

BOARD OF ZONING APPEAL  
FOR THE  
CITY OF CAMBRIDGE

GENERAL HEARING

THURSDAY FEBRUARY 9, 2023

6:00 p.m.

Remote Meeting

via

831 Massachusetts Avenue  
Cambridge, Massachusetts 02139

Brendan Sullivan, Chair  
Jim Monteverde, Vice Chair

Wendy Leiserson

Matina Williams

Slater W. Anderson

Jason Mashall

City Employees

Olivia Ratay



**Precision, Speed, Reliability**

617.547.5690

[transcripts@ctran.com](mailto:transcripts@ctran.com)

## I N D E X

| CASE   | PAGE |
|--|------|
| CONTINUED CASES  |      |
| BZA-163881 -- 130 CUSHING STREET<br>Original Hearing Date: 04/28/2                       | 6    |
| BZA-203324 -- 17-21 JAY STREET - UNIT 19<br>Original Hearing Date: 01/26/23<br>NOT HEARD | 41   |
| BZA-205192 -- 255 GROVE STREET<br>Original Hearing Date: 01/26/23<br>NOT HEARD           | 57   |
| BZA-149063 -- 55 NORFOLK STREET<br>Original Hearing Date: 12/16/21                       | 60   |
| REGULAR AGENDA   |      |
| BZA-206165 -- 20 FARRAR STREET   | 62   |
| BZA-206313 -- 56 STEARNS STREET  | 85   |
| BZA-206433 -- 5 DANA PLACE   | 95   |
| BZA-206407 -- 65 SPARKS STREET - UNIT 4  | 106  |
| BZA-207186 -- 104 HANCOCK STREET - UNIT 6  | 111  |
| BZA-207647 -- 401 CONCORD AVENUE   | 125  |

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

P R O C E E D I N G S

\* \* \* \* \*

(6:00 p.m.)

Sitting Members: Brendan Sullivan, Wendy Leiserson, Jim  
Monteverde, Slater W. Anderson, and Jason  
Marshall

BRENDAN SULLIVAN: Good evening and welcome to the  
February 9, 2023 meeting of the Cambridge Board of Zoning  
Appeal. My name is Brendan Sullivan, and I am Chair for  
tonight's meeting.

This meeting is being held remotely, due to  
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

1 Cambridge.

2           There will also be a transcript of the  
3 proceedings.

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

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

11           Generally, you will have up to three minutes to  
12 speak, but that may change based on the number of speakers,  
13 and at the Chair's discretion.

14           I'll start by asking the Staff to take Board  
15 members attendance and verify that all members are audible.

16           OLIVIA RATAY: Jim Monteverde?

17           JIM MONTEVERDE: Present.

18           OLIVIA RATAY: Jason Marshall?

19           JASON MARSHALL: Here.

20           OLIVIA RATAY: Wendy Leiserson?

21           WENDY LEISERSON: Here.

22           OLIVIA RATAY: Slater Anderson?

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

SLATER ANDERSON: Here.

OLIVIA RATAY: Matina Williams?

MATINA WILLIAMS: Here.

BRENDAN SULLIVAN: Brendan Sullivan?

BRENDAN SULLIVAN: And Brendan Sullivan is here.

1 \* \* \* \* \*

2 (6:02 p.m.)

3 Sitting Members: Brendan Sullivan, Jim Monteverde, Matina  
4 Williams, Jason Marshall and Wendy  
5 Leiserson

6 BRENDAN SULLIVAN: First case I'm going to call  
7 is Case No. 163881 -- 130 Cushing Street. Sitting on this  
8 case is myself -- Brendan Sullivan -- Jim Monteverde, Matina  
9 Williams, Jason Marshall and Wendy Leiserson.

10 130 Cushing? Mr. McCarthy? Mr. McCarthy? Well,  
11 we will try and reach Mr. McCarthy. Let me -- Jason, is it  
12 possible if you could possibly hang by a little bit?

13 JASON MARSHALL: I'll -- I can do a few minutes,  
14 Mr. Chair, sure.

15 BRENDAN SULLIVAN: Just a few minutes? Okay.  
16 Let's -- yeah, I don't want to go to the next case, because  
17 then that may mean that you may have to step aside and --  
18 which means we'd only have four members for Cushing Street.  
19 Let's see if Olivia can raise Mr. McCarthy here.

20 OLIVIA RATAY: Hi, this is Olivia Ratay. Are you  
21 -- you're presenting to me? [Conversation with the  
22 proponent.] Okay, he's on.

1           BRENDAN SULLIVAN: Okay. Mr. McCarthy, are you  
2 there? Mr. McCarthy?

3           GREGORY MCCARTHY: Hi, how are you?

4           BRENDAN SULLIVAN: Okay, fine.

5           GREGORY MCCARTHY: Sorry, I was having trouble  
6 with my Zoom there.

7           BRENDAN SULLIVAN: All right. If you would just  
8 introduce yourself for the record and tell us what you would  
9 like to do at 130 Cushing Street.

10           We are aware that you have submitted new drawings  
11 dated January 23 regarding the project, but if you would  
12 just sort of briefly tell us he was you would like to do and  
13 the -- how you meet the legal standard for the variance.

14           GREGORY MCCARTHY: Sure, so we have been here  
15 before a few months back. And I think there was some -- you  
16 know, opposition for a few of the things that we were  
17 proposing. So we kind of limited the scale of what we have  
18 here. Most of it is kind of catered to window wells and  
19 parking.

20           I did ask my architect to join us here today, who  
21 can kind of point out the dimensions a little bit better  
22 than me on kind of where we're -- where we're violating

1 things and all that kind of stuff.

2 But essentially, it's -- you know, we're proposing  
3 window wells that are -- you know, the building's already  
4 within the setback. So those are a violation. And we are  
5 proposing dormers.

6 It might actually even be better for David to kind  
7 of walk you through it if that's okay, just so he can kind  
8 of explain it a little bit more clearly, just because some  
9 of the violations I don't understand as well.

10 Yeah, no, as long as we get it right. Sure. So  
11 --

12 GREGORY MCCARTHY: Yeah.

13 BRENDAN SULLIVAN: -- if he's available, yep.

14 GREGORY MCCARTHY: David, are you still on here?

15 Hate to --

16 DAVID FREED: -- do we really?

17 GREGORY MCCARTHY: Sorry about that.

18 BRENDAN SULLIVAN: Okay. So if -- David, if you  
19 could introduce yourself for the record?

20 DAVID FREED: Yes. My name is David Freed. And  
21 I'm an architect at Choo and Company. And yes, we've been  
22 working on this proposal for some time.

1           We're here tonight for a very scaled back proposal  
2 for some proposed window wells, some proposed small  
3 additions on the left side entry, on the first-floor rear,  
4 and on the second-floor rear.

5           And -- and then a change of private space, private  
6 open space to parking in the rear of the building.

7           Next page, please?

8           BRENDAN SULLIVAN: All right. One of the  
9 questions that I had was the dimensions of the dormers that  
10 I cannot determine from the drawings. And I went to Sheet -  
11 - Olivia, I don't know if you could pull up A1.4, which is  
12 the proposed third-floor plan?

13           And, you know, again, going to A1.5, which  
14 basically look down to the roof and you can see the two  
15 dormers but absent of any dimensions and sort of interested  
16 in the dimensions of those -- each one of those four  
17 dormers, if you have that ready?

18           DAVID FREED: Yeah. The -- the -- the dormers I  
19 believe are as-of-right. They -- they don't increase the  
20 floor area at all, they just provide some head room. But  
21 dimensionally, they do comply with the Dormer Guidelines,  
22 and in terms of the length of the building and the total

1 length of the dormers together, which -- I don't have the  
2 dimensions in front of me.

3 I thought that the total width could not exceed  
4 15', but I may be mistaken in those -- in that number.

5 If you go to Page A31, there's a section on  
6 Drawing #2 in the upper right that describes the dormer  
7 itself. And it really is just -- we're already at the 5'  
8 line where the dormer picks up off the roof. So we're not  
9 increasing any floor area there, we're just getting a little  
10 bit of head room for the bathrooms.

11 BRENDAN SULLIVAN: Okay. All right. All right.  
12 It's just -- again, in order -- you know, if we're going to  
13 grant relief -- again, this is maybe for future reference or  
14 what have you -- we're really looking for a lot of  
15 dimensions on this, only because we're going to -- should we  
16 approve this, and I have to sign off on it.

17 Then, you know, I pass this off to the Building  
18 Inspector and also then for final review.

19 And sometimes a lot of that -- the more  
20 information we have, then it cuts down on any kind of  
21 indecision, so permitting stage of this. So --

22 DAVID FREED: Yeah, so --

1           BRENDAN SULLIVAN: Any kind of, like, dimensions  
2 and what have you is crucial, so that the inspector when he  
3 gets it, it's -- the information he's looking for is quite  
4 obvious. So that's how.

5           And, you know, we couldn't scale it, because  
6 obviously it was your master set has a scale, but we can't  
7 scale the submitted drawings, but it's obviously been  
8 shrunk. So anyhow -- all right, anything else to add at  
9 this junction?

10           DAVID FREED: Yes, I just wanted to -- although  
11 the dimensions are not on this particular set, they were on  
12 the as-of-right set we submitted for permitting. And we  
13 certainly can provide the -- an updated sheet tomorrow to  
14 Maria. But it's -- it's something that the Board would want  
15 to see.

16           If I can go to the -- the small additions that  
17 we're seeking to get approval on?

18           BRENDAN SULLIVAN: Yep.

19           DAVID FREED: Back to -- if we can go to A11? I'm  
20 sorry, say so -- yeah, A11 we have -- we'd like to add four  
21 window wells to the basement, and the way they're building  
22 the set on the site, basically all four dormers fall into

1 the setback. And we -- although we have two bedrooms  
2 already in the basement, the addition of the two dormers in  
3 the front would provide us with two additional bedrooms for  
4 that unit.

5 If we go to A12, please? We are looking for a  
6 small addition at the entrance of Unit 1 on the left and a  
7 small stair landing on the left side also, with access to  
8 the rear yard.

9 And then in the rear of Unit 2 and 1, we're  
10 looking to square off the building back there. And the  
11 reason being is that the -- the head room at the outside  
12 wall is -- is very low. It's a little above 6' there.

13 So we wanted to -- we have to reframe the roof.  
14 We'd like to reframe the roof anyway for the headroom, and  
15 so, we're seeking a small addition there. And also, if we  
16 can go to A13, a small addition in the same area on the  
17 second floor.

18 The additions in total really only add 0.03 FAR to  
19 the existing FAR. It's not significant and it raises it  
20 from 0.94 to 0.97.

21 And our final item that we're here to seek relief  
22 is the open space.

1           So if you could go to -- it's A10.

2           We'd like to provide parking for the existing four  
3 units off the street, and although we don't -- dimensionally  
4 we don't meet the 15 x 15 dimension for open space, we do  
5 end up having 1376 square feet of landscaped open space  
6 still on the parcel.

7           The parking does -- is set back from the rear lot  
8 line 6'8" and from the back of the house 3'10." But since we  
9 don't have any windows on the rear there, we -- the parking  
10 would not -- we would not get a violation in that -- I  
11 believe it's Section 8. And so, we were at 8.22.

12           And that's -- that's really what we're here for  
13 tonight.

14           BRENDAN SULLIVAN: Okay.

15           JASON MARSHALL: Mr. Chair, can I ask just a  
16 clarifying question on the open space? Am I right that the  
17 -- in your dimensional form, you're asking for a variance to  
18 go down to 0 percent open space from the 40 percent  
19 requirement?

20           DAVID FREED: Yeah. Yes. Because the -- laying  
21 out the parking to meet the dimensions of the ordinance,  
22 we're just under 15'.

1           If you look at the -- on our proposed plan, we  
2           only have a 12'3" wide strip in the back. And then the open  
3           space on the front, again, doesn't -- doesn't count, because  
4           the width of those two grassy areas are just under 15'.

5           JASON MARSHALL: All right. Thanks for your  
6           answer. Yeah, I mean, I know you've scaled this back a lot.  
7           You've put a lot of work into reconfiguring this.

8           I will just note on that issue, even putting aside  
9           the hardship, which we haven't talked about yet, it seems  
10          like the material lasts to go to 0 percent open space when  
11          you look at the variance standard.

12          And one of the problems is that it doesn't nullify  
13          or substantially derogating from the intent or purpose of  
14          the ordinance. Just to go to 0 percent, that strikes me as  
15          pretty material. So maybe we can discuss it and just -- I  
16          will note that at the outset that that's an issue for me.

17          DAVID FREED: Yeah. If I reduce the width of the  
18          walkways in the front, I would achieve the 15' of width in  
19          those two grass areas. And I would at least have some  
20          percentage of open space. But it would probably only be 5  
21          percent to 10 percent.

22          In the back, I'm not able to get 15' dimension

1 because of the width of the lot. Even at 54', when you take  
2 into account the parking space dimension plus the  
3 maneuverability dimension, I'm just left with 12'3".

4 BRENDAN SULLIVAN: Ok. Jason, any other questions  
5 at this time?

6 JASON MARSHALL: Not right now, Mr. Chair. Thank  
7 you. All right. Jim Monteverde, do you have any questions  
8 at this juncture?

9 JIM MONTEVERDE: Just two. One to follow up, Mr.  
10 Chair, on your question about the dormers. I'm looking --  
11 I'd be comfortable if we at least could mention a condition  
12 that those dormers will be no wider than 15' in total  
13 outside to outside.

14 Looking at the drawings, scaling off the drawing I  
15 -- and looking at the plan, I suspect that they are in fact  
16 at the moment wider. They're at least 16', 17', 17.5' wide.  
17 So anyway, if we can do that condition, that would be -- I  
18 could be okay with that.

19 The comment about the ground floor, and I just  
20 wanted to understand again the parking space that you have  
21 next to the building that's 3'10" away from the ground-  
22 floor, am I correct in the floor plan that that faces a

1 bedroom?

2           And there are windows in the bedroom and the  
3 adjacent living room on the ground-floor, is that correct?  
4 Facing that parking space?

5           DAVID FREED: No, on the ground-floor of --

6           JIM MONTEVERDE: Oh, I'm sorry. I'm looking at a  
7 different drawing.

8           DAVID FREED: Yeah, if we look at Drawing A23,  
9 I've removed the windows on the first floor --

10           JIM MONTEVERDE: Oh, okay. Gotcha. Okay. I'm  
11 looking at a different set. Okay. Thank you.

12           BRENDAN SULLIVAN: Okay, Jim, anything else at  
13 this point?

14           JIM MONTEVERDE: No, thank you. Matina Williams  
15 any questions or comments at this time?

16           MATINA WILLIAMS: No, not at this time.

17           JIM MONTEVERDE: Wendy, any questions, comments?

18           WENDY LEISERSON: I think I can want to echo  
19 Jason's comments and concerns regarding the hardship factor  
20 and the open space.

21           It -- I find it really troubling to go from almost  
22 compliant to the ordinance to 0 percent of open space, just

1 to get parking. I find that a big ask.

2 BRENDAN SULLIVAN: Okay, good. Let me open it to  
3 public comment. Any members of the public who wishes to  
4 speak should now click the button that says, "Participants,"  
5 and 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. We  
8 would ask that you have up to three minutes in which to  
9 comment.

10 [Pause]

11 There appears to be nobody calling in. There was  
12 correspondence earlier regarding the original case, and  
13 there was an abutting neighbor who was commenting actually  
14 about the parking plan.

15 I can raise it up here in a couple minutes --  
16 which subsequent my estimation that the parking plan has  
17 shifted away from his side of the property, the adjoining  
18 lot line, and shifted over to the opposite side. So I think  
19 that his concern has been somewhat mollified at this point.  
20 It may have been lost in the shuffling of papers here.

21 I think that would be my only comment at this  
22 time. All right, let me close the public comment aspect of

1 it, and David if you could -- you heard a couple of comments  
2 by members of the Board raising the open space that is being  
3 taken away number one and also the legal hurdle that you  
4 have to meet or go over to justify the granting of a  
5 variance. So if you could talk about the open space number  
6 one.

7 And I guess as a result of taking away the open  
8 space is before there were two parking spaces, and now  
9 you're providing obviously four.

10 DAVID FREED: Yes.

11 BRENDAN SULLIVAN: So that each unit has a parking  
12 space.

13 DAVID FREED: Correct. There is not a particular  
14 hardship on this parcel that I can think of to justify the  
15 change of open space to parking, other than the taking the  
16 couple cars off the street for the neighborhood.

17 But I know it's a big ask. And we -- would it be  
18 possible to just reduce the parking and to two spaces in the  
19 rear and that would bring back a substantial amount of open  
20 space?

21 BRENDAN SULLIVAN: And there's no other way to  
22 reconfigure I think according to the plan on A10, it appears

1 that those are minimal spaces and probably in the spot that  
2 they fit as easy as possible, accessible as possible, and  
3 gets it away from the adjoining neighbors' side of the  
4 property.

5 DAVID FREED: Yeah, I really worked hard to make  
6 this as small as possible. We have -- as you can see, there  
7 are two regular-sized spaces and two compact spaces. That  
8 was probably the -- the best layout I could do here.

9 BRENDAN SULLIVAN: All right. Now the hardship  
10 question, which literal enforcement of the provisions of the  
11 ordinance would involve a substantial hardship, financial or  
12 otherwise to the petitioner.

13 And the hardship is owing to the following  
14 circumstances relating to the soil conditions, shape or  
15 shape or topography of such land or structures, and  
16 especially affecting such land or structures, not affecting  
17 generally the zoning district in which it is located, and  
18 for the following reasons.

19 And now you'll have to fill in for the following  
20 reasons. So they have to address what is the hardship for  
21 the ask and then what is the hardship based on? What is the  
22 hardship, and then what is the legal standard that it meets?

1           DAVID FREED: Greg, do you have a -- do you have  
2 any -- for the parking specifically or --

3           GREGORY MCCARTHY: Yeah.

4           DAVID FREED: -- for the open space?

5           GREGORY MCCARTHY: For the open space, parking.

6           BRENDAN SULLIVAN: Well, for whatever you're  
7 requesting relief from or for. If I go to the dimensional  
8 form, you're adding somewhat, 200 and some-odd square feet,  
9 is that correct?

10          GREGORY MCCARTHY: Yes.

11          BRENDAN SULLIVAN: 240 plus square feet?

12          GREGORY MCCARTHY: Right.

13          BRENDAN SULLIVAN: So you're going from a 0.94 to  
14 a 0.97? And you're also going on the height 37" to 37.5,"  
15 which is probably the result of the window wells, which add  
16 the -- to the mean height, grade height, even though you're  
17 not changing the height of the building at all?

18          DAVID FREED: Correct.

19          BRENDAN SULLIVAN: And then the other area, of  
20 course, is the ratio of open space, which you're going from  
21 39 percent down to 40.

22          The number of dwelling units: Four. You're

1 staying with four. The number of parking spaces you have  
2 two now. The ordinance you don't have to provide any  
3 parking at all, but you're asking for.

4 So what you're asking for is a tick up in the GFA  
5 for the height. There is an infraction on the setbacks, and  
6 the ratio of usable open space and obviously the height of  
7 the building, so.

8 So there are some asks there, and we have a legal  
9 standard that we're asking you to tell us how you meet it.

10 GREGORY MCCARTHY: Sure. So for the window wells,  
11 the building's already within the setbacks. So by adding  
12 any window well, it would create a variance. I think it's  
13 the lot dimensions, just where the structure sits within the  
14 setbacks.

15 For the additional space, the relatively low floor  
16 area ratio for a four-unit building. So I think it's very  
17 restricted. The building's a little bit restricted in terms  
18 of the size of the unit, so what we can do there in terms of  
19 the small additions that we're proposing.

20 They also -- should cost, you know, limited change  
21 to the building also.

22 In terms of the parking, I guess it's, you know,

1 only two of the units we're able to have parking for, and  
2 the only way to provide the parking is to decrease the open  
3 space.

4 I guess, similarly because of the lot dimensions,  
5 we can't meet the width to provide a true actual percentage  
6 of open space, even though we have some. So I guess pretty  
7 much all of the hardships are due to the existing conditions  
8 and the lot conditions.

9 BRENDAN SULLIVAN: Okay. Let me send it back to  
10 the Board. Let me give my own thoughts on this. Initially  
11 when this came down before us back over a year ago -- just  
12 about a year ago, and it was actually big ask, and obviously  
13 to me it was an excessive grab to try and maximize it as  
14 much as possible.

15 And I think going through the transcripts, the  
16 other members of the Board sort of felt the same way. It  
17 was way over the top as far as the dormers up in the roof,  
18 and it was really maxing out the site and the parking plan  
19 at the time, obviously affecting an abutting neighbor.

20 And so, it was going to be a very tough sell.

21 Since that time, and there's been sort of a couple  
22 starts and stops, with the latest plan before us, I was -- I

1 don't want to say pleasantly surprised, but I was a little  
2 bit more amenable to it, so that it was greatly scaled down.  
3 That it seemed to be a decent and workable plan, a little  
4 bit -- you know, and I share the members' feelings about the  
5 open space.

6 And then I've gone by this building and walked  
7 around and so on and so forth. And the size of the building  
8 sitting on the lot really doesn't give too much room for  
9 open space when you factor in the parking.

10 And what are the benefits of the parking? Well,  
11 the benefits of the parking, as David has said, is it  
12 obviously takes parking -- takes vehicles off the road, and  
13 puts it on the lot, which can be a benefit to the  
14 neighborhood.

15 And what is the harm? Well, it backs up to a  
16 school. And if you take away the parking to satisfy the  
17 open space requirement, and require the applicant to put in  
18 green space, you say, "Will that really be totally  
19 noticeable?"

20 And vis-à-vis the benefit to whoever lives in the  
21 building, occupies the building and has a dedicated space  
22 that they can pull into and out of, as opposed to going

1 around on the street.

2 That particular section of town, most of the  
3 houses do have some type of off-street parking, but there  
4 are more units -- apartment units -- residential units --  
5 than there are parking spaces.

6 And so, there is a benefit I think of taking it  
7 off the street and putting it in the back. And because the  
8 building occupies a great deal of visual impact from the  
9 streetscape looking back, I think I can live with the  
10 parking plan that is proposed. Now if you say, "Well, okay,  
11 we need to get that number from 0 to something on the open  
12 space and can we create it in the front?"

13 Well, then you've got these narrow little paths,  
14 even if that will increase the number from 0 to something,  
15 and yet it seems that workable?

16 Is that official to the occupants of the  
17 structure, or to have a decent sized walkway for a variety  
18 of reasons, not the least of which here we are in the middle  
19 of the winter, and ice and snow to have a wide enough path  
20 to be able to walk over it safely.

21 So -- so anyhow, my thoughts are that I am  
22 comfortable with the plan that is before us. I think they

1 have made great steps to downsize it.

2 I think the additions in the back are probably  
3 necessary in order to provide some adequate bedrooms, living  
4 space in the back, which makes the units a little bit more  
5 livable, and will provide some kind of quality housing,  
6 albeit it's not rental.

7 But the building, which was built in 1871,  
8 probably has been rental for a long time and is sort of in  
9 the condition that you would expect sort of some rental  
10 properties to be, and probably not garnering a whole lot of  
11 income, and as such suffered sort of the -- the need to  
12 upgrade it and to make it more attractive.

13 So these will probably be sold as condos, will  
14 provide some nice quality housing with modern systems, and I  
15 think it will be a benefit overall to the neighborhood,  
16 which is going through tremendous revitalization of some of  
17 the existing housing stock.

18 So that's my thoughts anyhow, and I obviously  
19 value the input of members of the Board.

20 Jim Monteverde, any additional thoughts?

21 JIM MONTEVERDE: I don't have anything to add.

22 Thank you.

1           BRENDAN SULLIVAN: All right. Matina, anything --  
2 comments, words of wisdom, input?

3           MATINA WILLIAMS: No. I value everything that was  
4 said. I still don't agree with the parking, but that's all  
5 I have.

6           BRENDAN SULLIVAN: Okay. Wendy? Comments?

7           WENDY LEISERSON: Yes. I mean, I think I can I'd  
8 actually like to hear from Jason first, though, because I  
9 have a feeling he'll articulate this.

10          BRENDAN SULLIVAN: [Laughter] All right.

11          WENDY LEISERSON: And then please come back to me.

12          BRENDAN SULLIVAN: All right. Jason, we throw the  
13 ball into your court.

14          JASON MARSHALL: I probably will disappoint Wendy  
15 as usual. I mean, I -- you know, to start with, Mr. Chair,  
16 I agree with you too.

17                 I definitely value the input of my colleagues, and  
18 it helps form my decision-making and really your perspective  
19 in particular. And as usual, you know, you lay out a  
20 justification and it's grounded within the lot of  
21 pragmatism, and appreciate that.

22                 I think on this case, however, I -- I think I just

1 have a different perspective on the Standard, and whether it  
2 can and has been met here. I know it's a high standard to  
3 meet. It sounded to me like the applicants were -- and this  
4 isn't a criticism, it's very difficult to formulate.

5 It sounded like maybe the applicant was trying to  
6 fashion it a little bit on the fly, and that's difficult.  
7 This case has been continued for a long time, though, and  
8 perhaps more work could have been done to provide that --  
9 that rationale and to meet the legal standard.

10 But on the open space, I still think it fails on a  
11 couple of prongs. One is just to go to 0 I think really --  
12 you know, not only it nullifies, it completely eliminates  
13 the requirement that the City Council has put in place for  
14 open space. And I don't see how you meet the standard for  
15 substantial hardship.

16 I think the presentation has much acknowledged  
17 that it wasn't met explicitly to swap out open space for  
18 parking. I don't know how that qualifies as a substantial  
19 hardship.

20 Now it certainly provides benefits. I don't think  
21 there is any question of that. It will provide a benefit to  
22 the resident living there.

1           I could see the potential benefit to the  
2 neighborhood from taking a car off the street. I actually  
3 know that street well, I grew up there. I grew up on that  
4 street. But that's not the same as justifying a substantial  
5 benefit. And I -- I'm just not there. I don't think you  
6 need it.

7           So I'll turn it to Wendy. As usual, she'll  
8 probably articulate it better than I can.

9           BRENDAN SULLIVAN: No, I think it's well said.  
10 Well spoken. I appreciate that and respect your thoughts.  
11 So Wendy?

12           WENDY LEISERSON: Yes.

13           BRENDAN SULLIVAN: He has thrown it back to you.

14           WENDY LEISERSON: And Jason, you did not  
15 disappoint me at all. So I agree with Jason's point of  
16 view. I think all of these cases, it's hard to distinguish  
17 what is a legal perspective versus a policy decision.

18           And while Brendan's comments, you know, were  
19 persuasive perhaps from a policy point of view, I -- my job  
20 is to look at what is the legal standard. And the legal  
21 standard is one of substantial hardship.

22           And whether I agree or not with Brendan's point of

1 view, I just don't see that the legal standard of  
2 substantial hardship has been met.

3 That said, there are some aspects of this -- and I  
4 do appreciate how hard the petitioner has worked to rescale  
5 their ask -- that, you know, I might have been persuaded by,  
6 you know, if we separate these things such as, well, to vary  
7 the gross floor area, if you were to have argued that the  
8 hardship would have been not meeting a building code -- a  
9 modern building code, something like that for the bathroom  
10 height or something like that, perhaps that would have  
11 persuaded me on that particular aspect.

12 Or, you know, the window wells affecting the need  
13 for relief in the setbacks, if that would have been  
14 articulated as related to something in the current building  
15 codes that couldn't otherwise be met to maintain the four  
16 family units that already exist.

17 But I don't -- I'm not making your arguments for  
18 you. I don't know whether these arguments are valid, but  
19 with regard to the open space issue, I understand that to  
20 have been sort of a question of policy preference the way  
21 Brendan was phrasing it. You know, do we want parking off  
22 the street? Yes. But do we want parking off the street at

1 the cost of open space? No, is what -- I can't say that.  
2 I can't make that decision.

3 Because my job is to look at what is the legal  
4 requirement of the ordinance, and the ordinance clearly  
5 requires a 40 percent open space, which the property as it  
6 is is almost compliant with that. So it's a big ask to go  
7 from almost completely compliant at 39 percent to 0 percent.  
8 And I don't think parking justifies it.

9 And I would say that open space is not to be  
10 measured or considered only in -- you know, in the context  
11 of will it benefit the occupants? Open space in our city is  
12 to benefit our community at large, especially as it's  
13 backing up to a school. Do we want cars, you know, and more  
14 exhaust and whatever near the school, or do we want more  
15 green space near the school?

