90:15 90:17,21 91:3 91:6,13,22 92:4 94:7 104:18,21 105:22 106:16 110:6,15,18,22 111:6,12,18,19 112:9 114:6,9 115:2,2,4 117:12 118:7 125:3 130:16 133:21 139:11 144:1 154:21 155:2,9,17 158:13,17,18 160:22 161:11 163:13 164:10 164:14,18 166:3,4 169:19 Board's 153:9 Boards 136:10 Bobrowski 114:10	booth 96:19,19 Boston 125:22 bottom 75:20 84:4 97:1 120:18 bottom-right 99:22 bought 134:13 134:14,18,20 153:11,18 161:6 boxes 139:20 boxing 131:15 Boyes-Watson 36:20 37:9,13 37:16 40:8,19 40:22 44:3,6,8 44:12,16 46:11 47:3 50:22 brand 42:21 Brandon 66:16 break 93:5,8 124:8 Brendan 1:7 3:4 3:7,9 5:4,5,5 6:3,6,10 7:3,6 7:11,13,18 8:5 8:11,14,17,19 8:19,22 10:3,6 10:11,15,17 11:2,6,9,11 13:6,8,11,14 13:16,19,21 14:2,18,21 15:2,6 16:3,6,8 19:3,6,8,10,14 19:16,18 20:16 20:18 21:10,19 24:7,12,14,16 25:3,6,11,18 25:20 26:1,3,7 26:10 27:12,15 27:17,19,21 28:16 30:5,8 30:10,13,13,16 31:2 32:3,6 33:7,9,11,13 33:13,18 34:3
---	---	---	---	---

34:6,11,13,15	113:3,3,6,9	build 145:1	2:16	138:12 163:19
34:18,22 35:2	114:3,6 117:14	147:9	BZA-163086 2:7	Cameron 2:19
35:6 37:12,14	124:19 126:21	build-up 27:3	BZA-164899 2:4	10:7,14
40:17 42:1,5	127:11 129:13	28:21	BZA-165060 2:6	canvassing 100:7
42:15 43:10,20	129:18 139:10	Builder 61:12	BZA-166320	canyon 141:2
44:10,13,19	140:18,21	building 17:10	2:20	142:21
45:1,3 47:14	141:10 143:7	20:12 21:8	BZA-168347 2:9	captured 121:5
48:7,19 49:16	143:16 145:8	22:20 23:1,1,3	BZA-168418	car 41:3
49:20 50:12,16	148:16,18,21	26:20 29:11	2:10	care 126:1,4
53:17,19,21	149:3,6 151:10	45:17,17,18	BZA-168459	careful 58:12
54:2,4 55:3,6	151:21 152:1	47:7,9,12 66:8	2:12	Carol 20:3,4,5
55:11 56:9,13	153:5 154:3	66:9 68:20	BZA-168852 2:3	21:2
56:15,18,20,20	155:18,21	70:5,12,12,15		carried 68:22
57:1 58:3,6,9	156:9,13,16,18	72:5,6 76:8,9	C	69:5
60:17,19 61:5	156:22 157:7	81:18 88:19,20	C 3:1	case 2:2,3,4,6,7
61:10,15,18	157:11,17	88:22 105:6	C-1 118:14	2:9,10,12,14
62:3,7,10,14	158:10,12	115:4 118:13	C0.3 27:10	2:16,18,20 6:6
62:17 63:1,5,8	163:11 165:15	118:14 119:7	cable 3:20 18:3	6:7 7:6,8,9,9
63:11,16 64:4	165:18,20,22	122:9 130:22	calculated	7:16,20,22 9:1
64:12,16,20	166:11,15,18	133:1 135:17	118:14	10:6,8,20 11:8
65:2,6 66:3,13	167:4,18,20	135:22 136:11	calculations	11:9 16:8,11
66:17 67:7,16	168:3,10,17,21	138:16 143:3	118:12	19:9 25:6,9,10
68:2 69:13	169:1 170:1,4	149:20 158:1,7	call 4:4 6:6 7:6	25:11,13 26:10
70:6,9 71:8	170:8,11,15,18	buildup 27:2	10:6 20:7	26:14,15,17
72:15,18,20	170:21 171:2,5	built 35:16	21:11 26:10	28:17 32:6
73:4,9,12,16	172:1,3,7,9,9	117:19 161:7	34:9 58:6	34:6,10 41:18
73:20 74:1,11	172:12,15	bulkhead 83:11	60:19 61:6	49:22 51:10
74:14,18 76:14	Brennan 94:17	83:14	62:10 64:10	55:6,9,14 58:6
76:18 77:6,10	101:16,20,21	bunch 64:13	94:18 164:2	58:18 60:19
77:16 78:2,6	102:16 113:11	burden 159:12	called 7:9,17	61:1,6 62:4,4
78:13,15,17,19	brief 37:10	159:13	calling 19:22	62:11 81:6
80:1,3,5,7,7,9	briefly 37:14	Burkes 49:13	21:10 28:3,6	94:7 114:6
81:3,6 86:2,5,8	bright 132:21	Burns 174:4	49:1,5 61:20	137:22 141:14
86:10,13,16	133:2	button 19:20,21	68:6,10 86:20	141:18 146:8
87:6,9,13,15	bring 22:16 29:7	28:1,2 48:21	87:1 103:19	154:6,6 161:19
87:17 90:2,4,6	29:21 68:12	48:22 68:4,5	104:1 151:14	167:5 169:3,5
90:8,10 92:11	79:3 82:8 88:6	86:18,19	154:3,4	171:17
92:14,17,20,20	89:18 127:14	103:17,18	calls 62:18	cases 2:13
93:1,6 94:3,6	138:9,12	151:12,13	Cambridge 1:2	101:10
94:10,12	168:10	buy 126:11	1:6 3:8,15,21	cast 120:17
100:14 101:18	bringing 59:4	BZA 4:8 26:15	12:21 37:3	121:5,8 162:17
102:17,20	111:16 145:22	28:17 118:7	51:1 63:15	Catherine 174:4
103:11,15	148:9	131:20	68:16 69:1	cause 51:18 52:2
106:2,15 107:3	brings 118:9	BZA-151499	81:10 105:3	90:22 110:10
107:20 108:18	broadcast 3:20	2:14	116:7 125:5,11	116:17 142:22
109:8,11,14	brought 74:21	BZA-151512	136:9 155:10	causes 27:1
110:3 112:18	123:5	2:18	162:2,3 164:4	139:22
112:20,22	brush 18:4	BZA-162710	camera 124:12	causing 150:10

165:19 ceiling 119:15 123:21 center 72:2 117:20 certain 3:14 76:4 117:6 133:14 certainly 21:4 107:1 138:5 152:5 certificate 37:4 37:7 49:8 51:4 68:12 69:4,6 71:17 105:15 105:16 174:1 certifies 68:15 105:2 certify 174:5,8 Chair 1:7 3:9 4:11 10:10 11:5 15:10 16:10 19:9 22:1 25:8 26:12 30:20 34:8,14 35:8 43:1 47:6 48:9 51:1 55:8 68:1 69:11,16 87:22 93:4 103:13 107:2 108:20 110:5 139:13 144:12 148:14 149:1 163:18 165:7 167:17 167:19,22 Chairman 62:21 81:8 114:8 133:22 136:22 155:1 156:15 157:15 167:3 Chairman's 155:5 chairs 106:8 challenging 144:6 change 4:10 14:5 36:10,12	40:14,16 45:5 51:19 52:2 53:2 55:20 78:22 79:6 91:1 98:5 110:10 112:3 119:1 128:8 141:7 150:16 152:22 153:1 168:16 171:7 changes 26:18 29:16,20 37:11 43:4 55:21 106:13 153:16 changing 128:5 Channel 3:20 Chapter 68:15 105:2 character 51:20 68:19 89:8 91:2 92:6 105:6 110:11 110:13 characteristics 116:21 characterizati... 134:7 Charles 3:13 checked 76:2 chemicals 12:4 13:1 children 116:1 141:16,19 142:2 chime 106:3 chimney 99:9 105:9 choices 142:6 choose 152:11 Chris 117:11 124:18 125:17 126:9 130:5 164:12 171:16 Christopher 114:8,10 124:19,21 145:7 146:5 147:1,4,20	155:1 160:8 165:13 167:2 169:19 170:3 chunky 18:8 circumstances 108:22 116:8 142:16 146:17 cited 45:10 citizen 111:7 citizens 22:11 91:16 111:4 city 1:2,11 3:15 3:16,16,17 20:7 22:11 68:16,17 91:16 105:3,4 111:5 133:15 164:17 City's 4:8 clarification 103:14 144:14 clarify 148:12 158:6 clear 65:7 143:21 160:14 162:2 167:6 168:8 clearly 59:6 96:6 97:6 clerical 43:11 click 19:20,21 28:1,2 48:21 48:22 68:4,5 86:18,19 103:17,18 151:12,13 client 160:8 clients 106:4,13 117:18 145:6 climbs 96:14 clip 71:8,8 clipped 63:21 clipping 64:1 clogging 96:8 close 28:10 40:9 44:18 49:20 69:8 87:3 100:9 105:20 149:20 154:21	158:12 closed 27:7 closely 37:6 closer 131:11 156:17 closet 128:2 132:16 code 27:2 28:19 29:8,21 46:7 65:20 68:16 69:19 70:1 71:22 72:3 75:21 76:3,7 76:10 105:3 111:16 124:12 code- 22:14 123:20 code-complia... 89:19 code-compliant 91:12 code-minimum 119:15 cogent 43:2 colleagues 141:12 COLLECTIVE 172:14 college 141:20 color 105:12 133:10 come 12:6 13:2 21:6 44:19 62:15 71:3,19 76:15 77:6 140:11 152:6 163:19,22 165:1,9 166:6 166:19 168:12 168:18 comes 46:17 128:16 comfortable 48:16 74:19 104:19 107:1 109:6 136:19 149:15 158:18 158:19	coming 79:17 91:18 96:8 127:12 129:17 133:3 161:13 161:13 comment 4:6,7 11:11 19:19 20:2 27:22 28:11 48:20 49:3,21 66:18 68:3,8 69:8 86:17 102:21 103:13,16,21 105:20 110:12 130:20 136:13 136:18 139:11 140:9,12 148:22 149:4 151:11,17 154:21 157:15 commented 100:17 comments 18:20 24:9 48:7 66:18 67:22 87:2,7,10,11 87:12,13,14 103:12 105:21 109:10 110:16 139:11 140:22 141:10 143:8 148:19 155:5,8 commercial 129:21 commission 32:14 37:3,7 43:3 49:12 51:4,22 66:22 105:11 174:17 Commission's 49:8 Commissioner 32:16 47:7,13 Committee 12:21 common 131:7 147:10 Commonwealth
---	---	--	--	--

147:11 174:2,5 communication 49:6,12 104:21 communicatio... 50:8,10 154:20 communicative 154:16 community 100:9 104:18 125:10,13 126:15,16 136:7 community's 135:11 company 21:6 63:15 comparisons 83:2 complete 11:1 completely 27:4 143:20 compliance 43:17 47:18 compliant 22:15 38:19,20 complies 38:17 comply 23:18 28:18 30:18 45:19 59:7 89:21 complying 43:16 comprise 140:2 compromise 137:6 139:1 compromises 138:6 conceptually 77:16,17 concern 16:21 101:9,10 103:2 139:18,21 140:6 concerned 69:17 71:21 103:10 107:6 concerning 141:8,9	concerns 20:10 118:4,6 120:4 131:3 134:3 139:12 141:1,2 141:11 154:11 155:3 156:2,5 156:8 158:19 concluded 148:19 concludes 124:11 172:15 conclusion 43:7 73:21 conclusory 146:1 Concord 114:11 concur 47:13 condition 14:4,4 30:17 41:16,16 55:19 67:17 68:17 78:21 89:21 96:15 100:2 105:4 120:12 125:21 126:6 138:9 171:7 conditions 35:19 37:20 40:6 59:6,7 82:4 95:11 96:5 99:17,18 146:18 162:6 condo 21:1 confident 170:16 configured 140:11,14 160:15 168:5 confirm 7:10 165:7 conflicting 32:19 conform 52:17 87:20 conforming 51:13 confused 19:12 59:9	congestion 51:18 52:2 90:22 110:10 connect 50:19 connecting 36:8 connection 39:15,20 connector 35:16 connects 39:19 consensus 16:17 Conservation 68:11,14 104:11,22 105:1 110:16 consider 101:13 155:9 considerable 133:12 consideration 117:12 125:4 considerations 20:10 consistency 119:10 consistent 89:8 92:5 104:9 Constantine 1:10 3:4 5:3 6:3,9 7:3 8:9 10:3 13:10 14:17 16:3 19:5 20:17 21:17 24:1,20 constrained 95:10 144:2 construct 21:20 50:17 105:8 109:15 constructed 22:14 construction 51:9 105:5 136:3 157:20 165:6 consultation 105:11 contact 154:17 contacted 49:11	contained 115:12 context 70:4 136:11 contextually 70:4 continuance 10:18 11:3,8 11:12 13:12 14:20 15:1 32:12,20 33:12 33:14 55:18 56:12,14,21 79:22 80:2,4,6 164:7 166:13 168:14 171:22 172:2,8 continuation 55:16 continue 11:13 14:3,16 15:3,5 15:7 33:2,4 55:9,13 56:10 56:16 72:8 78:10,20 79:20 80:5 117:5 163:4 166:19 169:15 171:6 171:20 172:4,6 172:10 continued 2:13 7:8 10:9 11:12 15:8 25:9 33:21 52:4 57:2 60:18 80:10 91:6 110:18 172:13 continues 35:4 continuing 16:11 Contract 61:12 contractor 50:4 63:14 77:8 contributing 122:3 123:19 148:9 conveniently 40:10	converted 134:17,17 161:17 converting 94:21 convinced 169:10 copy 49:9,15 Korn 104:15 corner 42:11 63:21 64:1 95:14,22 119:3 corners 147:21 correct 26:1,2 42:5 43:19 44:1,3,6,8,19 47:2,5 65:18 73:18 74:10,11 109:21 127:3 150:12 165:15 correctly 100:19 161:20 correspondence 7:21 20:19 21:12 28:7,8,9 32:9 68:11 69:8 105:19 corridor 138:19 Council 68:17 105:4 counsel 56:5 147:5 164:11 174:9 Counselor 154:22 159:10 couple 118:5 134:1 course 120:6 121:4 144:5 court 161:7 cover 27:4 covered 27:1 65:8 68:21 81:21 83:8 COVID 129:7 162:9 COVID-19 3:12 3:17
--	---	--	---	---