16 So I have not walked around that long as Brendan  
17 has, to understand if that particular, you know, vista would  
18 be accurate.

19 But the point is open space in and of itself for  
20 the green qualities of our community is a value that the  
21 City has put into this ordinance. And I'm not comfortable,  
22 especially without any hardship, varying from that.

1 BRENDAN SULLIVAN: Okay.

2 JIM MONTEVERDE: If I can --

3 BRENDAN SULLIVAN: Yes.

4 JIM MONTEVERDE: -- if I can offer a couple  
5 thoughts? I kind of -- I agree with the discussion about  
6 the open space. I think there's got to be some compromise  
7 there.

8 And I think the suggestion about reducing -- I  
9 mean, I think about it treason it comes to 0, it must be the  
10 way it has to be calculated, a minimum width. Because  
11 there's definitely open space around the lot -- in the  
12 front, in the side, in the back.

13 But I think getting rid of a couple parking spaces  
14 would definitely help.

15 I was just going to offer some thoughts for the  
16 rest of the Board to consider, just about I'm looking at the  
17 existing plans and then the proposed plans. And I think the  
18 hardship may not have been spoken about yet -- and  
19 "hardship" in quotes, because you can decide if it's a  
20 hardship.

21 But if you look at these existing units, they are  
22 peculiar. I'm, I'm not conversant in the Federal Housing

1 Authority requirements for rooms and for apartment layouts,  
2 but these are peculiar.

3 If they're really substandard in terms of  
4 contemporary living arrangements, even if you discount that  
5 this is going from rental to condo.

6 If you look at the second-floor plan, there are  
7 three bedrooms, a kitchen and a bath. No living room, no  
8 dining room. It's a railroad flat. You know? Every room  
9 you exit into the hallway. It's really -- and the bedrooms  
10 are small. I'm not sure they'd be compliant as bedrooms  
11 anymore.

12 And I think the plan that's created basically  
13 gives it -- you know, the units become in essence duplexes,  
14 two floor, so that they can -- it's the -- and they do  
15 increase a bedroom per unit. But they spread it out over a  
16 little more area and make these spaces what you would expect  
17 a contemporary living unit to have. They're not overly  
18 gracious.

19 And I think on the ground-floor, it's the same  
20 thing, there are some rooms in there that are particularly  
21 small at the proposed plan by making use of the basement,  
22 which the ordinance does encourage, I believe. And hence

1 the need for the window wells and hence the change in the he  
2 is.

3 It basically takes a unit that again is -- I would  
4 consider substandard. The two units are not ground-floor.  
5 It allows them to stretch out into the basement level.

6 I think that's the hardship is that these  
7 apartments: Yes, they provide some living space, but  
8 they're really -- I would view them as substandard. And  
9 what's being proposed -- again, although it does add a  
10 bedroom per unit at least -- really brings it up to  
11 contemporary standards.

12 I would favor the proposal with some change made  
13 to get some additional open space.

14 BRENDAN SULLIVAN: Okay. Let me -- it appears,  
15 Mr. McCarthy and David, that you're going to need four  
16 affirmative votes, and it appears that you don't have those  
17 four affirmative votes.

18 And in the transcripts of the last meeting, which  
19 was continued because there was no posting and so on and so  
20 forth -- and I basically said that was the third time that  
21 we continued, and there would be no more continuances.

22 However, let me -- I think it's important for the

1 property, and it's important for the neighborhood to come to  
2 a resolution of this site and to have the building be  
3 revitalized, repurposed.

4 And so, as such, I would suggest that we probably  
5 continue this matter; that you digest what you just heard  
6 from members of the Board, go back to the drawing board, see  
7 how you can address the concerns to the -- that the Board  
8 has raised, which were very, very valid and to the point,  
9 and come back to us with a reworked design.

10 Short of that, if we were to take it to a vote,  
11 you would not get the four affirmative votes, and then you  
12 would be precluded for two years.

13 And I don't think that's -- to be honest with you,  
14 I don't think that's the right thing to do as far as the  
15 neighborhood is concerned, and as far as this particular  
16 property. And I think it would be, you know, just not the  
17 right thing too.

18 BRENDAN SULLIVAN: So would the Board be amenable  
19 to my requesting a continuance? Jason?

20 JASON MARSHALL: Yes, I would, Mr. Chair. Thank  
21 you. And I guess I would ask --

22 BRENDAN SULLIVAN: You're welcome.

1           JASON MARSHALL: I think I'm already on the  
2 continued cases for March 9. I don't know if it's possible  
3 to schedule that if it's the will of the Board?

4           BRENDAN SULLIVAN: We have 12 cases that night.  
5 The only other we would have would be March 23. This is to  
6 the other members of the Board too. We have March 23, we  
7 have April 13 open, and really basically the rest of the  
8 year, 4/27: April 27.

9           So we're overloaded on March 9. I think it's  
10 going to take -- our next meeting is on April 23. I'm  
11 sorry, say February 23 and I don't think it's going to be  
12 possible, Dave, for you and Mr. McCarthy to be able to put  
13 something together. I mean, you -- it's too short.

14           March 9 --

15           GREGORY MCCARTHY: So what date? I'm sorry?

16           BRENDAN SULLIVAN: I'm sorry?

17           GREGORY MCCARTHY: For what date?

18           BRENDAN SULLIVAN: For February 23.

19           GREGORY MCCARTHY: Well, I think we could, if our  
20 main goal here is to be revising the open space. I think we  
21 should be able to do that for the twenty-third.

22           BRENDAN SULLIVAN: All right. Well, let me see.

1 Jason, are you available on the twenty-third?

2 JASON MARSHALL: I am not.

3 BRENDAN SULLIVAN: Okay, so -- and that was their  
4 problem, Dave, is that we have to assemble the same five  
5 members. So -- and I think --

6 GREGORY MCCARTHY: Is there a -- is there a  
7 certain open space that would satisfy? Is there any way to  
8 figure it -- just because, you know, we do have a vacant  
9 property here, and it -- if we could figure it out sooner  
10 rather than later, it would obviously be, you know, much  
11 better for us.

12 But is there -- you know, like a certain  
13 percentage of open space that if we met, we could move  
14 forward with this? Or is it just too big of a --

15 BRENDAN SULLIVAN: Well, we're not going to design  
16 it on the fly here tonight, no. That is going to take I  
17 think a session between you and the architect to go over it.  
18 So I think it's -- we're going to have to continue it, we're  
19 going to have to kick it forward to at least another month  
20 or so. And then you're going to have to come back.

21 So what I'm trying to determine now is the  
22 availability of the five members of the Board.

1           So Jason, on March 23 -- and other members of the  
2 Board and Wendy and Matina and also Jim, March 23 is there  
3 anybody not available?

4           MATINA WILLIAMS: I won't be available the twenty-  
5 third.

6           BRENDAN SULLIVAN: Okay. Then we're at April 13.  
7 Is there anybody not available? So April 13 we could  
8 reschedule this? Yes, yes, yes, yes?

9           COLLECTIVE: Yes.

10          JIM MONTEVERDE: Yes.

11          JASON MARSHALL: That works here.

12          BRENDAN SULLIVAN: Okay.

13          JIM MONTEVERDE: That works.

14          BRENDAN SULLIVAN: Okay, fine. So let me make a  
15 motion, motion, then, to continue this matter until April  
16 13, 2023 at 6:00 p.m. on the condition that the petitioner  
17 already has a waiver signed, and that they change the  
18 posting sign, which has to be maintained for at least 14  
19 days prior to the April 13 hearing.

20                 That sign must be changed and reflect the new date  
21 of April 13, 2023 and the time of 6:00 p.m.

22                 Any new submittals that are different than what is

1 in the record as of today must be in the -- submitted to the  
2 Inspectional Services by 5:00 p.m. on the Monday prior to  
3 the April 13 hearing.

4 In conjunction with that, I would ask that there's  
5 a couple of documents that I would like you to go over. One  
6 is the ownership form. Mr. McCarthy, you're the owner of  
7 the property, or are you representing some entity?

8 GREGORY MCCARTHY: Yep, exactly -- and entity.

9 BRENDAN SULLIVAN: Okay, as opposed to Yideben  
10 Realty, LLC you're no longer associated with them?

11 GREGORY MCCARTHY: Correct. Yep.

12 BRENDAN SULLIVAN: Okay. So we need to change the  
13 ownership form to update it to the current owner, whatever  
14 entity -- whatever entity that is and get that in the file  
15 to change that for the record.

16 The other thing is the dimensional form would ask  
17 that you go back through that and make sure that those  
18 numbers are all correct, which -- the one that was submitted  
19 today as basically planning what was on the drawings.

20 The other issue is that I want that the dormers --  
21 the dimensional, dimension of those dormers -- be outlined  
22 on the drawings clearly, so that we can see it. Is there

1 any other things from the members of the Board that they are  
2 requesting, aside from the fact that you may want to go over  
3 the supporting statements for the hardship and what is the  
4 hardship based on?

5 And, you know, you may want to revisit that and  
6 resubmit that, should you come up with a more salient reason  
7 for us granting you the variance.

8 Anything else, members of the Board?

9 JIM MONTEVERDE: No, that will do it.

10 BRENDAN SULLIVAN: Okay. So on the motion, then,  
11 to continue this matter to April 13, 2023 at 6:00 p.m.  
12 Matina Williams?

13 MATINA WILLIAMS: Yes, I agree.

14 BRENDAN SULLIVAN: Jason Marshall?

15 JASON MARSHALL: Yes.

16 BRENDAN SULLIVAN: Wendy Leiserson?

17 WENDY LEISERSON: Yes, I agree.

18 BRENDAN SULLIVAN: Jim Monteverde?

19 JIM MONTEVERDE: I agree.

20 BRENDAN SULLIVAN: And Brendan Sullivan, yes.

21 [All vote YES]

22 BRENDAN SULLIVAN: On the five affirmative votes,

1 this matter is continued to April 13, 2023. All right.

2 And again, if you have any questions, check with  
3 Inspectional Services, should you have -- want any  
4 clarification of anything, even though we're not going to  
5 give any specific numbers without the Board being totally  
6 assembled.

7 So you just have to give it your best, and then  
8 we'll see you back on April 13.

9 GREGORY MCCARTHY: Great.

10 BRENDAN SULLIVAN: Okay.

11 GREGORY MCCARTHY: Thank you so much.

12

13

14

15

16

17

18

19

20

21

22

1 \* \* \* \* \*

2 (6:52 p.m.)

3 Sitting Members: Brendan Sullivan, Wendy Leiserson, Jim  
4 Monteverde, Matina Williams, and Slater W.  
5 Anderson

6 BRENDAN SULLIVAN: The next case I will call --  
7 and Jason, I guess you're signing off, so --

8 JASON MARSHALL: I am. Goodnight.

9 BRENDAN SULLIVAN: -- thank you, Jason. The Board  
10 will now hear Case No. 203324 -- 17-21 Jay Street.

11 SARAH RHATIGAN: Good evening, Mr. Chairman. This  
12 is Sarah Rhatigan from Trilogy Law, LLC at 12 Marshall  
13 Street in Boston. Thank you very much for hearing us.

14 I am -- I've made an appearance since the last  
15 time this case was called. I am here representing Charles  
16 Valois. And Charles, do you mind waving to the -- to the  
17 meeting so they see that you're in attendance here? Sorry,  
18 Chuck.

19 CHUCK VALOIS: Yeah. I'm here, yeah.

20 BRENDAN SULLIVAN: Yep.

21 SARAH RHATIGAN: Thanks so much for hearing this  
22 case. And I do just want to ask two clarifying questions,

1 Mr. Chairman. First, I was quickly hearing the names of the  
2 folks on this meeting. Is it also Jason Marshall?

3 BRENDAN SULLIVAN: Jason Marshall is not sitting  
4 on this.

5 SARAH RHATIGAN: He is not? Okay, thank you.

6 BRENDAN SULLIVAN: He is not. So it's --

7 SARAH RHATIGAN: Thanks for clarifying.

8 BRENDAN SULLIVAN: Yep.

9 SARAH RHATIGAN: So I have -- yes, I do. I --  
10 yep, I've got all the members, thank you.

11 And the other clarifying question was the last  
12 time this case was on the agenda, was the case heard? Did  
13 you begin the discussion? Was it a case heard, or is this  
14 the first time it's being heard?

15 BRENDAN SULLIVAN: This is the first time.

16 SARAH RHATIGAN: Great.

17 BRENDAN SULLIVAN: So it was a case not heard.

18 SARAH RHATIGAN: Okay. Thank you. That's what I  
19 expected.

20 BRENDAN SULLIVAN: We're starting de novo.

21 SARAH RHATIGAN: Okay. Super. So Mr. Valois and  
22 I connected after his hearing, and I understood that he was

1 looking for Counsel to assist him with this case. So we'll  
2 jump off here de novo.

3 So Mr. Valois owns a condominium unit located at  
4 19 Jay Street. That's part of a three-unit condominium.  
5 And Olivia, would you mind helping by showing some slides.

6 I wanted to ask if we could start actually with  
7 Page 20 -- yep, you're reading my mind. Well, actually page  
8 20, it's 25 of the online PDF, which is the proposed site  
9 plan with the highlight in there. Yeah, perfect. So just  
10 to orient us.

11 So the property's on the corner of Jay Street and  
12 Western Ave. And you can see the highlighted area there.  
13 This is the area in question. So this is the main entryway  
14 to Unit 19.

15 BRENDAN SULLIVAN: Sarah, not --

16 SARAH RHATIGAN: Where Mr. Valois was.

17 BRENDAN SULLIVAN: -- I'm sorry, Sarah -- Sarah,  
18 not to --

19 SARAH RHATIGAN: Yes.

20 BRENDAN SULLIVAN: -- well, I'm going to have to  
21 jump in.

22 SARAH RHATIGAN: Sure.

1 BRENDAN SULLIVAN: It's a condominium?

2 SARAH RHATIGAN: It is a condominium, yes.

3 BRENDAN SULLIVAN: Now, have the other members of  
4 the Condominium Trust approved? Because I don't see  
5 anything in the file naming a condominium --

6 SARAH RHATIGAN: They have. And I was actually  
7 just checking with Mr. Valois about that. There's a form in  
8 the file that is --

9 BRENDAN SULLIVAN: Oh, okay. I'm sorry.

10 SARAH RHATIGAN: -- from the Condominium  
11 Association.

12 BRENDAN SULLIVAN: I'm sorry. I see it here.

13 SARAH RHATIGAN: Yeah. I missed it too. So  
14 thanks for asking. I was going to confirm with the Board  
15 that it has been approved. So we're --

16 BRENDAN SULLIVAN: Yes.

17 SARAH RHATIGAN: -- all set there.

18 BRENDAN SULLIVAN: All right.

19 SARAH RHATIGAN: And so, when you look --

20 BRENDAN SULLIVAN: Yeah, we're good.

21 SARAH RHATIGAN: -- thank you. Sure. So we're on  
22 the corner of Western Ave and Jay Street. And the property

1 has sort of an interesting history, actually a very long  
2 history.

3 So the original house was just the larger house,  
4 although it was in an ell-shape I understand, probably built  
5 in the 1800s or maybe even earlier.

6 And in about 2005, this Board granted a variance  
7 to allow the owners at the time to expand to build a two-  
8 story, 2 two-story additions that essentially filled out the  
9 volume of the -- the larger structure to create these two  
10 units, and then to build a freestanding home, number -- Unit  
11 17 on the same lot in what was previously the back yard.

12 There were variances granted for FAR and for  
13 setbacks, and I provided a copy of that decision to the  
14 Board, just for your information.

15 So the reason for the application today: Mr.  
16 Valois and his family purchased the unit in I believe it's  
17 2016. They were the second owners of the unit. And they  
18 found almost immediately that they were having some real  
19 issues with the entry, due to water runoff.

20 Olivia, would you mind going to the area where the  
21 photos are? I had written down page 27 to 33 of the -- of  
22 the set.

1           Great. This is helpful. I was going to start  
2 with the streetscape. I'm not sure where -- well, we can  
3 start with this. This works.

4           So this is the view, the orange-colored building  
5 right in the foreground is the single-family structure, the  
6 17 Jay Street. And then what you're seeing in the back with  
7 the red door, that's the entryway that's in question.

8           And the wooden -- you can see there's a temporary  
9 wooden roof there. That is literally just the contractors  
10 popped that up when they were trying to give the owners some  
11 shelter while this zoning case was being determined. But  
12 it's very easily removable. So it is located approximately  
13 in the area where the -- where a new roof is proposed, which  
14 is the reason for this application.

15           Next picture, please?

16           I'm just going to go through some visuals first,  
17 and then we'll go to plans. So again, this is the -- this  
18 is a temporary roof structure. The actual one that's  
19 proposed would come a little closer towards us, and from  
20 this view, so that the -- the front of the roofline would be  
21 flush with the house on the right. I hope that's clear.  
22 Yes, thanks.

1           Next view, please?

2           So on this photo, the reason I was including this  
3 photo is to show you what the roof conditions are that are  
4 leading to this water issue. So the old part of the house  
5 is the -- the gable roof section.

6           And you can see the gable roof doesn't have a  
7 gutter, and it wouldn't -- you know, that wouldn't be I  
8 guess appropriate historically or structurally.

9           But the portion of the house that you're seeing to  
10 the right, that's the two-story addition, the modern  
11 addition. And that section does have a gutter. But then it  
12 ends right in this kind of corner area.

13           And then if you see the area of the landing that's  
14 directly below where these two roofs meet, my understanding  
15 -- and Mr. Valois can explain in more detail if you want to  
16 hear -- there is a whole lot of, you know, in very rainy  
17 days the water would just be pouring down onto this area.

18           In ice or snow conditions, it would cause a piling  
19 up of ice and snow and then that would be, you know, kind of  
20 crusted in this, you know, yuck and also sort of a dangerous  
21 situation for people coming in and out of the entryway. So  
22 therefore, they proposed a roof over this area to really

1 improve conditions for the owners.

2 And I just want show you the next set of pictures  
3 just to show you what we think are really no impacts to our  
4 neighbors.

5 So this is a view if you were standing on the  
6 porch and you were looking out towards Jay Street. So the  
7 windows way in the distance, we think that those are  
8 probably the only abutters who might even see this area.  
9 Well, except for the next-door neighbor, there is one window  
10 there. I believe that's a window into the garage that might  
11 see out -- that first-floor window that we're looking at is  
12 a garage space.

13 Next window, please? Next picture? Thank you.

14 This is standing on the porch and looking back at  
15 the neighbor at the back. And you can see there are no  
16 windows there.

17 Next slide, please?

18 And actually, this is -- this is just -- this is  
19 showing the other side of the house. This is the historic,  
20 very small overhang that was on the original part of the  
21 house. And the owner did try to kind of replicate this in  
22 the back, but for code-compliance reasons, that was no

1 longer going to be permissible.

2           And just to show the plans, if you could go up to  
3 it's page 8 of the PDF I believe -- A101 -- the right side  
4 of the plan: These show the elevations with the dimensions.  
5 So the width of the porch when you're looking at it from  
6 this angle is just under 10' so 9'9", and then the depth of  
7 the porch coming out from the side of the side wall is 4'  
8 and like an inch.

9           And I apologize, in my narrative that I supplied  
10 with the application, I had a little typo. I said this in  
11 my typo -- it's not in the dimensional table, but in my  
12 narrative -- I said that it would increase the floor area  
13 ratio by 480, and that should have said 40. Because  
14 basically 4 x 10 it's a 40' square footage that's being  
15 created under this roofed area.

16           So the variance that's being requested -- oh, I'm  
17 sorry. And there's one other page that's helpful for  
18 illustration. It's page A1.05, which just shows the three-  
19 dimensional plan view of the proposed roof.

20           In terms of, you know, reasons for a variance, the  
21 hardship -- well, the hardship in terms of if the Board were  
22 to literally enforce the ordinance, any increase in FAR

1 would be impermissible because the properties are, you know,  
2 well over the existing FAR, which was granted by variance,  
3 of course. And in this case, it's a -- it's quite a minor  
4 request, we believe.

5           The hardship to them would be, you know, the  
6 conditions that we were describing, there was really no  
7 other remedy to their issues. They could be required to put  
8 a gutter on the top roof, but there are a lot of  
9 architectural and historical reasons not to do that. And  
10 also, it may not really suffice to kind of keep the stairs  
11 free of snow and ice.

12           And the hardships are owing to -- to some unique  
13 situations about the structure and the lots, and the lot  
14 itself. You have the two stages of construction with the  
15 historic structure, and then the two-story addition that was  
16 built in that create this kind of unique, problematic roof  
17 design and condition underneath it. And then you have the  
18 preexisting, nonconforming FAR that results in even the  
19 modest change requiring a variance.

20           We don't believe that there are any impacts to  
21 neighbors in the neighborhood, and we hope that you're  
22 supportive and are open to your questions.

1           BRENDAN SULLIVAN: Great, thank you. Jim  
2 Monteverde, any questions for the petitioner?

3           JIM MONTEVERDE: No questions, thank you.

4           BRENDAN SULLIVAN: Matina Williams?

5           MATINA WILLIAMS: No questions.

6           BRENDAN SULLIVAN: Slater?

7           SLATER ANDERSON: No questions.

8           BRENDAN SULLIVAN: Wendy?

9           WENDY LEISERSON: No questions and thank you for  
10 the very clear presentation.

11          SARAH RHATIGAN: Thank you.

12          BRENDAN SULLIVAN: Okay, [Brendan Sullivan] I have  
13 no questions. The only comment I have is why it's taking so  
14 long for somebody to address this problem. Very familiar  
15 with it, with those type of houses, and people have lived  
16 with them for years, and at some point someone says, you  
17 know, "We have to remedy this, and I think this is what's  
18 before us." But that's my editorializing.

19                 Any member -- let me open it to public comment --  
20 any members of the public who wish to speak should now click  
21 the button that says, "Participants," and then click the  
22 button that says, "Raise hand."

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

4           [Pause]

5           There appears to be nobody calling in. As was  
6 stated before, we are in receipt of correspondence 17,19,21  
7 Jay Street, Cambridge, Massachusetts, MA Condo Association  
8 dated November 29.

9           "To whom it may concern, the owners and tenants  
10 living at 17, 19 and 21 Jay Street have been notified of the  
11 proposed construction of the entrance that is being rebuilt  
12 at 19 Jay Street.

13           "Condo association members have approved of the  
14 work that is to be done. Trustee of the Association,  
15 Rizvana Vhaiwala."

16           And that is the sum and substance of any  
17 correspondence. Sarah, anything else to add before we take  
18 it to the board?

19           SARAH RHATIGAN: No, thank you.

20           BRENDAN SULLIVAN: Okay. Are we ready for a  
21 motion? Any other further comments by members of the Board?

22           JIM MONTEVERDE: Ready to go.

1           BRENDAN SULLIVAN: All right. Let me make a  
2 motion, then, to grant the relief requested. The Board  
3 finds that a literal enforcement -- and you're asking for  
4 relief under 5.31, which is the Table of Dimensional  
5 Requirements and there was a slight uptick in the gross  
6 floor area, which exceeds the ordinance requirements.

7           Their 8.223, which is a nonconforming structure,  
8 which not -- is over the limit, so consequently, you have to  
9 apply for a variance, and the section 10.30, which is the  
10 requirement for the granting of a variance.

11           So let me make a motion, then, to grant the relief  
12 requested, as per the application, supporting statements,  
13 dimensional form and the drawings, which are initialed by  
14 the Chair, on the condition that the work comply with said  
15 documents, and especially the drawings submitted, and the  
16 work proposed.

17           The Board finds that a literal enforcement would  
18 involve a substantial hardship to the petitioner, because it  
19 would preclude the petitioner from adding this much-needed,  
20 albeit technical floor area ratio by adding a roof over a --  
21 a deck area.

22           Said roof will alleviate a major hazard to the

1 entry and exit of the structure during inclement weather,  
2 especially in wintertime with the ice and snow buildup.

3 That the Board finds that the relief being  
4 requested, the variance being requested is a fair and  
5 reasonable one, quite de minimis and would alleviate, again,  
6 a hazardous condition.

7 The Board finds that the hardship is owing to the  
8 shape of the lot, the size of the building situated thereof,  
9 which exceeds the ordinance allowed FAR and some other  
10 dimensional requirements.

11 The Board finds that it is encumbered by the  
12 existing ordinance with the dimensional requirements, and  
13 that is what the hardship is directly related to, and also  
14 the architecture of the existing structure, which allows for  
15 rain, snow, ice to congregate and basically to deposit at  
16 this particular spot on the house.

17 The Board finds that desirable relief may be  
18 granted without substantial detriment to the public good, or  
19 nullifying or substantially derogating from the intent and  
20 purpose of the ordinance to allow petitioners, homeowners to  
21 modify homes, their residence -- especially in this instance  
22 to alleviate a hazardous petition, and to provide a fair and

1 reasonable use of the property.

2 And also that the Board finds that the desirable  
3 relief may be granted without substantial detriment to the  
4 public good, or nullifying or substantially derogating from  
5 the intent and purpose of the ordinance, as previously  
6 stated.

7 And that the granting of this variance will allow  
8 the petitioners to remedy this particular dangerous  
9 situation. And there would not be any substantial detriment  
10 to the public good, in fact the -- any person entering and  
11 exiting the structure will be greatly -- will be of great  
12 benefit during inclement weather.

13 And that the granting of this variance is a fair  
14 and reasonable request.

15 On the motion, then, to grant the variance? Jim  
16 Monteverde?

17 JIM MONTEVERDE: In favor.

18 BRENDAN SULLIVAN: Matina Williams?

19 MATINA WILLIAMS: In favor.

20 BRENDAN SULLIVAN: Slater Anderson?

21 SLATER ANDERSON: In favor.

22 BRENDAN SULLIVAN: Wendy Leiserson?

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

WENDY LEISERSON: In favor.

BRENDAN SULLIVAN: In favor.

[All vote YES]

Five affirmative votes; the variance is granted.

SARAH RHATIGAN: Thank you very much.

BRENDAN SULLIVAN: Thank you.

\* \* \* \* \*

(7:11 p.m.)

Sitting Members: Brendan Sullivan, Wendy Leiserson, Jim  
Monteverde, Slater W. Anderson, and Matina  
Williams

BRENDAN SULLIVAN: The Board will now hear Case  
No. 205192 -- 255 Grove Street. There is -- I don't know,  
Mr. Linn or -- you're on the line or Duncan, you're on the  
line? No?

We are in receipt of correspondence dated February  
2, 2023.

"Maria Pacheco, I am writing on behalf of the  
petitioner, Duncan and Diana MacArthur to request a second  
continuance for Case No. BZA 205192.

"The petitioner would like additional time to work  
through possible modifications to the initial design  
proposal that would not impact the language of the  
advertised variance, that could result in changes to the  
submitted plan and dimensional form.

"Thank you for your help in this matter.

"Sincerely,

"Robert Linn, Moskow Linn Architects."

1           On the motion to continue this matter, provided  
2           that the petitioner change the posting sign to reflect the  
3           new date, it is a case not heard February 23, 2023 as an  
4           available date.

5           The motion, then: To continue this matter to  
6           February 23, 2023 at 6:00 p.m. provided that the petitioner  
7           change the posting sign to reflect the new time -- I'm  
8           sorry, the new date of February 23, 2023 and the time of  
9           6:00 p.m.

10           That the petitioner has provided a waiver to the  
11           statutory requirement for a hearing and a decision to be  
12           rendered thereof.

13           That any new submittals be in the folder by 5:00  
14           p.m. on the Monday prior to the April 23 hearing.

15           And that the posting of the change of date and  
16           time must be done tomorrow in order to meet the requirement  
17           of the 14 days prior to the hearing.

18           All those in favor of continuing this matter, Jim  
19           Monteverde?

20           JIM MONTEVERDE: In favor.

21           BRENDAN SULLIVAN: Matina Williams?

22           MATINA WILLIAMS: In favor.

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

BRENDAN SULLIVAN: Slater Anderson?

SLATER ANDERSON: In favor.

BRENDAN SULLIVAN: And Wendy Leiserson?

WENDY LEISERSON: In favor.

BRENDAN SULLIVAN: And Brendan Sullivan yes.

[All vote YES]

This matter of five affirmative votes, the matter  
is continued to April 23.

1 \* \* \* \* \*

2 (7:14 p.m.)