63:15	D	Dear 130:16	define 129:21	designed 116:21
create 38:14	D 2:1 3:1,13	debate 153:7,8	defined 130:9,9	Designer 61:12
41:11 53:6	daily 108:1	Deborah 104:15	definitely 102:1	designs 162:21
95:15 108:5	Dan 94:8,9,11	decade 153:18	degenerative	desirable 23:4,9
109:1 111:9	94:14,15	decades 152:5	125:20 126:6	29:14 89:4,14
112:7 114:21	100:22 101:3,5	December 120:2	degree 133:14	desire 119:9
131:14 139:17	101:7,14	decided 160:1	delay 62:22	153:12 159:15
149:18 154:14	105:21 106:1,4	deciding 102:22	demo 84:17	desired 159:18
created 52:8	109:21 110:1,1	decimal 43:21	demolishing	desk 106:6
67:12 91:14	113:8,10	43:22 44:20	95:22 98:10	despite 142:16
111:2 145:4	dark 132:16	46:18,22 47:21	demolition 96:5	detached 40:15
creates 146:7	Dash 10:10,12	59:17 60:1	98:1	50:20 52:21
creating 140:6	10:12,16,19	decimals 48:13	demonstrate	53:4 111:21
141:2 145:6	11:4,5 12:18	decision 14:12	45:21	112:5 115:7
creation 23:6	12:19 13:7	49:13 79:12	Dennis 61:3,4,8	118:9 148:4
122:8	15:10 16:7	165:1 171:14	61:11,16,19	detail 39:4 66:10
creatively 143:5	dashed 17:11,14	deck 16:13,13	62:9,13,16,19	69:18 70:7
credit 48:12	17:16 95:20	16:14,22 17:1	63:2,14 65:11	71:3 73:9,10
crisis 162:11	123:15	17:8,9,12,17	65:14,18 66:12	74:3,5,9,12
criteria 53:12	data 47:4	17:18 18:15	74:1,17 77:17	76:6 77:4
112:14 115:11	date 2:14,16,18	20:8,11 21:3	80:13	137:8
163:15 166:1	2:20 11:3,15	21:21 22:14	denoted 73:16	detailed 66:5
cross-section	14:5 30:19	23:6 24:2	denseness	70:19 72:12
73:13 74:6	55:20 69:6	63:19 64:17,18	133:15	73:3
crosshatching	79:7 105:16	65:8 67:9	denser 135:17	details 73:6,7,11
64:14	170:1,5,7	68:21 71:11	density 90:20	determinant
crowd 143:3	171:8	81:19 82:13	134:12 135:16	107:14
cue 94:14	dated 3:17 7:21	84:13 85:3	155:4,11,15	determine 43:4
cues 82:6,9	21:22 28:7	89:6 95:17,19	Department	166:4,7,8
current 23:2	32:9 50:22	95:20,21 96:9	70:12 72:5	169:20
41:4 42:7	105:14 130:15	96:21 97:12,18	depending 4:10	determined
52:17 94:20	154:7	97:19 99:12,13	depicted 40:13	115:5 118:8
102:10 103:2	Dave 94:21	99:22 100:17	Der 26:12,13	determining
118:17 121:15	100:7 101:14	101:1,10 102:1	31:1	166:1
154:20 162:6	David 94:17	102:7,22 103:2	derogate 29:19	detract 43:8
171:18	day 42:7 102:13	103:3,6 105:8	52:15 92:2	detriment 23:5
currently 12:10	132:18 135:13	105:22 106:5	111:14 116:18	23:10 29:15
14:8 32:13	147:9 170:9,12	106:16,22	derogating	52:8 85:22
35:19 36:14,16	170:12 174:13	107:6,10,12,16	23:11 89:15	89:5 91:14
41:21 94:21	daylight 132:17	107:19 108:7	described 36:22	111:3 116:18
95:21 97:19,21	days 12:8 14:7	108:11,14,15	68:18 69:5	detrimental
98:2 106:7,7	139:9 146:15	108:19,22	105:5 144:10	53:10 112:11
132:1,15,21	de 16:12,13	109:16,18	description	developed
171:10	dead 137:21	121:22 123:12	143:12	117:21 161:1,2
cursor 17:8,13	dead-end	decreasing	design 74:13	developer
cut 138:20	114:17	119:19	104:12 106:20	134:18 135:2,5
cuts 137:18	deal 111:9	defer 44:16	120:14,18	135:12 161:9
	dealt 136:2	106:4,12	122:8 154:14	developing

81:12	disagreement	39:19 41:3,10	116:5,10,10,12	elderly 132:15
development	164:16	65:15,16 83:11	116:14 118:9	142:1 159:16
52:4 91:7	disappointing	97:19 119:20		elements 29:22
110:19 130:6,7	76:5	152:13 157:4	E	81:17
130:8 143:1	disapprove	157:10 163:5	E 2:1 3:1,1	elevation 39:11
diagonal 75:15	70:11	doors 41:8 82:13	e-mail 49:12,14	39:14 40:2
75:20	discretion 4:11	84:18 85:2	79:14	73:5 84:17
diagram 75:6	discuss 67:5	dormer 96:2	e-mails 50:3	85:1 98:1,3,12
dialed 7:13	144:21 158:13	97:2,9 98:12	earlier 49:11	98:22 99:8
different 103:7	discussed 87:6	98:14,18 99:20	137:12 141:14	123:8,18
137:4 165:22	discussion 16:14	99:21 105:9	early 34:9 58:8	elevations 73:6
166:2,5,7,20	16:21 48:11	dormers 109:16	easiest 27:11	73:7 97:6
differently	50:13 79:8	double 83:10	easily 132:3	emergency 3:11
103:7	109:18 144:12	double-hung	east 28:18 29:8	3:16
difficult 18:10	145:11,20	99:6	123:18 132:20	emissions 12:6
70:15,17	146:1 148:15	doubt 71:5	east-facing	emotional 142:4
digits 45:8 46:5	153:9	downspouts	134:9	empathize 153:2
46:6	discussions	131:13	easy 153:3	employed 174:9
dimension 71:14	74:20 117:5	downstairs 20:6	eat-in 96:19	Employees 1:11
100:21 150:20	disguise 117:3	dragging 167:1	echos 107:21	empty 82:17
dimensional	disrepair 88:5	draw 106:9	edge 17:9 73:10	en 36:5
23:19 43:11	disruptive 136:7	150:11	edit 28:17	enclose 83:17
46:13 51:2	distance 41:17	drawing 11:22	Edition 167:1	149:16
53:5,6 55:22	75:22 76:4	40:4 64:6	Education 167:2	enclosed 67:10
85:20 87:21	97:15	68:22 72:12	effect 70:1 90:18	67:13 70:3
109:20 112:6,7	distinction	77:1,3 100:20	137:5	81:22 98:6
155:7	148:14	drawings 21:22	effective 137:21	enclosing 67:8
dimensionally	district 35:13	30:18 38:16	effectively	83:8
52:20 111:21	37:3 41:22	40:7 50:21	127:10 129:11	enclosure 83:9
dimensions	43:5,8 52:14	55:22 66:3,9	144:5	encourage 59:5
71:12 75:8	52:15 68:12,14	73:3 74:21	effects 120:7	104:12,17
129:22	68:20 92:1,1	77:4 87:21	131:19	encumbered
dining 127:16	104:11,22	100:19 109:19	effort 141:5	22:13,22 23:3
131:10,16	105:2,7 111:13	drawn 106:7	efforts 95:3,3	88:12
132:10 133:17	111:13	108:17	131:1 154:1	endeavor 30:1
direct 36:2	disturb 101:12	driving 40:17	egress 51:18	endorse 20:14
120:2 132:21	disturbance	42:8 122:20	52:2 90:22	ends 76:1
133:6,12 138:3	108:5	drops 39:21	99:10 118:16	energy-efficient
154:12 158:4,5	dividing 46:16	dry 123:6	121:17 122:3,8	121:16
directed 50:10	148:6	due 3:10,17	122:10 123:13	enforcement
direction 71:12	document 70:10	18:16 32:19	123:21	22:2 29:3 88:1
116:16	77:7 100:12	45:12 88:11	eight 150:22	88:16 115:14
directly 41:11	documents 76:9	104:6	151:1	115:16 146:7
132:2 133:9	doing 50:4 64:16	dwelling 36:15	either 50:6	engage 153:9
156:12,14,15	70:18 71:4	52:21,21 53:4	66:16 79:13	enhance 29:16
157:10 158:1	95:2 97:1	53:5 111:22,22	82:17 84:5	91:17
disagree 48:6	98:11 163:9,22	112:5,6 114:17	106:14 145:16	enhanced 91:10
58:17	door 38:9 39:19	114:18 115:7	153:10	enjoyable 95:5

23:14 131:4 133:19 enlarge 95:15 105:9 enlarged 84:20 enlargement 52:20 53:1,3,9 53:12 111:20 112:2,4,11,13 enlarging 63:22 95:17 96:2 enter 36:14 47:4 entering 154:13 entire 36:10 139:6 entirely 12:19 12:19 131:17 150:8 entitled 30:19 50:22 68:15 105:14 110:4 entry 26:22 82:12,17 83:11 84:13 127:13 environment 151:6 equinoxes 120:7 erected 132:5 Eric 26:12,13 31:1 especially 23:14 29:21 132:18 133:18 153:3 essence 22:8 essentially 18:5 18:10 established 46:15 51:19 91:1 110:11 establishing 68:17 105:4 evaluated 37:6 evaluates 43:3 evening 20:21 26:6,12 32:21 34:8 35:8,10 57:4 81:8 94:11,15	117:13 118:10 events 3:16,17 everybody 109:12 125:22 172:19 everybody's 135:11 everyone's 20:10 everything's 76:10 exact 11:18 exacting 144:4 exactly 12:3 44:12 46:13 65:12 70:8 71:3 152:22 165:12 exceed 72:1 exceeds 44:4 51:10 118:17 exception 46:8 exceptionally 41:5 excess 43:18 46:17 50:18 exchange 48:10 exclusive 108:1 exclusivity 22:6 excuse 166:12 Executive 3:13 exhausted 165:2 exist 83:13 existed 145:5 existing 18:15 22:21,22 37:20 38:5,13,14 40:6 43:13 44:10 47:16 51:10 52:17 53:11 59:2 70:5 75:11 77:4 81:12 82:3,12 83:10 83:16 84:13 88:12,13 90:13 91:20 95:8,21 96:5,6,12,15	97:4 98:2,12 98:16,18 99:1 99:2,3,17,20 104:7 110:13 112:12 114:17 115:1 119:2,6 120:12 121:21 121:21 122:9 122:11,14,18 122:18 123:4 123:12,12 127:1,2 134:10 140:4 167:7 expand 95:15 114:13 146:11 147:6,17 149:21 153:10 expanded 116:15 128:1,2 145:14 147:3 167:10 expanding 64:18 97:9 115:16,17 142:9 168:7 expansion 36:4 42:2 64:21 115:9,19 116:20 119:7 119:12,18 121:5 122:17 122:20 123:11 142:20 expect 170:14 expectation 126:7 expected 133:15 experience 47:8 138:16 144:17 experiment 150:7 expires 174:17 explain 13:2 169:11 explained 38:1 38:11 explaining 38:17	explanation 145:12,13 explicit 66:22 explored 120:5 express 55:15 153:13 expressed 45:20 120:3 139:13 141:12 extended 17:17 27:3 116:3,15 extension 26:21 38:12 39:12,12 39:15 60:13 extensive 120:1 extent 72:10 120:16 exterior 12:6 17:17 88:19 121:13 124:13 extra 126:10 extremely 21:8	falling 18:16 falls 118:14 familiar 148:14 171:15 families 104:17 108:12 family 35:12 95:1 104:19 107:9 111:22 127:13 128:15 129:6 142:8 143:22 159:16 160:4 far 24:3 27:5,9 45:19,20,20,20 64:1 71:21 89:11 114:18 114:19 118:17 118:18,19 122:3 123:19 141:12 150:16 170:19 fashion 88:10 89:19 fashioning 144:13 favor 8:9,12,15 8:18,19 14:17 14:19,22 15:4 15:6 24:6,6 30:4,6,9,11 33:6,8,10,12 33:14,17 53:16 53:18,22 56:12 56:14,17,19,22 79:22 80:2,4,6 90:1,3,5,7,8 92:10,13,16,19 108:11 112:17 112:19,21 113:1,3 164:10 171:22 172:2,5 172:8 Fayerweather 2:6 55:7,13 features 110:14 feedback 118:3 feel 45:8 108:9
--	--	---	---	--

154:17 163:14 163:15 feeling 16:16 107:21 161:11 feet 17:1,2 44:5 71:11 98:17 100:20,21 101:5 114:15 118:19 121:18 131:8,16,18 132:3 133:16 133:16 138:17 150:21,21,22 151:1,4 152:18 152:18 feet's 151:6 fellow 109:10 felt 18:8 135:10 fence 98:21 fencing 98:10 fenestration 91:18 111:9 fenestrations 105:10 Ferrante 104:16 Fields 117:9,11 117:16,17 127:6 134:3 137:9 150:4,13 150:19,22 151:9 155:19 155:20,22 Fifth 167:2 figure 47:21 file 11:17 12:10 12:12,15 14:9 14:9 30:18 33:15 49:9,18 50:11 56:1 79:9,16 137:2 166:8 171:11 171:18 filed 117:3 fill 74:9 filled 130:1 filling 142:21 final 105:12 finalized 170:13	Finance 44:17 Financial 146:8 financially 174:10 find 4:7 53:9 79:2 112:10,10 137:6 169:14 finding 110:16 finds 18:17 22:2 22:5,17 23:4,6 23:9 29:3,10 29:14 51:6,8 51:17 52:1,10 52:13,18 53:8 88:1,11,17,22 89:4,6,14 90:15,17,21 91:3,6,13,22 92:4 110:6,18 111:6,12,18,19 fine 17:7 108:16 157:3 finish 167:21 finished 124:7 first 6:6 7:9 16:22 26:18 35:21 38:10 39:16 41:1 43:14 64:12 78:21 83:7,17 84:9 95:13 109:16 121:15 122:13,18 125:3 127:14 127:14,15 130:22 131:11 131:17 132:9 132:18 136:2 146:6 147:6 152:11 159:22 161:5 169:17 first- 39:3 first-floor 38:13 39:18 100:22 108:6 119:19 121:1,22 122:18 fit 116:21	five 8:21,22 24:17 30:15,16 30:21 33:17 57:1 72:1 73:18 80:8,9 90:9 92:22 93:1 113:5,6 131:18 133:16 172:11,12 fixed-railing 123:22 flare 75:15 flared 75:19 flat 64:9 flattering 43:2 flick 38:16 floor 22:6 35:21 36:4 38:10,11 39:4,13,15,16 40:4,9 43:13 43:17 45:5,15 46:15 47:16,20 48:2 50:18 51:11 67:12,12 83:17 85:9 95:13 96:13,17 101:2 102:4 104:8 109:16 109:17 114:14 120:22 121:15 122:13,17,18 122:21 123:1 123:12 126:22 127:9,14,14,15 127:18,19,19 128:4,17,18,19 131:7 140:1 149:16,18,18 159:18 160:1 flow 95:4 flu 99:9 Flynn 94:16 105:14 110:3 Follen 2:5 34:7 35:12 37:18 42:11,16 50:22 follow 48:11 82:9 103:9	124:13 follow-up 150:4 following 143:18 foot 35:22 36:3 98:16 footage 59:14 footprint 117:22 118:15 122:14 122:19 140:4 force 40:17 forgotten 42:6 form 43:11 46:13,18,19 48:13,14 55:22 85:20 87:21 109:20 formal 119:10 124:11 forms 51:2 87:18 forth 74:20 77:12 167:15 forward 11:14 13:1 49:17 71:2 73:1 164:10 found 141:15 four 46:22 54:3 54:4 128:11,12 129:4 131:9 134:14,17 135:6 147:21 161:17 168:1 four-bedroom 128:22 129:2 four-family 81:13 fourteenth 170:22 Fourth 167:1 fourth-floor 21:21 frankly 24:1 116:6 163:1 Fraser 81:11 free 154:17 French 41:8	front 17:10 26:22 38:19 39:10 73:17 79:4 81:19 82:12,15,19 83:21 84:5,13 84:13,17,18 85:1,13 97:11 98:11,15,22 122:9 123:8 133:9 160:22 164:13 full 76:19 fully 13:4 102:7 functional 41:3 functionality 41:10 functionally 89:7 fundamental 117:22 furniture 106:9 further 21:12 32:17 47:22 50:12 70:3 87:9,11 103:13 109:9 150:18 159:5,7 174:8 furtherance 52:18 future 67:8,10 103:8 145:4
G				
G 3:1				
garage 35:17 36:2,8,13 38:7 39:20,22 40:18 40:18 41:3,4,6 41:11,12,17,18 42:2,3,5,10,12 50:20 51:14 garages 42:9,16 42:21 Garden 42:18 garnered 100:9 garnering 119:19				