3 Sitting Members: Brendan Sullivan, Wendy Leiserson, Jim  
4 Monteverde, Slater W. Anderson, Matina  
5 Williams, and Jason Marshall

6 BRENDAN SULLIVAN: the next matter on the  
7 Continued Agenda is Case No. 149063 -- 55 Norfolk Street.

8 This is a request by the homeowner to extend the  
9 extension of the relief being granted for a variance. So  
10 let me make the motion, then, to continue this matter --  
11 sorry, to grant the extension of time.

12 The Board -- let me make a motion, then, to grant  
13 the extension of time for a period of six months, starting  
14 on February 11, 2023 and ending on July 10, 2023.

15 On the motion to grant the request for the  
16 extension of time, Jim Monteverde?

17 JIM MONTEVERDE: In favor.

18 BRENDAN SULLIVAN: Matina Williams?

19 MATINA WILLIAMS: In favor.

20 BRENDAN SULLIVAN: Wendy Leiserson?

21 WENDY LEISERSON: In favor.

22 SLATER ANDERSON: In favor.

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

BRENDAN SULLIVAN: Brendan Sullivan yes.

[All vote YES]

BRENDAN SULLIVAN: Five affirmative votes; this matter is granted the extension of time to July 10, 2023. Then we go to the Regular Agenda. Is it 6:30 yet? It is, just barely. Okay. Moving right along.

1 \* \* \* \* \*

2 (7:16 p.m.)

3 Sitting Members: Brendan Sullivan, Wendy Leiserson, Jim  
4 Monteverde, Slater W. Anderson, and Matina  
5 Williams

6 BRENDAN SULLIVAN: The Board will hear Case No.  
7 206165 -- 20 Farrar Street.

8 DUNJA VUJINIC: This is Dunja Vujinic with Reisen  
9 Design, Associates on 20 Farrar Street.

10 BRENDAN SULLIVAN: Okay. If you tell us what you  
11 would like to do, and why we should do it?

12 DUNJA VUJINIC: Sure. Do we have floor plans and  
13 elevations that we were submitted to pull up? Excellent.

14 This is an existing single-family. What we are  
15 applying for is a special permit request relief for a modest  
16 seventh-floor extension of an existing -- to an existing set  
17 of drawings.

18 BRENDAN SULLIVAN: Okay.

19 DUNJA VUJINIC: Yeah, I guess it can be seen  
20 there. So you can see on the left-hand side of your picture  
21 where it says the word, "bedroom" there is a dotted line.  
22 So this is the first-floor plan.

1           Above this is the second story that we are looking  
2 to extend from the dotted line all the way over the existing  
3 first-story building. It's a 7'4" extension resulting in  
4 133 square feet of additional gross floor area.

5           And 37 square feet of covered area on the outside,  
6 because it is a cantilever over the first story.

7           We can run through the elevations to show you what  
8 that looks like in elevations. Do you have the existing  
9 elevations? There it was -- if you go to the next one, 11.  
10 Perfect.

11           So this is a head-on elevation of the home. You  
12 can see where we're pointing, saying "existing window to be  
13 replaced." That is where the second story sets back. What  
14 we're looking to do is extend it to the left side of the  
15 page, the 7'4", which results in it being in the side yard  
16 setback.

17           So if you go to a site plan -- sure. That will be  
18 perfect.

19           So you can see the right-hand side of the property  
20 has a 9'5" setback from the property line to the building  
21 resulting in a 10' -- 1' being minimum, so we would be  
22 crossing into the side yard setback by about 6".

1           So that is the special permit portion of this  
2 application. We would not be increasing the existing  
3 nonconformity, so we would not be projecting anywhere beyond  
4 the existing 9'5" setback.

5           We are increasing the FAR by a total of -- what  
6 was it? 170 square feet, but we are still well beyond the  
7 allowed FAR. So our current FAR -- our requested FAR will  
8 be at 0.38. The ordinance requirements are 0.5.

9           The variance part of this application is the  
10 proposed parking area. What we're seeking relief for is for  
11 a single off-street parking spot to accommodate an electric  
12 vehicle.

13           And the hardship that we're facing is the siting  
14 of the house on the property. You can see that neither side  
15 of the house, the right or the left, allows for a driveway  
16 where we could take the parking spots to the back yard.

17           The -- on the left-hand side of the property, you  
18 can see we have several -- three mature trees over 30" in  
19 diameter. We consider that a second hardship. We wouldn't  
20 want to cut those down to put the parking space there.

21           And the third and most important hardship is that  
22 the electrical service actually comes to the right-hand side

1 of the house, where we're showing a proposed parking area.  
2 That's where the existing electrical panel is.

3 That side of the house has a basement, whereas the  
4 left-hand side of the house does not. So to go from the  
5 electrical panel on the right-hand side of the house, we  
6 would have to trench below an existing slab on grade to get  
7 the service to the left-hand side of the house.

8 So we are proposing a 10' x 16' parking area  
9 adjacent to a neighbor's driveway on the right-hand side of  
10 the property, as shown here.

11 Short and sweet, and I can walk you through the  
12 rest of the drawings if you'd like to see them.

13 BRENDAN SULLIVAN: All right. Let me open it to  
14 members of the Board. Jim, any questions at this time?  
15 comments.

16 JIM MONTEVERDE: Relative to the variance request,  
17 does the owner have a vehicle now?

18 DUNJA VUJINIC: Uh --

19 JIM MONTEVERDE: And if so, where do they park?

20 DUNJA VUJINIC: They currently park on the street.  
21 There is no curb cut to this property.

22 JIM MONTEVERDE: Thank you.

1           BRENDAN SULLIVAN: Matina, any questions or  
2 comments at this time?

3           MATINA WILLIAMS: No. Not at this time.

4           BRENDAN SULLIVAN: Okay. Slater? Comments,  
5 questions?

6           SLATER ANDERSON: No comments or questions. Thank  
7 you.

8           BRENDAN SULLIVAN: Wendy, any comments or  
9 questions?

10          WENDY LEISERSON: No comments or questions.

11          BRENDAN SULLIVAN: Okay.

12          WENDY LEISERSON: Not at this time.

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

17                 If you are calling in by phone, you can raise your  
18 hand by pressing \*9 and unmute or mute by pressing \*6.  
19 There appears to be nobody calling in. We are in receipt of  
20 some correspondence from Maya Carlson.

21                 "Dear members of the Board, we support the  
22 proposed work at 20 Farrar Street. We do not anticipate

1 anything in the proposal negatively impacting us.

2 "Regarding the proposed curb cut and the new  
3 parking space for the charging station for an electric  
4 vehicle, we are fine with that as well.

5 "The new parking space will be adjacent to us  
6 existing driveway. We too are seriously considering getting  
7 an electric car and appreciate the need to add a charging  
8 station and off-street parking for the car at 20 Farrar."

9 There is correspondence from Susan carter.

10 "To whom it may concern,

11 "I am not in favor of the variance for off-street  
12 parking, because it is already very congested in front of  
13 the house, and the whole city needs more open land to absorb  
14 rainwater and snowmelt.

15 "I am not in favor of the addition to the house  
16 because there is no hardship. Cambridge is too congested to  
17 begin with.

18 "I also think that the existing regulations need  
19 to be respected.

20 "Sincerely,

21 Susan Carter

22 41 Holden Street."

1 Correspondence from Natan Linder.

2 "This is a short note to express our support for  
3 the petitioners at 20 Farrar Street. We live at 22 Farrar  
4 Street and are direct neighbors. Scheri has shared her plan  
5 with us, and we are very much excited for her to complete  
6 her work on the property.

7 "Emily and Natan Linder."

8 Michael Bern writes in; he's writing in support of  
9 the approval.

10 "He lives at 79 Kirkland Street, diagonally  
11 adjacent neighbors behind 22 Farrar, whose house is fully  
12 visible from our house.

13 "I have reviewed the submitted plans, feel the  
14 plans fit the character of the neighborhood and area and are  
15 an improvement to the neighborhood.

16 "The off-street parking space is typical for our  
17 neighborhood and will improve the quality of life for the  
18 residents and does not create any issue for anyone else."

19 And that is the sum and substance of any  
20 correspondence. And so, I'll close the public comment part  
21 and get back to the petitioner.

22 Anything to add before I send it to the Board?

1 Nothing to add? Okay. Jim, your thoughts?

2 JIM MONTEVERDE: Regarding the special permit, I  
3 don't have any concerns relative to it. Regarding parking  
4 in the front yard, I am not in favor of parking in the front  
5 yard. I think we've had a number of cases where people have  
6 suggested this for a variety of reasons, and I don't think I  
7 ever favor it.

8 I notice from the photographs it looked like your  
9 neighbors to -- I'm looking at the site plan that's up on  
10 the screen -- your neighbors to the left next to those two  
11 30"-, 34"- diameter trees appear to be parking in the front  
12 yard as well.

13 But -- so as far as the variance is concerned, I  
14 can't support -- I don't support parking in the front yard.  
15 Although I appreciate, you're buying an electric vehicle and  
16 you want to charge the vehicle, I don't think it should be  
17 there. Thank you.

18 BRENDAN SULLIVAN: Okay. Matina? Any thoughts or  
19 comments at this time?

20 MATINA WILLIAMS: No. I'm in with -- agreeance,  
21 that I think parking in the front yard is a little bit  
22 awkward. And I feel like it's too close to -- yeah, to

1 where people walk and children walk, and it's just too --  
2 too much. So yeah. Those are my thoughts.

3 BRENDAN SULLIVAN: Wendy, any comments or thoughts  
4 at this time?

5 WENDY LEISERSON: I don't have any additional  
6 comments to what's been said. Thank you.

7 BRENDAN SULLIVAN: Okay, Slater?

8 SLATER ANDERSON: Sorry, I was yammering away on  
9 mute. Just so I understand, as I'm looking at the photos,  
10 the front yard parking would be -- it would -- it would take  
11 a street space away, is that accurate?

12 BRENDAN SULLIVAN: Yes, it is accurate.

13 SLATER ANDERSON: Okay. And I'm not in support of  
14 that. I'm fine with the other part.

15 BRENDAN SULLIVAN: Okay. My comments: I visited  
16 the site two or three times. What I found is Farrar Street  
17 has some very large houses. They tend to all have  
18 driveways.

19 I did not -- it's funny, because I saw the photo  
20 and there's cars parked in front. I don't know who owns the  
21 cars, but I have never -- the three times that I have driven  
22 by the site, have not seen that many cars on the street.

1    Seen cars in the driveways. The review was just sort of a  
2    time of day, midmorning and a couple times mid to late  
3    afternoon.

4            Was there actually this afternoon and didn't see  
5    any cars in front of the house or the houses on the left or  
6    the right. I did notice, obviously, that the house on  
7    either side has basically the same condition that the people  
8    are trying to create now with parking in the front of the  
9    house.

10           I don't necessarily think that the parking or the  
11   taking away of one spot in this particular part of Farrar  
12   Street or any of those around there, other than Holden  
13   Green, obviously, where there may be a spillover from Holden  
14   Green, and that you have people parking on Farrar Street  
15   during street cleaning days or whatever it may be.

16           But I think the normal modus operandi, most of  
17   those people on the street park in off-street parking  
18   spaces. I am not -- I don't like parking in the front yard  
19   setback, because I think it takes away the streetscape.

20           But in this particular instance, there is a fence  
21   there now, and to replace that with, you know, a vehicle I  
22   think it can handle it, to be honest with you. I think

1 there's enough space in the neighborhood, open -- the  
2 feeling of openness.

3 A lot of times we get requests for parking in the  
4 front yard setback in very, very congested areas. And I  
5 think that somewhat adds to the congestion and the takeaway  
6 of open space.

7 I don't have a problem with this particular  
8 application for it, and considering the fact that they want  
9 to get an electrical -- an electric vehicle, and as such  
10 where can they put the charging station and electricity?  
11 And I think this is the only natural spot.

12 Whether that is reason enough or benefit enough  
13 is, you know, conjecture on both sides of the argument for  
14 having a -- an electric vehicle and the benefit it has to,  
15 obviously, the owner and to society in general.

16 So I would support the granting of the variance  
17 for the parking space. And I would grant -- I would also  
18 support the request for the special permit that are being  
19 requested to build the second-story addition.

20 So now, that it appears that you may not get the  
21 four affirmative votes. And I'm not sure if there was a  
22 hurdle over that. And there's no other way. It's either an

1 -- I think all or nothing on the parking space.

2           So what I could do is -- extension to grant the  
3 special permit, as per we'll take that to a vote, and then  
4 also then I will make the motion, then, to grant the  
5 variance for the parking space. Does that seem amenable to  
6 the board?

7           JIM MONTEVERDE: That works.

8           BRENDAN SULLIVAN: Jim?

9           JIM MONTEVERDE: Sure.

10          BRENDAN SULLIVAN: Okay. So let me make a motion,  
11 then, to --

12          WENDY LEISERSON: Excuse me, Brendan?

13          BRENDAN SULLIVAN: I'm sorry?

14          WENDY LEISERSON: This is Wendy Leiserson. Sorry.

15          BRENDAN SULLIVAN: Yes.

16          WENDY LEISERSON: May I just ask one question?

17          BRENDAN SULLIVAN: Yes.

18          WENDY LEISERSON: I seem to recall that we have  
19 granted -- we have allowed a parking space to be in the  
20 front for an electric car on prior cases. Are you familiar  
21 with those cases?

22          BRENDAN SULLIVAN: We have in the past. Down more

1 toward the eastern part of the city, where it's -- and we  
2 have. And there were corner lots -- I think two. I don't -  
3 - can't recall the actual streets, but yes, we have in the  
4 past.

5 WENDY LEISERSON: And do you recall any facts that  
6 would distinguish those cases from this one?

7 BRENDAN SULLIVAN: Very similar in that they had  
8 to relocate, or they had to locate a charging station close  
9 to the -- where the electrical service came into the house,  
10 and also the proximity to the electric panel. And that  
11 there was no way of putting it out on city property,  
12 obviously.

13 And the only option would be to locate the  
14 charging station on the property, but then you can't run  
15 your cord cable from your vehicle to that.

16 So now you're crossing over public property, can't  
17 obviously put it on the sidewalk, because people are going  
18 to trip over it, and you can't put it overhead.

19 So there was really not much of an option --

20 JIM MONTEVERDE: And Mr. Chair --

21 BRENDAN SULLIVAN: -- for people.

22 JIM MONTEVERDE: -- excuse me.

1           BRENDAN SULLIVAN:  Yep.

2           JIM MONTEVERDE:  If I recall correctly, one of  
3 those cases, and it was the Bachelor family, and it was in  
4 the -- in the neighborhood that you're talking about, my  
5 recollection is that in one of those cases, there actually  
6 was curb cut there already, but no driveway.

7           BRENDAN SULLIVAN:  You're correct.

8           JIM MONTEVERDE:  And so, there wasn't a -- you  
9 know, there wasn't a parking space, it was going away.  
10 There wasn't a request for a new curb cut.  I think it was  
11 slightly different.  But -- and I think it's an interesting  
12 issue.

13          BRENDAN SULLIVAN:  I think you're correct.  I  
14 think historically --

15          JIM MONTEVERDE:  Yeah.

16          BRENDAN SULLIVAN:  -- there was a parking space  
17 there.

18          JIM MONTEVERDE:  Correct.

19          BRENDAN SULLIVAN:  They took away the parking  
20 space to a patio or something --

21          JIM MONTEVERDE:  correct.

22          BRENDAN SULLIVAN:  -- and now we felt the need to

1 abandon the patio aspect of it and to park our car there in  
2 order for -- to locate the charging station there. That's  
3 exactly correct.

4 JIM MONTEVERDE: Yep.

5 BRENDAN SULLIVAN: That's -- so that would be the  
6 difference, yes. Thank you, Jim.

7 JIM MONTEVERDE: Mm-hm.

8 BRENDAN SULLIVAN: Yep.

9 WENDY LEISERSON: Thank you for refreshing my  
10 memory.

11 BRENDAN SULLIVAN: Okay. Anything else, Wendy or  
12 Jim or anybody?

13 JIM MONTEVERDE: No, thank you.

14 WENDY LEISERSON: No, there --

15 SLATER ANDERSON: Brendan --

16 BRENDAN SULLIVAN: Yes.

17 SLATER ANDERSON: Slater here.

18 BRENDAN SULLIVAN: Slater, yep. I mean, I -- you  
19 know, my knee-jerk reaction on the parking thing is I don't  
20 like to see the street space removed. You know, looking  
21 again at the sort of density plan of the neighborhood, now  
22 there is the Holden Green, you know.

1           And I don't know how much -- how many cars or what  
2 the situation is there, but looking at some photography on  
3 the street, you know it -- I -- I tend to see what you're  
4 saying where this, like I'm on -- you know, Google Street  
5 view right now, and there are like no cars on the street.

6           DUNJA VUJINIC: [Laughter] that's true.

7           SLATER ANDERSON: So, you know, my reaction was  
8 looking at the photo, I -- you know, I haven't been by that  
9 property recently.

10           So, you know, I'm -- and the electric car argument  
11 is a valid one. So I think I'm open to signing on to the  
12 parking. So if that changes your procedural thinking at  
13 all, I don't know that it -- if we have still gotten to  
14 four, but that's where I'm at.

15           BRENDAN SULLIVAN: Okay. Well, it appears that  
16 the special permit aspect of the application may garner  
17 support. And so, I would -- let me do the easy part first,  
18 and then allow members to vote on the variance aspect of it,  
19 which is the parking spaces.

20           So let me make a motion, then, to grant the  
21 special permit as requested to build the small second-story  
22 addition over the existing story, single-story portion of

1 the house, on the condition that the work comply with the  
2 drawings submitted, initialed and dated by the Chair.

3 And incorporate the dimensional form, supporting  
4 statement as binding.

5 The Board finds that under 8.223, the actual  
6 wording on that: in the Residence District, the Board of  
7 Zoning Appeal may grant a special permit for the enlargement  
8 or alteration of a nonconforming structure not otherwise  
9 permitted in 8.22.1 above, but not the alteration or  
10 enlargement of a nonconforming use.

11 Provided any enlargement or alteration of such  
12 nonconforming structure is not further in violation of the  
13 dimensional requirements of Article 5 or of the off-street  
14 parking and loading requirements for the district, in which  
15 such a structure is located, and provided such nonconforming  
16 structure will not be increased in area or volume by more  
17 than 25 percent since it first became nonconforming.

18 Then under the requirements for a special permit,  
19 let me make a motion that we grant the special permit for  
20 the application. It appears that the requirements of the  
21 ordinance can be met.

22 That traffic generated, or patterns of access or

1 egress would not cause congestion, hazard, or substantial  
2 change -- I'm sorry, substantial change in the established  
3 neighborhood character.

4           The Board finds that continued operation of or  
5 development of adjacent uses, as permitted in the Zoning  
6 Ordinance, would not be adversely affected by the nature of  
7 the proposed use. And the Board cites and incorporates  
8 letters from abutters in support of the proposed addition.

9           The Board finds that there would not be any  
10 nuisance or hazard created to the detriment of the health,  
11 safety and/or welfare of the occupant of the proposed use,  
12 or to the citizens.

13           The Board finds that the proposed use would not  
14 impair the integrity of the district or adjoining district,  
15 or otherwise derogate from the intent and purpose of the  
16 ordinance to allow property owners to upgrade their property  
17 to make some adjustments as to the size of rooms to make it  
18 more livable and a fair and reasonable use of the property.

19           On the motion, then, to grant the special permit  
20 part of the application, Jim Monteverde?

21           JIM MONTEVERDE: In favor of the special permit.

22           BRENDAN SULLIVAN: Matina Williams?

1           MATINA WILLIAMS: In favor of the special permit.

2           BRENDAN SULLIVAN: Wendy Leiserson?

3           WENDY LEISERSON: In favor of the special permit.

4           BRENDAN SULLIVAN: Slater Anderson?

5           SLATER ANDERSON: In favor of the special permit.

6           BRENDAN SULLIVAN: And Brendan Sullivan yes.

7           [All vote YES]

8           BRENDAN SULLIVAN: On the five affirmative votes,  
9 the special permit aspect of the application is granted.

10           Now on the motion, then, to grant the relief in  
11 the ordinance by way of a variance, the Board finds that a  
12 literal enforcement of the provisions of the ordinance would  
13 involve a substantial hardship to the petitioner, because it  
14 would preclude the petitioner from locating a vehicle close  
15 to the house, which is necessary in order to access a  
16 charging station, which appears to be the only logical  
17 location on this particular property.

18           The service and the panel must be located on the  
19 north or west side of the house, as per the plan, as per the  
20 application. And as such, the -- the existing location is  
21 encumbered by the requirement of the ordinance that no  
22 vehicle can be located within the front yard setback.

1           The hardship is related to the size of the lot and  
2 the location -- I'm sorry, the shape of the lot, but also  
3 the location of the structure of the lot, which is front-  
4 loaded, as opposed to having a substantial rear yard. It  
5 would be, obviously, onerous and to require the petitioner  
6 to change the location of the house.

7           And that as such, this is the only logical  
8 location for this, and as such requires relief from the  
9 ordinance.

10           The Board finds that desirable relief may be  
11 granted without substantial detriment to the public good.  
12 The Board finds that the proposed parking space is modest in  
13 size and fits the existing neighborhood pattern.

14           Also, the Board notes the letters of support from  
15 abutting properties as to the nature and the location of  
16 said parking space, and that it would have no detrimental  
17 effect on their enjoyment of their property or effect --  
18 adverse effect on their property.

19           The Board finds that desirable relief may be  
20 granted without substantial detriment to the public good or  
21 nullifying or substantially derogating from the intent and  
22 purpose of the ordinance to allow the petitioners slight

1 modifications to any dimensional forms to make the house and  
2 the property more livable.

3 And the Board finds that the request to locate the  
4 vehicle on the premise close to the charging station is the  
5 only location open to the petitioner, and as such is a fair  
6 and reasonable request.

7 On the motion, then, to grant the variance for the  
8 location of the car as per the site plan initialed by the  
9 Chair, Jim Monteverde?

10 JIM MONTEVERDE: No for the variance.

11 BRENDAN SULLIVAN: Matina Williams?

12 MATINA WILLIAMS: No.

13 BRENDAN SULLIVAN: Wendy Leiserson?

14 WENDY LEISERSON: In favor.

15 BRENDAN SULLIVAN: Slater Anderson?

16 SLATER ANDERSON: In favor.

17 BRENDAN SULLIVAN: And Brendan Sullivan in favor.

18 [Three vote YES, two vote NO]

19 BRENDAN SULLIVAN: The petition receives only  
20 three affirmative votes. It fails because it needs four  
21 affirmative votes.

22 Let me make further findings that the Board finds

1 that the petitioner has not met the statutory requirements  
2 establishing a substantial hardship based on the soil, shape  
3 or topography of the land, and especially affecting this  
4 piece property in which it is located.

5 And anything else to add, Jim or --

6 JIM MONTEVERDE: No.

7 BRENDAN SULLIVAN: -- Matina?

8 JIM MONTEVERDE: That's enough.

9 BRENDAN SULLIVAN: Okay. On the subsequent  
10 language to incorporate, as to the reason for the granting -  
11 - for the denial, Jim Monteverde?

12 JIM MONTEVERDE: I agree.

13 BRENDAN SULLIVAN: Okay. Matina Williams?

14 MATINA WILLIAMS: Sorry, I agree.

15 BRENDAN SULLIVAN: Ok. Slater Anderson on the  
16 reasoning for the denial?

17 SLATER ANDERSON: I concur on what you said.

18 BRENDAN SULLIVAN: Okay. Wendy Leiserson?

19 WENDY LEISERSON: I have nothing to add.

20 BRENDAN SULLIVAN: Okay. And Brendan Sullivan  
21 agree as to the reason why members of the Board have voted  
22 against it.

1                   So the variance part, the locating of the parking  
2 in the front yard has been denied. Okay.

3                   DUNJA VUJINIC: Thank you for your time.

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

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

\* \* \* \* \*

(7:44 p.m.)

Sitting Members: Brendan Sullivan, Wendy Leiserson, Jim  
Monteverde, Slater W. Anderson, and Matina  
Williams

BRENDAN SULLIVAN: The Board will now hear Case  
No. 206313 -- 56 Stearns Street.

MATTHEW SIMITIS: Hello. My name is Matt Simitis.  
I am the architect that is representing Mary Elston and  
Justin Godoya, the owners of 56 Stearns Street.

I believe they're here as well. If they want to  
say hi, they can do that now. There you are.

MARY ELSTON: Hi.

MATTHEW SIMITIS: Hi. So we are hoping for a  
special permit to be granted for an addition to the back of  
their home. We're planning on -- we're hoping to renovate  
the house extensively on the interior, and as a part of  
that, there is a single-story mudroom and covered porch  
entry at the back of the house that would be removed and  
replaced with a -- across the back of the home, mostly or  
entirely on the first-floor and partially above that on the  
second-floor addition.

1 All of that proposed work would be in compliance,  
2 with the exception of the setbacks -- left and right side,  
3 or specifically the right-side setback, which exists as  
4 nonconforming, largely due to the lot width.

5 Could we see the drawings?

6 So let's see. I think it might be best if we  
7 start with the site plan. It looks like page 5, the survey.  
8 So if you could zoom in on the red section.

9 The existing home is the in grey. I'm sorry, I'm  
10 using my mouse to point, but you're not seeing that. So the  
11 -- there is an area noted as "porch" and then to the right  
12 of that, a similarly sized and shaped section that is the  
13 mudroom. That would be removed.

14 And then the -- there is a red line across the  
15 entire rear at 7.5" that would be the first floor, and then  
16 a dashed blue line notes the second floor that would be  
17 above that.

18 If we wanted, now if we could go back to page 1,  
19 we'll see the plans. The existing are above at the top of  
20 the sheet, and the proposed are below. There is a red line  
21 in the proposed, noting where the changes or what the  
22 difference between existing and proposed would be.

1           So the -- starting with the first floor on the  
2 right, we can see that basically the dashed red line --  
3 again -- is partially that covered entry porch and mudroom.  
4 And so, now that's getting a little bit deeper and going  
5 fully to line up with the existing side wall, which is the  
6 bottom of the drawing, the side wall of the house.

7           And that in particular is where we have the most  
8 issue -- or that is the only place actually, I should say,  
9 where we have issue with the setback.

10           The left side is also existing nonconforming.  
11 It's tight to the property line. But we're actually pulling  
12 away from that property line. So we're actually improving  
13 the condition.

14           On the right side, the plans south as we're  
15 looking at it, we are actually going out to the existing  
16 building line. So not worsening the condition as we see it.  
17 The setback is still the same because of the existing house.  
18 But we are aligning up with it.

19           And the second story you can see we're building  
20 out -- again in that same line, but not the full footprint  
21 of the first floor below. And then a little further away in  
22 the center of the property, we are building out the full

1 depth of the first floor below for a study.

2 Can we go to the next sheet to look at the  
3 elevation to what all that means from the outside?

4 Sorry, next page, page 2? There we go. That -- I  
5 should say that is the bulk of what we're requesting. There  
6 are two other points that I made in the application.

7 One is for a new front door in the existing  
8 location that you can see in the north elevation, the top  
9 right drawing in this sheet. Hopefully that doesn't require  
10 much explanation.

11 And then there is one window on Drawing 4 to the  
12 left side of the sheet as we're looking at it now, where we  
13 are relocating a window on this building wall as that exists  
14 that -- sorry, the wall exists within the setback. So that  
15 is something that we understand to be part of the relief  
16 that we would be needing.

17 Sorry, the addition is not visible from the  
18 street. It obviously would be visible to the immediate  
19 neighbors to the left and right, because of the nature of  
20 how tight the properties are to one another in this area.

21 The back yard is fairly deep to the next building  
22 behind. So -- and we do have and have submitted a list of

1 signatures, and that we've met with a number of the  
2 neighbors. We couldn't reach out to everybody, or we were  
3 not -- we're not able to contact everybody. But we have  
4 gotten a pretty substantial list in support, I'm happy to  
5 say.

6 I think that generally summarizes everything.

7 BRENDAN SULLIVAN: Okay. Thank you. Jim  
8 Monteverde, any questions?

9 JIM MONTEVERDE: No questions, thank you.

10 BRENDAN SULLIVAN: Matina, questions, comments?

11 MATINA WILLIAMS: No questions or comments.

12 BRENDAN SULLIVAN: Slater, any questions or  
13 comments at this time?

14 SLATER ANDERSON: No questions or comments, thank  
15 you.

16 BRENDAN SULLIVAN: Wendy Leiserson?

17 WENDY LEISERSON: No questions or comments.

18 BRENDAN SULLIVAN: Okay. And I have none either.  
19 Let me open it, then, to public comment. Any member of the  
20 public who wishes to comment should now click the button  
21 that says, "Participants," and then click the button that  
22 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 have up to three minutes in which to comment.

4           [Pause]

5           There appears to be nobody calling in. We are in  
6 receipt of a letter. It says 56 Stearns Street, the City of  
7 Cambridge Board of Zoning Appeal.

8           "Members of the Board, I have reviewed the  
9 proposed plan for 56 Stearns Street and am supportive of the  
10 improvements of the property."

11           And it is signed by 10 people. The address are 60  
12 Stearns, 55 Stearns, 41 Stearns, 41, 48, 48, 49 Fenno, 49  
13 Fenno (sic) and 50 Stearns.

14           And that is the sum and substance of any  
15 correspondence. I will close the public comment portion of  
16 the hearing, send it back to the petitioner. Anything  
17 further to add, or --

18           MATTHEW SIMITIS: I think that covers everything.

19           BRENDAN SULLIVAN: Okay. This is a request for a  
20 special permit under 8.22d. And if you could pull up the  
21 dimensional form, Olivia, for us? And so, we see that there  
22 are no new -- there are some nonconformities, but there are

1 no new nonconformities.

2 MATTHEW SIMITIS: Correct.

3 BRENDAN SULLIVAN: And hence you can seek relief  
4 under 8.222d. Okay. Any questions by members of the Board  
5 or are we ready for a motion?

6 JIM MONTEVERDE: Ready.

7 BRENDAN SULLIVAN: Great.

8 MATINA WILLIAMS: Ready.

9 BRENDAN SULLIVAN: Let me make a motion, then, to  
10 grant the special permit under 8.222d.

11 In all districts, the Board of Zoning Appeal may  
12 grant a special permit for the alteration or enlargement of  
13 a preexisting dimensionally nonconforming, detached single-  
14 family dwelling or two-family dwelling not otherwise  
15 permitted in 8.22.1 above, but not the alteration or  
16 enlargement of a preexisting, nonconforming use.

17 Provided that there is no change in use, and that  
18 any enlargement or alteration of such preexisting,  
19 nonconforming detached single-family dwelling or two-family  
20 dwelling may only increase a preexisting dimensional  
21 nonconformity but does not create a new dimensional  
22 nonconformity.

1           In order to grant the special permit, the Board of  
2 Zoning Appeal is required to find that the alteration or  
3 enlargement shall not be substantially -- and does find that  
4 the alteration or enlargement is not more substantially  
5 detrimental than the existing nonconforming structure to the  
6 neighborhood, and that the alteration or enlargement  
7 satisfies the criteria in 10.43.

8           Under 10.43, the Board may grant the special  
9 permit, where it appears that the requirements of the  
10 ordinance can be met.

11           The Board finds that traffic generated, or  
12 patterns of access or egress would not cause congestion,  
13 hazard, or substantial change in the established  
14 neighborhood character.

15           The Board finds that the continued operation of or  
16 development of adjacent uses, as permitted in the Zoning  
17 Ordinance would not be adversely affected by the nature of  
18 the proposed use. The Board makes special note and  
19 incorporates by references the approval by 10 adjoining  
20 property owners in residence.

21           The Board finds that there would not be any  
22 nuisance or hazard created to the detriment of the health,

1 safety and/or welfare of the occupants of the proposed use  
2 or to the citizens, and in fact the Board finds that the  
3 health, safety and welfare of the occupants of the structure  
4 would be greatly increased by the addition, the realignment  
5 of some interior space, which will make the house far more  
6 livable.

7 And that the Board finds that the relief being  
8 requested is a fair and reasonable request.

9 The Board finds that the proposed use would not  
10 impair the integrity of the district or adjoining district,  
11 or otherwise derogate from the intent and purpose of the  
12 ordinance to allow property owners to modify, upgrade,  
13 potentially increase certain rooms to make them far more  
14 livable and up to some contemporary standards.

15 On the motion, then, to grant the relief requested  
16 on the condition that the work comply with the drawings as  
17 submitted in the application entitled, "56 Stearns Street"  
18 and prepared by Matthew Simikis? [Pronunciation]

19 MATTHEW SIMITIS: Simitis.

20 BRENDAN SULLIVAN: And initialed and signed by the  
21 Chair incorporating the dimensional forms and supporting  
22 statements as granting the relief.

1           On the motion, then, to grant the special permit,  
2 Jim Monteverde?

3           JIM MONTEVERDE: In favor.

4           BRENDAN SULLIVAN: Matina Williams?

5           MATINA WILLIAMS: In favor.

6           BRENDAN SULLIVAN: Slater Anderson?

7           SLATER ANDERSON: In favor.

8           BRENDAN SULLIVAN: Wendy Leiserson?

9           WENDY LEISERSON: In favor.

10          BRENDAN SULLIVAN: And Brendan Sullivan in favor.

11          [All vote YES]

12          BRENDAN SULLIVAN: Seeing the five affirmative  
13 votes, the special permit as per the application is granted.

14          MATTHEW SIMITIS: Thank you.

15          BRENDAN SULLIVAN: Okay. Goodnight. Good luck.

16          JIM MONTEVERDE: Mr. Chair, can I request a two-  
17 minute break please?

18          BRENDAN SULLIVAN: You sure can.

19          JIM MONTEVERDE: Thank you.

20          BRENDAN SULLIVAN: Yep.

21          (BREAK)

22          JIM MONTEVERDE: I'm back.

1 \* \* \* \* \*

2 (7:58 p.m.)

3 Sitting Members: Brendan Sullivan, Wendy Leiserson, Jim  
4 Monteverde, Slater W. Anderson, and Matina  
5 Williams

6 BRENDAN SULLIVAN: Okay. Let me call the next  
7 case, which is BZA No. 206433, 5 Dana Place.

8 TOM SNOW: Hello, good evening. My name is Tom  
9 Snow and I'm here with my wife, Lydia Knab. We are the  
10 owners of 5 Dana Place. We're also joined tonight by our  
11 contractor, Tom Anderson. Thank you very much to the Board  
12 for hearing our petition tonight.

13 We are asking the Board for a variance to the  
14 ordinance related to the construction of a rear deck behind  
15 our property at 5 Dana Place. Just to give you a little bit  
16 of a background, we think that this will, you know, improve  
17 the overall safety of the deck and will not create any  
18 detriment to public good or create any problems in terms of  
19 the intent and purpose of the ordinance.

20 Little bit of history: my wife and I purchased the  
21 property at 5 Dana Place in mid-May of 2022, and before we  
22 moved in, we hired Mr. Anderson to do some renovations on

1 the property, including replacing and expanding the rear  
2 deck, which was unsafe, already in violative (sic) of the  
3 ordinance, given the concentration of the units at Dana  
4 Place, which I believe the Board may be familiar with due to  
5 some previous petitions.

6 Olivia, if we could pull up page 21 on the  
7 supporting materials, I think that's the best way to see the  
8 layout of the previous and the new deck.

9 There we go. Thank you.

10 So the previous deck is on the upper right-hand  
11 side there, so in the -- thank you. On the right-hand side,  
12 you can see the deck in the demolition plan there.

13 Just to give you a sense of the lack of safety of  
14 that deck when we first bought the property, you could go  
15 out and stand on it and kind of surf from side to side, and  
16 the deck would move kind of about a foot in either  
17 direction. So it was quite unsafe.

18 It was built not up to current building code. It  
19 was original construction with these units that was around  
20 1980.

21 So we felt that this was, you know, a significant  
22 safety hazard both to us and any -- you know, emergency

1 personnel who would have to enter or exit the building.

2           Therefore, Mr. Anderson submitted plans including  
3 the ones you see here for a new deck, and the layout for  
4 that new deck is on the left-hand side of this page you're  
5 looking at here. So expanded slightly.

6           To the City ISD, they issued a building permit for  
7 that deck, and all the work that we had done on July 13 of  
8 2022. The work was then done and completed in late summer,  
9 early fall of last year. A final inspection was done on  
10 November 22, and all the work passed final inspection.

11           About a couple of weeks later, we then got a  
12 letter from the City of Cambridge ISD stating that the deck  
13 violates the ordinance and requesting that the deck -- that  
14 the new deck, which is now constructed, be removed, which  
15 seemed a little odd to us at the time, given that the same  
16 office had given us the permission -- you know, permission  
17 to build the deck based on the plans that we submitted.

18           So we submit at this point that a variance is the  
19 appropriate relief, and that -- you know, any other  
20 remediation, you know, making us demolish this deck and then  
21 go through this process again to build a new one would be --  
22 would be a disproportionate thing to ask for us.

1 I think that, you know, given the layout of the  
2 structure and the units at Dana Place, it's -- you know,  
3 townhouses that are next to each other.

4 Any rear deck would be violative of the ordinance  
5 in terms of setbacks to the sides at least, you know, as  
6 well as to the rear. So, so we believe that a -- you know,  
7 a variance is the appropriate relief in this case.

8 I would just add that our petition was supported  
9 by letters from several neighbors, including Number 2, 7 and  
10 8 on Dana Place. Number 6 also submitted a letter, but I  
11 didn't see it in the materials that were on the website.  
12 But I can read it if you like. It was also positive.

13 And just finally that this deck is behind our unit  
14 between the Dana Place units and 9 Dana Street. So it's not  
15 visible from the street, and it's also behind the fence, so  
16 it doesn't create any public nuisance visibly or anything  
17 like that.

18 So with that, happy to take any questions and  
19 thank you very much for the consideration.

20 BRENDAN SULLIVAN: Thank you. Jim Monteverde, any  
21 questions for the petitioner at this time?

22 JIM MONTEVERDE: Yeah. This feels like deja vu

1 all over again. Have we seen this one or your neighbors, or

2 --

3 TOM SNOW: Yeah.

4 JIM MONTEVERDE: -- and is it the same issue?

5 TOM SNOW: Yes.

6 JIM MONTEVERDE: It's the side yard setback?

7 TOM SNOW: Exactly. It's I believe Number 6 and  
8 Number 8 have been before the Board --

9 JIM MONTEVERDE: Right.

10 TOM SNOW: -- to request similar variances.

11 JIM MONTEVERDE: Yeah. Okay. All right. Thank  
12 you.

13 BRENDAN SULLIVAN: Matina Williams, any questions  
14 or comments at this time?

15 MATINA WILLIAMS: No questions or comments.

16 BRENDAN SULLIVAN: Slater Anderson?

17 SLATER ANDERSON: No comments or questions.

18 BRENDAN SULLIVAN: Wendy Leiserson?

19 WENDY LEISERSON: No comments or questions.

20 BRENDAN SULLIVAN: And I have no questions. I  
21 guess my only comment is -- is that lately, we have been  
22 receiving some requests for relief sort of after the fact,

1 after something has been done.

2 And, you know, when you first see what's on the  
3 agenda and you look at it and then you delve into it and  
4 realize, oh, you know, the work has already been done and  
5 what have you and regarding -- regardless of what the  
6 circumstances were before or not, I think the question that  
7 I always ask myself in reviewing the petition of this nature  
8 sort of after the fact is would we have granted or would I  
9 have granted the relief requested before the work was done?

10 And so that's the overriding answer that I search  
11 for is look at the proposal before us, but if -- if I was  
12 blind to the fact that it was not there, and this was a new  
13 request would I support it?

14 And I come back with the answer that yes, I would  
15 support it under the circumstances that the -- the rowhouses  
16 here were built under the -- I think the townhouse  
17 ordinance, which obviously encumbers all of them, because  
18 they have near zero lot lines so that any type of work  
19 extension, which is very necessary, especially in this  
20 particular case where those rear porches and stairs -- can't  
21 built that they were ever approved, because every one of the  
22 homeowners that come down before us say it is a horrendous,

1 hazardous condition, very steep getting down it, and also  
2 getting up it, and especially in inclement weather.

3 And so I say to myself that yes, I think it's a  
4 very fair and reasonable request. So that would be my only  
5 comment at this time.

6 Let me open it to public comment. Any member of  
7 the public who wishes to speak should now click the button  
8 that says, "Participants," and then click the button that  
9 says, "Raise hand."

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

13 [Pause]

14 There appears to be nobody calling in. We are in  
15 receipt of correspondence from Mark Smith.

16 "My wife and I fully support the zoning variance  
17 for the new deck at 5 Dana Place. We are close neighbors at  
18 2 Dana Place." And it's from Mark Smith and Sharon  
19 Nicoletto.

20 There is correspondence from Pamela Lipson.

21 "We wish to convey our strong support for the  
22 variance petition filed by my neighbors, Tom Snow and Lydia

1 Agatha Knab -- reside at Unit 5 of 11 Dana Street, also  
2 referred to as Dana Place.

3 "We own Unit 8. We have resided here since 2001.  
4 The original decks at the Dana Place unit had poor quality  
5 construction and were not compliant with code."

6 And they request that we grant them the relief  
7 being requested.

8 We are in receipt from Audrey Chen.

9 "We are writing to support the variance request of  
10 our neighbors. We live at #7 two doors now, and had  
11 previously written to support our other neighbors, who also  
12 apparently had nonconforming decks. The deck in this case  
13 does not create any logistical visual or egress issues for  
14 us."

15 And that is the sum and substance.

16 And I think you said that you had reference to  
17 another correspondence, which may or may not have made it  
18 into the file, but we'll take that as incorporating it into  
19 the documents.

20 I will close the public comment aspect of it. Any  
21 members of the Board: Jim, Matina, Slater, Wendy, any  
22 questions at this time or ready for a motion?

1           JIM MONTEVERDE: Ready for a motion.

2           BRENDAN SULLIVAN: Okay. Let me make a motion,  
3 then, to grant the relief requested as per the application  
4 incorporating the drawings, which are entitled "5 Dana  
5 Place" by Reverse Architecture and initialed and dated by  
6 the Chair. Also incorporating the dimensional form and the  
7 supporting statements as part of the application and the  
8 relief.

9           The Board -- I will make a motion, then, to grant  
10 the required relief by way of a variance. The literal  
11 enforcement of the provisions of the ordinance would involve  
12 a substantial hardship to the petitioner because it would  
13 preclude the petitioner from Building a safe, code-compliant  
14 deck, which is of paramount importance to any occupant or  
15 any person who uses the structure for entry or exit.

16           And that they be provided a safe and code-  
17 compliant means of doing such, and that unfortunately the  
18 way these townhouses were built, that the creation of the  
19 code-compliant does trigger some side yard setback  
20 violations, but the Board finds that the relief being  
21 requested is fair and reasonable and quite de minimis, and  
22 that it would provide some safety -- a great deal of safety.

1           The Board finds that the hardship is owing to the  
2 size of the -- I'm sorry, the shape of the lot being long  
3 and narrow and having no zero lot lines in such -- any work  
4 of this nature would require a variance, because it  
5 encumbers the dimensional requirements of the ordinance, and  
6 as such it is encumbered by the existing ordinance.

7           And that it corrects a very bad condition. I'm  
8 sure there really should be a more stronger word than "bad"  
9 but anyhow, simplified it's a bad condition, and this will  
10 alleviate that hazardous condition.

11           The Board finds that relief may be granted without  
12 substantial detriment to the public good -- in fact the  
13 public good and anybody using this property, they would be -  
14 - their safety would be enhanced, and that the public good  
15 would be enhanced.

16           The Board finds that desirable relief may be  
17 granted without nullifying or substantially derogating from  
18 the intent and purpose of the ordinance to allow the  
19 petitioners to improve their property, especially to correct  
20 code violations, and to have a safe means of entry and exit  
21 of their property.

22           On the motion, then, to grant the relief

1 requested, Jim Monteverde?

2 JIM MONTEVERDE: In favor.

3 BRENDAN SULLIVAN: Matina Williams?

4 MATINA WILLIAMS: In favor.

5 BRENDAN SULLIVAN: Slater Anderson?

6 SLATER ANDERSON: In favor.

7 BRENDAN SULLIVAN: And Wendy Leiserson?

8 WENDY LEISERSON: In favor.

9 BRENDAN SULLIVAN: Brendan Sullivan yes.

10 [All vote YES]

11 BRENDAN SULLIVAN: On the five affirmative votes,  
12 the variance for the work is granted. Good luck.

13 TOM SNOW: Thank you very much.

14

15

16

17

18

19

20

21

22

1 \* \* \* \* \*

2 (8:11 p.m.)

3 Sitting Members: Brendan Sullivan, Wendy Leiserson, Jim  
4 Monteverde, Slater W. Anderson, and Matina  
5 Williams

6 BRENDAN SULLIVAN: The Board will now hear Case  
7 No. 206407 -- 65 Sparks Street, Unit 4. Is the petitioner  
8 on the line?

9 ADAM DASH: Yes, Mr. Chair.

10 BRENDAN SULLIVAN: Mr. Dash?

11 ADAM DASH: Yes.

12 BRENDAN SULLIVAN: How are you?

13 ADAM DASH: Good. I'm doing very well, Mr. Chair.  
14 And yourself?

15 BRENDAN SULLIVAN: Great.

16 ADAM DASH: It's Adam Dash, from Adam Dash &  
17 Associates, 48 Grove Street, Suite 304, Somerville,  
18 Massachusetts, 02144 for the applicants.

19 Mr. Chair, the applicants are seeking a  
20 continuance because there was a notice issue that was  
21 raised. And we have fixed it, but we do not want to go  
22 forward tonight, and we would like to come back.

1           BRENDAN SULLIVAN: Okay. Do we have a particular  
2 date?

3           ADAM DASH: I would note, Mr. Chair, that there is  
4 a companion case to this that is on the Agenda for February  
5 23. I know you've stated earlier you're kind of packed  
6 that night, but it would be best to hear that other case and  
7 then -- because that would possibly render this case moot,  
8 should the Board approve that other case. So doing them all  
9 in the same night would be sort of an economy of scale, if  
10 that's -- for what it's worth it.

11           BRENDAN SULLIVAN: We do not have -- no, that  
12 other case was -- was granted? Yeah, we don't have any  
13 other one for Sparks Street. No. There's only -- no, there  
14 is no other case for Sparks Street on our Agenda.

15           JIM MONTEVERDE: There is.

16           BRENDAN SULLIVAN: So -- so, no, so the other one  
17 was --

18           JIM MONTEVERDE: Sorry, Mr. Chair?

19           BRENDAN SULLIVAN: Yes?

20           JIM MONTEVERDE: It's -- I have the Agenda for the  
21 twenty-third and it's on at 6:30.

22           BRENDAN SULLIVAN: Oh, I'm sorry.

1 JIM MONTEVERDE: 65 Sparks, Unit 4.

2 ADAM DASH: Thank you.

3 JIM MONTEVERDE: I was scratching my head, because  
4 it looks like the same thing we're doing, but it's a  
5 variance then for the -- yeah, it reads the same.

6 ADAM DASH: It's a correction, Mr. Chair. It's a  
7 correction of the notice that went out as to the relief  
8 being sought, which I take responsibility for not being as  
9 clear in the application originally as I probably could have  
10 been.

11 So we're trying to make sure that everything is  
12 tidied up, so we don't have any technical issues. So if we  
13 do the new case first on the twenty-third, if the Board were  
14 to approve it, then this case we would need to -- it would  
15 be to withdraw it as being moot at that time.

16 But we don't know what's going to happen on the  
17 twenty-third with the other case, so --

18 BRENDAN SULLIVAN: Yeah. Yeah, unfortunately the  
19 -- I'm sorry, what -- Jim, what time did you say? I don't  
20 have that.

21 JIM MONTEVERDE: It's first up at the bat, 6:30.

22 BRENDAN SULLIVAN: 6:30. Okay. We have defined

1 times for all the other cases. The other option would be to  
2 kick this over to March 23, and should you get a favorable  
3 on the twenty-third for the other case, then this one here  
4 can just go away on March 23.

5 ADAM DASH: That would work as well?

6 BRENDAN SULLIVAN: Okay. So why don't we schedule  
7 this for March 23, 2023 at 6:00 p.m.? And that's 65 Sparks.

8 Ok. On the condition that the petitioner change  
9 the posting sign to reflect the new date of March 23, 2023  
10 and the new time of 6:00 p.m., and that that posting sign be  
11 maintained at least 14 days prior to the March 23 hearing.

12  
13 Any new submittals not currently should be  
14 submitted by 5:00 p.m. on the Monday prior to the March 23,  
15 2023 hearing. I would ask if you haven't already signed a  
16 waiver?

17 ADAM DASH: We have, Mr. Chair.

18 BRENDAN SULLIVAN: We have. You have. All right.  
19 So that is in the file. And I think that should cover it.  
20 So on the motion, then, to continue this matter to March 23,  
21 2023, Jim Monteverde?

22 JIM MONTEVERDE: In favor.

1 BRENDAN SULLIVAN: Matina Williams?

2 MATINA WILLIAMS: In favor.

3 BRENDAN SULLIVAN: Slater Anderson?

4 SLATER ANDERSON: In favor.

5 WENDY LEISERSON: In favor.

6 BRENDAN SULLIVAN: In favor.

7 [All vote YES]

8 BRENDAN SULLIVAN: On the five affirmative votes,  
9 this matter is continued until March 23, 2023 at 6:00 p.m.

10 Okay, thank you, Mr. Dash.

11 ADAM DASH: Thank you, Mr. Chair.

12 BRENDAN SULLIVAN: Yep. Is it 7:30 yet? Just  
13 barely? Just barely. Okay.

14

15

16

17

18

19

20

21

22

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

\* \* \* \* \*

(8:16 p.m.)

Sitting Members: Brendan Sullivan, Wendy Leiserson, Jim  
Monteverde, Slater W. Anderson, and Matina  
Williams

BRENDAN SULLIVAN: The Board will hear Case No.  
207186 -- 104 Hancock Street, Unit 6. Mr. Rosengarten or  
Ms. McDonald?

MICHAEL ROSENGARDEN: Yes, we are here.

BRENDAN SULLIVAN: Great. Okay. Can you  
introduce yourself for the record, tell us what you would  
like to do?

MICHAEL ROSENGARDEN: Okay.

BRENDAN SULLIVAN: And why we should let you do  
it.

MICHAEL ROSENGARDEN: Thank you, Mr. Chairman.  
Thank you for hearing our request. Olivia, could I have the  
first slide, please?

JIM MONTEVERDE: I think you need to introduce  
yourself, please.

MICHAEL ROSENGARDEN: Yeah. I'm Mike Rosengarden.  
This is Christy McDonald with me. We are the owners of the

1 unit which is 104 Hancock, and we've also -- we also reside  
2 there. The -- I'm presenting tonight also Jonathan Miller,  
3 the architect who we've been working with is also present  
4 for this presentation.

5 And all I can say is that we are in Zone C-1, and  
6 we'd like to make our building accessible to us as we age.

7 Could I have the next slide, please?

8 We want to thank Olivia Ratay of the Zoning  
9 Division who's really been above and beyond anything we  
10 expected, and we really appreciate the help, as well as  
11 Jonathan Miller, who's working on the architectural drawings  
12 and given us advice on figures, as well as Maria. And  
13 Jonathan Shirley of Shirley Architects -- Frank Shirley,  
14 sorry.

15 So next slide, please?

16 In a capsule (sic), we've been in Cambridge since  
17 1994. We love being here, and we are now entering our 80s  
18 and our health is declining. We would like to age in place  
19 and stay in our home rather than have to move to another  
20 house on one floor.

21 Our current house has four floors and several  
22 flights of stairs which are becoming more and more

1 challenging as we get older and older. The house itself has  
2 no elevator inside. And there is no option for us to put an  
3 elevator inside the house itself.

4 What we'd like to do is -- or what we need to do  
5 and we're asking is to be able to add 16 square feet, so we  
6 can enlarge the house by a tiny bit and put in an elevator  
7 shaft.

8 As you know, the floor area ratio for our C-1 Zone  
9 is 0.75, and our best estimate of what the current FAR is is  
10 0.83.

11 Could I have the next slide, please?

12 So what we're asking for is an increase in FAR  
13 from 0.83 to 0.837 actually -- that's wrong. Sorry, this is  
14 -- you know, we updated it. There's a 0.02 difference. In  
15 the end, though, this is a difference of 32 square feet of  
16 our FAR.

17 Could I have the next slide, please?

18 We're located in a lot of -- our condo is composed  
19 of three buildings; you can see them there. We open up onto  
20 Hancock Street, and you can see our building. That's the  
21 one with the balloon there with the 104.

22 And the arrow there points to a scaled version of

1 the area where we'd like to have permission to put in an  
2 elevator. As you know, it's in the back of the lot, and I  
3 think -- I'll show you later how it will look if it actual  
4 happens.

5 Can you have the second -- next slide, please?

6 The spot we'd like to use is shown by this green  
7 square. This is a drawing by Jonathan Miller showing our  
8 first floor. And there's sort of an indent in our  
9 architecture between the bay windows for our dining room and  
10 the chimney for our old furnace. And this is the spot we'd  
11 like to use.

12 It's a small spot, so we're going to be using, or  
13 we'd like to use if we get permission to do this -- a PVE 37  
14 vacuum circular elevator. Because this is a unit that's  
15 small enough to fit into this small space.

16 Could I have the next slide, please?

17 This shows it a little more clearly. On the left  
18 is the -- as is on our first floor with that indent between  
19 the bay windows and the chimney. And on the right, you can  
20 see where the -- the elevator would go. It's that circular  
21 thing with the little door on it. So it fits in quite well.

22 The question really is how is it going to impact

1 our neighborhood?

2 I've already pointed out that we're really in the back of  
3 the lot, nowhere near a street. But let's take a look at  
4 the actual architecture that we're dealing with.

5           Could I have the next slide, please?

6           So on the left is what our building looks like on  
7 the side currently. You can see down on the left-hand side  
8 the bay windows for our dining room, and you can see in the  
9 middle the chimney way that is in the middle of the house.  
10 That slot that we want to use is between the two of them.

11           And you can see on the right this is where the  
12 shaft way would go for our elevator. Note that first off,  
13 there's no exit to the outside. So this is all internal to  
14 the house. And second, the shaft way does not go up and  
15 impinge on the roofline of the -- of the house at all.

16           Let's -- okay, can we go to the next slide and  
17 look at the front of the house, which is perhaps more  
18 interesting.

19           On the left, again, is the way we are now. You  
20 can see the bay windows on the left there with a little bit  
21 of ground on them.

22

1           And on the right is what it would look like with  
2 the shaft way. Notice the shaft way does not go past our  
3 setback. We stay within our current setback. And once  
4 again, it doesn't affect the roofline.

5           The million-dollar question is we don't want to  
6 interfere with people in our area or cause a problem.

7           So the next slide, please?

8           We'll show you what our courtyard looks like. So  
9 coming in from Hancock, on the left you can see us in the  
10 back there with the garages. And what I've done on the  
11 right is I've superimposed that actual drawing with the --  
12 with the shaft way for the elevator --

13           SPEAKER UNIDENTIFIED: No.

14           MICHAEL ROSENGARDEN: -- which really doesn't show  
15 up at all, because it's completely blocked by the other  
16 house. And by the way, that thing that's sticking up is  
17 actually the chimney. It's not the shaft way that we want  
18 to put in.

19           So in fact, the actual shaft way is impossible to  
20 see from Hancock Street, and I think has -- will have  
21 minimal effect on any public passageway in the area.

22           We are sensitive to our neighbors, and if I could

1 have the next slide?

2 Next slide, please? Okay. Are you there? Okay.

3 Sorry.

4 There are six of us -- six units in the  
5 condominium. And all -- all the unit owners have supported  
6 this plan. And we have received the letter which we filed  
7 from the President indicating that the Condominium Trust has  
8 accepted the plan and supports it.

9 We've also contacted our closest neighbors,  
10 including Don and Catherine Pocket, Drew Faust and Charles  
11 Rosenberg and Don Major, who all also support the plan.

12 Next slide, please?

13 So in brief, we love Cambridge. We love our  
14 house. And we'd like to stay here as we age. And we're  
15 asking for permission to add 32 square feet so that we can  
16 put in an elevator. Thank you.

17 BRENDAN SULLIVAN: Thank you. Very well  
18 presented, and very concise and to the point. And let me  
19 ask members of the Board. Jim, any questions at this  
20 point?

21 JIM MONTEVERDE: No questions, thank you.

22 BRENDAN SULLIVAN: Matina Williams, any questions

1 or comments?

2 MATINA WILLIAMS: No questions or comments at this  
3 time.

4 BRENDAN SULLIVAN: Slater Anderson?

5 SLATER ANDERSON: No particular questions. I  
6 appreciate the presentation. It was very thorough and to  
7 the point. And I'm very supportive of you trying to make  
8 your home suitable for the next phase of your time here in  
9 Cambridge.