gathered 123:5	158:14 161:7	grandparents'	growing 95:1	Hannah 94:17
gathering 108:4	161:12 163:15	122:20	128:15 141:16	94:21 100:6
gatherings 3:12	164:19 166:2	grant 21:20	grown 116:1	101:14,16,20
GCD 81:10	go-around	23:21 28:9	guarantee	101:20 102:16
general 1:3	168:12	29:2,13 30:2	169:14	106:2 113:11
16:16 127:3	goal 18:19	50:17 52:19	guardrail 22:9	happen 22:11
Generally 4:9	goals 153:2	53:14 55:17	85:9	41:2 71:6
generated 51:17	goes 12:1 67:11	66:6 87:18	guardrails	135:19
52:1 90:21	going 6:6 11:16	89:20 92:8	21:21 81:18	happened 136:2
110:9	14:15 17:4	109:15 111:19	82:13,19 83:12	163:4
getting 85:15	31:2 38:21	112:9,15	84:21 85:2,3	happening
86:4 99:3	43:16 44:2,16	144:11 163:16	85:12,16	136:6
158:17 160:5	66:8,20 67:1	granted 23:5,10	guess 14:14	happens 147:11
GFA 40:11,13	71:2,3,6,15	24:18 29:15	64:10 70:21	happy 13:3
44:3	72:4,7 98:9	30:22 54:5	71:2,10 73:5	36:21 37:9
give 4:6 20:7	99:2,5 102:1,3	73:8 87:20	100:5 128:6,10	56:8 61:13
62:7 64:21	103:6 106:15	89:5,15 90:11	128:14 134:1	62:1 76:11
69:9 73:3	107:10,11	93:2 98:5	164:9	106:14 154:2
147:12 158:15	115:17,19	113:7 147:11	guidance 169:18	hard 20:9 49:14
159:6,17 164:6	125:16 126:5,7	147:13	guidelines	95:19
168:22 169:9	128:10 129:19	granting 22:8,15	104:10	hardship 22:4
170:6	135:19 138:14	23:17 24:17	guiding 47:15	22:12,17 29:5
given 66:7 71:16	153:4 159:9,10	29:18 30:14	Gus 5:2 8:8	29:10 88:3,11
98:5 140:11	160:15,16,18	88:9 92:11,17	gutters 123:5	116:8 125:1
147:9 150:14	161:11 163:19	92:21 104:12	guys 62:15	126:10 142:11
158:16 162:6	164:9,21,21	113:4 168:19	164:18	143:10 144:8
gives 41:2	167:9,11	gratefully	<hr/>	145:2,6 146:8
giving 70:19	168:17 169:21	152:14	H	146:17 147:7
Glassman 6:8	170:11	gray 95:14,17	H-i-s-e-l 109:21	147:19 153:7
6:11 7:13 16:9	good 11:10	104:5	half 44:5 47:8	159:13,15,16
16:10 24:19	20:21 21:6	great 7:18 13:6	98:16 107:16	163:5,8 164:1
81:7,8,9 86:4,6	23:5,10 24:18	20:12 25:17,19	132:18 133:13	168:11,13
87:4,5 93:3	24:20 26:5,12	50:12 59:4	Hancock 2:17	169:11,14
go 11:14 17:22	29:15,17 30:22	61:11 88:5	7:7,20 8:1,7	hardships 143:4
18:1 21:9	34:8,16 35:8	100:14 111:8	hand 19:21 20:1	harm 155:12
27:10 31:2	57:3 70:6 81:8	136:3,21	28:2,4 48:22	161:14
39:3 42:18	89:5 94:11,15	greater 45:13	49:2 68:5,7	harms 155:16
46:22 47:10	99:1,2 113:7	153:7	86:19,21	harping 156:19
59:5,17 62:3	116:18 144:12	greatest 120:9	103:18,20	harshest 144:6
62:11,17 70:12	147:4 151:6	green 99:22	124:18 142:13	hatch 96:18
70:22 71:12,18	159:1 166:21	159:2,3,4	149:7 151:13	hate 152:8
71:22 73:1	Goodn 172:17	grew 136:7	151:15 174:12	Haverty 114:10
74:3 75:5 79:5	goodnight 15:11	gross 43:13,17	handed 77:8	hazard 51:18
96:4 97:2,22	172:18,19,22	45:5,15 47:16	handling 10:19	52:7 90:22
115:10 117:10	governing 47:21	47:20 48:2	handrail 18:4	91:14 110:10
126:11 127:19	Governor 3:13	50:18 59:13	76:22	111:2
128:4 130:13	grandparent	group 100:8	handrails 74:10	He'll 44:19
134:12 137:4,9	118:21	Grove 10:13	hang 101:7	head 74:15

83:11 127:7	26:12 58:16	118:20 122:19	144:20 160:14	improve 72:21
header 122:11	63:3 125:2	125:6,6,7	houses 42:9,10	89:18 111:15
heading 42:19	Hickey 1:8 3:6	131:5 142:1,3	42:15,17,21,21	improved 140:2
health 52:8	4:20,21 6:5 7:8	142:4 145:14	95:10 134:16	140:5 152:15
91:14 111:3	7:12,15 16:5	152:9,12 153:4	hurdle 166:21	improvement
126:1 162:11	19:14,15 24:7	153:16,18	hygienist 13:2	20:12
hear 20:4 25:6	24:8 25:8,8,14	162:7,10,12	hypercholeste...	improvements
32:6 34:6,14	25:17,19,22	homeowner	11:14	69:5 141:3
34:15 55:6	26:5,9	67:20	I	154:1
60:9 61:1 81:6	high 137:16	homeowners	ice 27:2,2 28:21	in-person 132:7
94:7 114:6	141:20 166:22	29:20 52:16	ideal 135:8	inability 147:6
151:22	high-density	89:16 103:8	ideally 135:18	inches 72:2
heard 10:8 11:8	155:14	111:15	identical 82:6	97:16 119:13
11:9 24:9	higher 120:15	Homeowners'	85:1	119:14 123:16
25:10,11 55:14	highlight 139:3	18:22	identifies 40:10	123:20 124:4
74:4 154:13	highlighted	homes 43:8	illegal 134:21	include 28:20
169:10,12	122:2	honest 77:13	135:1 161:6	67:7 81:17
hearing 1:3 2:14	highlights 37:21	153:6	illegally 161:7	included 50:11
2:16,18,20	Hill 42:20 66:21	honestly 21:7	illustrated 97:6	70:1
12:13 14:8,12	68:11,14 71:16	hope 18:17 35:4	image 85:6	includes 122:8
16:12 32:13,20	71:19	72:5 98:4	imagining 132:4	including 24:5
33:16 55:17	Hisel 94:9,11,14	163:3 164:4	immediate	38:5 100:11
70:3 76:13,16	94:16,16	hopefully 20:4	104:3 111:1	109:4
79:12 87:3	100:22 101:3,5	126:17	139:20	incongruous
118:2 134:13	101:7,14	hoping 90:18	impact 90:20	43:5,7 68:18
135:13,15	105:14 106:1,4	152:6 165:5	91:4 119:12,19	105:5 110:17
144:13 155:2	109:21,21,21	horizontal 75:22	120:9,21 121:4	130:6
161:10 164:18	109:22 110:1,1	hornet's 47:19	124:9 131:4	incorporate
164:20 168:15	113:8,10	hours 12:7 13:1	132:17 133:7	51:3
171:13 172:16	historic 37:2,6	house 22:18	133:18 134:10	incorporated
heavily 158:21	38:1 39:17,21	36:10,16 37:1	136:16,20	69:3 105:15
height 81:18	49:11 105:6	37:2,5,15,19	139:7,8 152:16	incorporating
88:22 89:3	historical 37:3,7	38:3,6,10	153:13 163:2	51:2
98:18,19	43:3 49:8 51:4	39:10,13,18	impacted 89:10	increase 27:5
119:15,15	51:22 66:22	40:18,18 41:17	158:21	53:5 81:17
123:15,21	68:19	42:2,3,12	impactful 130:8	89:2,11 90:19
124:3 133:8	historically 99:4	46:16 48:2	impacting 143:6	112:6 114:19
held 3:10 116:12	history 135:22	51:10 59:13	impacts 131:22	114:22 118:19
123:13	136:11 153:18	61:9 67:19	impair 52:14	120:8 128:12
Hello 61:3 63:10	hit 47:11	82:6 83:11,21	92:1 111:13	133:10
help 8:2 61:13	hockey 125:12	86:2 89:9 95:8	imperative	increased 89:1
63:2 100:1,1	125:12	97:5,11 99:1,9	12:15	89:12 120:19
104:18 137:5	holding 97:14	104:19 115:18	important 27:7	122:3 123:19
helpful 48:10	home 35:12,15	116:1 123:14	136:10	140:5
helps 154:15	35:15,21 41:12	125:9,18	impossible 88:9	increases 27:8
Henry 157:18	50:19 94:19,20	126:17 134:9	impression/int...	increasing 38:8
hereunto 174:12	95:3 101:21	134:13,21	167:9	154:1
hi 20:4,5,21	115:16 116:3	140:9,11		indicate 64:15

84:8 indicated 68:22 160:10 indicating 50:7 indirect 133:2,6 133:12 indiscernible 10:7 120:1 152:5 industrial 13:2 129:21 inelevation 77:3 infill 41:13 84:14 infills 39:21 infinitesimally 59:18 information 11:17 12:3,9,9 12:15,22 32:15 66:5,5 70:14 70:20 72:9 75:2 77:13,19 informed 131:2 136:5 164:14 initial 29:9 154:11 initialed 21:22 30:20 87:22 110:4 initially 47:22 136:21 137:15 156:2 initials 19:11 insert 49:17 inside 12:1,4 insight 118:2 insignificant 151:2 Inspectional 46:13 Inspector 66:10 70:12,15 72:6 74:7 76:8,9 115:5 inspectors 66:15 73:1 installed 71:15	81:21 84:20 instance 107:17 instances 107:5 108:14 instituted 129:20 instructions 4:6 4:8 insurance 21:5 22:13 integrity 52:14 92:1 111:13 intend 13:4 intended 103:5 155:12,17 intent 23:11 27:6 29:19 52:15 89:16 92:2 111:14 116:18 155:6 intentions 67:9 interest 135:11 135:11,12 interested 145:10 174:10 interesting 36:7 interior 52:11 52:11 interject 128:21 159:9 interpretation 32:17 46:9 59:10 165:13 interrelate 75:3 interrupt 151:8 introduce 63:8 63:11 94:12 101:18 117:14 introducing 50:3 introductions 99:14 invasion 108:15 involve 22:3 29:4 88:2 involved 45:8 involves 40:13 involving	108:22 iron 64:13 irony 161:12,21 irregular 63:19 irrespective 159:11 163:1,7 issue 36:7 48:13 107:8,9,18 108:16 109:1 135:16 140:12 142:5 150:1 155:15 167:13 issued 37:3,7 45:19 issues 38:4 40:12 155:16 156:5 it'll 20:12 items 159:19 iterations 150:5 <hr/> J Jacob 66:16 James 34:8,14 34:16,20 35:1 35:4,7,9 40:8 40:20 41:1 42:4,14 43:1 43:19 44:2,7,9 44:14 45:12,16 47:2,6 49:10 49:19 50:1,14 54:6 55:8 56:8 57:3 87:8 January 118:7 120:3 Jason 1:9 3:6 4:18,19 6:5 7:5 8:17,18 13:15 19:8,9,12 25:4 25:21 27:19,20 30:10,11 32:4 33:11,12 34:4 48:7,9 50:15 53:21,22 55:4 56:18,19 58:4 67:22 68:1 78:17,18 80:5	80:6 81:4 86:13,14 87:15 87:16 90:6,7 92:17,19 94:4 103:11,13 108:18,20 112:22 113:1 114:4 143:7,9 143:17 144:21 145:8,9,10,17 145:21 146:4 148:13,17,19 148:20 163:14 163:18 164:6 171:2,3 172:7 172:8 Jim 1:7 3:5 4:14 4:15 6:4 7:4 8:11,12 10:4 13:11,13 14:18 14:19 16:4 19:6,7,13 21:18 24:12,13 25:3 26:2 27:14 28:14 30:4 32:3 33:5 33:6 34:3,11 34:12 37:22 38:1,5,11,17 44:8,21,22 46:14 47:5 49:21 53:15,16 55:3 56:11,12 58:3,8,12,15 58:16,17,20 59:8,12,16,20 60:3,5,7,9,11 60:14,16,18 62:6 65:3,5 73:22 78:10,12 79:21,22 81:3 86:5,7 87:7 89:21 90:1 92:8,10 93:4,7 94:3 100:14,16 101:2,4,6,9 102:15 103:9 106:15,18	109:8,9,13 112:16,17 114:3 139:11 139:12 140:18 140:20 149:1,1 149:4,7 150:12 150:18,20 151:1,7 152:6 158:16,22 165:4,7,14,16 165:19 166:10 166:14 170:4,6 170:9 171:21 171:22 172:17 172:20 Jim's 107:5 141:1 jinx 58:13 job 70:18 100:7 142:15 147:4 Johnson 104:15 joined 62:21 joining 94:17 Judy 104:15 juggling 142:2 July 170:2,8 171:6,8,12,21 172:13 174:18 June 11:3,13 12:12 14:3,6,8 14:10 15:8 32:21,22 33:2 33:16,21 76:19 78:7,7,9,10,13 78:15,20 79:7 79:10,21 80:10 justification 164:1 Justin 16:18 20:9 Justin's 21:3 jutting 134:22 <hr/> K Kachmar 117:17 136:22 136:22 144:21 145:16,18
--	---	--	---	---