10 BRENDAN SULLIVAN: And I think I can relate to it  
11 too, and other younger members of the Board will probably  
12 relate to it as time comes on. So anyhow, Wendy any  
13 comments at this time, questions?

14 WENDY LEISERSON: No comments. No questions.

15 BRENDAN SULLIVAN: All right.

16 WENDY LEISERSON: Thank you.

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

21 If you are calling in by phone, you can raise your  
22 hand by pressing \*9 and unmute or mute by pressing \*6, and

1 you'll have up to three minutes in which to comment.

2 OLIVIA RATAY: Sarah Stein?

3 SARAH STEIN: Hi, everyone. I just wanted to let  
4 you know I'm on Mike's list of neighbors who live on 102  
5 Hancock Street right on that lovely courtyard that leads to  
6 his house.

7 I just want to say that we are fully on board with  
8 this project, and I can verify that coming in to our  
9 courtyard, you know, there is no possible way to see that  
10 side of Mike and Christy's house. You would literally have  
11 to walk over the side of their house.

12 So I just want to say I'm fully in support of this  
13 project, thank you.

14 BRENDAN SULLIVAN: Thank you for calling in.

15 OLIVIA RATAY: Peter James?

16 PETER JAMES: This is Peter James. I'm another  
17 one of the neighbors right across the way, and we are fully  
18 supportive of this plan. We want Mike and Christy to stay.  
19 So yeah. We're all for it.

20 BRENDAN SULLIVAN: Okay. Thank you for calling.

21 OLIVIA RATAY: Jan Wolitzky?

22 JAN WOLITSKY: Hi. I'm Jan Wolitzky. My wife,

1 Lisa Greenberg, is here with me. We're -- we're in 104  
2 Hancock in Unit 7. We share the building with Mike and  
3 Christy, and we are also completely in favor of this -- of  
4 the proposal. We're considering it for ourselves for the  
5 future. That's all. Thank you.

6 BRENDAN SULLIVAN: Thank you for calling in.  
7 Okay. That appears to be the end of the people calling in.  
8 We are in receipt of communication from the Hancock Court  
9 Condominium to the Board of Zoning Appeal dated January 8.

10 "To whom it may concern, this letter is to confirm  
11 that Christy McDonald and Michael Rosengarden, owners of 104  
12 Hancock Unit 6, have requested permission to add an elevator  
13 to the side of their house to enable them to live on in the  
14 house as they advance in years.

15 "104 Hancock is a single structure with two  
16 dwellings; Unit 6 and 7. All unit representatives of the  
17 Hancock Condominium have given written agreement to the  
18 project to add an external elevator to Unit 6.

19 "This letter is to confirm that the Hancock court  
20 Condominium has agreed to the addition of an elevator for  
21 Unit 6, as proposed by Christy McDonald and Michael  
22 Rosengarden."

1           We are also in receipt of correspondence from the  
2 Mid-Cambridge Neighborhood Conservation Commission.

3           "The Mid-Cambridge Neighborhood Conservation  
4 hereby certifies pursuant to Chapter 2.78 of the code of the  
5 City of Cambridge, and the order establishing said district  
6 that the work described below does not involve any activity  
7 requiring issue of a Certificate of Appropriateness or  
8 hardship.

9           "Work includes the installation of an elevator at  
10 the east elevation adding 16 square feet, which is not  
11 visible from the public way. The permit number is 207186,  
12 date January 13, 2023."

13           Sum and substance of any correspondence. I will  
14 close the public comment part. Any member of the Board have  
15 any further comments or questions or are you ready for a  
16 motion?

17           JIM MONTEVERDE: Ready.

18           BRENDAN SULLIVAN: Okay. Let me make a motion,  
19 then, seeking relief. A special permit under 8.222d. Under  
20 8.222d, in all districts, the Board of Zoning Appeal may  
21 grant a special permit for the alteration or enlargement of  
22 a preexisting dimensionally nonconforming, detached single-

1 family or two-family dwelling not otherwise permitted in  
2 8.22.1 above, but not the alteration or enlargement of a  
3 preexisting, nonconforming use.

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

10           In order to grant the special permit, the Board of  
11 Zoning Appeal is required to find -- and does find -- that  
12 the alteration or enlargement shall not be substantially  
13 more detrimental than the existing nonconforming structure  
14 to the neighborhood, and that the alteration or enlargement  
15 satisfies the criteria of 10.43.

16           Under 10.43, the Board is empowered to grant  
17 special permits where it appears that the requirements of  
18 the ordinance can be met.

19           That traffic generated, or patterns of access or  
20 egress would not cause congestion, hazard, or substantial  
21 change in the established neighborhood character.

22           The Board finds that continued operation of or

1 development of adjacent uses, as permitted in the Zoning  
2 Ordinance, would not be adversely affected by the nature of  
3 the proposed use. The Board notes the agreement by the  
4 Condominium Association to -- they are in favor of granting  
5 the issue -- the building of this elevator.

6 The Board finds that continued operation of or  
7 development of adjacent uses would not be adversely affected  
8 by the nature of the proposed use, and that there would not  
9 be any nuisance or hazard created to the detriment of the  
10 health, safety and/or welfare of the occupant of the  
11 proposed use or to the citizens of the city, and as  
12 testimony has shown, that the health, safety and welfare of  
13 the occupants would be gradually enhanced by the addition of  
14 this quite minimal elevator.

15 And that the proposed use would not impair the  
16 integrity of the district or adjoining district, or  
17 otherwise derogate from the intent and purpose of the  
18 ordinance to allow homeowners to add slightly to their  
19 structure to make the living area more livable, and that  
20 would allow long-term residents to stay in their homes as  
21 they age very gracefully in place, and that is a benefit to  
22 the city to have such people to stabilize the neighborhoods.

1           On the motion, then, to grant the special permit,  
2 Jim Monteverde?

3           JIM MONTEVERDE: In favor.

4           BRENDAN SULLIVAN: Matina Williams?

5           MATINA WILLIAMS: In favor.

6           BRENDAN SULLIVAN: Slater Anderson?

7           SLATER ANDERSON: In favor.

8           BRENDAN SULLIVAN: Wendy Leiserson?

9           WENDY LEISERSON: In favor.

10          BRENDAN SULLIVAN: Brendan Sullivan.

11          [All vote YES]

12          BRENDAN SULLIVAN: On the five affirmative votes  
13 of the Board, the special permit is granted. Mr. Rosengard,  
14 that was a wonderful presentation, and good luck with it,  
15 and may you enjoy it.

16          MICHAEL ROSENGARDEN: Thank you. Thank you so  
17 much. We look forward to going down to the Plow and Stars  
18 for many, many more years.

19          BRENDAN SULLIVAN: [Laughter].

20          MICHAEL ROSENGARDEN: Thank you.

21

22

1 \* \* \* \* \*

2 (8:33 p.m.)

3 Sitting Members: Brendan Sullivan, Wendy Leiserson, Jim  
4 Monteverde, Slater W. Anderson, and Matina  
5 Williams

6 BRENDAN SULLIVAN: The Board will hear Case No.  
7 207647 -- 401 Concord Avenue. The -- is the applicant on  
8 the line at all, Mr. Plumb?

9 ANDREW PLUMB: Yes, I'm here.

10 BRENDAN SULLIVAN: Yes. Okay. If you would just  
11 -- I think you're asking for a request? I can either read  
12 it into the record, or you can read it out loud, and that  
13 can be incorporated into the record.

14 ANDREW PLUMB: Sure. I can -- I'm happy to read  
15 it. This is Andrew Plumb from Plumb Architecture and  
16 Construction. Shall I just read the letter that I submitted  
17 directly? Is that --

18 BRENDAN SULLIVAN: Sure. Yeah, that's fine. Yep.

19 ANDREW PLUMB: Okay.

20 "Dear Members of the Board, I would respectfully  
21 like to request a continuance for our case to the hearing  
22 scheduled for the next hearing, February 23, 2023, so that I

1 may revisit some of the concerns expressed by members of the  
2 neighborhood group, with whom I have been working on this  
3 project.

4 "Sincerely,

5 "Andrew Plumb."

6 Okay, February 23 will give you enough time to --

7 ANDREW PLUMB: I believe so, yes. I -- we've been  
8 working for three months now, and I think that there's a  
9 very specific adjustment that I can make that, you know,  
10 should address the concerns that have been raised.

11 And I think that's enough time if I have until the  
12 5:00 p.m. on the Monday before 5:00 p.m. on the twentieth.  
13 I -- that's enough time for me to update the drawings and  
14 the -- the chart.

15 BRENDAN SULLIVAN: Okay. It is a case not heard,  
16 so whoever is empaneled that night can hear it. All right.  
17 So let me make a motion, then, to grant the relief -- I'm  
18 sorry, to make a motion to grant the request to continue  
19 this matter to February 23, 2023 on the condition that the  
20 petitioner change the posting sign to reflect the new date  
21 of February 23, 2023 and that such sign be maintained at  
22 least 14 days prior.

1           So you'll have to change the posting either  
2 tonight or first thing tomorrow morning.

3           ANDREW PLUMB:   Okay.

4           BRENDAN SULLIVAN:  And that any new submittals not  
5 in the file be submitted by 5:00 p.m. on the Monday prior to  
6 the February 23 hearing, and regarding any new dimensional  
7 forms or supporting statements.

8           And I guess that's it.  So -- and a waiver of --  
9 we do have the waiver --

10          ANDREW PLUMB:  Yes.

11          BRENDAN SULLIVAN:  -- so you have complied with  
12 that.  So on the motion, then, to continue this matter to  
13 February 23, 2023 at 6:00 p.m., Jim Monteverde?

14          JIM MONTEVERDE:  Oh In favor.

15          BRENDAN SULLIVAN:  Matina Williams?

16          MATINA WILLIAMS:  In favor.

17          BRENDAN SULLIVAN:  Slater Anderson?

18          SLATER ANDERSON:  In favor.

19          BRENDAN SULLIVAN:  Wendy Leiserson?

20          WENDY LEISERSON:  In favor.

21          BRENDAN SULLIVAN:  In favor.

22          [All vote YES]

1           BRENDAN SULLIVAN: On the five affirmative votes,  
2 this matter is continued to February 23, 2023 with the pre  
3 stated conditions.

4           Thank you. See you then.

5           ANDREW PLUMB: Could I ask one last question?

6           BRENDAN SULLIVAN: Yes.

7           ANDREW PLUMB: Is there a time that I need to  
8 write on the sign as well?

9           BRENDAN SULLIVAN: I'm sorry?

10          ANDREW PLUMB: Do I need to indicate a time on the  
11 sign that I update tomorrow morning?

12          BRENDAN SULLIVAN: Oh, yes, yeah. I'm sorry.  
13 Yeah. So you change the posting sign to reflect the date of  
14 February 23, 2023 and the time at 6:00 p.m.

15          ANDREW PLUMB: Okay. Perfect.

16          BRENDAN SULLIVAN: Yeah. So do that tomorrow.

17          ANDREW PLUMB: Will do. Thank you very much.

18          BRENDAN SULLIVAN: Great. Thank you. See you  
19 then. And that's a wrap for tonight.

20          MATINA WILLIAMS: Goodnight. Thank you.

21          JIM MONTEVERDE: Welcome back, Mr. Chair.

22          BRENDAN SULLIVAN: Thank you.

1 JIM MONTEVERDE: Goodnight.

2 BRENDAN SULLIVAN: Let me just --

3 WENDY LEISERSON: Goodnight. Yep?

4 BRENDAN SULLIVAN: -- comment that I've been  
5 running around in my head all night is that in an earlier  
6 case, we had a -- I think a very good exchange of  
7 viewpoints, some different viewpoints from members of the  
8 Board. And I appreciate that.

9 It's one of the reasons -- and again, I'll  
10 editorialize it, but it's one of the reasons why I like  
11 coming here every other Thursday to meet with you people,  
12 because of the good exchange of ideas that we have. And I  
13 respect each and every one of you.

14 So thank you for your views, your comments, and  
15 for participating.

16 MATINA WILLIAMS: And thank you.

17 JIM MONTEVERDE: All right.

18 WENDY LEISERSON: Thank you, Mr. Chair.

19 JIM MONTEVERDE: You're welcome. Goodnight.

20 BRENDAN SULLIVAN: And goodnight.

21 WENDY LEISERSON: Thank you.

22 MATINA WILLIAMS: Goodnight.

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

JASON MARSHALL: Thank you, Mr. Chair.

MATINA WILLIAMS: Thank you, Mr. Chair.

[08:37 p.m. End of Proceedings]

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

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 seventh day of March, 2023.



Notary Public

My commission expires:

July 28, 2028

|   |  |  |  |   |
|---|--|--|--|---|
| <p style="text-align: center;"><b>A</b></p> <p><b>A1.05</b> 49:18<br/> <b>A1.4</b> 9:11<br/> <b>A1.5</b> 9:13<br/> <b>A10</b> 13:1 18:22<br/> <b>A101</b> 49:3<br/> <b>A11</b> 11:19,20<br/> <b>A12</b> 12:5<br/> <b>A13</b> 12:16<br/> <b>A23</b> 16:8<br/> <b>A31</b> 10:5<br/> <b>abandon</b> 76:1<br/> <b>ability</b> 131:7<br/> <b>able</b> 14:22 22:1<br/>             24:20 35:12,21<br/>             89:3 113:5<br/> <b>absent</b> 9:15<br/> <b>absorb</b> 67:13<br/> <b>abutters</b> 48:8<br/>             79:8<br/> <b>abutting</b> 17:13<br/>             22:19 81:15<br/> <b>accepted</b> 117:8<br/> <b>access</b> 12:7<br/>             78:22 80:15<br/>             92:12 122:19<br/> <b>accessible</b> 19:2<br/>             112:6<br/> <b>accommodate</b><br/>             64:11<br/> <b>account</b> 15:2<br/> <b>accurate</b> 30:18<br/>             70:11,12<br/> <b>achieve</b> 14:18<br/> <b>acknowledged</b><br/>             27:16<br/> <b>action</b> 131:9,11<br/> <b>activity</b> 121:6<br/> <b>actual</b> 22:5<br/>             46:18 74:3<br/>             78:5 114:3<br/>             115:4 116:11<br/>             116:19<br/> <b>Adam</b> 106:9,11<br/>             106:13,16,16<br/>             106:16 107:3<br/>             108:2,6 109:5<br/>             109:17 110:11</p> | <p><b>add</b> 11:8,20<br/>             12:18 20:15<br/>             25:21 33:9<br/>             52:17 67:7<br/>             68:22 69:1<br/>             83:5,19 90:17<br/>             98:8 113:5<br/>             117:15 120:12<br/>             120:18 123:18<br/> <b>adding</b> 20:8<br/>             21:11 53:19,20<br/>             121:10<br/> <b>addition</b> 12:2,6<br/>             12:15,16 47:10<br/>             47:11 50:15<br/>             67:15 72:19<br/>             77:22 79:8<br/>             85:15,22 88:17<br/>             93:4 120:20<br/>             123:13<br/> <b>additional</b> 12:3<br/>             21:15 25:20<br/>             33:13 57:15<br/>             63:4 70:5<br/> <b>additions</b> 9:3<br/>             11:16 12:18<br/>             21:19 25:2<br/>             45:8<br/> <b>address</b> 19:20<br/>             34:7 51:14<br/>             90:11 126:10<br/> <b>adds</b> 72:5<br/> <b>adequate</b> 25:3<br/> <b>adjacent</b> 16:3<br/>             65:9 67:5<br/>             68:11 79:5<br/>             92:16 123:1,7<br/> <b>adjoining</b> 17:17<br/>             19:3 79:14<br/>             92:19 93:10<br/>             123:16<br/> <b>adjustment</b><br/>             126:9<br/> <b>adjustments</b><br/>             79:17<br/> <b>advance</b> 120:14<br/> <b>adverse</b> 81:18<br/> <b>adversely</b> 79:6</p> | <p>    92:17 123:2,7<br/> <b>advertised</b><br/>             57:18<br/> <b>advice</b> 112:12<br/> <b>affect</b> 116:4<br/> <b>affirmative</b><br/>             33:16,17 34:11<br/>             39:22 56:4<br/>             59:7 61:3<br/>             72:21 80:8<br/>             82:20,21 94:12<br/>             105:11 110:8<br/>             124:12 128:1<br/> <b>afternoon</b> 71:3,4<br/> <b>Agatha</b> 102:1<br/> <b>age</b> 112:6,18<br/>             117:14 123:21<br/> <b>agenda</b> 2:11<br/>             42:12 60:7<br/>             61:5 100:3<br/>             107:4,14,20<br/> <b>ago</b> 22:11,12<br/> <b>agree</b> 26:4,16<br/>             28:15,22 31:5<br/>             39:13,17,19<br/>             83:12,14,21<br/> <b>agreeance</b> 69:20<br/> <b>agreed</b> 120:20<br/> <b>agreement</b><br/>             120:17 123:3<br/> <b>albeit</b> 25:6 53:20<br/> <b>aligning</b> 87:18<br/> <b>alleviate</b> 53:22<br/>             54:5,22 104:10<br/> <b>allow</b> 45:7 54:20<br/>             55:7 77:18<br/>             79:16 81:22<br/>             93:12 104:18<br/>             123:18,20<br/> <b>allowed</b> 54:9<br/>             64:7 73:19<br/> <b>allows</b> 33:5<br/>             54:14 64:15<br/> <b>alteration</b> 78:8,9<br/>             78:11 91:12,15<br/>             91:18 92:2,4,6<br/>             121:21 122:2,5<br/>             122:12,14</p> | <p><b>amenable</b> 23:2<br/>             34:18 73:5<br/> <b>amending</b> 3:16<br/> <b>amount</b> 18:19<br/> <b>and/or</b> 79:11<br/>             93:1 123:10<br/> <b>Anderson</b> 1:9<br/>             3:6 4:22 5:1<br/>             41:5 51:7<br/>             55:20,21 57:4<br/>             59:1,2 60:4,22<br/>             62:4 66:6 70:8<br/>             70:13 76:15,17<br/>             77:7 80:4,5<br/>             82:15,16 83:15<br/>             83:17 85:4<br/>             89:14 94:6,7<br/>             95:4,11,22<br/>             97:2 99:16,17<br/>             105:5,6 106:4<br/>             110:3,4 111:4<br/>             118:4,5 124:6<br/>             124:7 125:4<br/>             127:17,18<br/> <b>Andrew</b> 125:9<br/>             125:14,15,19<br/>             126:5,7 127:3<br/>             127:10 128:5,7<br/>             128:10,15,17<br/> <b>angle</b> 49:6<br/> <b>answer</b> 14:6<br/>             100:10,14<br/> <b>anticipate</b> 66:22<br/> <b>anybody</b> 37:3,7<br/>             76:12 104:13<br/> <b>anymore</b> 32:11<br/> <b>anyway</b> 12:14<br/>             15:17<br/> <b>apartment</b> 24:4<br/>             32:1<br/> <b>apartments</b> 33:7<br/> <b>apologize</b> 49:9<br/> <b>apparently</b><br/>             102:12<br/> <b>Appeal</b> 1:1 3:10<br/>             78:7 90:7<br/>             91:11 92:2<br/>             120:9 121:20</p> | <p>    122:11<br/> <b>appear</b> 69:11<br/> <b>appearance</b><br/>             41:14<br/> <b>appears</b> 17:11<br/>             18:22 33:14,16<br/>             52:5 66:19<br/>             72:20 77:15<br/>             78:20 80:16<br/>             90:5 92:9<br/>             101:14 120:7<br/>             122:17<br/> <b>applicant</b> 23:17<br/>             27:5 125:7<br/> <b>applicants</b> 4:4<br/>             27:3 106:18,19<br/> <b>application</b><br/>             45:15 46:14<br/>             49:10 53:12<br/>             64:2,9 72:8<br/>             77:16 78:20<br/>             79:20 80:9,20<br/>             88:6 93:17<br/>             94:13 103:3,7<br/>             108:9<br/> <b>apply</b> 53:9<br/> <b>applying</b> 62:15<br/> <b>appreciate</b><br/>             26:21 28:10<br/>             29:4 67:7<br/>             69:15 112:10<br/>             118:6 129:8<br/> <b>appropriate</b><br/>             47:8 97:19<br/>             98:7<br/> <b>Appropriaten...</b><br/>             121:7<br/> <b>approval</b> 11:17<br/>             68:9 92:19<br/> <b>approve</b> 10:16<br/>             107:8 108:14<br/> <b>approved</b> 44:4<br/>             44:15 52:13<br/>             100:21<br/> <b>approximately</b><br/>             46:12<br/> <b>April</b> 35:7,8,10<br/>             37:6,7,15,19</p> |
|---|--|--|--|---|

|                         |                         |                       |                          |                        |
|-------------------------|-------------------------|-----------------------|--------------------------|------------------------|
| 37:21 38:3              | 13:17 21:3,4,9          | 45:11 46:6            | <b>believe</b> 9:19      | 54:11,17 55:2          |
| 39:11 40:1,8            | 44:14 53:3              | 48:14,15,22           | 13:11 32:22              | 57:6 60:12             |
| 58:14 59:8              | 95:13 113:5,12          | 63:13 64:16           | 45:16 48:10              | 62:6 65:14             |
| <b>architect</b> 7:20   | 117:15 125:11           | 68:21 85:15,19        | 49:3 50:4,20             | 66:21 68:22            |
| 8:21 36:17              | <b>asks</b> 21:8        | 85:20 86:18           | 85:11 96:4               | 73:6 78:5,6            |
| 85:9 112:3              | <b>aspect</b> 17:22     | 88:21 90:16           | 98:6 99:7                | 79:4,7,9,13            |
| <b>Architects</b> 57:22 | 29:11 76:1              | 94:22 100:14          | 126:7                    | 80:11 81:10,12         |
| 112:13                  | 77:16,18 80:9           | 106:22 114:2          | <b>benefit</b> 23:13,20  | 81:14,19 82:3          |
| <b>architectural</b>    | 102:20                  | 115:2 116:10          | 24:6 25:15               | 82:22 83:21            |
| 50:9 112:11             | <b>aspects</b> 29:3     | 128:21                | 27:21 28:1,5             | 85:6 90:7,8            |
| <b>architecture</b>     | <b>assemble</b> 36:4    | <b>background</b>     | 30:11,12 55:12           | 91:4,11 92:1,8         |
| 54:14 103:5             | <b>assembled</b> 40:6   | 95:16                 | 72:12,14                 | 92:11,15,18,21         |
| 114:9 115:4             | <b>assist</b> 43:1      | <b>backing</b> 30:13  | 123:21                   | 93:2,7,9 95:11         |
| 125:15                  | <b>associated</b> 38:10 | <b>backs</b> 23:15    | <b>benefits</b> 23:10    | 95:13 96:4             |
| <b>area</b> 9:20 10:9   | <b>Associates</b> 62:9  | <b>bad</b> 104:7,8,9  | 23:11 27:20              | 99:8 102:21            |
| 12:16 20:19             | 106:17                  | <b>Baker's</b> 3:15   | <b>Bern</b> 68:8         | 103:9,20 104:1         |
| 21:16 29:7              | <b>association</b>      | <b>ball</b> 26:13     | <b>best</b> 19:8 40:7    | 104:11,16              |
| 32:16 43:12,13          | 44:11 52:7,13           | <b>balloon</b> 113:21 | 86:6 96:7                | 106:6 107:8            |
| 45:20 46:13             | 52:14 123:4             | <b>barely</b> 61:6    | 107:6 113:9              | 108:13 111:6           |
| 47:12,13,17,22          | <b>attendance</b> 4:15  | 110:13,13             | 131:6                    | 117:19 118:11          |
| 48:8 49:12,15           | 41:17                   | <b>based</b> 4:12     | <b>better</b> 7:21 8:6   | 119:7 120:9            |
| 53:6,20,21              | <b>attractive</b> 25:12 | 19:21 39:4            | 28:8 36:11               | 121:14,20              |
| 63:4,5 64:10            | <b>audible</b> 4:15     | 83:2 97:17            | <b>beyond</b> 64:3,6     | 122:10,16,22           |
| 65:1,8 68:14            | <b>audio</b> 3:21       | <b>basement</b> 11:21 | 112:9                    | 123:3,6 124:13         |
| 78:16 86:11             | <b>Audrey</b> 102:8     | 12:2 32:21            | <b>big</b> 17:1 18:17    | 125:6,20 129:8         |
| 88:20 113:8             | <b>Authority</b> 32:1   | 33:5 65:3             | 22:12 30:6               | <b>Boston</b> 41:13    |
| 114:1 116:6,21          | <b>availability</b>     | <b>basically</b> 9:14 | 36:14                    | <b>bottom</b> 87:6     |
| 123:19                  | 36:22                   | 11:22 32:12           | <b>binding</b> 78:4      | <b>bought</b> 96:14    |
| <b>areas</b> 14:4,19    | <b>available</b> 8:13   | 33:3,20 35:7          | <b>bit</b> 6:12 7:21 8:8 | <b>break</b> 94:17,21  |
| 72:4                    | 36:1 37:3,4,7           | 38:19 49:14           | 10:10 21:17              | <b>Brendan</b> 1:7 3:5 |
| <b>argued</b> 29:7      | 58:4                    | 54:15 71:7            | 23:2,4 25:4              | 3:8,10 5:4,4,5         |
| <b>argument</b> 72:13   | <b>Ave</b> 43:12 44:22  | 87:2                  | 27:6 69:21               | 5:5 6:3,6,8,15         |
| 77:10                   | <b>Avenue</b> 1:5 2:17  | <b>bat</b> 108:21     | 87:4 95:15,20            | 7:1,4,7 8:13,18        |
| <b>arguments</b>        | 125:7                   | <b>bath</b> 32:7      | 113:6 115:20             | 9:8 10:11 11:1         |
| 29:17,18                | <b>aware</b> 7:10       | <b>bathroom</b> 29:9  | <b>blind</b> 100:12      | 11:18 13:14            |
| <b>arrangements</b>     | <b>awkward</b> 69:22    | <b>bathrooms</b>      | <b>blocked</b> 116:15    | 15:4 16:12             |
| 32:4                    |                         | 10:10                 | <b>blue</b> 86:16        | 17:2 18:11,21          |
| <b>arrow</b> 113:22     | <b>B</b>                | <b>bay</b> 114:9,19   | <b>board</b> 1:1 3:9     | 19:9 20:6,11           |
| <b>Article</b> 78:13    | <b>Bachelor</b> 75:3    | 115:8,20              | 4:4,14 11:14             | 20:13,19 22:9          |
| <b>articulate</b> 26:9  | <b>back</b> 7:15 9:1    | <b>becoming</b>       | 18:2 22:10,16            | 26:1,6,10,12           |
| 28:8                    | 11:19 12:10             | 112:22                | 25:19 31:16              | 28:9,13 29:21          |
| <b>articulated</b>      | 13:7,8 14:2,6           | <b>bedroom</b> 16:1,2 | 34:6,6,7,18              | 30:16 31:1,3           |
| 29:14                   | 14:22 18:19             | 32:15 33:10           | 35:3,6 36:22             | 33:14 34:18,22         |
| <b>as-of-right</b> 9:19 | 22:9,11 24:7,9          | 62:21                 | 37:2 39:1,8              | 35:4,16,18,22          |
| 11:12                   | 25:2,4 26:11            | <b>bedrooms</b> 12:1  | 40:5 41:9                | 36:3,15 37:6           |
| <b>aside</b> 6:17 14:8  | 28:13 31:12             | 12:3 25:3 32:7        | 44:14 45:6,14            | 37:12,14 38:9          |
| 39:2                    | 34:6,9 36:20            | 32:9,10               | 49:21 52:18,21           | 38:12 39:10,14         |
| <b>asking</b> 4:14      | 38:17 40:8              | <b>behalf</b> 57:12   | 53:2,17 54:3,7           | 39:16,18,20,20         |