146:3 147:2,8 148:2 151:4 156:1,12,14,17 156:21 157:6,9 keep 17:4 98:9 99:2 102:4 131:1 134:13 136:5 156:19 170:6 keeping 96:12 119:7 kept 4:5 Kevin 61:6,8,12 62:21 63:2,3,7 63:10,13,13,18 64:9,14,19 65:1,9,13,17 65:19 66:1,14 67:3,5,14 68:22 69:9,11 70:9 71:2,7 73:19 74:1,8 74:12 75:12,14 75:17 76:11,16 76:21 77:9,15 77:22 78:5 80:12 kicked 66:4 kids 102:2 125:8 125:9,11 kind 59:2 64:10 69:19 75:1 95:4,16 96:4,8 97:20,21 98:6 98:7 99:4,13 106:10 141:2 142:20 148:11 163:17 169:17 kitchen 95:15 96:9,19,20 121:22 122:15 127:16 knew 153:10 know 21:3 23:15 43:3 48:16 49:7 59:1,13 60:1,2 69:21 71:4 74:15,15	74:18 75:10 77:1,2,17 85:15,21 95:6 96:6 97:20 101:21 102:8 102:10,11 103:7 106:5,10 106:12 107:6 108:4,4 125:10 125:11,15,15 125:20 126:3,9 126:11,16,17 126:19 127:9 129:8,16,19,22 130:7 134:6,8 134:9,10 135:10,12,19 136:4,6,15,15 136:15,17,20 136:20 137:12 137:13,13,16 137:18,20,20 137:21,22 138:2,5,5,6,7,8 138:8,9,11,11 138:12,15,17 138:20,20,21 138:22,22 139:5,19 141:4 141:13,15,18 142:3,18,20,21 144:1,2 145:14 146:1,16 147:21 148:11 150:5,5,6,7,13 150:13,14,15 151:5 153:3 156:1,3,7,9 158:5,6,8 160:17,22 161:14 162:4,5 162:9,10,10,12 164:3,3 165:3 168:17 169:20 known 125:9 <hr/> L <hr/> lab 12:2	lack 70:7 lacking 70:14 75:1 77:13,20 lacks 74:9 lake 118:4 land 146:18 landscape 105:12 lane 145:18 language 168:12 large 28:20 132:16 133:18 larger 42:21 46:20 108:4 late 69:12 121:7 latest 21:22 30:18 167:5 laundry 127:6 128:3 142:9 159:14,21,22 160:1 laundry-room... 36:1 Laura 1:9 3:5 4:22 5:1 6:4 7:4,16 10:4 11:7,10 13:16 13:18 14:21,22 25:4,12,15,21 27:15,16 28:15 30:5,6 32:4 33:7,8 34:4 45:1,2 53:17 53:18 55:4 56:13,14 58:4 58:11,14 65:6 65:7,15,21 69:16 70:6,8 70:21 71:10 72:11,14,17,19 72:21 73:5,11 73:15 75:5,13 75:16,18 78:3 78:13,14 80:1 80:2 81:4 86:8 86:9 87:9,11 90:2,3 92:11 92:13 94:4	102:17,19 107:2,4,20 112:18,19 114:4 140:21 141:1 158:15 159:9 166:12 170:12,13,16 170:20 172:1,2 172:19,21 Laura's 25:12 25:14 108:13 163:19 law 3:15 27:6 32:9 114:11 115:12 144:2,3 159:11 163:9 laws 145:5 lawyer 48:10 lawyers 44:15 layout 117:22 122:13 127:18 leadership 35:5 league 125:12 leave 44:2 103:9 162:14 leaving 75:10 left 18:14 36:17 38:6,18 39:11 41:20 82:3,11 82:16 83:8,15 83:22 84:2,9 85:8,11 97:1 99:10,16,20 105:9 128:20 147:18 left-hand 119:3 legal 59:9 146:13 163:6 166:21 legislation 144:5 Leiserson 1:8 3:5 4:16,17 6:4 7:4 8:14,15,15 10:4 13:20 14:1 15:2,4 16:4 19:17 24:14,15,15 25:3 27:18	30:8,9 32:3 33:9,10 34:3 45:3,4,13,14 46:4 48:5 53:19,20 55:3 56:15,17 58:3 58:16,19 59:8 59:15,19,21 60:4,6,8,10,12 60:15 66:18,19 67:4 78:16 80:4 81:3 86:10,12 87:14 90:4,5 92:14 92:16 94:3 102:20,21 108:11 112:20 112:21 114:3 141:11 148:1 159:9 160:3 161:18,22 162:13,16,16 162:20 168:22 169:4,6,9 171:1 172:3,5 172:18 length 144:22 let's 17:4 18:1 100:19 letter 21:13 102:6 104:14 119:20 129:3 129:15 130:13 134:8 154:8 156:6 157:5,21 158:2,3,7 letter/Certific... 51:22 letters 87:2 100:10 104:2 110:22 117:1,8 124:15 137:2 154:5 156:10 156:19 157:1 157:11,12 level 39:22 77:7 109:18 118:16 122:4,6,6,7
--	--	---	---	---

164:3	38:14,22 39:4	134:22 139:17	137:13,19	80:5,6 81:5
levels 82:14	39:20 47:10	139:22 142:15	138:2	86:13,14 87:16
liability 22:13	59:8 69:16,17	149:11 152:9	luck 24:18,20	90:6,7 92:17
life 120:1	75:6 77:4 84:1	152:13 159:11	30:22 113:7	92:19 94:5
lifestyles 52:17	95:18,18 96:6	161:20 162:21	luxuries 162:4	103:12,13
light 48:16	98:10 102:2	164:10	luxury 159:19	108:20 112:22
90:19 91:18	125:4 140:12	looked 43:6,17	159:22	113:1 114:5
99:11 111:9	142:21 143:18	64:13 141:13		143:8,9,17
119:9,18 120:8	145:19 148:12	looking 28:8	M	145:10,17,21
120:19,22	152:10 159:5	30:19 129:17	MA 51:1	146:4 148:13
124:6,8 133:2	livability 91:17	132:4 139:13	main 16:20,22	148:17,20
133:6,11,13	livable 88:7	140:7 146:6	17:10 41:17,20	163:18 164:6
134:4,7 136:13	146:14 147:10	147:21 149:7	51:14 83:21	171:3 172:7,8
138:6,10	147:12	149:10 150:5	121:6 132:15	mass 17:10 45:7
139:19 149:21	live 20:5 125:21	159:4	149:16 150:10	83:21
149:22 150:6	126:11,17	looks 75:7	maintain 116:4	Massachusetts
150:10 152:20	156:10 157:4	143:17	117:22 118:15	1:5,6 69:1
152:20 154:15	157:10 159:17	Los 35:11 50:2,8	119:5 123:20	114:11 174:2,5
lighter 133:10	lived 125:5,14	loss 90:19	maintained 14:7	massing 119:2
lights 91:19	129:1,15	154:15	maintains	master 36:5
liked 100:6	130:19 136:2	lost 143:15	119:15	128:1,2 140:2
135:18	140:9	lot 11:19 22:18	major 107:14	140:5 142:10
limit 151:16	lives 156:12,14	22:19 29:11	majority 22:19	149:13,17
limited 134:11	157:18	44:5 45:6,18	making 28:17	159:4,18
limiting 3:11	living 41:9 102:3	46:16 47:9	29:6 38:2 95:3	167:10
150:9	111:17 116:4	59:16 72:4	142:6 153:3	match 82:9,21
Lindsey 114:13	127:16 131:10	96:3 104:7	Manager 21:1	83:3
117:18 124:16	132:15 134:15	116:10,13,13	March 3:13 69:2	matching 82:7,8
125:5 131:1	144:9,17 153:1	116:13 117:4	69:6 105:15	121:14
138:8 145:3	153:16	121:9 135:22	Maria 49:17	materials 12:3,4
152:7 154:13	Lo 35:11 44:16	136:1,12,12	79:14 171:16	75:3 119:21
Lindsey's	local 144:5	141:5 142:10	Mark 36:20	math 44:2,15
125:14	located 37:2	143:21 144:22	37:12,13,16	45:14 46:9,10
line 10:8 17:11	121:17	144:22 145:4	40:19,22 44:6	46:20 48:11,11
17:15,16 32:8	location 115:20	146:22 160:4	44:8,12 46:11	59:12,13,21
74:6 95:20,21	118:13 159:1	lots 107:15	47:3 49:21	mathematically
97:15,17	locations 98:21	lounge 106:8	marks 64:15	45:22
132:11 137:18	121:16 122:15	love 24:9 108:12	Marshall 1:9 3:6	mathematician
148:8	logging 61:22	125:13 126:15	4:18,19 6:5 7:5	46:12
lines 70:5 77:1	logic 98:8	lovely 142:17	8:17,18 13:15	Matt 114:13
119:5 120:16	long 47:11 75:20	lower 118:16	19:8,9,12 25:5	117:18 124:16
120:20,20	75:22 76:3	119:3 122:4	27:20 30:10,11	124:22 125:2,2
LISTSERV	164:2 165:6	123:16	32:5 33:11,12	127:4,7 128:21
100:9	longer 36:9	lowered 119:13	34:5 48:9	129:14 131:1
literal 22:2 29:3	longest 139:5	121:7 122:6	50:15 53:21,22	133:22 138:8
88:1,15 115:14	look 18:1 27:11	124:4	55:5 56:18,19	139:3 140:8
115:16	66:10 77:11	lowering 133:8	58:5 67:22	145:3,7 152:7
little 17:14	131:10 132:2,6	lowest 120:11	68:1 78:18	153:21 154:13

157:15,18 158:11 159:21 160:7,11,12 161:19 162:1 162:14,16,19 164:3,5,9 165:5,12,21 166:17 167:17 167:19,22 168:4,15,18,20 169:3,5,6,8,16 172:22 Matt's 116:2 118:21 146:12 matter 7:19 10:14 14:3 15:8 28:10 32:20 33:2,4 33:20 42:11 46:20 55:13,16 55:18 56:10 57:2 58:20 59:9,20 72:8 78:10,20 79:20 80:10 138:22 163:9 166:19 171:6,20 172:13 matters 32:15 max 47:17 maximize 119:18 124:6,7 maximum 98:17 98:19 139:8 Mead 117:18 mean 11:21 59:22 72:21 74:14 75:6 76:1,19 129:5 134:8 140:9,13 140:14,17 141:18 143:2 145:10 151:1,4 157:19,20 159:21 160:14 160:16 162:8 162:20,20 165:9	means 126:12 153:16 mechanical 127:13 meet 41:14,18 41:21 115:5,11 137:3 139:1 163:16 meeting 1:4 3:8 3:9,10,15,19 55:14 62:21 118:7 meetings 3:16 4:8 12:20 meets 98:14 member 13:21 19:19 55:15 68:3 148:22 members 3:4 4:2,2,5,13,13 6:3 7:3 10:3 12:16,16 15:11 16:3,10 18:8 19:4 21:15 24:5 25:3 26:13 27:13,22 32:3,11 34:3,8 35:8 44:20 48:20 55:3 58:3 65:3 70:21 71:10 73:20 78:9 79:19 81:3,9 86:17 94:3 103:16 106:16 109:10 114:3,9 117:12 125:10 133:21 139:11 151:11 158:18 memorandum 115:12 146:13 mentioned 110:12 125:17 126:9 130:5 merits 104:13 mess 135:5 message 160:9 met 51:7 90:16	110:8 118:4 156:7 Meter 10:13 Michael 117:11 117:14,16 127:6 137:9 150:4,13,19,22 151:9 155:20 155:22 Mid-Cambrid... 104:10,22 105:1 110:15 middle 83:10 99:21 120:14 158:21 Middlesex 174:3 Mike 117:9,16 134:3 136:13 136:18 137:8 148:1 150:3 153:21 minimal 18:19 66:4 72:15,17 98:5 minimized 120:21 121:7 minimum 41:14 123:21 minor 38:2 97:1 98:11 minute 43:16 93:5 97:7 143:10 167:20 minutes 4:9 20:2 49:3 58:10 61:1 68:8 86:22 103:21 151:16 misperceptions 136:16 missing 39:1 59:11 MIT 44:17 mitigate 133:7 154:15 Mm-hm 76:11 78:5 modeling 134:5	modern 88:7 89:18 111:17 modernize 95:3 modest 116:20 modestly 89:12 modification 26:21 159:7 modifications 26:16 38:2 88:19 modify 52:16 Mom 118:21 moments 34:21 Monday 12:12 14:9 33:16 56:2,6 79:10 79:16,17 171:11,18 Monteverde 1:7 3:5 4:14,15 6:4 7:4 8:11,12 10:4 13:11,13 14:18,19 16:4 19:6,7,13 21:18 24:12,13 25:4,21 26:2 27:14 28:14 30:3,4 32:4 33:5,6 34:4,12 44:21,22 53:15 53:16 55:4 56:11,12 58:4 58:8,12,15,17 58:20 59:12,16 59:20 60:3,5,7 60:9,11,14,16 60:18 62:6 65:3,5 73:22 78:12 79:21,22 81:4 86:5,7 89:22 90:1 92:9,10 93:4,7 94:4 100:15,16 101:2,4,6,9 102:15 106:18 109:9,13 112:16,17 114:4 139:11	139:12 140:20 149:1,2,4,7 150:12,18,20 151:1,7 165:4 165:7,14,16,19 166:10,14 170:4,6,9 171:21,22 172:17,20 months 37:4 166:16 moon 170:19 morning 120:6 132:22 mother 116:2 125:18,20 132:15 140:10 160:15 motion 8:5 14:3 14:15 15:3,4 21:16,17,18,19 23:21 28:13,14 29:1 30:2 33:2 33:4 50:13,16 53:14 55:17 56:10,15,18 69:22 78:19 79:20 87:17 89:20 92:8 109:11,14 112:15 144:13 158:14 171:6 171:20 172:1,3 172:5 moulding 77:2 Mount 114:7 119:3 130:18 130:18,21 154:9,19 move 17:8,13 104:17 126:13 138:21 159:18 160:15,18,19 moved 125:18 135:5 138:1 161:9 movement 120:5
---	---	---	--	---

moves 39:16	162:6,11 167:5	139:20 140:6	112:2,5,12	167:10
moving 26:18	169:11	neither 174:8	114:14,18,19	
121:11 141:19	needed 36:15	nest 47:19	nonconformiti...	O
141:21	111:10 121:13	never 128:22	51:15 114:22	O 3:1
MT 2:12	needs 21:4,4	129:10 161:16	115:1	objected 117:7
muddy 148:11	139:2 152:12	161:16	nonconformity	objecting 163:7
mudroom 36:1	155:9	new 12:11 14:5	45:9 46:10	objection 24:10
95:16 96:19	negative 90:18	14:8 18:2	53:6,7 112:7,8	104:4 159:11
127:12 142:9	131:4,22	21:21 33:14	nonfunctional	163:2
160:3	133:18 165:8	45:9 50:2	42:7	objections 50:7
multiple 46:5	negatively 89:9	51:13,15 53:6	nonpermeable	156:4
137:4 164:12	neighbor 20:6	55:20,21 59:7	64:3	objects 159:12
164:13	50:6 82:9,21	79:7,8 81:21	normal 65:20	observation
mute 4:5 7:15	83:3 85:2	90:13,17 94:19	Norris 154:9,18	43:2 108:8,13
20:1 28:4 35:6	102:5 109:5	95:20 96:9,13	157:9	150:2
49:2 68:7	142:14,17,19	98:18,21,21,21	north 12:21	obtained 171:16
86:21 94:8	142:22 149:13	99:6,10,13	124:3	obvious 64:21
103:20 151:15	149:15,20,20	112:7 116:3	notable 109:3	obviously 43:18
	154:11 156:3	120:16 121:17	Notary 174:4,16	106:9 127:12
N	157:20 158:4,5	122:14 123:4,5	note 12:20 47:6	128:16 135:7
N 2:1 3:1	159:12 169:12	126:12 140:1	50:1 120:15	136:3 137:20
name 3:8 4:3	neighbor's	152:15 154:14	137:1 148:2	138:22 141:4
20:5 26:13	139:1	166:5,8 171:8	noted 34:20	142:4 145:4
35:9 63:13	neighborhood	171:10	36:18 37:9	146:5 169:20
94:15 117:16	24:4,10 42:9	newer 121:16	40:8,11 41:20	occasions 118:5
125:2 130:17	51:19 53:11	next-door	49:11 55:11	occupant 52:9
Nancy 35:11	68:14 89:9	157:20	109:5	52:12 111:8
narrow 22:18	90:20 91:1	nice 106:6	notes 110:15,22	occupants 22:10
41:5 116:13	92:7 100:8	night 102:4	notice 41:7	23:12 29:17
narrowness	104:10,22	nobody's 32:8	noticed 27:1	91:15 108:1
104:7	105:1 109:2	noise 90:19	35:7 45:5	111:4 129:3
National 37:5	110:11,14,15	107:14,18	noting 97:12	occupiable
nature 11:18,21	110:17 112:12	108:5,16	November	17:20
12:1 22:21	116:22 118:13	nominally	118:2	occupied 27:7
52:6 91:8	143:6 155:14	100:20	nuisance 52:7	occupies 22:19
110:20	neighborly	nonbinding	91:14 109:1	88:8
necessarily	163:3	105:16	111:2	occur 37:1
144:16 167:13	neighbors 50:2	noncompliant	nullify 29:18	odds 153:12
necessary 14:13	50:9 85:22	38:19	nullifying 23:11	offending
56:4	101:12 102:10	nonconforming	89:15	149:12
need 12:2 40:16	103:7 104:3	35:19 36:16	number 4:10	offer 29:22
65:21 66:5	107:14 109:4	41:16 48:1	25:7 32:6 34:7	149:4
73:3 81:13	117:2,5,6	50:19 51:12	43:18,21 44:20	office 97:11
85:19 86:3	118:3,4 131:2	52:20 53:1,4	46:17 47:15,15	102:12 107:22
102:4 116:1	135:20 136:5	53:11 81:18	47:20,21 55:7	114:11 116:4
118:8 126:5	142:12 156:2	90:14 95:8,11	58:22 81:7	118:20 122:19
128:15 140:5,8	neighbors'	97:5 104:6,8	94:7 114:7	128:3,7,9,18
142:11 146:13	108:15 139:18	109:17 111:21	128:12 154:4	129:7 141:17

159:15,17 160:3 162:6 167:12 offices 162:8 oh 17:7,7 19:10 34:11,16 39:1 39:3,3 40:6 61:5 63:13 101:20 149:6 150:18 153:5 158:15 167:4 170:9 okay 7:12 11:2,6 11:10 13:6,21 14:2 15:2,6 16:8 19:3,18 24:12 25:18 27:12 28:16 31:2 33:1,20 34:16,22 37:12 42:1 44:13,13 48:7,19 50:16 61:5,6 62:16 63:1,5,7,16 64:4,12,20 65:2,15 66:12 66:17 67:4 69:14 73:4,9 74:1,8 76:11 77:15 78:2,8 78:16,19 79:20 80:11 86:5 87:9,17 94:10 101:14 102:15 103:11 106:15 109:8 110:3 124:19 126:21 129:13,18 139:10 145:17 148:17 152:1 155:18,21 156:16 158:12 160:7 163:11 166:10 168:4 168:10,20,20 169:16 170:3 170:15 171:5 old 114:17	116:10 Olivia 1:12 4:14 4:16,18,20,22 5:2,4 17:3,21 18:12 20:3,20 37:16 38:22 40:5 43:10 64:4 71:1,9 82:1 95:6,6 126:21 143:11 151:18 once 41:15 67:8 67:11 166:8 one's 141:20,20 one-time 163:12 ones 75:17 onus 70:16 open 3:14 19:18 27:21 38:9,17 41:10 44:20 48:19 65:8,8 65:13 68:2 86:16 89:12 95:4,22 96:20 98:5 103:15 108:12 111:9 123:14 124:1 133:20 139:10 148:21 149:5 151:10 154:16 170:1 opened 41:4 openings 29:7 84:20 90:13 operation 52:4 91:6 110:18 operations 12:7 opinion 55:15 159:8 opportunity 12:17 106:19 163:21 opposed 42:2 54:5 opposition 24:4 85:22 155:3 158:5 options 108:3	order 3:13 28:18 28:21 29:7 68:17 96:9 105:4 112:9 114:16 119:17 135:4 146:14 147:12 orders 3:11 ordinance 22:3 22:22 23:2,12 29:4,19 43:14 43:20 46:8 47:12,17 48:18 51:7 52:5,16 58:21 88:2,13 88:13,16 89:16 90:16 91:8 92:3 110:7,20 111:15 115:15 115:17 116:19 129:20 130:2,4 130:12 146:7 146:10 155:10 155:12,17 ordinances 155:6 original 2:14,16 2:18,20 118:1 118:15 141:4 152:15 154:6 originally 17:1 24:3 35:16 82:7 117:3,7 148:5 oust 79:1 outcome 174:10 outdoor 22:7,20 23:14 82:15 102:13 108:12 outdoors 132:2 outgrown 115:22 outlines 118:12 outset 10:20 outside 118:14 127:13 152:10 153:12 outweigh 119:9	overall 43:9 121:3,11 overhang 26:22 27:3 28:20 124:5 overhangs 119:6 119:17 120:15 overlaid 145:5 overlooked 29:8 overwhelming 163:16 owing 22:17 29:10 116:8 owned 129:10 135:3 owner 41:9 61:9 89:17 130:17 145:2 151:19 owners 16:17 101:21 168:6 owners' 103:2,3 119:20 ownership 116:12 146:21 <hr/> P <hr/> P 3:1 p.m 1:4 2:3,4,6,7 2:9,10,12,14 2:16,18,20 3:3 6:2 7:2 10:2 12:12 14:4,6,9 16:2 25:2 32:2 33:16 34:2 55:2,19,21 56:1,6 57:2 58:2 78:20 79:7,10,16 80:10 81:2 94:2 114:2 170:2 171:7,9 171:11,18 172:13 173:1 pace 58:11 Pacheco 49:14 171:16 package 13:4 packet 82:1	page 2:2 17:5,6 17:21,22 82:20 pages 131:20 painting 133:9 pair 102:11 panels 124:7 pantry 160:3 paper 134:6 parameters 66:7 71:14 72:9 75:2 149:9 parapet 64:11 parcel 144:9 parentheses 59:1 parents 125:14 125:17 140:3 140:10 park 11:19 parking 10:21 10:21,22 11:19 11:20 13:7 91:4 Parks 10:13 part 35:18 67:22 69:8 83:13 95:2 96:1 97:3 100:12 106:5 109:18 115:7 115:12,21 126:1,15 127:8 128:14 136:4 141:15 143:11 146:16 149:12 154:21 158:13 Participants 19:20 28:1 48:21 68:4 86:18 103:17 151:12 particular 20:11 49:22 51:5,10 66:9 89:17,17 107:17 144:7 157:13 171:17 parties 174:9 parts 42:18 party 101:11
--	--	--	---	--

102:1 107:8,10 107:11 pass 70:11 74:7 77:20 passing 119:18 path 28:22 pathway 29:22 patience 124:17 pattern 104:7 patterns 51:17 52:3 90:21 91:4 110:9 Paul 16:17 20:9 21:2 pause 28:5 47:22 49:4 60:21 61:17,21 62:20 68:9 103:22 137:11 PDF 131:20 Pearl 2:15 6:7 7:11,17 16:9 20:5,22 penetration 124:6 pentagon 63:20 people 21:5 103:5 107:15 111:1 129:10 136:8,19 142:1 142:15 147:9 156:2,10 157:3 157:13,22 162:9 164:13 164:13 167:12 percent 81:14 138:14 percentage-wise 45:21 period 125:7 139:5 periods 116:3 permeable 64:2 permit 10:21 35:20 36:19 45:17,18 47:9 48:3,17 50:17 51:13 52:19	53:14 54:5 66:8 67:15 77:21 81:14,20 83:18 84:3,10 84:15 85:8 90:12,12 92:8 92:10,12,13,15 92:16,18,19,21 93:2 109:15 110:6 111:20 112:9,16,17,19 112:21 113:2,4 113:7 115:4,6 117:4 147:15 148:5 164:11 164:15,18 permitted 3:17 44:4 52:5,22 91:7 110:19 112:1 person 135:3,14 141:8,17 154:4 157:1 158:7 personal 107:19 142:3,13,16 143:19,21 144:8,16 164:3 personality 103:4 personally 162:22 perspective 41:3 98:7 147:21 pertain 154:6 petition 130:20 petitioner 14:5 22:4,16 29:5,6 32:12,14,19 33:3,15,18 55:19 56:1 60:20 61:2 78:21,22 88:3 88:4 171:7 petitioner/rep... 171:12 petitioners 114:12,13 115:15,17	116:19 petitioning 63:7 83:9 phone 19:22 28:3 49:1 68:6 86:20 103:19 124:12 151:14 photo 82:11,16 83:7,10,15 131:17 132:9 132:11 133:3 photos 41:7 82:3 82:20 124:14 132:4 picture 131:11 150:14 pictures 18:13 37:19 piece 134:5 161:15 pipe 99:9 place 46:18 122:8 125:19 126:12 135:14 146:14 152:10 152:11 161:1,2 placed 149:17 places 37:6 43:21,22 47:1 plan 23:19 38:13 39:2,3,3,4,6,9 40:9 65:9 70:22 84:4 95:19 96:5 97:8 102:12 105:12 109:6 121:21 122:2 123:3 124:15 126:22 127:8 133:7 149:10 152:16 153:13 159:20 166:1,2 166:5,7 planned 104:9 Planning 166:3 166:4 plans 23:19 69:3 84:12 87:19	89:21 96:17 105:12 108:16 115:10 117:10 118:5 131:2 152:15 154:17 170:14 planter 123:22 planters 18:7,16 planting 106:21 159:3 plantings 121:19 played 125:11 players 125:12 Pleasant 2:12 114:7 119:3 130:18,19,21 151:20 154:9 154:19 please 4:3 63:2 63:12 82:1,2 83:5,19 84:7 84:11,22 85:5 85:10,14,18 118:11,22 119:4,11,22 121:2,10,20 122:1,5,12,16 122:22 123:2,7 123:10,17 124:2,10 154:17 162:17 plenty 107:15 plethora 156:19 Plumb 26:11,14 plus 44:11 111:7 126:18 129:9 141:17 point 16:22 44:3 46:7,14 70:6 77:7 100:6 137:13,19 145:22 163:3 168:6 170:14 pointed 43:7 pointing 84:14 95:20 points 16:20	59:17 60:1 pollution 90:20 ponder 155:2 porch 63:19 65:20 67:2 68:21 70:2 71:14,17 74:5 79:3,4 82:12 83:8,16 porches 81:21 84:2 portico 84:6,18 portion 83:17 87:3 131:12,13 133:8 poses 85:21 position 152:4 positioning 149:13 positive 170:17 possible 20:11 32:22 56:7 74:3 137:7 140:17 possibly 166:19 posting 14:5 33:19 55:20 78:22 79:2,6 171:8 posts 18:4 76:1 potential 103:3 106:10 108:16 154:12 potentially 66:6 67:13 104:2 105:21 168:12 powerless 153:15 preclude 29:5 29:12 88:3 predates 22:22 23:2 88:13 153:18 preexisting 41:16 50:19,20 51:12 52:20 53:3,5 111:21 112:2,4,6
--	---	--	--	---

prefer 24:6 62:2 72:12	120:21 124:5 129:2,10 150:5 168:6	62:1 63:17 81:14 96:1 100:10 113:7 117:19 118:15 137:16 153:2 154:2	114:21 116:17 119:14 122:2,3 123:3,15 126:3 127:1,11 128:1 128:8,11,18 131:4,7,14,20 133:4,5 167:8	151:10,11 154:21 162:11 174:4,16
prefers 37:11	previously 16:15 18:6,15 19:2 20:13 26:14 28:17 53:13 55:11 112:14 120:14 123:15	projects 100:18 prominently 79:4 prong 147:5,6 pronunciation 74:16	proposing 18:6 64:2 74:19 76:7 82:12,18 83:6 95:12 98:2 122:10 128:11	pull 43:10 64:5 71:1 82:1 126:22
preliminarily 145:15	price 77:8 primarily 37:22 primary 96:13 102:5 123:16	proof 159:12,13 properties 89:8 91:12 121:8 142:14 148:8	prospective 139:14 protect 22:10 155:13,17 protection 29:22 130:6,11	pulled 17:11,18 purchase 104:19 purchased 35:11 purple 120:20 123:15
premises 23:13 23:13	prior 12:12 14:7 14:9 33:16 41:9 56:2 79:10 141:18 171:11	property 32:15 89:17,18 97:15 97:17 115:20 119:8 144:19 145:2 148:8	provide 13:3 36:2 72:4 74:3 76:8 78:4,21 123:14 126:4 163:22	purpose 23:12 29:19 52:15 89:16 92:2 111:14 116:19 129:19 130:2,4 155:6
prepared 11:14 77:7 139:14	privacy 90:19 108:15	proponent 165:9	provided 32:14 33:14 50:3 53:2 109:20 112:3 124:14 156:3	pursuant 36:18 68:15 105:2 115:9
present 4:15,17 4:19,21 5:1,3,5 40:12 47:7 116:19 164:13	private 95:1 probably 23:17 27:10 71:22 72:9 74:15,19 74:20 108:1,5 127:2,15 145:18 160:18 162:2	proposal 51:16 104:4,13 106:17 115:3 116:20 117:6,7 119:5 120:21 121:11 124:5 155:11,12 156:5 157:14 163:17 166:5	provides 106:10 120:22 proving 163:5 provisions 16:20 22:3 29:4 88:2	pushout 39:16 put 12:22 45:16 64:2 67:8 71:8 98:3 134:22 135:6,21 146:13 160:1 160:16
presentation 16:19 37:10 61:7 69:17 86:15 87:4 95:7 100:5 124:11 128:14 158:13	problem 102:16 134:20 143:1 161:5	proposed 16:22 17:12 20:8 36:22 37:10 43:4 51:9 52:3 52:6,9,13 84:13 85:1,8 88:6,14 89:6 89:10 90:11,17 91:3,9,15,22 92:4 95:19 96:17,17 97:17 98:14,22 99:12 99:17,21,22 104:12 110:16 110:21 111:4,6 111:12 114:19	public 3:11,16 4:3,5,6,7 12:17 19:18,19 21:11 23:5,8,10 27:8 27:21,22 28:10 29:15,16 48:11 48:20,20 49:21 67:19 68:2,3 69:8 86:17,17 87:2,3 89:5 103:15,16 105:20 110:12 116:18 148:21 148:22 149:5	Putnam 2:9 81:7 81:12 82:4,5 putting 64:17 74:4 77:21 107:6
presentations 160:11	proceed 21:9 36:18 61:7 94:6			<hr/> Q <hr/>
presented 16:12 21:14 24:2,4 71:14 109:7 120:15 137:15 147:6	proceedings 4:1 173:1 174:7			qualifies 35:20 36:9
presenting 94:8	process 67:15 76:12 137:7 146:6			qualify 46:21 48:2
preserved 99:4	Professor 44:16 44:17			quality 69:20 126:1 138:6
pressing 20:1,1 28:4,4 49:2,2 68:7,7 86:21 86:21 103:20 103:20 151:15 151:15	profile 18:3 progression 98:8			quality-of-life 26:19
pretty 83:21 99:1 102:11 109:4 127:15 127:16 144:12 165:2	project 36:20 51:5 61:11			quarters 132:7 question 11:7 41:9 59:22 66:19 71:5 132:19 134:12
prevalent 42:17 47:15				
prevent 28:21 115:15,17				
previous 17:17 28:9 58:18 101:10 119:5 119:14 120:20				