|  |  |  |   |  |
|--|--|--|---|--|
| 39:22 40:10<br>41:3,6,9,20<br>42:3,6,8,15,17<br>42:20 43:15,17<br>43:20 44:1,3,9<br>44:12,16,18,20<br>51:1,4,6,8,12<br>51:12 52:20<br>53:1 55:18,20<br>55:22 56:2,6<br>57:3,6 58:21<br>59:1,3,5,5 60:3<br>60:6,18,20<br>61:1,1,3 62:3,6<br>62:10,18 65:13<br>66:1,4,8,11,13<br>69:18 70:3,7<br>70:12,15 73:8<br>73:10,12,13,15<br>73:17,22 74:7<br>74:21 75:1,7<br>75:13,16,19,22<br>76:5,8,11,15<br>76:16,18 77:15<br>79:22 80:2,4,6<br>80:6,8 82:11<br>82:13,15,17,17<br>82:19 83:7,9<br>83:13,15,18,20<br>83:20 85:3,6<br>89:7,10,12,16<br>89:18 90:19<br>91:3,7,9 93:20<br>94:4,6,8,10,10<br>94:12,15,18,20<br>95:3,6 98:20<br>99:13,16,18,20<br>103:2 105:3,5<br>105:7,9,9,11<br>106:3,6,10,12<br>106:15 107:1<br>107:11,16,19<br>107:22 108:18<br>108:22 109:6<br>109:18 110:1,3<br>110:6,8,12<br>111:3,6,10,14<br>117:17,22 | 118:4,10,15,17<br>119:14,20<br>120:6 121:18<br>124:4,6,8,10<br>124:10,12,19<br>125:3,6,10,18<br>126:15 127:4<br>127:11,15,17<br>127:19,21<br>128:1,6,9,12<br>128:16,18,22<br>129:2,4,20<br><b>Brendan's</b> 28:18<br>28:22<br><b>brief</b> 117:13<br><b>briefly</b> 7:12<br><b>bring</b> 18:19<br><b>brings</b> 33:10<br><b>broadcast</b> 3:22<br><b>build</b> 45:7,10<br>72:19 77:21<br>97:17,21<br><b>building</b> 9:6,22<br>10:17 11:21<br>12:10 15:21<br>20:17 21:7,16<br>21:21 23:6,7<br>23:21,21 24:8<br>25:7 29:8,9,14<br>34:2 46:4 54:8<br>63:3,20 87:16<br>87:19,22 88:13<br>88:21 96:18<br>97:1,6 103:13<br>112:6 113:20<br>115:6 120:2<br>123:5<br><b>building's</b> 8:3<br>21:11,17<br><b>buildings</b><br>113:19<br><b>buildup</b> 54:2<br><b>built</b> 25:7 45:4<br>50:16 96:18<br>100:16,21<br>103:18<br><b>bulk</b> 88:5<br><b>Burns</b> 131:4 | <b>button</b> 17:4,5<br>51:21,22 66:15<br>66:16 89:20,21<br>101:7,8 118:19<br>118:20<br><b>buying</b> 69:15<br><b>BZA</b> 4:10 57:14<br>95:7<br><b>BZA-149063</b> 2:9<br><b>BZA-163881</b> 2:4<br><b>BZA-203324</b> 2:5<br><b>BZA-205192</b> 2:7<br><b>BZA-206165</b><br>2:12<br><b>BZA-206313</b><br>2:13<br><b>BZA-206407</b><br>2:15<br><b>BZA-206433</b><br>2:14<br><b>BZA-207186</b><br>2:16<br><b>BZA-207647</b><br>2:17<br><hr/> <b>C</b><br><hr/> <b>C</b> 3:2<br><b>C-1</b> 112:5 113:8<br><b>cable</b> 3:22 74:15<br><b>calculated</b> 31:10<br><b>call</b> 4:6 6:6 41:6<br>95:6<br><b>called</b> 41:15<br><b>calling</b> 17:6,11<br>52:1,5 66:17<br>66:19 90:1,5<br>101:10,14<br>118:21 119:14<br>119:20 120:6,7<br><b>Cambridge</b> 1:2<br>1:6 3:9,17 4:1<br>52:7 67:16<br>90:7 97:12<br>112:16 117:13<br>118:9 121:5<br><b>cantilever</b> 63:6<br><b>capsule</b> 112:16<br><b>car</b> 28:2 67:7,8 | 73:20 76:1<br>77:10 82:8<br><b>Carlson</b> 66:20<br><b>cars</b> 18:16 30:13<br>70:20,21,22<br>71:1,5 77:1,5<br><b>carter</b> 67:9,21<br><b>case</b> 2:2 6:6,7,8<br>6:16 17:12<br>26:22 27:7<br>41:6,10,15,22<br>42:12,12,13,17<br>43:1 46:11<br>50:3 57:6,14<br>58:3 60:7 62:6<br>85:6 95:7 98:7<br>100:20 102:12<br>106:6 107:4,6<br>107:7,8,12,14<br>108:13,14,17<br>109:3 111:6<br>125:6,21<br>126:15 129:6<br><b>cases</b> 2:3 28:16<br>35:2,4 69:5<br>73:20,21 74:6<br>75:3,5 109:1<br><b>catered</b> 7:18<br><b>Catherine</b><br>117:10 131:4<br><b>cause</b> 47:18 79:1<br>92:12 116:6<br>122:20<br><b>center</b> 87:22<br><b>certain</b> 3:16<br>36:7,12 93:13<br><b>certainly</b> 11:13<br>27:20<br><b>Certificate</b><br>121:7 131:1<br><b>certifies</b> 121:4<br><b>certify</b> 131:5,8<br><b>Chair</b> 1:7,7 3:10<br>6:14 13:15<br>15:6,10 26:15<br>34:20 53:14<br>74:20 78:2<br>82:9 93:21 | 94:16 103:6<br>106:9,13,19<br>107:3,18 108:6<br>109:17 110:11<br>128:21 129:18<br>130:1,2<br><b>Chair's</b> 4:13<br><b>Chairman</b> 41:11<br>42:1 111:16<br><b>challenging</b><br>113:1<br><b>change</b> 4:12 9:5<br>18:15 21:20<br>33:1,12 37:17<br>38:12,15 50:19<br>58:2,7,15 79:2<br>79:2 81:6<br>91:17 92:13<br>109:8 122:4,21<br>126:20 127:1<br>128:13<br><b>changed</b> 37:20<br><b>changes</b> 57:18<br>77:12 86:21<br><b>changing</b> 20:17<br><b>Channel</b> 3:22<br><b>Chapter</b> 121:4<br><b>character</b> 68:14<br>79:3 92:14<br>122:21<br><b>charge</b> 69:16<br><b>charging</b> 67:3,7<br>72:10 74:8,14<br>76:2 80:16<br>82:4<br><b>Charles</b> 3:15<br>41:15,16<br>117:10<br><b>chart</b> 126:14<br><b>check</b> 40:2<br><b>checking</b> 44:7<br><b>Chen</b> 102:8<br><b>children</b> 70:1<br><b>chimney</b> 114:10<br>114:19 115:9<br>116:17<br><b>Choo</b> 8:21<br><b>Christy</b> 111:22 |
|--|--|--|---|--|

|   |  |   |   |   |
|---|--|---|---|---|
| 119:18 120:3<br>120:11,21<br><b>Christy's</b> 119:10<br><b>Chuck</b> 41:18,19<br><b>circular</b> 114:14<br>114:20<br><b>circumstances</b><br>19:14 100:6,15<br><b>cites</b> 79:7<br><b>citizens</b> 79:12<br>93:2 123:11<br><b>city</b> 1:2,11 3:17<br>3:18,18,19<br>27:13 30:11,21<br>67:13 74:1,11<br>90:6 97:6,12<br>121:5 123:11<br>123:22<br><b>City's</b> 4:10<br><b>clarification</b><br>40:4<br><b>clarifying</b> 13:16<br>41:22 42:7,11<br><b>cleaning</b> 71:15<br><b>clear</b> 46:21<br>51:10 108:9<br><b>clearly</b> 8:8 30:4<br>38:22 114:17<br><b>click</b> 17:4,5<br>51:20,21 66:15<br>66:16 89:20,21<br>101:7,8 118:19<br>118:20<br><b>close</b> 17:22<br>68:20 69:22<br>74:8 80:14<br>82:4 90:15<br>101:17 102:20<br>121:14<br><b>closer</b> 46:19<br><b>closest</b> 117:9<br><b>code</b> 29:8,9<br>96:18 102:5<br>104:20 121:4<br><b>code-</b> 103:16<br><b>code-complia...</b><br>48:22<br><b>code-compliant</b> | 103:13,19<br><b>codes</b> 29:15<br><b>colleagues</b> 26:17<br><b>COLLECTIVE</b><br>37:9<br><b>come</b> 26:11 34:1<br>34:9 36:20<br>39:6 46:19<br>100:14,22<br>106:22<br><b>comes</b> 31:9<br>64:22 118:12<br><b>comfortable</b><br>15:11 24:22<br>30:21<br><b>coming</b> 47:21<br>49:7 116:9<br>119:8 129:11<br><b>comment</b> 4:8,9<br>15:19 17:3,9<br>17:21,22 51:13<br>51:19 52:3<br>66:14 68:20<br>89:19,20 90:3<br>90:15 99:21<br>101:5,6,12<br>102:20 118:18<br>119:1 121:14<br>129:4<br><b>commenting</b><br>17:13<br><b>comments</b> 16:15<br>16:17,19 18:1<br>26:2,6 28:18<br>52:21 65:15<br>66:2,4,6,8,10<br>69:19 70:3,6<br>70:15 89:10,11<br>89:13,14,17<br>99:14,15,17,19<br>118:1,2,13,14<br>121:15 129:14<br><b>commission</b><br>121:2 131:17<br><b>Commonwealth</b><br>131:2,5<br><b>communication</b><br>120:8 | <b>community</b><br>30:12,20<br><b>compact</b> 19:7<br><b>companion</b><br>107:4<br><b>Company</b> 8:21<br><b>complete</b> 68:5<br><b>completed</b> 97:8<br><b>completely</b><br>27:12 30:7<br>116:15 120:3<br><b>compliance</b> 86:1<br><b>compliant</b> 16:22<br>30:6,7 32:10<br>102:5 103:17<br><b>complied</b> 127:11<br><b>comply</b> 9:21<br>53:14 78:1<br>93:16<br><b>composed</b><br>113:18<br><b>compromise</b><br>31:6<br><b>concentration</b><br>96:3<br><b>concern</b> 17:19<br>52:9 67:10<br>120:10<br><b>concerned</b> 34:15<br>69:13<br><b>concerns</b> 16:19<br>34:7 69:3<br>126:1,10<br><b>concise</b> 117:18<br><b>Concord</b> 2:17<br>125:7<br><b>concur</b> 83:17<br><b>condition</b> 15:11<br>15:17 25:9<br>37:16 50:17<br>53:14 54:6<br>71:7 78:1<br>87:13,16 93:16<br>101:1 104:7,9<br>104:10 109:8<br>126:19<br><b>conditions</b> 19:14<br>22:7,8 47:3,18 | 48:1 50:6<br>128:3<br><b>condo</b> 32:5 52:7<br>52:13 113:18<br><b>condominium</b><br>43:3,4 44:1,2,4<br>44:5,10 117:5<br>117:7 120:9,17<br>120:20 123:4<br><b>condos</b> 25:13<br><b>confirm</b> 44:14<br>120:10,19<br><b>congested</b> 67:12<br>67:16 72:4<br><b>congestion</b> 72:5<br>79:1 92:12<br>122:20<br><b>congregate</b><br>54:15<br><b>conjecture</b><br>72:13<br><b>conjunction</b><br>38:4<br><b>connected</b> 42:22<br><b>consequently</b><br>53:8<br><b>Conservation</b><br>121:2,3<br><b>consider</b> 31:16<br>33:4 64:19<br><b>consideration</b><br>98:19<br><b>considered</b><br>30:10<br><b>considering</b><br>67:6 72:8<br>120:4<br><b>constructed</b><br>97:14<br><b>construction</b><br>50:14 52:11<br>95:14 96:19<br>102:5 125:16<br><b>contact</b> 89:3<br><b>contacted</b> 117:9<br><b>contemporary</b><br>32:4,17 33:11<br>93:14 | <b>context</b> 30:10<br><b>continuance</b><br>34:19 57:14<br>106:20 125:21<br><b>continuances</b><br>33:21<br><b>continue</b> 34:5<br>36:18 37:15<br>39:11 58:1,5<br>60:10 109:20<br>126:18 127:12<br><b>continued</b> 2:3<br>27:7 33:19,21<br>35:2 40:1 59:8<br>60:7 79:4<br>92:15 110:9<br>122:22 123:6<br>128:2<br><b>continuing</b><br>58:18<br><b>contractor</b><br>95:11<br><b>contractors</b> 46:9<br><b>conversant</b><br>31:22<br><b>Conversation</b><br>6:21<br><b>convey</b> 101:21<br><b>copy</b> 45:13<br><b>cord</b> 74:15<br><b>corner</b> 43:11<br>44:22 47:12<br>74:2<br><b>correct</b> 15:22<br>16:3 18:13<br>20:9,18 38:11<br>38:18 75:7,13<br>75:18,21 76:3<br>91:2 104:19<br><b>correction</b> 108:6<br>108:7<br><b>correctly</b> 75:2<br><b>corrects</b> 104:7<br><b>correspondence</b><br>17:12 52:6,17<br>57:10 66:20<br>67:9 68:1,20<br>90:15 101:15 |
|---|--|---|---|---|

|  |  |  |  |   |
|--|--|--|--|---|
| <p>101:20 102:17<br/>121:1,13<br/><b>cost</b> 21:20 30:1<br/><b>Council</b> 27:13<br/><b>counsel</b> 43:1<br/>131:9<br/><b>count</b> 14:3<br/><b>couple</b> 17:15<br/>18:1,16 22:21<br/>27:11 31:4,13<br/>38:5 71:2<br/>97:11<br/><b>course</b> 20:20<br/>50:3<br/><b>court</b> 26:13<br/>120:8,19<br/><b>courtyard</b> 116:8<br/>119:5,9<br/><b>cover</b> 109:19<br/><b>covered</b> 63:5<br/>85:18 87:3<br/><b>covers</b> 90:18<br/><b>COVID-19</b> 3:14<br/>3:19<br/><b>create</b> 21:12<br/>24:12 45:9<br/>50:16 68:18<br/>71:8 91:21<br/>95:17,18 98:16<br/>102:13 122:8<br/><b>created</b> 32:12<br/>49:15 79:10<br/>92:22 123:9<br/><b>creation</b> 103:18<br/><b>criteria</b> 92:7<br/>122:15<br/><b>criticism</b> 27:4<br/><b>crossing</b> 63:22<br/>74:16<br/><b>crucial</b> 11:2<br/><b>crusted</b> 47:20<br/><b>curb</b> 65:21 67:2<br/>75:6,10<br/><b>current</b> 29:14<br/>38:13 64:7<br/>96:18 112:21<br/>113:9 116:3<br/><b>currently</b> 65:20</p> | <p>109:13 115:7<br/><b>Cushing</b> 2:4 6:7<br/>6:10,18 7:9<br/><b>cut</b> 64:20 65:21<br/>67:2 75:6,10<br/><b>cuts</b> 10:20</p> <hr/> <p style="text-align: center;"><b>D</b></p> <hr/> <p><b>D</b> 2:1 3:2,15<br/><b>Dana</b> 2:14 95:7<br/>95:10,15,21<br/>96:3 98:2,10<br/>98:14,14<br/>101:17,18<br/>102:1,2,4<br/>103:4<br/><b>dangerous</b><br/>47:20 55:8<br/><b>Dash</b> 106:9,10<br/>106:11,13,16<br/>106:16,16<br/>107:3 108:2,6<br/>109:5,17<br/>110:10,11<br/><b>dashed</b> 86:16<br/>87:2<br/><b>date</b> 2:4,6,8,10<br/>35:15,17 37:20<br/>58:3,4,8,15<br/>107:2 109:9<br/>121:12 126:20<br/>128:13<br/><b>dated</b> 3:19 7:11<br/>52:8 57:10<br/>78:2 103:5<br/>120:9<br/><b>Dave</b> 35:12 36:4<br/><b>David</b> 8:6,14,16<br/>8:18,20,20<br/>9:18 10:22<br/>11:10,19 13:20<br/>14:17 16:5,8<br/>18:1,10,13<br/>19:5 20:1,4,18<br/>23:11 33:15<br/><b>day</b> 71:2 131:13<br/><b>days</b> 37:19<br/>47:17 58:17</p> | <p>71:15 109:11<br/>126:22<br/><b>de</b> 42:20 43:2<br/>54:5 103:21<br/><b>deal</b> 24:8 103:22<br/><b>dealing</b> 115:4<br/><b>Dear</b> 66:21<br/>125:20<br/><b>decent</b> 23:3<br/>24:17<br/><b>decide</b> 31:19<br/><b>decision</b> 28:17<br/>30:2 45:13<br/>58:11<br/><b>decision-maki...</b><br/>26:18<br/><b>deck</b> 53:21<br/>95:14,17 96:2<br/>96:8,10,12,14<br/>96:16 97:3,7<br/>97:12,13,14,17<br/>97:20 98:4,13<br/>101:17 102:12<br/>103:14<br/><b>decks</b> 102:4,12<br/><b>declining</b> 112:18<br/><b>decrease</b> 22:2<br/><b>dedicated</b> 23:21<br/><b>deep</b> 88:21<br/><b>deeper</b> 87:4<br/><b>defined</b> 108:22<br/><b>definitely</b> 26:17<br/>31:11,14<br/><b>deja</b> 98:22<br/><b>delve</b> 100:3<br/><b>demolish</b> 97:20<br/><b>demolition</b><br/>96:12<br/><b>denial</b> 83:11,16<br/><b>denied</b> 84:2<br/><b>density</b> 76:21<br/><b>deposit</b> 54:15<br/><b>depth</b> 49:6 88:1<br/><b>derogate</b> 79:15<br/>93:11 123:17<br/><b>derogating</b><br/>14:13 54:19<br/>55:4 81:21</p> | <p>104:17<br/><b>described</b> 121:6<br/><b>describes</b> 10:6<br/><b>describing</b> 50:6<br/><b>design</b> 34:9<br/>36:15 50:17<br/>57:16 62:9<br/><b>desirable</b> 54:17<br/>55:2 81:10,19<br/>104:16<br/><b>detached</b> 91:13<br/>91:19 121:22<br/>122:6<br/><b>detail</b> 47:15<br/><b>determine</b> 9:10<br/>36:21<br/><b>determined</b><br/>46:11<br/><b>detriment</b> 54:18<br/>55:3,9 79:10<br/>81:11,20 92:22<br/>95:18 104:12<br/>123:9<br/><b>detrimental</b><br/>81:16 92:5<br/>122:13<br/><b>development</b><br/>79:5 92:16<br/>123:1,7<br/><b>diagonally</b><br/>68:10<br/><b>diameter</b> 64:19<br/>69:11<br/><b>Diana</b> 57:13<br/><b>difference</b> 76:6<br/>86:22 113:14<br/>113:15<br/><b>different</b> 16:7<br/>16:11 27:1<br/>37:22 75:11<br/>129:7<br/><b>difficult</b> 27:4,6<br/><b>digest</b> 34:5<br/><b>dimension</b> 13:4<br/>14:22 15:2,3<br/>38:21<br/><b>dimensional</b><br/>13:17 20:7</p> | <p>38:16,21 49:11<br/>49:19 53:4,13<br/>54:10,12 57:19<br/>78:3,13 82:1<br/>90:21 91:20,21<br/>93:21 103:6<br/>104:5 122:7,8<br/>127:6<br/><b>dimensionally</b><br/>9:21 13:3<br/>91:13 121:22<br/><b>dimensions</b> 7:21<br/>9:9,15,16 10:2<br/>10:15 11:1,11<br/>13:21 21:13<br/>22:4 49:4<br/><b>dining</b> 32:8<br/>114:9 115:8<br/><b>direct</b> 68:4<br/><b>direction</b> 96:17<br/><b>directly</b> 47:14<br/>54:13 125:17<br/><b>disappoint</b><br/>26:14 28:15<br/><b>discount</b> 32:4<br/><b>discretion</b> 4:13<br/><b>discuss</b> 14:15<br/><b>discussion</b> 31:5<br/>42:13<br/><b>disproportion...</b><br/>97:22<br/><b>distance</b> 48:7<br/><b>distinguish</b><br/>28:16 74:6<br/><b>district</b> 19:17<br/>78:6,14 79:14<br/>79:14 93:10,10<br/>121:5 123:16<br/>123:16<br/><b>districts</b> 91:11<br/>121:20<br/><b>Division</b> 112:9<br/><b>documents</b> 38:5<br/>53:15 102:19<br/><b>doing</b> 103:17<br/>106:13 107:8<br/>108:4<br/><b>Don</b> 117:10,11</p> |
|--|--|--|--|---|

|   |   |  |   |   |
|---|---|--|---|---|
| <b>door</b> 46:7 88:7<br>114:21   | <b>earlier</b> 17:12<br>45:5 107:5<br>129:5   | 126:16   | 30:12,22 53:15<br>54:2,21 83:3<br>100:19 101:2<br>104:19  | <b>exists</b> 86:3 88:13<br>88:14   |
| <b>doors</b> 102:10   | <b>early</b> 97:9   | <b>employed</b> 131:9  | 100:19 101:2<br>104:19  | <b>exit</b> 32:9 54:1<br>97:1 103:15<br>104:20 115:13                           |
| <b>dormer</b> 9:21<br>10:6,8  | <b>easily</b> 46:12   | <b>empowered</b><br>122:16   | <b>essence</b> 32:13  | <b>exiting</b> 55:11  |
| <b>dormers</b> 8:5 9:9<br>9:15,17,18<br>10:1 11:22<br>12:2 15:10,12<br>22:17 38:20,21                                       | <b>east</b> 121:10  | <b>enable</b> 120:13   | <b>essentially</b> 8:2<br>45:8  | <b>expand</b> 45:7  |
| <b>dotted</b> 62:21<br>63:2   | <b>eastern</b> 74:1   | <b>encourage</b> 32:22   | <b>established</b> 79:2<br>92:13 122:21   | <b>expanded</b> 97:5  |
| <b>downsize</b> 25:1  | <b>easy</b> 19:2 77:17  | <b>encumbered</b><br>54:11 80:21<br>104:6  | <b>establishing</b><br>83:2 121:5   | <b>expanding</b> 96:1   |
| <b>drawing</b> 10:6<br>15:14 16:7,8<br>34:6 87:6 88:9<br>88:11 114:7<br>116:11  | <b>economy</b> 107:9  | <b>encumbers</b><br>100:17 104:5   | <b>estimate</b> 113:9   | <b>expect</b> 25:9<br>32:16   |
| <b>drawings</b> 7:10<br>9:10 11:7<br>15:14 38:19,22<br>53:13,15 62:17<br>65:12 78:2<br>86:5 93:16<br>103:4 112:11<br>126:13 | <b>editorialize</b><br>129:10   | <b>ends</b> 47:12  | <b>estimation</b><br>17:16  | <b>expected</b> 42:19<br>112:10   |
| <b>Drew</b> 117:10  | <b>editorializing</b><br>51:18  | <b>enforce</b> 49:22   | <b>evening</b> 3:8<br>41:11 95:8  | <b>expires</b> 131:17   |
| <b>driven</b> 70:21   | <b>effect</b> 81:17,17<br>81:18 116:21  | <b>enforcement</b><br>19:10 53:3,17<br>80:12 103:11  | <b>events</b> 3:18,19   | <b>explain</b> 8:8<br>47:15   |
| <b>driveway</b> 64:15<br>65:9 67:6 75:6   | <b>egress</b> 79:1<br>92:12 102:13<br>122:20  | <b>enhanced</b><br>104:14,15<br>123:13   | <b>everybody</b> 89:2<br>89:3   | <b>explanation</b><br>88:10   |
| <b>driveways</b> 70:18<br>71:1  | <b>either</b> 71:7<br>72:22 89:18<br>96:16 125:11<br>127:1  | <b>enlarge</b> 113:6   | <b>exactly</b> 38:8<br>76:3 99:7  | <b>explicitly</b> 27:17   |
| <b>due</b> 3:12,19 22:7<br>45:19 86:4<br>96:4   | <b>electric</b> 64:11<br>67:3,7 69:15<br>72:9,14 73:20<br>74:10 77:10   | <b>enlargement</b><br>78:7,10,11<br>91:12,16,18<br>92:3,4,6<br>121:21 122:2,5<br>122:12,14 | <b>exceed</b> 10:3  | <b>express</b> 68:2   |
| <b>Duncan</b> 57:8,13   | <b>electrical</b> 64:22<br>65:2,5 72:9<br>74:9  | <b>enter</b> 97:1  | <b>exceeds</b> 53:6<br>54:9   | <b>expressed</b> 126:1  |
| <b>Dunja</b> 62:8,8,12<br>62:19 65:18,20<br>77:6 84:3   | <b>electricity</b> 72:10  | <b>entering</b> 55:10<br>112:17  | <b>Excellent</b> 62:13  | <b>extend</b> 60:8 63:2<br>63:14  |
| <b>duplexes</b> 32:13   | <b>elevation</b> 63:11<br>88:3,8 121:10   | <b>entire</b> 86:15  | <b>exception</b> 86:2   | <b>extension</b> 60:9<br>60:11,13,16<br>61:4 62:16<br>63:3 73:2<br>100:19       |
| <b>dwelling</b> 20:22<br>91:14,14,19,20<br>122:1,6,7  | <b>elevations</b> 49:4<br>62:13 63:7,8,9  | <b>entirely</b> 85:21  | <b>excessive</b> 22:13  | <b>extensively</b><br>85:17   |
| <b>dwellings</b><br>120:16  | <b>elevator</b> 113:2,3<br>113:6 114:2,14<br>114:20 115:12<br>116:12 117:16<br>120:12,18,20<br>121:9 123:5,14 | <b>entitled</b> 93:17<br>103:4   | <b>exchange</b> 129:6<br>129:12   | <b>external</b> 120:18  |
| <hr/> <b>E</b> <hr/>  | <b>eliminates</b> 27:12   | <b>entity</b> 38:7,8,14<br>38:14   | <b>excited</b> 68:5   |   |
| <b>E</b> 2:1 3:2,2  | <b>ell-shape</b> 45:4   | <b>entrance</b> 12:6<br>52:11  | <b>excuse</b> 73:12<br>74:22  | <hr/> <b>F</b> <hr/>  |
|   | <b>Elston</b> 85:9,13   | <b>entry</b> 9:3 45:19<br>54:1 85:19<br>87:3 103:15<br>104:20                              | <b>excutive</b> 3:15  | <b>faces</b> 15:22  |
|   | <b>emergency</b> 3:13<br>3:18 96:22   | <b>entryway</b> 43:13<br>46:7 47:21  | <b>exhaust</b> 30:14  | <b>facing</b> 16:4<br>64:13   |
|   | <b>Emily</b> 68:7   | <b>especially</b> 19:16  | <b>exist</b> 29:16  | <b>fact</b> 15:15 39:2<br>55:10 72:8<br>93:2 99:22<br>100:8,12<br>104:12 116:19 |
|   | <b>empaneled</b>  |  | <b>existing</b> 12:19<br>13:2 22:7<br>25:17 31:17,21<br>50:2 54:12,14<br>62:14,16,16<br>63:2,8,12 64:2<br>64:4 65:2,6<br>67:6,18 77:22<br>80:20 81:13<br>86:9,19,22<br>87:5,10,15,17<br>88:7 92:5<br>104:6 122:13 | <b>factor</b> 16:19<br>23:9   |
|   |   |  | <b>fails</b> 27:10 82:20  | <b>factor</b> 16:19<br>23:9   |
|   |   |  | <b>fair</b> 54:4,22<br>55:13 79:18<br>82:5 93:8   | <b>facts</b> 74:5   |