169:7 questioning 149:14 questions 13:8 13:10,11,13,18 18:21 19:4,5,6 19:7,15,17 21:15 27:12,14 27:16,18,20 28:12 37:11 44:21,22 45:2 45:3,4 65:3,5,6 71:4 85:20 86:6,7,8,9,10 86:12,14 100:4 100:15 102:17 102:19,20 103:12 109:9 140:22 141:10 143:8 quickly 96:4 quiet 102:4,11 103:5 quietly 34:21 quirk 46:22 quite 21:7 62:4 66:3 72:15 76:19 77:13,19 110:13 115:22 116:6 150:21 158:18 167:5 quotes 59:1	18:21 23:7 72:1 73:6,7,11 76:3 97:17 99:12 railings 18:15 65:19,21 69:18 70:1 71:21 73:12 74:4,5 75:6,10,14 76:1 83:3 97:14,20 99:12 raise 19:21,22 28:2,3 48:22 49:1 68:5,6 86:19,20 103:18,19 151:13,14 raised 125:8 ramp 26:22,22 27:3 Ranganaviz 94:17 Ranjit 66:15 Ratay 1:12 4:14 4:16,18,20,22 5:2,4 20:3,20 151:18 ratio 43:13 45:5 45:15 46:4,15 47:20 51:11 67:12,13 rationale 144:15 reach 50:2 61:15 reached 43:6 read 58:21 59:11,12 100:18 157:1 157:11,12 ready 21:16,17 21:18 28:12,13 28:14,15 32:11 37:17 50:13,14 62:4,14 87:8 87:10,16 109:11,13 realignment 92:5 realistic 126:8	reality 36:12 realize 94:14 realized 48:1 really 36:22 38:2,7 42:6,7 44:10 47:3 66:3,4 67:19 71:2 72:15 76:6 83:3,7 85:19 91:3 101:12 106:18 107:22 113:11 126:8 128:5,8 128:12 138:15 139:19 140:1 144:15,22 150:9 152:3,7 152:7 153:2,8 153:11,15,20 153:22 155:15 155:16 156:22 167:10 reapportioned 117:21 rear 35:15 37:1 37:22 38:19 39:12,14 50:18 64:17,18 83:7 83:16,22 84:9 85:12,15 96:21 97:12 121:8,22 122:15 123:6 rearrangement 91:19,20 reason 23:17 64:20 136:4 146:15 reasonable 23:13 29:20 88:10 89:19 reasonably 16:18 115:5 144:18 reasons 143:21 143:22 recall 16:8 115:2 129:17 recap 117:18	receipt 7:20 20:18 28:6 32:9 49:6 68:11 87:2 104:2,21 receive 49:12 132:21 received 81:14 118:2 124:16 recess 62:11 recognizes 44:14 recommended 105:11 record 35:9 43:12 63:9,12 81:9 94:13 101:19 114:9 117:15 174:6 recorded 3:19 red 84:8,14 96:18 120:15 120:20 137:17 redesign 163:15 163:21 redesigned 156:4 reduce 106:20 106:22 119:12 133:5 137:5 reduced 17:2 reducing 17:18 101:13 reduction 10:21 133:12 redundant 85:15 refer 154:22 reference 49:7 124:14 referenced 69:3 references 51:21 referred 37:22 refiled 118:8 reflect 14:5 55:20 79:6 171:8 reflected 48:14	120:22 124:8 reflection 103:1 103:4 reflective 133:11 reflects 36:11 refuge 152:12 regard 49:21 regarding 7:19 11:18 28:9 33:15,19 55:16 68:13 102:22 105:22 106:16 108:21 118:3 154:5 171:17 regardless 107:11,15 Register 38:1 Registry 37:5 regular 31:3 63:20 regularity 100:18 regulations 155:7 related 146:17 174:8 relating 116:8 relative 142:8 152:15 relevance 162:22 relevant 32:15 148:2 158:9 relief 16:12 21:20 23:4,9 24:13 29:14 30:12 35:18 36:11,15,18 48:3 53:16,18 54:1 66:6 81:16 87:18,19 87:20 88:9,20 88:20 89:4,14 95:12 97:3 104:13 109:15 111:18 112:15 116:16 146:9
---	---	--	---	---

163:17 relieve 149:19 reluctance 153:9 reluctantly 24:10 167:18 remain 38:20 121:12 123:8 remains 122:13 133:11 remarkable 100:7 remember 10:8 46:12 141:14 161:19 remote 1:4 4:8 remotely 3:10 remove 83:12 105:9 removed 18:16 84:19 119:17 123:13 124:5 removing 159:1 render 124:13 rendered 14:12 40:10 79:13 171:14 rendering 17:22 renderings 99:16 renovating 88:4 96:12 renovation 16:13 95:2 111:6 117:21 renovations 36:22 81:13 82:10 154:10 repainted 121:14 repaired 121:13 replace 68:21 82:13 83:12 84:18 99:5 replaced 121:15 132:10,13 152:18 replacing 63:18	representation 141:15 represented 46:5 representing 81:11 94:16 represents 36:4 137:13 request 8:6 11:3 11:16,17 12:7 13:22 28:16,20 29:2 30:17 32:12 48:17 55:9,12,18 71:19 93:4 118:10 123:1 143:13 144:4 163:19 requested 8:10 21:20 30:2,11 43:14 53:22 87:18 109:15 112:15 118:16 requesting 32:20 118:18 143:20 require 67:14 84:10,15 88:19 88:20 114:16 115:19 167:12 required 29:6 45:21 53:9 69:19 97:15 100:1 112:10 requirement 14:12 41:14,19 56:4 79:12 168:13 171:13 requirements 3:14 22:13 41:21 51:6 90:15 110:7 115:6 requires 47:17 95:12 97:3 requiring 81:20 84:3 167:15 reread 59:5	Res 41:21 reschedule 76:12,16 research 48:1 residence 35:12 94:22 96:7 residential 129:22 residents 22:6 resonates 130:14 respect 45:12 95:9 109:1 152:7 respectfully 32:12 48:6 respecting 37:22 respectively 133:17 147:22 respond 145:9 159:10 160:13 160:19 162:11 responding 46:6 response 3:12 32:16 61:18 responses 50:5 responsible 77:18 rest 78:3 139:6 restored 82:22 restrict 144:19 restrictions 3:16 result 36:15 51:14 132:14 resumes 11:8 review 12:16,17 72:6 85:19 reviewed 39:21 104:11 revised 23:18 120:18 revision 120:7 Rhatigan 32:10 Richard 60:22 61:3 63:3,7,10 63:13,14,18 64:9,14,19 65:1,9,13,17	65:19 66:1,14 67:3,5,14 68:22 69:11 71:7 73:19 74:8,12 75:12 75:14,17 76:11 76:16,21 77:9 77:15,22 78:5 80:12 Richards 10:7 ride 42:13 ridge 98:17,18 right 7:15 13:16 17:9,12,13,14 17:16 26:3 28:12 34:17 36:17 38:14,18 39:7 40:3,22 41:20 42:14 44:13 49:16,19 49:20 58:14,14 58:14 59:15,19 59:19 60:3,6 60:14,16,16,18 61:5 62:6,17 63:1,5,20 64:6 65:2,14 69:13 75:1 77:10 78:2 79:1 81:15 82:5,9 82:21 83:15,22 83:22 84:1,2,4 85:2,6,7 96:18 97:10,13 98:22 99:8,17,21 101:22 106:21 110:3 127:4,11 129:6 132:12 137:14 140:18 143:17 146:8 147:13,16,18 151:7 157:6 166:14 167:4 168:3,18,21 170:1 172:17 right-hand 17:9 84:10 rightly 167:8	rises 133:1 risk 43:1 road 164:3 166:16 Robertson 20:20,21 Robinson 21:13 robust 109:4 roll 4:4 roof 16:13,13,14 18:14 20:8,11 21:3,6,21 22:5 22:14 39:8,22 64:3,8,9,10,17 67:8,11 73:9 74:5,12 77:2 97:9,12,18 99:13,22 100:1 100:2 102:7,22 103:2,3 107:6 107:12,16,19 108:11,15 117:20 119:12 119:17 120:15 123:3,4,15,19 124:4,5 131:11 131:12,13 132:5,11,13 133:8 137:16 138:1 150:9 159:2 roofline 39:17 roofs 17:20 120:19 121:7 123:5 Rooftop 101:4 room 38:15 107:15 116:7 127:7,13,13,16 127:16,20 128:3,7,19 129:6,10 131:16,19 132:8,10 133:17 138:18 140:15 142:8,9 159:14,22,22 160:1,4
--	---	---	--	---

rooms 127:12 129:5 131:9,9 131:15 138:12	144:21 145:16 145:18 146:3 147:2,8 148:2 148:13 151:4 156:1,9,12,14 156:17,21 157:6,9	school 141:20 screen 65:16 139:13 143:14 150:15 screened 65:10 65:11 66:21 67:10 71:15 121:18 123:9	73:13 74:9 105:3 111:19 112:1,14 115:3 115:9 sections 58:21 117:20 see 17:11 18:10 18:12 23:16 38:13,17 39:14 42:20 45:14 59:21 62:18 72:22 77:15,20 79:4 80:11 82:11,16 83:10 83:20 84:5,12 85:6 95:9,19 96:15 97:8,16 98:3,12 100:19 101:22,22 102:6 121:21 122:14,17,19 123:11 134:22 137:17 138:18 141:3,18 142:6 143:3 153:12 156:4 159:7,14 163:9,9 166:19 168:11	separation 41:13 series 50:3 services 46:13 97:11 set 26:4 43:12 66:9 74:21 98:15 121:18 174:12 setback 26:20 28:19 36:10,11 36:13,13,14,15 38:18 40:15 41:19,21 81:20 83:20 90:14 95:11 96:3 97:15 100:1 setbacks 36:16 51:13,13 81:19 82:19 83:13,20 85:17 88:17 95:9 118:14
rope 18:15 rounding 46:10 row 77:1 120:12 120:14,18 rowhouses 134:14 rubber 64:9 run 35:2 37:14 66:14 83:20 88:17 running 34:13 34:18 106:21 runs 84:2 Russell 117:18 124:22 125:2,3 127:4,7 128:21 129:14 131:1 133:22 139:3 140:8 157:15 157:18 158:11 159:21 160:7 160:12 161:19 162:1,14,19 164:5,9 165:5 165:12,21 166:17 167:17 167:19,22 168:4,15,20 169:3,5,8,16 172:22 Russells 114:13 115:22 116:6 146:13	Santino 104:16 Sarah 32:10 sat 7:19 satisfied 72:8 166:21 satisfies 53:12 112:13 satisfy 168:13 save 148:16 165:17 saw 64:12 saying 38:5 43:15 46:9 47:5 66:4 73:2 107:5 143:19 157:4 says 17:8 19:20 19:21 28:1,2 46:17 48:21,22 68:4,5 86:18 86:19 103:17 103:18 151:12 151:13 scale 124:8 scan 124:12 Scannel 74:16 Scannell 61:3,4 61:8,11,16,19 62:9,13,16,19 63:2,14 65:11 65:14,18 66:12 74:17,17,18 80:13 Scannelle 74:16 schedule 34:13 34:19 76:18 scheduled 32:13 schedules 32:19 schematic 135:1 scheme 105:12 165:10 166:20	second 7:16 26:21 36:4 38:11 39:13,15 40:3,14 84:9 85:9 96:1,13 101:2,8 114:14 120:22 121:15 122:17 123:11 127:19,19 128:16,17,18 128:19 131:7 132:11,17 133:3 134:19 140:1 141:4 142:21 146:16 147:5 149:16 149:18 159:18 160:1 second-floor 39:2,6 40:3 81:19 84:12 85:3 97:8 119:6 130:18 130:21 131:14 139:17 secondary 81:16 Secondly 36:3 Secretary 56:5 section 32:18 45:10,10 51:8 52:22 53:13 59:5 68:16	seeing 39:4,11 39:12 40:2,3 69:18 75:7,8 75:18 76:6 107:13 108:12 143:14 144:10 seek 11:19 45:17 114:13 160:10 seeking 16:11 81:16 seen 20:9 50:9 131:20 132:3 164:13 send 79:15 sense 33:1 42:3 74:2 143:21 149:19 158:17 163:13 separate 146:21 146:22 148:7	shadow 120:2,9 120:16 121:3 137:3,5 139:4 139:5,7 152:14 shadows 121:4,6 121:8 shape 29:11 99:1,2 116:9 146:18 share 24:8 95:7 131:6 139:12 143:14 158:1 shared 50:2,5 shares 148:6 shed 95:22 sheet 27:10 137:10 149:10 149:11 shielding 159:3 short 125:6
S				
S 3:1 sacrifice 138:7 sad 152:17 safe 22:9 23:7 safer 20:13 safety 27:8 52:8 91:15 111:3 sake 74:22 Sam 8:4 117:17 136:22,22				

shot 158:16 159:6 164:7	171:17	18:21 29:11	solicited 157:2	102:9,13 106:8
show 46:8,19 61:14 73:6,17 73:17 82:3,20	significant 60:12 131:3	44:5 45:18,18	solid 64:15	107:7 111:10
showing 11:22 39:2 73:5,9 74:4 77:3 83:2 119:2 120:16 121:3 139:7	significantly 132:1 133:5	66:7 100:17 101:10,13 103:1,6 106:4 106:6,22 107:16,16,18	solstice 120:10 139:4	116:2 123:14 126:10 127:10 128:15 132:6 132:15 143:4 146:14 147:10 147:12,12 153:1,3,16 160:4 162:12 163:10
shown 95:14 96:18 98:20 149:17	Silverstein 114:11	SKA 117:10 120:1 137:1	solstices 120:6	spaces 27:7 95:5 108:12
shows 18:2 47:16 83:15 96:5 99:9,9 120:12,14 123:3,18 132:9 132:11 133:3	Similar 85:11 similarly 51:12 95:10	sketches 132:6 skip 37:17 38:21 sky 124:1 137:14	solution 149:8 152:6	speak 4:10 19:19 27:22 48:21 68:3 86:17,22 101:15,16 103:16 130:14 137:8 148:22 151:11
shut 162:9	simple 62:1	skylight 121:1 131:12 154:13	solve 167:13	speakers 4:11
sic 64:9 77:3 84:10 149:22	simply 45:8,9 47:11 115:22 132:4 142:7	skylights 123:3	solved 143:5	speaking 4:3 26:13 129:8 145:18
side 17:9 26:19 28:21 29:8 36:17 38:18 39:11 50:6 51:12,13 82:3 82:17 83:15 84:1,5,5 85:6 85:11 95:9 96:3,21 97:5 98:22 99:8,8 104:8 105:9 106:21 119:1 123:11 127:21 128:7,20 157:19 158:20 170:19	single 39:19 single- 35:11 111:21 single-family 52:21 53:4 94:22 112:5 144:20	Slater 7:18 slide 82:2 83:1,5 83:19 84:7,11 84:16,22 85:5 85:10,14,18 96:11,16 97:22 98:13 99:7,15 99:19 100:3 118:11,11,12 118:22 119:4 119:11,22 121:2,10,20 122:1,5,12,16 122:22 123:2,7 123:10,17 124:2,10	sort 24:8 30:19 33:1 42:17 64:5 70:7 74:6 79:2 108:9 115:19 117:2 130:1 145:19 146:9 150:15 167:7	special 10:20 35:20 36:18 48:3,17 50:17 52:19 53:14 54:5 81:20 83:18 84:3,10 84:15 85:7 90:12,12 92:8 92:10,12,13,14 92:16,18,19,21 93:2 107:2 109:15 110:6 111:20 112:9 112:16,17,19 112:21 113:1,4 113:7 115:4,6 117:4 147:15 148:5 164:11 164:14,15,18
sides 41:20 83:6 84:10	sinking 131:19	sliders 96:20	sorts 135:19	specific 108:22
sidewalk 79:5	sins 59:1	slides 124:13	sought 35:18 36:11 40:11 66:21 111:10 111:18 119:5	specifications 105:13
siding 99:1,3	sir 10:19	slight 26:15 118:18	south 132:19 133:1	spending 126:2
sign 14:5 33:19 55:20 56:5 70:10 78:22 79:2,6,11,13 79:15 171:8,13	sit 34:20	slightly 27:5,9 46:1	south-facing 132:19	
signed 33:3 51:1	site 95:19 121:21 122:2	slimmer 18:9	space 16:17 17:20 22:7,9 22:11,20 23:14 38:17 41:9 52:11 82:15 84:1 89:12 95:22 98:6	
	sitting 29:11	small 38:6,12 97:10 109:16 131:10 132:8 136:7 153:16		
	sitting 3:4 6:3 7:3 10:3 16:3 25:3 32:3 34:3 55:3 58:3 64:22 65:1 81:3 94:3 114:3 129:5	smaller 122:9 125:18 153:15		
	situation 116:4 135:8 142:19 144:8 152:8,14 153:4,17 155:10	snippet 120:9		
	situations 146:19 162:8	society 111:11		
	six-foot-two 73:17	soil 146:17		
	six-inch-high 72:1			
	size 3:11 11:21 11:22 17:1,18			

spent 134:4 136:14	108:21 109:20 143:16 167:15	Streets 35:12	50:21 55:9	13:16,19,21
spirit 27:6	statewide 3:11	streetscape	56:5 69:2	14:2,18,21
spoke 160:8	status 22:16	91:11 121:12	72:12 87:19,21	15:2,6 16:3,6,8
spoken 164:12	statutory 14:11	stresses 152:8	89:21 105:13	19:3,6,8,10,14
spot 153:1	56:3 79:12	structure 22:21	109:19 115:12	19:16,18 20:16
Springs 158:2	144:3 171:13	23:2 24:5	117:1,8 119:21	20:18 21:10,19
spruce 100:1	stay 25:12 116:2	29:17,21 35:16	154:5,21	24:7,12,14,16
square 17:1,2	116:7 125:14	36:8,9 38:6	171:11	25:3,6,11,18
59:13 63:21	125:16 126:16	40:1,15 41:14	substance 21:11	25:20 26:1,3,7
100:21 114:15	127:17,18	41:19,20 43:9	69:7 105:18	26:10 27:12,15
118:19	140:11 143:10	50:19 51:15	substances 12:3	27:17,19,21
squares 95:14	162:1,2 164:4	52:12 53:11	substantial 22:3	28:16 30:5,8
squatters 136:1	staying 167:11	59:2 64:3 73:7	23:5,10 29:4	30:10,13,13,16
squeeze 78:8	steel 18:4	81:13 82:8	29:15 51:19	31:2 32:3,6
ss 174:3	step 7:16	83:2 88:4,6,8	52:2 81:13	33:7,9,11,13
Stabilization	stepdown 73:13	88:12,13,18	88:2 89:5 91:1	33:13,18 34:3
12:21	stepped 120:19	89:3,3 91:12	110:10 116:17	34:6,11,13,15
Staff 4:12	stepping 25:9	91:18 92:6	134:4,20	34:18,22 35:2
105:12	steps 39:18 72:3	105:10 111:7,8	136:14,18	35:6 37:12,14
stainless 18:4	119:13 123:20	112:12 114:14	substantially	40:17 42:1,5
stair 75:13 96:7	stirred 47:19	114:17 116:9	23:11 29:18	42:15 43:10,20
96:12,14	storage 127:3,12	116:11,14	53:10 89:15	44:10,13,19
122:10 123:13	story 84:9,9	127:1 134:15	112:11 165:22	45:1,3 47:14
123:21	straight 43:12	141:17 146:18	166:1,5,7	48:7,19 49:16
staircase 74:10	straightforward	146:20 148:3,3	suffer 142:12	49:20 50:12,16
stairs 65:22 75:9	75:7	148:4,7 152:21	144:9	53:17,19,21
stance 58:17	strategies 137:4	structures 52:17	suggested	54:2,4 55:3,6
stand 7:17	street 2:5,6,11	82:7 104:6	160:17	55:11 56:9,13
standard 77:22	2:12,15,17,21	111:15,16	suggesting	56:15,18,20,20
144:4,6 163:6	6:7 7:7,11,20	121:6 134:10	158:16	57:1 58:3,6,9
standards 88:7	8:1,7 10:13	stuck 43:15	suggestion	60:17,19 61:5
89:18 111:17	16:9 18:5,11	147:18	47:10 106:19	61:10,15,18
144:3	20:6 26:11	studies 121:3	158:22 163:12	62:3,7,10,14
standpoint	30:20 34:7	137:4 139:4,8	suggestions	62:17 63:1,5,8
135:8 143:19	42:11,16,18,19	study 12:10	106:17	63:11,16 64:4
start 4:12 94:15	50:6 51:1 55:7	120:2	suite 36:5 96:13	64:12,16,20
121:11 127:1	55:13 79:5	stuff 130:1	118:21 122:20	65:2,6 66:3,13
166:22	81:10 83:7	style 36:5	140:2,6 159:18	66:17 67:7,16
state 4:3 18:14	91:5 94:7,19	subject 109:18	167:10	68:2 69:13
21:6 144:2,2	104:3,4,5,8,15	submissions	Sullivan 1:7 3:4	70:6,9 71:8
stated 53:13	104:15,16,20	12:11 14:8	3:7,9 5:4,5,5	72:15,18,20
112:14,15	105:14 110:4	56:1	6:3,6,10 7:3,6	73:4,9,12,16
137:12 141:19	114:7 119:1	submit 79:17	7:11,13,18 8:5	73:20 74:1,11
statement 146:2	121:19 130:18	169:21	8:11,14,17,19	74:14,18 76:14
statements	130:19,22	submittals	8:19,22 10:3,6	76:18 77:6,10
23:20 51:3	151:20 154:9	33:14 79:8	10:11,15,17	77:16 78:2,6
55:22 87:22	154:19	171:10	11:2,6,9,11	78:13,15,17,19
		submitted 23:19	13:6,8,11,14	80:1,3,5,7,7,9

81:3,6 86:2,5,8 86:10,13,16 87:6,9,13,15 87:17 90:2,4,6 90:8,10 92:11 92:14,17,20,20 93:1,6 94:3,6 94:10,12 100:14 101:18 102:17,20 103:11,15 106:2,15 107:3 107:20 108:18 109:8,11,14 110:3 112:18 112:20,22 113:3,3,6,9 114:3,6 117:14 124:19 126:21 127:11 129:13 129:18 139:10 140:18,21 141:10 143:7 143:16 145:8 148:16,18,21 149:3,6 151:10 151:21 152:1 153:5 154:3 155:18,21 156:9,13,16,18 156:22 157:7 157:11,17 158:10,12 163:11 165:15 165:18,20,22 166:11,15,18 167:4,18,20 168:3,10,17,21 169:1 170:1,4 170:8,11,15,18 170:21 171:2,5 172:1,3,7,9,9 172:12,15 sum 21:11 69:7 105:18 154:20 summer 120:6 170:14 summertime	102:14 sums 23:17 sun 120:5,11 133:1,3 134:9 137:14,17 139:15 sun's 138:2 sunlight 132:22 138:3 154:12 sunny 95:16 sunroom 95:15 97:9 98:3 99:11 superior 24:3 support 18:22 19:1 20:7 21:14 24:5,11 24:11,13,16 100:10 102:6,7 104:2,12,14 109:4 110:22 117:1,8 119:20 124:15 129:3 129:15 137:2 154:5,8,10 156:3,6,10,19 157:2,5,12,21 158:2,3,8 161:12 164:7 168:14,19 169:2 supported 135:15 161:15 supporting 23:20 51:3 55:22 81:16 87:21 109:6,20 143:16 167:14 supportive 135:20 161:10 supports 24:15 sure 44:14,17 56:3 59:10 66:6,8 93:6 101:16 107:3 125:22 137:9 140:5 142:17 147:8 149:6,8	150:4 151:4 153:20 157:17 158:6 160:13 160:19 surely 86:2 surface 97:21 surfaces 121:18 surrounding 117:2 118:4 121:6 survey 124:15 suspect 149:12 sympathetic 45:7 141:22 sympathies 142:16 system 18:3,3,9 18:22 <hr/> T <hr/> table 100:3 106:8 130:9 take 4:12 18:20 20:9 59:17 66:10 85:20 126:13 127:9 140:12 155:19 163:12 taken 4:4 107:21 139:4 150:14 takes 67:12 talk 62:1 94:18 115:14 talked 153:22 161:4 talking 45:15 94:15 100:22 108:14 135:17 Talon 129:14 Talons 129:14 tastefully 82:22 taxes 135:4 136:1 technically 128:22 technics 139:15 television 3:20 tell 47:7 63:16	164:22 165:2 telling 50:4 temporarily 3:14 temporary 3:15 tenant 20:22 tenants 134:16 terms 106:13 142:11 152:19 153:7 testified 146:12 146:12 testimony 48:12 text 160:8 texted 61:19 thank 7:18 8:2 11:10 13:15,20 15:9,10,10 16:10 17:7 19:3,15 20:15 20:16 21:10 24:19 25:22 26:5,7,8,8,9 31:1 35:1,7 44:22 48:19 50:12 54:6 55:8 56:9 57:3 59:4,8 62:9,19 65:5 67:4,6 69:11 80:12,13 86:7 87:5,11 93:3,7 95:7 100:14 102:15 103:11 107:19 108:18 110:1 113:8,9,11 114:8,9 117:11 117:11 124:17 125:3 140:20 143:7,18 148:13,20 151:9 154:3 162:14 169:19 172:13,14,18 172:20,21 thankfully 61:22 thanks 34:17	108:20 151:7 163:18 that's 47:11 147:19 148:9 164:7 theme 165:11 thereof 79:13 171:14 they'd 157:4 they've 100:9 thin 18:3 thing 29:1 42:8 43:11,15 71:5 95:16 97:1,3 102:8 104:19 106:6 147:10 153:21 155:2 156:9 160:21 161:8 things 39:17 40:20 98:11 102:14 125:1 134:1 135:19 136:1 141:5 156:8 160:5,9 168:8 think 12:14 17:22 18:20 20:12 21:4,7,7 21:13 23:17 24:3 25:12 26:3 33:20 40:4 45:9 46:12,14,18,21 47:4,5,12,14 47:20 48:12 61:22 66:15,15 67:21 71:16 72:5,8 73:1 74:2 75:9,19 75:20 76:5,20 77:6 78:2,3,7 85:19 94:6 98:4,7 100:3 100:12 101:6 106:5 107:8,17 107:20,22 108:8,9 109:3
--	--	--	--	---

125:16 126:9 126:19,19 130:5 133:20 134:7 135:4,17 136:9,10,18 138:21,22 139:15 141:1,3 143:4 146:12 146:19 147:4 148:14 149:11 149:22 150:7 155:1,9,20 157:19 158:8,8 158:16 159:21 159:22 161:10 161:11 162:4 163:19 166:20 166:21 167:6,8 169:1,3,5,13 169:15,16 170:13 171:15 think--quote 162:4 thinking 67:17 third 22:6 102:3 109:17 123:1 128:4 thought 61:5 67:18 70:7,22 71:11 107:19 129:18 141:14 142:18 159:1 thoughts 87:7 108:10,19 three 4:9 20:2 43:21,22 49:3 58:10 68:8 86:22 89:7 103:21 121:17 129:11 138:17 151:16 157:22 158:20 three-bedroom 129:16 three-dimensi... 75:8 three-family 22:18	thrilled 24:2 throw 151:2 THURSDAY 1:3 tie 33:1 tight 100:8 123:13 132:7 time 4:6,7 11:13 14:6 27:20 35:3 41:6 42:6 48:4,5,8 55:21 66:18 67:22 69:9 78:6 81:12 86:6,11 88:5 100:15 102:18 103:12 113:10 116:3 117:5,12 124:17 126:2 134:5 136:14 143:8 148:19 153:21 157:3 165:6 166:16 169:13,15 171:9 times 137:4 139:16 Title 105:2 titled 69:1 today 26:14 41:15 49:13 129:12 134:15 160:2 today's 111:10 told 49:10 153:21 ton 151:5 tonight 6:7 11:1 24:3 81:11 83:9 94:18 114:12 115:8 166:13 168:19 tonight's 3:9 172:15 top 38:13 39:6 39:11 40:2 75:17 96:14 97:16 99:13	107:6 119:18 120:12 137:18 topic 143:10 topography 146:18 total 45:15 118:20 totally 75:1 162:21,22 tough 153:1 town 122:7 125:12 townhouse 114:18 115:7 115:21 116:11 117:19 119:2 121:6,13,22 135:9 146:21 townhouses 121:14 134:20 traditional 18:7 traffic 12:10 13:5 51:17 52:1,3 90:21 91:4 110:9 trailer 11:18,21 12:1,5,7,8 transcript 3:22 174:6 transcripts@c... 1:17 transform 132:1 transparent 18:10 travel 28:22 trays 106:21 treated 125:21 136:8 treatment 64:11 77:2 trellis 98:2,6 trend 35:4 tried 136:5 138:20 156:1,7 163:1 167:7 Trilogy 32:9 trim 99:3 119:6 triple-decker	107:7 true 78:1 137:15 170:20 174:6 trumps 140:6 trusting 76:7 try 135:20 137:6 138:9 141:5 148:12 159:6 163:21 168:11 trying 21:3 46:14 82:21 83:3 106:20 138:2 139:1 142:7 143:3 145:19 151:2 162:17 165:16 169:9 tucked 123:22 turn 101:11 117:9 152:2 twice 10:9 11:12 142:1 two 12:20 16:20 26:18 35:14 37:1 39:21 40:12,20 42:15 46:5,22 55:9 59:17 60:1 75:8 77:4 82:14,17,18 84:5,17 87:18 94:20 102:2 117:20 127:12 127:20 128:6,6 131:9,22 134:16,20 139:9 143:10 165:9,19 two- 93:4 two-family 52:21 53:4 94:21 96:7 111:22 112:5 two-step 146:5 two-story 50:17 83:16 twofold 95:13 type 12:3 36:17	41:8 149:9 types 100:18 typically 46:19 typo 126:4 <hr/> U ultimately 135:2 135:10 unchanged 39:10 121:12 123:1,9 uncommon 42:10,20 understand 12:1 12:20 59:6 66:20 67:1 71:7 74:14 76:6 133:14 135:16,18 139:18 142:2 142:11 143:20 157:2 158:19 159:14,19 164:2 understandably 119:9 understanding 10:17 49:15 69:19 97:13 understands 155:11 understood 12:18,19 unfinished 127:4 unfortunate 153:11 unfortunately 152:22 unique 146:17 146:19,20 uniquely 131:6 uniqueness 115:21 116:9 unit 22:10 116:5 119:19 130:18 131:5,9 132:18 133:13,19
--	---	---	---	---