|                        |                          |                          |                         |                         |
|------------------------|--------------------------|--------------------------|-------------------------|-------------------------|
| 101:4 103:21           | <b>feel</b> 68:13 69:22  | 63:6 77:17               | 38:16 44:7              | <b>furnace</b> 114:10   |
| <b>fairly</b> 88:21    | <b>feeling</b> 26:9 72:2 | 78:17 86:15              | 53:13 57:19             | <b>further</b> 52:21    |
| <b>fall</b> 11:22 97:9 | <b>feelings</b> 23:4     | 87:1,21 88:1             | 78:3 90:21              | 78:12 82:22             |
| <b>familiar</b> 51:14  | <b>feels</b> 98:22       | 96:14 100:2              | 103:6                   | 87:21 90:17             |
| 73:20 96:4             | <b>feet</b> 13:5 20:8,11 | 108:13,21                | <b>forms</b> 82:1       | 121:15 131:8            |
| <b>family</b> 29:16    | 63:4,5 64:6              | 111:18 114:8             | 93:21 127:7             | <b>future</b> 10:13     |
| 45:16 75:3             | 113:5,15                 | 114:18 115:12            | <b>formulate</b> 27:4   | 120:5                   |
| 91:14 122:1            | 117:15 121:10            | 127:2                    | <b>forth</b> 23:7 33:20 |                         |
| <b>far</b> 12:18,19    | <b>felt</b> 22:16 75:22  | <b>first-floor</b> 9:3   | <b>forward</b> 36:14    | <b>G</b>                |
| 22:17 34:14,15         | 96:21                    | 48:11 62:22              | 36:19 106:22            | <b>G</b> 3:2            |
| 45:12 49:22            | <b>fence</b> 71:20       | 85:21                    | 124:17                  | <b>gable</b> 47:5,6     |
| 50:2,18 54:9           | 98:15                    | <b>first-story</b> 63:3  | <b>found</b> 45:18      | <b>garage</b> 48:10,12  |
| 64:5,7,7,7             | <b>Fenno</b> 90:12,13    | <b>fit</b> 19:2 68:14    | 70:16                   | <b>garages</b> 116:10   |
| 69:13 93:5,13          | <b>figure</b> 36:8,9     | 114:15                   | <b>four</b> 6:18 9:16   | <b>garner</b> 77:16     |
| 113:9,12,16            | <b>figures</b> 112:12    | <b>fits</b> 81:13 114:21 | 11:20,22 13:2           | <b>garnering</b> 25:10  |
| <b>Farrar</b> 2:12     | <b>file</b> 38:14 44:5,8 | <b>five</b> 36:4,22      | 18:9 20:22              | <b>gatherings</b> 3:14  |
| 62:7,9 66:22           | 102:18 109:19            | 39:22 56:4               | 21:1 29:15              | <b>general</b> 1:3      |
| 67:8 68:3,3,11         | 127:5                    | 59:7 61:3 80:8           | 33:15,17 34:11          | 72:15                   |
| 70:16 71:11,14         | <b>filed</b> 101:22      | 94:12 105:11             | 72:21 77:14             | <b>generally</b> 4:11   |
| <b>fashion</b> 27:6    | 117:6                    | 110:8 124:12             | 82:20 112:21            | 19:17 89:6              |
| <b>Faust</b> 117:10    | <b>fill</b> 19:19        | 128:1                    | <b>four-unit</b> 21:16  | <b>generated</b> 78:22  |
| <b>favor</b> 33:12     | <b>filled</b> 45:8       | <b>fixed</b> 106:21      | <b>Frank</b> 112:13     | 92:11 122:19            |
| 55:17,19,21            | <b>final</b> 10:18       | <b>flat</b> 32:8         | <b>free</b> 50:11       | <b>getting</b> 10:9     |
| 56:1,2 58:18           | 12:21 97:9,10            | <b>flights</b> 112:22    | <b>Freed</b> 8:16,20    | 31:13 67:6              |
| 58:20,22 59:2          | <b>finally</b> 98:13     | <b>floor</b> 9:20 10:9   | 8:20 9:18               | 87:4 101:1,2            |
| 59:4 60:17,19          | <b>financial</b> 19:11   | 12:17 15:19,22           | 10:22 11:10,19          | <b>GFA</b> 21:4         |
| 60:21,22 67:11         | <b>financially</b>       | 15:22 16:9               | 13:20 14:17             | <b>give</b> 4:8 22:10   |
| 67:15 69:4,7           | 131:10                   | 21:15 29:7               | 16:5,8 18:10            | 23:8 40:5,7             |
| 79:21 80:1,3,5         | <b>find</b> 4:9 16:21    | 32:14 49:12              | 18:13 19:5              | 46:10 95:15             |
| 82:14,16,17            | 17:1 92:2,3              | 53:6,20 62:12            | 20:1,4,18               | 96:13 126:6             |
| 94:3,5,7,9,10          | 122:11,11                | 63:4 86:15,16            | <b>freestanding</b>     | <b>given</b> 96:3 97:15 |
| 105:2,4,6,8            | <b>findings</b> 82:22    | 87:1,21 88:1             | 45:10                   | 97:16 98:1              |
| 109:22 110:2,4         | <b>finds</b> 53:3,17     | 112:20 113:8             | <b>front</b> 10:2 12:3  | 112:12 120:17           |
| 110:5,6 120:3          | 54:3,7,11,17             | 114:8,18                 | 14:3,18 24:12           | <b>gives</b> 32:13      |
| 123:4 124:3,5          | 55:2 78:5 79:4           | <b>floors</b> 112:21     | 31:12 46:20             | <b>go</b> 6:16 10:5     |
| 124:7,9 127:14         | 79:9,13 80:11            | <b>flush</b> 46:21       | 67:12 69:4,4            | 11:16,19 12:5           |
| 127:16,18,20           | 81:10,12,19              | <b>fly</b> 27:6 36:16    | 69:11,14,21             | 12:16 13:1,18           |
| 127:21                 | 82:3,22 92:11            | <b>folder</b> 58:13      | 70:10,20 71:5           | 14:10,14 16:21          |
| <b>favorable</b> 109:2 | 92:15,21 93:2            | <b>folks</b> 42:2        | 71:8,18 72:4            | 18:4 20:7               |
| <b>February</b> 1:3    | 93:7,9 103:20            | <b>follow</b> 15:9       | 73:20 80:22             | 27:11 30:6              |
| 3:9 35:11,18           | 104:1,11,16              | <b>following</b> 19:13   | 84:2 88:7               | 34:6 36:17              |
| 57:10 58:3,6,8         | 122:22 123:6             | 19:18,19                 | 115:17                  | 38:5,17 39:2            |
| 60:14 107:4            | <b>fine</b> 7:4 37:14    | <b>foot</b> 96:16        | <b>front-</b> 81:3      | 46:16,17 49:2           |
| 125:22 126:6           | 67:4 70:14               | <b>footage</b> 49:14     | <b>full</b> 87:20,22    | 52:22 61:5              |
| 126:19,21              | 125:18                   | <b>footprint</b> 87:20   | <b>fully</b> 68:11 87:5 | 63:9,17 65:4            |
| 127:6,13 128:2         | <b>first</b> 6:6 16:9    | <b>foreground</b> 46:5   | 101:16 119:7            | 86:18 88:2,4            |
| 128:14                 | 26:8 42:1,14             | <b>form</b> 13:17 20:8   | 119:12,17               | 96:9,14 97:21           |
| <b>Federal</b> 31:22   | 42:15 46:16              | 26:18 38:6,13            | <b>funny</b> 70:19      | 106:21 109:4            |

|   |  |   |  |   |
|---|--|---|--|---|
| 114:20 115:12<br>115:14,16<br>116:2<br><b>goal</b> 35:20<br><b>Godoya</b> 85:10<br><b>going</b> 6:6 9:13<br>10:12,15 20:13<br>20:14,20 22:15<br>22:20 23:22<br>25:16 31:15<br>32:5 33:15<br>35:10,11 36:15<br>36:16,18,19,20<br>40:4 43:20<br>44:14 45:20<br>46:1,16 49:1<br>74:17 75:9<br>87:4,15 108:16<br>114:12,22<br>124:17<br><b>good</b> 3:8 17:2<br>41:11 44:20<br>54:18 55:4,10<br>81:11,20 94:15<br>95:8,18 104:12<br>104:13,14<br>105:12 106:13<br>124:14 129:6<br>129:12<br><b>goodnight</b> 41:8<br>94:15 128:20<br>129:1,3,19,20<br>129:22<br><b>Google</b> 77:4<br><b>Gotcha</b> 16:10<br><b>gotten</b> 77:13<br>89:4<br><b>Governor</b> 3:15<br><b>grab</b> 22:13<br><b>gracefully</b><br>123:21<br><b>gracious</b> 32:18<br><b>grade</b> 20:16<br>65:6<br><b>gradually</b><br>123:13<br><b>grant</b> 10:13 53:2<br>53:11 55:15 | 60:11,12,15<br>72:17 73:2,4<br>77:20 78:7,19<br>79:19 80:10<br>82:7 91:10,12<br>92:1,8 93:15<br>94:1 102:6<br>103:3,9 104:22<br>121:21 122:10<br>122:16 124:1<br>126:17,18<br><b>granted</b> 45:6,12<br>50:2 54:18<br>55:3 56:4 60:9<br>61:4 73:19<br>80:9 81:11,20<br>85:15 94:13<br>100:8,9 104:11<br>104:17 105:12<br>107:12 124:13<br><b>granting</b> 18:4<br>39:7 53:10<br>55:7,13 72:16<br>83:10 93:22<br>123:4<br><b>grass</b> 14:19<br><b>grassy</b> 14:4<br><b>great</b> 24:8 25:1<br>40:9 42:16<br>46:1 51:1<br>55:11 91:7<br>103:22 106:15<br>111:10 128:18<br><b>greatly</b> 23:2<br>55:11 93:4<br><b>green</b> 23:18<br>30:15,20 71:13<br>71:14 76:22<br>114:6<br><b>Greenberg</b><br>120:1<br><b>Greg</b> 20:1<br><b>GREGORY</b> 7:3<br>7:5,14 8:12,14<br>8:17 20:3,5,10<br>20:12 21:10<br>35:15,17,19<br>36:6 38:8,11 | 40:9,11<br><b>grew</b> 28:3,3<br><b>grey</b> 86:9<br><b>gross</b> 29:7 53:5<br>63:4<br><b>ground</b> 15:19<br>115:21<br><b>ground-</b> 15:21<br><b>ground-floor</b><br>16:3,5 32:19<br>33:4<br><b>grounded</b> 26:20<br><b>group</b> 126:2<br><b>Grove</b> 2:7 57:7<br>106:17<br><b>guess</b> 18:7 21:22<br>22:4,6 34:21<br>41:7 47:8<br>62:19 99:21<br>127:8<br><b>Guidelines</b> 9:21<br><b>gutter</b> 47:7,11<br>50:8<br><hr/> <b>H</b> <hr/> <b>hallway</b> 32:9<br><b>Hancock</b> 2:16<br>111:7 112:1<br>113:20 116:9<br>116:20 119:5<br>120:2,8,12,15<br>120:17,19<br><b>hand</b> 17:5,7<br>51:22 52:2<br>66:16,18 89:22<br>90:2 101:9,11<br>118:20,22<br>131:12<br><b>handle</b> 71:22<br><b>hang</b> 6:12<br><b>happen</b> 108:16<br><b>happens</b> 114:4<br><b>happy</b> 89:4<br>98:18 125:14<br><b>hard</b> 19:5 28:16<br>29:4<br><b>hardship</b> 14:9<br>16:19 18:14 | 19:9,11,13,20<br>19:21,22 27:15<br>27:19 28:21<br>29:2,8 30:22<br>31:18,19,20<br>33:6 39:3,4<br>49:21,21 50:5<br>53:18 54:7,13<br>64:13,19,21<br>67:16 80:13<br>81:1 83:2<br>103:12 104:1<br>121:8<br><b>hardships</b> 22:7<br>50:12<br><b>harm</b> 23:15<br><b>Hate</b> 8:15<br><b>haven't</b> 109:15<br><b>hazard</b> 53:22<br>79:1,10 92:13<br>92:22 96:22<br>122:20 123:9<br><b>hazardous</b> 54:6<br>54:22 101:1<br>104:10<br><b>he'll</b> 26:9<br><b>head</b> 9:20 10:10<br>12:11 108:3<br>129:5<br><b>head-on</b> 63:11<br><b>headroom</b> 12:14<br><b>health</b> 79:10<br>92:22 93:3<br>112:18 123:10<br>123:12<br><b>hear</b> 26:8 41:10<br>47:16 57:6<br>62:6 85:6<br>106:6 107:6<br>111:6 125:6<br>126:16<br><b>heard</b> 2:6,8 18:1<br>34:5 42:12,13<br>42:14,17 58:3<br>126:15<br><b>hearing</b> 1:3 2:4<br>2:6,8,10 37:19<br>38:3 41:13,21 | 42:1,22 58:11<br>58:14,17 90:16<br>95:12 109:11<br>109:15 111:17<br>125:21,22<br>127:6<br><b>height</b> 20:14,16<br>20:16,17 21:5<br>21:6 29:10<br><b>held</b> 3:12<br><b>Hello</b> 85:8 95:8<br><b>help</b> 31:14 57:20<br>112:10<br><b>helpful</b> 46:1<br>49:17<br><b>helping</b> 43:5<br><b>helps</b> 26:18<br><b>hereunto</b> 131:12<br><b>hi</b> 6:20 7:3 85:12<br>85:13,14 119:3<br>119:22<br><b>high</b> 27:2<br><b>highlight</b> 43:9<br><b>highlighted</b><br>43:12<br><b>hired</b> 95:22<br><b>historic</b> 48:19<br>50:15<br><b>historical</b> 50:9<br><b>historically</b> 47:8<br>75:14<br><b>history</b> 45:1,2<br>95:20<br><b>Holden</b> 67:22<br>71:12,13 76:22<br><b>home</b> 45:10<br>63:11 85:16,20<br>86:9 112:19<br>118:8<br><b>homeowner</b><br>60:8<br><b>homeowners</b><br>54:20 100:22<br>123:18<br><b>homes</b> 54:21<br>123:20<br><b>honest</b> 34:13<br>71:22 |
|---|--|---|--|---|

|   |   |   |   |  |
|---|---|---|---|--|
| <b>hope</b> 46:21<br>50:21<br><b>Hopefully</b> 88:9<br><b>hoping</b> 85:14,16<br><b>horrendous</b><br>100:22<br><b>house</b> 13:8 45:3<br>45:3 46:21<br>47:4,9 48:19<br>48:21 54:16<br>64:14,15 65:1<br>65:3,4,5,7<br>67:13,15 68:11<br>68:12 71:5,6,9<br>74:9 78:1<br>80:15,19 81:6<br>82:1 85:17,19<br>87:6,17 93:5<br>112:20,21<br>113:1,3,6<br>115:9,14,15,17<br>116:16 117:14<br>119:6,10,11<br>120:13,14<br><b>houses</b> 24:3<br>51:15 70:17<br>71:5<br><b>housing</b> 25:5,14<br>25:17 31:22<br><b>hurdle</b> 18:3<br>72:22 | <b>impair</b> 79:14<br>93:10 123:15<br><b>impermissible</b><br>50:1<br><b>impinge</b> 115:15<br><b>importance</b><br>103:14<br><b>important</b> 33:22<br>34:1 64:21<br><b>impossible</b><br>116:19<br><b>improve</b> 48:1<br>68:17 95:16<br>104:19<br><b>improvement</b><br>68:15<br><b>improvements</b><br>90:10<br><b>improving</b><br>87:12<br><b>inch</b> 49:8<br><b>inclement</b> 54:1<br>55:12 101:2<br><b>includes</b> 121:9<br><b>including</b> 47:2<br>96:1 97:2 98:9<br>117:10<br><b>income</b> 25:11<br><b>incorporate</b><br>78:3 83:10<br><b>incorporated</b><br>125:13<br><b>incorporates</b><br>79:7 92:19<br><b>incorporating</b><br>93:21 102:18<br>103:4,6<br><b>increase</b> 9:19<br>24:14 32:15<br>49:12,22 91:20<br>93:13 113:12<br>122:7<br><b>increased</b> 78:16<br>93:4<br><b>increasing</b> 10:9<br>64:2,5<br><b>indecision</b> 10:21<br><b>indent</b> 114:8,18 | <b>indicate</b> 128:10<br><b>indicating</b> 117:7<br><b>information</b><br>10:20 11:3<br>45:14<br><b>infraction</b> 21:5<br><b>initial</b> 57:16<br><b>initialed</b> 53:13<br>78:2 82:8<br>93:20 103:5<br><b>Initially</b> 22:10<br><b>input</b> 25:19 26:2<br>26:17<br><b>inside</b> 113:2,3<br><b>inspection</b> 97:9<br>97:10<br><b>Inspectional</b><br>38:2 40:3<br><b>inspector</b> 10:18<br>11:2<br><b>installation</b><br>121:9<br><b>instance</b> 54:21<br>71:20<br><b>instructions</b> 4:8<br>4:9<br><b>integrity</b> 79:14<br>93:10 123:16<br><b>intent</b> 14:13<br>54:19 55:5<br>79:15 81:21<br>93:11 95:19<br>104:18 123:17<br><b>interested</b> 9:15<br>131:10<br><b>interesting</b> 45:1<br>75:11 115:18<br><b>interfere</b> 116:6<br><b>interior</b> 85:17<br>93:5<br><b>internal</b> 115:13<br><b>introduce</b> 7:8<br>8:19 111:11,19<br><b>involve</b> 19:11<br>53:18 80:13<br>103:11 121:6<br><b>ISD</b> 97:6,12<br><b>issue</b> 14:8,16 | 29:19 38:20<br>47:4 68:18<br>75:12 87:8,9<br>99:4 106:20<br>121:7 123:5<br><b>issued</b> 97:6<br><b>issues</b> 45:19<br>50:7 102:13<br>108:12<br><b>item</b> 12:21  | 69:1,2 73:7,8,9<br>74:20,22 75:2<br>75:8,15,18,21<br>76:4,6,7,12,13<br>79:20,21 82:9<br>82:10 83:5,6,8<br>83:11,12 85:3<br>89:7,9 91:6<br>94:2,3,16,19<br>94:22 95:3<br>98:20,22 99:4<br>99:6,9,11<br>102:21 103:1<br>105:1,2 106:3<br>107:15,18,20<br>108:1,3,19,21<br>109:21,22<br>111:3,19<br>117:19,21<br>121:17 124:2,3<br>125:3 127:13<br>127:14 128:21<br>129:1,17,19<br><b>job</b> 28:19 30:3<br><b>join</b> 7:20<br><b>joined</b> 95:10<br><b>Jonathan</b> 112:2<br>112:11,13<br>114:7<br><b>July</b> 60:14 61:4<br>97:7 131:18<br><b>jump</b> 43:2,21<br><b>junction</b> 11:9<br><b>junction</b> 15:8<br><b>justification</b><br>26:20<br><b>justifies</b> 30:8<br><b>justify</b> 18:4,14<br><b>justifying</b> 28:4<br><b>Justin</b> 85:10 |
| <hr/> <b>I</b> <hr/> <b>ice</b> 24:19 47:18<br>47:19 50:11<br>54:2,15<br><b>ideas</b> 129:12<br><b>illustration</b><br>49:18<br><b>immediate</b><br>88:18<br><b>immediately</b><br>45:18<br><b>impact</b> 24:8<br>57:17 114:22<br><b>impacting</b> 67:1<br><b>impacts</b> 48:3<br>50:20   |   |   |   |  |
|   |   |   | <hr/> <b>J</b> <hr/> <b>James</b> 119:15,16<br>119:16<br><b>Jan</b> 119:21,22<br>119:22<br><b>January</b> 7:11<br>120:9 121:12<br><b>Jason</b> 1:9 3:6<br>4:18,19 6:4,9<br>6:11,13 13:15<br>14:5 15:4,6<br>26:8,12,14<br>28:14 34:19,20<br>35:1 36:1,2<br>37:1,11 39:14<br>39:15 41:7,8,9<br>42:2,3 60:5<br>130:1<br><b>Jason's</b> 16:19<br>28:15<br><b>Jay</b> 2:5 41:10<br>43:4,11 44:22<br>46:6 48:6 52:7<br>52:10,12<br><b>Jim</b> 1:7 3:5 4:16<br>4:17 6:3,8 15:7<br>15:9 16:6,10<br>16:12,14,17<br>25:20,21 31:2<br>31:4 37:2,10<br>37:13 39:9,18<br>39:19 41:3<br>51:1,3 52:22<br>55:15,17 57:3<br>58:18,20 60:3<br>60:16,17 62:3<br>65:14,16,19,22 | <hr/> <b>K</b> <hr/> <b>keep</b> 50:10<br><b>kept</b> 4:7<br><b>kick</b> 36:19 109:2<br><b>kind</b> 7:17,18,21<br>7:22 8:1,6,7<br>10:20 11:1   |



|  |   |  |  |  |
|--|---|--|--|--|
| <b>main</b> 35:20<br>43:13   | 80:1 82:11,12<br>83:7,13,14   | <b>measured</b> 30:10  | 124:20                                   | 58:14 109:14   |
| <b>maintain</b> 29:15  | 85:4 89:10,11   | <b>meet</b> 7:13 13:4  | <b>mid</b> 71:2                          | 126:12 127:5   |
| <b>maintained</b><br>37:18 109:11<br>126:21  | 91:8 94:4,5<br>95:4 99:13,15<br>102:21 105:3,4  | 13:21 18:4<br>21:9 22:5 27:3<br>27:9,14 47:14<br>58:16 129:11  | <b>Mid-Cambrid...</b><br>121:2,3         | <b>Monteverde</b> 1:7  |
| <b>major</b> 53:22<br>117:11   | 106:4 110:1,2<br>111:4 117:22<br>118:2 124:4,5<br>125:4 127:15<br>127:16 128:20<br>129:16,22<br>130:2   | <b>meeting</b> 1:4 3:9<br>3:11,12,17,21<br>29:8 33:18<br>35:10 41:17<br>42:2   | <b>mid-May</b> 95:21                     | 3:6 4:16,17 6:3<br>6:8 15:7,9 16:6<br>16:10,14,17<br>25:20,21 31:2<br>31:4 37:10,13<br>39:9,18,19<br>41:4 51:2,3<br>52:22 55:16,17<br>57:4 58:19,20<br>60:4,16,17<br>62:4 65:16,19<br>65:22 69:2<br>73:7,9 74:20<br>74:22 75:2,8<br>75:15,18,21<br>76:4,7,13<br>79:20,21 82:9<br>82:10 83:6,8<br>83:11,12 85:4<br>89:8,9 91:6<br>94:2,3,16,19<br>94:22 95:4<br>98:20,22 99:4<br>99:6,9,11<br>103:1 105:1,2<br>106:4 107:15<br>107:18,20<br>108:1,3,21<br>109:21,22<br>111:4,19<br>117:21 121:17<br>124:2,3 125:4<br>127:13,14<br>128:21 129:1<br>129:17,19 |
| <b>making</b> 29:17<br>32:21 97:20   |   | <b>meetings</b> 3:18<br>4:10   | <b>middle</b> 24:18<br>115:9,9           |  |
| <b>maneuverabil...</b><br>15:3   | <b>Matt</b> 85:8  | <b>meets</b> 19:22   | <b>Middlesex</b> 131:3                   |  |
| <b>March</b> 3:15 35:2<br>35:5,6,9,14<br>37:1,2 109:2,4<br>109:7,9,11,14<br>109:20 110:9   | <b>matter</b> 34:5<br>37:15 39:11<br>40:1 57:20<br>58:1,5,18 59:7<br>59:7 60:6,10<br>61:4 109:20<br>110:9 126:19<br>127:12 128:2                            | <b>member</b> 51:19<br>89:19 101:6<br>118:18 121:14  | <b>midmorning</b><br>71:2                |  |
| <b>Maria</b> 11:14<br>57:12 112:12   | <b>Matthew</b> 85:8<br>85:14 90:18<br>91:2 93:18,19<br>94:14  | <b>members</b> 3:5<br>4:4,4,7,15,15<br>6:3,18 17:3<br>18:2 22:16<br>25:19 34:6<br>35:6 36:5,22<br>37:1 39:1,8<br>41:3 42:10<br>44:3 51:20<br>52:13,21 57:3<br>60:3 62:3<br>65:14 66:14,21<br>77:18 83:21<br>85:3 90:8 91:4<br>95:3 102:21<br>106:3 111:3<br>117:19 118:11<br>125:3,20 126:1<br>129:7 | <b>mike</b> 111:21<br>119:10,18<br>120:2 |  |
| <b>Mark</b> 101:15,18  | <b>mature</b> 64:18   | <b>members'</b> 23:4   | <b>Mike's</b> 119:4                      |  |
| <b>Marshall</b> 1:9 3:7<br>4:18,19 6:4,9<br>6:13 13:15<br>14:5 15:6<br>26:14 34:20<br>35:1 36:2<br>37:11 39:14,15<br>41:8,12 42:2,3<br>60:5 130:1                          | <b>maximize</b> 22:13   | <b>memory</b> 76:10  | <b>Miller</b> 112:2,11<br>114:7          |  |
| <b>Mary</b> 85:9,13  | <b>maxing</b> 22:18   | <b>mention</b> 15:11   | <b>million-dollar</b><br>116:5           |  |
| <b>Massachusetts</b><br>1:5,6 52:7<br>106:18 131:2,5   | <b>Maya</b> 66:20   | <b>met</b> 27:2,17 29:2<br>29:15 36:13<br>78:21 83:1<br>89:1 92:10<br>122:18   | <b>mind</b> 41:16 43:5<br>43:7 45:20     |  |
| <b>master</b> 11:6   | <b>McCarthy</b> 6:10<br>6:10,11,19 7:1<br>7:2,3,5,14 8:12<br>8:14,17 20:3,5<br>20:10,12 21:10<br>33:15 35:12,15<br>35:17,19 36:6<br>38:6,8,11 40:9<br>40:11 | <b>Michael</b> 68:8<br>111:9,13,16,21<br>116:14 120:11<br>120:21 124:16  | <b>minimal</b> 19:1<br>116:21 123:14     |  |
| <b>material</b> 14:10<br>14:15   | <b>mean</b> 6:17 14:6<br>20:16 26:7,15<br>31:9 35:13<br>76:18   |  | <b>minimis</b> 54:5<br>103:21            |  |
| <b>materials</b> 96:7<br>98:11   | <b>means</b> 6:18 88:3<br>103:17 104:20   |  | <b>minimum</b> 31:10<br>63:21            |  |
| <b>Matina</b> 1:8 5:2,3<br>6:3,8 16:14,16<br>26:1,3 37:2,4<br>39:12,13 41:4<br>51:4,5 55:18<br>55:19 57:4<br>58:21,22 60:4<br>60:18,19 62:4<br>66:1,3 69:18<br>69:20 79:22 |   |  | <b>minor</b> 50:3                        |  |