144:17 146:20 153:10 154:9 154:19 161:5 units 82:14 89:13 91:21,21 99:22 116:11 135:6 161:17 unmute 20:1 28:4 49:2 68:7 86:21 103:20 151:15 unobtrusive 20:11 unquote-- 162:4 unusual 29:11 35:2 unviable 145:1 unwanted 130:7 update 26:17 117:19 updated 91:12 upper 82:11,14 82:16 96:18 123:4 129:5 upstairs 89:13 97:2 upwards 147:18 urban 130:10 151:5 usable 82:15 123:14 use 12:4 16:18 22:5,9 23:7,13 38:12 52:6,9 52:13 53:1,2 91:9,15,22 95:1 102:12,14 103:2,3,5 110:21 111:4 111:12 112:2,3 127:8,9 129:4 129:7 137:5 144:19,19 160:4 168:6 useable 67:20 89:12 uses 52:5 91:7 106:10 108:1	110:19 129:21 130:9,10 usually 70:10 101:9 utilized 17:19 <hr/> V <hr/> valance 64:10 value 91:11 131:5 133:18 van 104:5 variance 21:20 22:8,15 23:18 23:21 24:17,18 28:16 29:2,13 29:18 30:3,4,6 30:14,17,21 87:19,20 89:20 90:1,3,5,7,8,10 114:16 115:9 115:11,20 116:16 118:8 130:20 135:6 143:12 144:4 145:14 146:6 147:3,17,17 148:9 161:12 168:19 variances 147:9 147:11 variation 165:10 variety 106:10 various 139:16 vast 22:19 verified 76:2 verify 4:13 76:10 vertical 77:1 viable 144:21 Vice-Chair 1:7 video 3:19 101:22 124:13 134:6 152:2 view 18:2,2,5,11 18:14 67:19 74:9 83:16 85:8,11,15 99:20 131:17	132:9,12 137:3 138:18 139:13 149:11,22 150:16,17 152:17 163:3 views 118:4 119:9 138:12 139:14 155:3 155:11,15 virtue 89:1 visible 18:5,8 82:18 83:7 Visibly 18:18 visiting 140:4 visual 67:20 124:8 visually 89:7 volumetric 98:7 volumetrically 98:4 vote 8:9,12,21 8:22 14:17,19 14:22 15:6,8 24:6,6,10,16 30:4,6,15 33:17 54:3 56:22 72:13 80:8 87:8,10 87:16 90:9 92:22 113:5 155:19 160:10 163:13 165:8,8 165:8 168:18 172:11 voted 164:21 votes 4:4 8:15 9:1 24:17 30:16,21 54:3 54:4 57:1 80:9 93:1 113:6 172:12 Voting 53:20 56:17 vouch 102:11 <hr/> W <hr/> wait 43:15 58:10 62:5 167:20	waiting 13:4 61:8 waiver 14:11 33:3 56:3,5 79:11,15 144:5 171:13,15,17 walk 36:21 37:10 126:22 152:12 167:7 walk-throughs 120:10 walked 136:15 Walker 42:18 walking 97:21 121:18 wall 17:17 36:13 83:22,22 96:2 109:17 124:3,7 124:9 131:7,15 131:15 132:3,5 132:10,13 133:9 138:16 148:6 150:11 150:15 152:18 152:19 158:1 159:3,5 walls 97:5 want 20:14 37:14 43:12 61:13 71:5 74:21 77:11,12 77:12 95:6 106:13 115:10 125:3,13 126:16,16,22 134:12 135:21 141:13 148:12 152:3,4,7,9 153:6 158:6,13 159:6 160:21 161:20 162:1 165:1,3 166:22 168:5,8,11 169:6 wanted 20:7 108:3 135:8 142:19 144:11 148:15 150:2	152:3 wanting 142:10 wants 67:16 169:12 Washington 2:8 42:19 58:9 60:20,22 63:15 68:13 69:1 wasn't 59:22 129:16 water 27:1,2 123:4 Waterhouse 42:11 waters 148:11 wave 79:18 way 39:22 45:16 46:22 47:4,12 61:13 67:18 75:10 98:17 102:3 106:14 107:18 116:13 116:14 129:20 130:3 136:8 140:11,14 143:2 144:10 147:2,13,16 157:11,12 160:9,14 164:12 168:5 ways 122:4 we'll 58:6 83:8 97:6 121:11 127:19 160:18 169:16,21 we're 16:6,11 26:4 31:2 34:9 34:11,18 38:2 46:10 58:8 63:7,18,22 64:1,2 69:18 70:18 72:21 75:18 76:5 77:18 81:16 82:6,18,21 83:6 94:18 95:2,12 96:2 96:12 97:1
---	--	---	--	---

98:2,10 99:2 99:11 102:11 108:14 118:18 119:2 122:10 125:10,16 139:7 148:10 150:5 160:14 160:15 164:20 165:2,16 we've 12:20 16:19 17:1,18 18:9,21 102:6 117:3,4 125:8 125:17 126:14 126:15 129:1 134:2 136:5,14 140:9 146:12 153:21 155:20 157:18 158:6 webpage 4:8 website 131:21 Webster 2:3 32:7 week 12:8 49:11 56:6 79:16,17 171:18 weeks 12:22 55:9 166:15 weighing 144:3 Welcome 3:7 welfare 52:9 91:15 111:3 wells 81:17 82:18 83:4,13 84:20 85:3,12 85:16 89:1,7 Wendy 1:8 3:5 4:16,17 6:4 7:4 8:14,15,15 10:4 13:19,20 14:1 15:2,4 16:4 19:16,17 24:14,15,15 25:3,21 27:17 27:18 30:8,9 32:3 33:9,10 34:3 45:3,4,14 46:4 47:15	48:4,5 53:19 53:20 55:3 56:15,17 58:3 58:15,16,19 59:8,15,19,21 60:4,6,8,10,12 60:15 66:18,19 67:4,21 78:15 78:16 80:3,4 81:3 86:10,12 87:13,14 90:4 90:5 92:14,16 94:3 102:20,21 108:10,11 112:20,21 114:3 141:10 141:11 143:7 143:19 148:1 159:9 160:3 161:18,22 162:13,16,16 162:20 167:6,8 168:22 169:4,6 169:9 170:21 171:1 172:3,5 172:18 Wendy's 103:14 went 49:14 135:13,14 141:5 Wernick 1:9 3:6 4:22 5:1 6:5 7:5 10:5 11:7 11:10 13:18 14:21,22 25:4 25:15 27:16 28:15 30:5,6 32:4 33:7,8 34:4 45:2 53:17,18 55:4 56:14 58:4,11 58:14 65:6,7 65:15,21 69:16 70:8 72:14,17 72:19,21 73:5 73:11,15 75:5 75:13,16,18 78:14 80:2	81:4 86:8,9 87:11 90:2,3 92:11,13 94:4 102:19 107:2,4 112:18,19 114:4 141:1 158:15 166:12 170:13,16,20 172:1,2,19,21 west 28:18,21 123:8 125:11 wet 12:2 whatsoever 115:18 116:15 whereof 174:12 white 124:7 wholeheartedly 20:14 widens 41:2 wider 132:7,7 width 41:4 75:20 98:15 144:22 wife 135:13 wife's 125:17 willing 138:8 Willow 2:21 26:11 30:20 window 69:14 81:17 82:18 83:4,13 84:20 85:3,12,16 89:1,7 90:13 92:4 96:22 99:10 121:17 122:8,9,11 123:9 131:16 131:19 132:19 137:17,18 138:4,17 windows 26:19 28:18 29:7 71:15 81:21 82:14,17 83:9 83:18 84:3,5,8 84:14,18,19,19 85:7,11 90:17 91:3,19,20,21	97:4 98:20,21 99:5,6,11 109:17 121:14 121:16 122:15 127:17 131:8 131:15 132:2,2 132:18,21 133:10,17 152:9,13,20 winter 120:6,10 137:21 139:4 wish 27:22 48:20 55:15 58:12 61:7 86:17 103:16 105:21 151:11 wishes 19:19 68:3 106:3 148:22 wishing 50:7 withdraw 7:22 withdrawal 8:6 8:8,10,13,16 8:18,20 169:21 withdrawn 9:1 witness 174:12 Wolf 8:4,6 wonder 34:9 143:11 158:22 wood 18:7 99:2 121:12,16 words 79:17 149:14 work 11:4 20:9 23:18 30:18 64:13 66:7 68:21 83:6 85:21 88:6,9 88:14 89:10 90:10 95:12 110:16 116:3 135:12,20 136:19 156:1,8 159:7 160:9 162:12 164:19 169:12,21 worked 154:14 156:4	working 102:13 162:7,9 works 46:14 78:18 96:8 world 152:10 153:12 worry 154:13 worse 126:7 worth 97:12 169:13,15 Worthington 81:10 worthwhile 29:1 29:12 30:1 wouldn't 150:16 wrap 75:9 wringing 149:7 writing 130:20 154:10 written 143:12 156:6 wrote 129:3,15 157:21 158:2,2 158:7 wrought 64:13 <hr/> X <hr/> x 2:1 63:18,22 71:12 100:20 132:8 <hr/> Y <hr/> yard 51:13,13 95:4,9,18 96:3 96:10 106:21 107:9 108:6 122:11 123:6 yards 104:8 yeah 17:4 34:12 47:14 48:9 49:16 60:7,10 63:11 65:1,11 66:1 67:3,5 72:19 73:7 75:14,18 76:14 76:18,19 77:22 78:15,18 96:9 98:9 101:7,9 101:16 106:1
--	--	--	---	---

108:20 125:2	35:12 36:7	100 138:14	168459 114:7	265 114:14
127:4 128:21	40:12 52:5	100,000 135:4	130:21	118:19
129:14 137:9	53:8 91:7	102 149:10	168852 32:7	27 3:17 118:7
137:12 140:8	100:3 110:19	107 2:8 58:7	18 118:2 119:13	28 28:7 174:18
141:1 143:9,17	115:15,16	60:19,22 63:14	123:16	280 17:1
143:18 145:7	118:12 129:20	68:13 69:1	1880 117:19	29 69:6
145:10 146:2	130:2,4,16	11 104:2 105:15	118:13	<hr/>
148:20 150:19	145:5 146:7,9	11:00 120:13	19 55:10,14,18	3
151:1,7,10	155:6,6,10,12	11:45 133:1	56:2,11 57:2	<hr/>
158:11 160:12	155:17	114 2:12	<hr/>	3 20:6 68:16
162:19 163:18	zoom 18:12	117337 28:17	2	130:18
164:5 165:14	94:18 120:2	12 3:13 71:11,12	2 7:21 32:9	30 11:3,13 12:12
165:19,21	160:9 170:18	71:12 131:16	81:10 105:2	14:3,6,8,10
166:10 169:3,4	zooming 38:22	132:3,8 133:16	154:9,19	15:9 66:1
169:8,9 170:16	<hr/>	151:4,6 152:18	2-year-old 102:2	76:19
170:20,20	0	12' 63:18,18,22	2.78 68:15,16	32 2:3 119:14
year 37:8 121:4	0.14 118:19	63:22	105:2,3	124:4
139:5,6,9,16	0.3 98:17	12.5 100:20	20 125:5,7	34 2:4
154:7 157:20	0.5 43:21,21	101:5	126:14,17	35 2:3 32:7
165:19	44:10 45:13,22	12/16/21 2:14,18	129:1,9 134:2	38 2:12,19 10:7
year-round	46:1,2,3 47:11	123 2:17 7:7,20	140:9	10:14 114:7
132:22 138:4	0.50 43:13,14,21	8:1,6	200 100:21	119:3 130:21
years 17:19 47:7	43:22 46:18	14 14:7 123:20	200-square 36:3	131:7,13
125:6,7,15	0.5089 47:1	170:2,8,9	2001 134:13	39 104:20
126:14,18	0.51 47:11	171:7,8,12,21	2007 117:21	3D 149:11
129:1,9,9	0.57 43:14	172:13	161:13	<hr/>
134:2 140:10	0.75 118:18	145 2:21 26:11	2012 130:19	4
160:22 165:9	0.98 114:18	30:19	2020 3:14,18	4 105:17
168:2	118:17	15 2:5 34:7	2022 1:3 3:7	40 130:18
yellow 37:21	006 137:10	37:18 50:22	14:3,6 15:9	131:12 154:19
40:10,14 96:18	02/18/22 50:22	61:1 124:15	32:21 33:2	40-42 130:17
98:20	02139 1:6	137:2	55:14,19,21	134:16 151:20
yep 61:10 62:13	03/24/22 2:16	15-foot 98:15	56:2 57:2 69:2	415-417 82:5
62:19 63:16	04/01/22 21:22	15-minute 69:14	69:6 78:9	419 2:9 81:7
107:3 117:16	04/28/22 2:20	151499 6:7 16:9	79:10 80:10	419-420 82:4
146:3 147:1	09:46 173:1	151512 10:7	105:15,17	419-421 81:12
148:13 149:6	<hr/>	152 2:15 6:7	170:2 171:8,12	421 82:4
152:1 166:17	1	16:9 20:5,22	174:13	425-square
171:3	1 2:21 130:15	16 100:20 101:6	2028 174:18	35:22
yesterday 58:21	1.12 114:20	120:3	203 149:12	45 104:3
59:11	118:20	162710 7:7,20	204 2:6 55:7	45.6 47:17
you've 60:5	10 2:18 104:2	163086 60:19	204-206 55:13	4516 44:4
young 104:17,19	132:8 150:20	164899 34:7	22 3:20 152:18	4597 43:18
<hr/>	150:21	165060 55:7	23 131:20	45:13 46:2
Z	10-foot 41:14	166320 25:7	24 131:20	4597.6 47:16
zone 144:19	98:15	26:10	248 17:2	46 104:3,16
zoning 1:1 3:8	10-foot- 73:17	168345 81:7	25 2:20 129:9	48 10:12 154:9
8:1 16:11	10.43 53:13	168418 94:7	168:2	<hr/>
	112:14			5
				<hr/>
				5 1:3 2:15 3:7

32:13 120:3	8			
5:00 12:12 14:9	8 69:2			
33:16 56:1,6	8.22-1-h-1 32:18			
79:9,16 171:11	8.22.1 112:1			
171:18	8.22.2d 48:3			
50 44:9	111:19			
51 44:9	8.221 52:22			
55 2:6 104:15	8.222d 115:3			
58 2:7,11 94:7	8.22d 35:21 51:8			
94:19,20	8:00 2:12			
104:16 105:14	8:07 94:2			
110:4	8:33 114:2			
6	8:45 132:22			
6 20:1 28:4 49:2	81 2:9			
68:7 86:21	8223 115:9			
103:20 151:15	831 1:5			
6,16 2:14	89 104:14			
6:00 1:4 2:14,16	9			
2:18,20 3:3	9 18:1,2 20:1			
14:4,6 55:19	28:4 32:21,22			
55:21 57:2	33:2,16,21			
78:20 79:7	49:2 55:20			
80:10 170:2	68:7 78:7,7,9			
171:7,9 172:13	78:10,13,15,20			
6:02 6:2	79:10,21 80:10			
6:03 7:2	86:21 103:20			
6:05 10:2	151:15			
6:11 16:2	9,2022 79:7			
6:23 25:2	9:00 120:12			
6:30 2:3 32:2,13	133:5			
6:32 34:2	9033 45:13			
6:45 2:4 34:22	94 2:10			
60 125:15	95 81:14 104:5			
617.547.5690				
1:16				
7				
7 2:16				
7:00 2:6				
7:10 55:2				
7:12 58:2				
7:15 2:7 60:17				
7:30 2:9 61:1				
62:5,8,10,17				
7:45 2:10				
7:47 81:2				
70 44:5				