|   |   |   |   |  |
|---|---|---|---|--|
| 53:2,11 55:15<br>58:1,5 60:10<br>60:12,15 73:4<br>73:10 77:20<br>78:19 79:19<br>80:10 82:7<br>91:5,9 93:15<br>94:1 102:22<br>103:1,2,9<br>104:22 109:20<br>121:16,18<br>124:1 126:17<br>126:18 127:12<br><b>mouse</b> 86:10<br><b>move</b> 36:13<br>96:16 112:19<br><b>moved</b> 95:22<br><b>Moving</b> 61:6<br><b>much-needed</b><br>53:19<br><b>mudroom</b> 85:18<br>86:13 87:3<br><b>mute</b> 4:7 17:7<br>52:2 66:18<br>70:9 90:2<br>101:11 118:22 | 80:15 100:19<br><b>need</b> 24:11<br>25:11 28:6<br>29:12 33:1,15<br>38:12 67:7,18<br>75:22 108:14<br>111:19 113:4<br>128:7,10<br><b>needing</b> 88:16<br><b>needs</b> 67:13<br>82:20<br><b>negatively</b> 67:1<br><b>neighbor</b> 17:13<br>22:19 48:9,15<br><b>neighbor's</b> 65:9<br><b>neighborhood</b><br>18:16 23:14<br>25:15 28:2<br>34:1,15 50:21<br>68:14,15,17<br>72:1 75:4<br>76:21 79:3<br>81:13 92:6,14<br>115:1 121:2,3<br>122:14,21<br>126:2<br><b>neighborhoods</b><br>123:22<br><b>neighbors</b> 48:4<br>50:21 68:4,11<br>69:9,10 88:19<br>89:2 98:9 99:1<br>101:17,22<br>102:10,11<br>116:22 117:9<br>119:4,17<br><b>neighbors'</b> 19:3<br><b>neither</b> 64:14<br>131:8<br><b>never</b> 70:21<br><b>new</b> 7:10 37:20<br>37:22 46:13<br>58:3,7,8,13<br>67:2,5 75:10<br>88:7 90:22<br>91:1,21 96:8<br>97:3,4,14,21<br>100:12 101:17 | 108:13 109:9<br>109:10,13<br>122:8 126:20<br>127:4,6<br><b>next-door</b> 48:9<br><b>nice</b> 25:14<br><b>Nicoletto</b> 101:19<br><b>night</b> 35:4 107:6<br>107:9 126:16<br>129:5<br><b>nonconforming</b><br>50:18 53:7<br>78:8,10,12,15<br>78:17 86:4<br>87:10 91:13,16<br>91:19 92:5<br>102:12 121:22<br>122:3,6,13<br><b>nonconformiti...</b><br>90:22 91:1<br><b>nonconformity</b><br>64:3 91:21,22<br>122:8,9<br><b>Norfolk</b> 2:9 60:7<br><b>normal</b> 71:16<br><b>north</b> 80:19 88:8<br><b>Notary</b> 131:4,16<br><b>note</b> 14:8,16<br>68:2 92:18<br>107:3 115:12<br><b>noted</b> 86:11<br><b>notes</b> 81:14<br>86:16 123:3<br><b>notice</b> 69:8 71:6<br>106:20 108:7<br>116:2<br><b>noticeable</b> 23:19<br><b>notified</b> 52:10<br><b>noting</b> 86:21<br><b>November</b> 52:8<br>97:10<br><b>novo</b> 42:20 43:2<br><b>nuisance</b> 79:10<br>92:22 98:16<br>123:9<br><b>nullifies</b> 27:12<br><b>nullify</b> 14:12<br><b>nullifying</b> 54:19 | 55:4 81:21<br>104:17<br><b>number</b> 4:12<br>10:4 18:3,5<br>20:22 21:1<br>24:11,14 45:10<br>69:5 89:1 98:9<br>98:10 99:7,8<br>121:11<br><b>numbers</b> 38:18<br>40:5   | 22:9 24:10<br>26:6 31:1<br>33:14 36:3<br>37:6,12,14<br>38:9,12 39:10<br>40:10 42:5,18<br>42:21 44:9<br>51:12 52:20<br>61:6 62:10,18<br>66:4,11 69:1<br>69:18 70:7,13<br>70:15 73:10<br>76:11 77:15<br>83:9,13,18,20<br>84:2 89:7,18<br>90:19 91:4<br>94:15 95:6<br>99:11 103:2<br>107:1 108:22<br>109:6 110:10<br>110:13 111:10<br>111:13 115:16<br>117:2,2 119:20<br>120:7 121:18<br>125:10,19<br>126:6,15 127:3<br>128:15<br><b>old</b> 47:4 114:10<br><b>older</b> 113:1,1<br><b>Olivia</b> 1:11 4:16<br>4:18,20,22 5:2<br>6:19,20,20<br>9:11 43:5<br>45:20 90:21<br>96:6 111:17<br>112:8 119:2,15<br>119:21<br><b>once</b> 116:3<br><b>onerous</b> 81:5<br><b>ones</b> 97:3<br><b>online</b> 43:8<br><b>open</b> 3:16 9:6<br>12:22 13:4,5<br>13:16,18 14:2<br>14:10,20 16:20<br>16:22 17:2<br>18:2,5,7,15,19<br>20:4,5,20 21:6 |
| <hr/> <b>N</b> <hr/> <b>N</b> 2:1 3:2<br><b>name</b> 3:10 4:5<br>8:20 85:8 95:8<br><b>names</b> 42:1<br><b>naming</b> 44:5<br><b>narrative</b> 49:9<br>49:12<br><b>narrow</b> 24:13<br>104:3<br><b>Natan</b> 68:1,7<br><b>natural</b> 72:11<br><b>nature</b> 79:6<br>81:15 88:19<br>92:17 100:7<br>104:4 123:2,8<br><b>near</b> 30:14,15<br>100:18 115:3<br><b>necessarily</b><br>71:10<br><b>necessary</b> 25:3                                      |   |   | <hr/> <b>O</b> <hr/> <b>O</b> 3:2<br><b>obvious</b> 11:4<br><b>obviously</b> 11:6,7<br>18:9 21:6<br>22:12,19 23:12<br>25:18 36:10<br>71:6,13 72:15<br>74:12,17 81:5<br>88:18 100:17<br><b>occupant</b> 79:11<br>103:14 123:10<br><b>occupants</b> 24:16<br>30:11 93:1,3<br>123:13<br><b>occupies</b> 23:21<br>24:8<br><b>odd</b> 97:15<br><b>off-street</b> 24:3<br>64:11 67:8,11<br>68:16 71:17<br>78:13<br><b>offer</b> 31:4,15<br><b>office</b> 97:16<br><b>official</b> 24:16<br><b>oh</b> 16:6,10 44:9<br>49:16 100:4<br>107:22 127:14<br>128:12<br><b>Ok</b> 15:4 83:15<br>109:8<br><b>okay</b> 6:15,22 7:1<br>7:4 8:7,18<br>10:11 13:14<br>15:18 16:10,10<br>16:11,12 17:2 |  |

|  |  |   |  |  |
|--|--|---|--|--|
| 22:2,6 23:5,9<br>23:17 24:11<br>27:10,14,17<br>29:19 30:1,5,9<br>30:11,19 31:6<br>31:11 33:13<br>35:7,20 36:7<br>36:13 50:22<br>51:19 65:13<br>66:13 67:13<br>72:1,6 77:11<br>82:5 89:19<br>101:6 113:19<br>118:17<br><b>openness</b> 72:2<br><b>operands</b> 71:16<br><b>operation</b> 79:4<br>92:15 122:22<br>123:6<br><b>opposed</b> 23:22<br>38:9 81:4<br><b>opposite</b> 17:18<br><b>opposition</b> 7:16<br><b>option</b> 74:13,19<br>109:1 113:2<br><b>orange-colored</b><br>46:4<br><b>order</b> 3:15 10:12<br>25:3 58:16<br>76:2 80:15<br>92:1 121:5<br>122:10<br><b>orders</b> 3:13<br><b>ordinance</b> 13:21<br>14:14 16:22<br>19:11 21:2<br>30:4,4,21<br>32:22 49:22<br>53:6 54:9,12<br>54:20 55:5<br>64:8 78:21<br>79:6,16 80:11<br>80:12,21 81:9<br>81:22 92:10,17<br>93:12 95:14,19<br>96:3 97:13<br>98:4 100:17<br>103:11 104:5,6 | 104:18 122:18<br>123:2,18<br><b>orient</b> 43:10<br><b>original</b> 2:4,6,8<br>2:10 17:12<br>45:3 48:20<br>96:19 102:4<br><b>originally</b> 108:9<br><b>outcome</b> 131:10<br><b>outlined</b> 38:21<br><b>outset</b> 14:16<br><b>outside</b> 12:11<br>15:13,13 63:5<br>88:3 115:13<br><b>overall</b> 25:15<br>95:17<br><b>overhang</b> 48:20<br><b>overhead</b> 74:18<br><b>overloaded</b> 35:9<br><b>overly</b> 32:17<br><b>overriding</b><br>100:10<br><b>owing</b> 19:13<br>50:12 54:7<br>104:1<br><b>owner</b> 38:6,13<br>48:21 65:17<br>72:15<br><b>owners</b> 45:7,17<br>46:10 48:1<br>52:9 79:16<br>85:10 92:20<br>93:12 95:10<br>111:22 117:5<br>120:11<br><b>ownership</b> 38:6<br>38:13<br><b>owns</b> 43:3 70:20<br><hr/> <b>P</b> <hr/> <b>P</b> 3:2<br><b>p.m</b> 1:4 3:4 6:2<br>37:16,21 38:2<br>39:11 41:2<br>57:2 58:6,9,14<br>60:2 62:2 85:2<br>95:2 106:2<br>109:7,10,14 | 110:9 111:2<br>125:2 126:12<br>126:12 127:5<br>127:13 128:14<br>130:3<br><b>Pacheco</b> 57:12<br><b>packed</b> 107:5<br><b>page</b> 2:2 9:7<br>10:5 43:7,7<br>45:21 49:3,17<br>49:18 63:15<br>86:7,18 88:4,4<br>96:6 97:4<br><b>Pamela</b> 101:20<br><b>panel</b> 65:2,5<br>74:10 80:18<br><b>papers</b> 17:20<br><b>paramount</b><br>103:14<br><b>parcel</b> 13:6<br>18:14<br><b>park</b> 65:19,20<br>71:17 76:1<br><b>parked</b> 70:20<br><b>parking</b> 7:19 9:6<br>13:2,7,9,21<br>15:2,20 16:4<br>17:1,14,16<br>18:8,11,15,18<br>20:2,5 21:1,3<br>21:22 22:1,2<br>22:18 23:9,10<br>23:11,12,16<br>24:3,5,10 26:4<br>27:18 29:21,22<br>30:8 31:13<br>64:10,11,16,20<br>65:1,8 67:3,5,8<br>67:12 68:16<br>69:3,4,11,14<br>69:21 70:10<br>71:8,10,14,17<br>71:18 72:3,17<br>73:1,5,19 75:9<br>75:16,19 76:19<br>77:12,19 78:14<br>81:12,16 84:1<br><b>part</b> 43:4 47:4 | 48:20 64:9<br>68:20 70:14<br>71:11 74:1<br>77:17 79:20<br>84:1 85:17<br>88:15 103:7<br>121:14<br><b>partially</b> 85:21<br>87:3<br><b>Participants</b><br>17:4 51:21<br>66:15 89:21<br>101:8 118:19<br><b>participating</b><br>129:15<br><b>particular</b> 11:11<br>18:13 24:2<br>26:19 29:11<br>30:17 34:15<br>54:16 55:8<br>71:11,20 72:7<br>80:17 87:7<br>100:20 107:1<br>118:5<br><b>particularly</b><br>32:20<br><b>parties</b> 131:9<br><b>pass</b> 10:17<br><b>passageway</b><br>116:21<br><b>passed</b> 97:10<br><b>path</b> 24:19<br><b>paths</b> 24:13<br><b>patio</b> 75:20 76:1<br><b>pattern</b> 81:13<br><b>patterns</b> 78:22<br>92:12 122:19<br><b>Pause</b> 17:10<br>52:4 90:4<br>101:13<br><b>PDF</b> 43:8 49:3<br><b>peculiar</b> 31:22<br>32:2<br><b>people</b> 47:21<br>51:15 69:5<br>70:1 71:7,14<br>71:17 74:17,21<br>90:11 116:6 | 120:7 123:22<br>129:11<br><b>percent</b> 13:18<br>13:18 14:10,14<br>14:21,21 16:22<br>20:21 30:5,7,7<br>78:17<br><b>percentage</b><br>14:20 22:5<br>36:13<br><b>perfect</b> 43:9<br>63:10,18<br>128:15<br><b>period</b> 60:13<br><b>permissible</b> 49:1<br><b>permission</b><br>97:16,16 114:1<br>114:13 117:15<br>120:12<br><b>permit</b> 62:15<br>64:1 69:2<br>72:18 73:3<br>77:16,21 78:7<br>78:18,19 79:19<br>79:21 80:1,3,5<br>80:9 85:15<br>90:20 91:10,12<br>92:1,9 94:1,13<br>97:6 121:11,19<br>121:21 122:10<br>124:1,13<br><b>permits</b> 122:17<br><b>permitted</b> 3:19<br>78:9 79:5<br>91:15 92:16<br>122:1 123:1<br><b>permitting</b><br>10:21 11:12<br><b>person</b> 55:10<br>103:15<br><b>personnel</b> 97:1<br><b>perspective</b><br>26:18 27:1<br>28:17<br><b>persuaded</b> 29:5<br>29:11<br><b>persuasive</b><br>28:19 |
|--|--|---|--|--|

|                                  |   |   |   |   |
|----------------------------------|---|---|---|---|
| <b>Peter</b> 119:15,16<br>119:16 | <b>plan</b> 9:12 14:1<br>15:15,22 17:14<br>17:16 18:22<br>22:18,22 23:3<br>24:10,22 32:6<br>32:12,21 43:9<br>49:4,19 57:19<br>62:22 63:17<br>68:4 69:9<br>76:21 80:19<br>82:8 86:7 90:9<br>96:12 117:6,8<br>117:11 119:18 | 113:22<br><b>policy</b> 28:17,19<br>29:20<br><b>poor</b> 102:4<br><b>popped</b> 46:10<br><b>porch</b> 48:6,14<br>49:5,7 85:18<br>86:11 87:3<br><b>porches</b> 100:20<br><b>portion</b> 47:9<br>64:1 77:22<br>90:15<br><b>positive</b> 98:12<br><b>possible</b> 6:12<br>18:18 19:2,2,6<br>22:14 35:2,12<br>57:16 119:9<br><b>possibly</b> 6:12<br>107:7<br><b>posting</b> 33:19<br>37:18 58:2,7<br>58:15 109:9,10<br>126:20 127:1<br>128:13<br><b>potential</b> 28:1<br><b>potentially</b><br>93:13<br><b>pouring</b> 47:17<br><b>pragmatism</b><br>26:21<br><b>pre</b> 128:2<br><b>preclude</b> 53:19<br>80:14 103:13<br><b>precluded</b> 34:12<br><b>preexisting</b><br>50:18 91:13,16<br>91:18,20<br>121:22 122:3,5<br>122:7<br><b>preference</b><br>29:20<br><b>premise</b> 82:4<br><b>prepared</b> 93:18<br><b>present</b> 4:17<br>112:3<br><b>presentation</b><br>27:16 51:10<br>112:4 118:6 | 124:14<br><b>presented</b><br>117:18<br><b>presenting</b> 6:21<br>112:2<br><b>President</b> 117:7<br><b>pressing</b> 17:7,7<br>52:2,2 66:18<br>66:18 90:2,2<br>101:11,11<br>118:22,22<br><b>pretty</b> 14:15<br>22:6 89:4<br><b>previous</b> 96:5,8<br>96:10<br><b>previously</b><br>45:11 55:5<br>102:11<br><b>prior</b> 37:19 38:2<br>58:14,17 73:20<br>109:11,14<br>126:22 127:5<br><b>private</b> 9:5,5<br><b>probably</b> 14:20<br>19:1,8 20:15<br>25:2,8,10,13<br>26:14 28:8<br>34:4 45:4 48:8<br>108:9 118:11<br><b>problem</b> 36:4<br>51:14 72:7<br>116:6<br><b>problematic</b><br>50:16<br><b>problems</b> 14:12<br>95:18<br><b>procedural</b><br>77:12<br><b>proceedings</b> 4:3<br>130:3 131:7<br><b>process</b> 97:21<br><b>project</b> 7:11<br>119:8,13<br>120:18 126:3<br><b>projecting</b> 64:3<br><b>prongs</b> 27:11<br><b>Pronunciation</b><br>93:18 | <b>properties</b> 25:10<br>50:1 81:15<br>88:20<br><b>property</b> 17:17<br>19:4 30:5 34:1<br>34:16 36:9<br>38:7 44:22<br>55:1 63:19,20<br>64:14,17 65:10<br>65:21 68:6<br>74:11,14,16<br>77:9 79:16,16<br>79:18 80:17<br>81:17,18 82:2<br>83:4 87:11,12<br>87:22 90:10<br>92:20 93:12<br>95:15,21 96:1<br>96:14 104:13<br>104:19,21<br><b>property's</b><br>43:11<br><b>proponent</b> 6:22<br><b>proposal</b> 8:22<br>9:1 33:12<br>57:17 67:1<br>100:11 120:4<br><b>proposed</b> 9:2,2<br>9:12 14:1<br>24:10 31:17<br>32:21 33:9<br>43:8 46:13,19<br>47:22 49:19<br>52:11 53:16<br>64:10 65:1<br>66:22 67:2<br>79:7,8,11,13<br>81:12 86:1,20<br>86:21,22 90:9<br>92:18 93:1,9<br>120:21 123:3,8<br>123:11,15<br><b>proposing</b> 7:17<br>8:2,5 21:19<br>65:8<br><b>provide</b> 9:20<br>11:13 12:3<br>13:2 21:2 22:2 |
|----------------------------------|---|---|---|---|

|  |   |   |  |   |
|--|---|---|--|---|
| 22:5 25:3,5,14<br>27:8,21 33:7<br>54:22 103:22<br><b>provided</b> 45:13<br>58:1,6,10<br>78:11,15 91:17<br>103:16 122:4<br><b>provides</b> 27:20<br><b>providing</b> 18:9<br><b>provisions</b> 19:10<br>80:12 103:11<br><b>proximity</b> 74:10<br><b>public</b> 3:13,18<br>4:5,7,8,9 17:3<br>17:3,22 51:19<br>51:20 54:18<br>55:4,10 66:13<br>66:14 68:20<br>74:16 81:11,20<br>89:19,20 90:15<br>95:18 98:16<br>101:6,7 102:20<br>104:12,13,14<br>116:21 118:17<br>118:18 121:11<br>121:14 131:4<br>131:16<br><b>pull</b> 9:11 23:22<br>62:13 90:20<br>96:6<br><b>pulling</b> 87:11<br><b>purchased</b><br>45:16 95:20<br><b>purpose</b> 14:13<br>54:20 55:5<br>79:15 81:22<br>93:11 95:19<br>104:18 123:17<br><b>pursuant</b> 121:4<br><b>put</b> 14:7 23:17<br>27:13 30:21<br>35:12 50:7<br>64:20 72:10<br>74:17,18 113:2<br>113:6 114:1<br>116:18 117:16<br><b>puts</b> 23:13<br><b>putting</b> 14:8 | 24:7 74:11<br><b>PVE</b> 114:13<br><hr/> <b>Q</b><br><b>qualifies</b> 27:18<br><b>qualities</b> 30:20<br><b>quality</b> 25:5,14<br>68:17 102:4<br><b>question</b> 13:16<br>15:10 19:10<br>27:21 29:20<br>42:11 43:13<br>46:7 73:16<br>100:6 114:22<br>116:5 128:5<br><b>questions</b> 9:9<br>15:4,7 16:15<br>16:17 40:2<br>41:22 50:22<br>51:2,3,5,7,9,13<br>65:14 66:1,5,6<br>66:9,10 89:8,9<br>89:10,11,12,14<br>89:17 91:4<br>98:18,21 99:13<br>99:15,17,19,20<br>102:22 117:19<br>117:21,22<br>118:2,5,13,14<br>121:15<br><b>quickly</b> 42:1<br><b>quite</b> 11:3 50:3<br>54:5 96:17<br>103:21 114:21<br>123:14<br><b>quotes</b> 31:19<br><hr/> <b>R</b><br><b>R</b> 3:2<br><b>railroad</b> 32:8<br><b>rain</b> 54:15<br><b>rainwater</b> 67:14<br><b>rainy</b> 47:16<br><b>raise</b> 6:19 17:5,6<br>17:15 51:22<br>52:1 66:16,17<br>89:22 90:1<br>101:9,10<br>118:20,21 | <b>raised</b> 34:8<br>106:21 126:10<br><b>raises</b> 12:19<br><b>raising</b> 18:2<br><b>Ratay</b> 1:11 4:16<br>4:18,20,22 5:2<br>6:20,20 112:8<br>119:2,15,21<br><b>ratio</b> 20:20 21:6<br>21:16 49:13<br>53:20 113:8<br><b>rationale</b> 27:9<br><b>reach</b> 6:11 89:2<br><b>reaction</b> 76:19<br>77:7<br><b>read</b> 98:12<br>125:11,12,14<br>125:16<br><b>reading</b> 43:7<br><b>reads</b> 108:5<br><b>ready</b> 9:17<br>52:20,22 91:5<br>91:6,8 102:22<br>103:1 121:15<br>121:17<br><b>real</b> 45:18<br><b>realignment</b><br>93:4<br><b>realize</b> 100:4<br><b>really</b> 8:16 10:7<br>10:14 12:18<br>13:12 16:21<br>19:5 22:18<br>23:8,18 26:18<br>27:11 32:3,9<br>33:8,10 35:7<br>47:22 48:3<br>50:6,10 74:19<br>104:8 112:9,10<br>114:22 115:2<br>116:14<br><b>Realty</b> 38:10<br><b>rear</b> 9:3,4,6 12:8<br>12:9 13:7,9<br>18:19 81:4<br>86:15 95:14<br>96:1 98:4,6<br>100:20 | <b>reason</b> 12:11<br>39:6 45:15<br>46:14 47:2<br>72:12 83:10,21<br><b>reasonable</b> 54:5<br>55:1,14 79:18<br>82:6 93:8<br>101:4 103:21<br><b>reasoning</b> 83:16<br><b>reasons</b> 19:18<br>19:20 24:18<br>48:22 49:20<br>50:9 69:6<br>129:9,10<br><b>rebuilt</b> 52:11<br><b>recall</b> 73:18 74:3<br>74:5 75:2<br><b>receipt</b> 52:6<br>57:10 66:19<br>90:6 101:15<br>102:8 120:8<br>121:1<br><b>received</b> 117:6<br><b>receives</b> 82:19<br><b>receiving</b> 99:22<br><b>recollection</b><br>75:5<br><b>reconfigure</b><br>18:22<br><b>reconfiguring</b><br>14:7<br><b>record</b> 7:8 8:19<br>38:1,15 111:11<br>125:12,13<br>131:6<br><b>recorded</b> 3:21<br><b>red</b> 46:7 86:8,14<br>86:20 87:2<br><b>reduce</b> 14:17<br>18:18<br><b>reducing</b> 31:8<br><b>reference</b> 10:13<br>102:16<br><b>references</b> 92:19<br><b>referred</b> 102:2<br><b>reflect</b> 37:20<br>58:2,7 109:9<br>126:20 128:13 | <b>reframe</b> 12:13<br>12:14<br><b>refreshing</b> 76:9<br><b>regard</b> 29:19<br><b>regarding</b> 7:11<br>16:19 17:12<br>67:2 69:2,3<br>100:5 127:6<br><b>regardless</b> 100:5<br><b>Regular</b> 2:11<br>61:5<br><b>regular-sized</b><br>19:7<br><b>regulations</b><br>67:18<br><b>Reisen</b> 62:8<br><b>relate</b> 118:10,12<br><b>related</b> 29:14<br>54:13 81:1<br>95:14 131:8<br><b>relating</b> 19:14<br><b>relative</b> 65:16<br>69:3<br><b>relatively</b> 21:15<br><b>relief</b> 10:13<br>12:21 20:7<br>29:13 53:2,4<br>53:11 54:3,17<br>55:3 60:9<br>62:15 64:10<br>80:10 81:8,10<br>81:19 88:15<br>91:3 93:7,15<br>93:22 97:19<br>98:7 99:22<br>100:9 102:6<br>103:3,8,10,20<br>104:11,16,22<br>108:7 121:19<br>126:17<br><b>relocate</b> 74:8<br><b>relocating</b> 88:13<br><b>remediation</b><br>97:20<br><b>remedy</b> 50:7<br>51:17 55:8<br><b>remote</b> 1:4 4:10<br><b>remotely</b> 3:12 |
|--|---|---|--|---|

|  |  |  |   |   |
|--|--|--|---|---|
| <b>removable</b><br>46:12  | 104:4  | <b>resulting</b> 63:3<br>63:21   | 63:19 64:22<br>65:5,9 96:10<br>96:11  | 96:13,22<br>103:22,22<br>104:14 123:10<br>123:12  |
| <b>removed</b> 16:9<br>76:20 85:19<br>86:13 97:14  | <b>required</b> 50:7<br>92:2 103:10<br>122:11  | <b>results</b> 50:18<br>63:15  | <b>right-side</b> 86:3<br><b>Rizvana</b> 52:15  | <b>salient</b> 39:6<br><b>Sarah</b> 41:11,12<br>41:21 42:5,7,9<br>42:16,18,21<br>43:15,16,17,17<br>43:19,22 44:2<br>44:6,10,13,17<br>44:19,21 51:11<br>52:17,19 56:5<br>119:2,3 |
| <b>render</b> 107:7  | <b>requirement</b><br>13:19 23:17<br>27:13 30:4<br>53:10 58:11,16<br>80:21                                       | <b>Reverse</b> 103:5   | <b>road</b> 23:12   | <b>Satisfies</b> 92:7<br>122:15   |
| <b>rendered</b> 58:12  | <b>requirements</b><br>3:16 32:1 53:5<br>53:6 54:10,12<br>64:8 78:13,14<br>78:18,20 83:1<br>92:9 104:5<br>122:17 | <b>review</b> 10:18<br>71:1  | <b>Robert</b> 57:22   | <b>satisfy</b> 23:16<br>36:7  |
| <b>renovate</b> 85:16  | <b>requires</b> 30:5<br>81:8   | <b>reviewed</b> 68:13<br>90:8  | <b>roll</b> 4:6   | <b>saw</b> 70:19  |
| <b>renovations</b><br>95:22  | <b>requiring</b> 50:19<br>121:7  | <b>reviewing</b> 100:7   | <b>roof</b> 9:14 10:8<br>12:13,14 22:17<br>46:9,13,18<br>47:3,5,6,22<br>49:19 50:8,16<br>53:20,22 | <b>saying</b> 63:12<br>77:4   |
| <b>rental</b> 25:6,8,9<br>32:5   | <b>rescale</b> 29:4  | <b>revising</b> 35:20  | <b>roofed</b> 49:15   | <b>says</b> 17:4,5<br>51:16,21,22<br>62:21 66:15,16<br>89:21,22 90:6<br>101:8,9 118:19<br>118:20  |
| <b>replace</b> 71:21   | <b>reschedule</b> 37:8   | <b>revisit</b> 39:5<br>126:1   | <b>roofline</b> 46:20<br>115:15 116:4   | <b>scale</b> 7:17 11:5,6<br>11:7 107:9  |
| <b>replaced</b> 63:13<br>85:20   | <b>reside</b> 102:1<br>112:1   | <b>revitalization</b><br>25:16   | <b>rooms</b> 9:20 10:10<br>12:11 16:3<br>23:8 32:7,8,8<br>114:9 115:8                             | <b>scaled</b> 9:1 14:6<br>23:2 113:22   |
| <b>replacing</b> 96:1  | <b>resided</b> 102:3   | <b>revitalized</b> 34:3  | <b>rooms</b> 32:1,20<br>79:17 93:13   | <b>scaling</b> 15:14  |
| <b>replicate</b> 48:21   | <b>residence</b> 54:21<br>78:6 92:20   | <b>reworked</b> 34:9   | <b>Rosenberg</b><br>117:11  | <b>schedule</b> 35:3<br>109:6   |
| <b>representatives</b><br>120:16   | <b>resident</b> 27:22  | <b>Rhatigan</b> 41:11<br>41:12,21 42:5<br>42:7,9,16,18<br>42:21 43:16,19<br>43:22 44:2,6<br>44:10,13,17,19<br>44:21 51:11<br>52:19 56:5  | <b>Rosengard</b><br>124:13  | <b>scheduled</b><br>125:22  |
| <b>representing</b><br>38:7 41:15<br>85:9  | <b>residential</b> 24:4  | <b>right</b> 31:13   | <b>Rosengarden</b><br>111:9,13,16,21<br>111:21 116:14<br>120:11,22<br>124:16,20                   | <b>Scheri</b> 68:4  |
| <b>repurposed</b> 34:3   | <b>residents</b> 68:18<br>123:20   | <b>rid</b> 31:13   | <b>Rosengarten</b><br>111:7   | <b>school</b> 23:16<br>30:13,14,15  |
| <b>request</b> 50:4<br>55:14 57:13<br>60:8,15 62:15<br>65:16 72:18<br>75:10 82:3,6<br>90:19 93:8<br>94:16 99:10<br>100:13 101:4<br>102:6,9 111:17<br>125:11,21<br>126:18 | <b>resolution</b> 34:2   | <b>right</b> 7:7 8:10<br>9:8 10:6,11,11<br>11:8 13:16<br>14:5 15:6,7<br>17:22 19:9<br>20:12 26:1,10<br>26:12 34:14,17<br>35:22 40:1<br>44:18 46:5,21<br>47:10,12 49:3<br>53:1 61:6<br>64:15 65:13<br>71:6 77:5 86:2<br>86:11 87:2,14<br>88:9,19 99:9<br>99:11 109:18<br>114:19 115:11<br>116:1,11<br>118:15 119:5<br>119:17 126:16<br>129:17 | <b>rowhouses</b><br>100:15  | <b>scratching</b><br>108:3  |
| <b>requested</b> 49:16<br>53:2,12 54:4,4<br>64:7 72:19<br>77:21 93:8,15<br>100:9 102:7<br>103:3,21 105:1<br>120:12   | <b>respect</b> 28:10<br>129:13   | <b>right-hand</b>  | <b>run</b> 63:7 74:14   | <b>screen</b> 69:10   |
| <b>requesting</b> 20:7<br>34:19 39:2<br>88:5 97:13   | <b>respected</b> 67:19   |  | <b>running</b> 129:5  | <b>search</b> 100:10  |
| <b>requests</b> 72:3<br>99:22  | <b>respectfully</b><br>125:20  |  | <b>runoff</b> 45:19   | <b>second</b> 12:17<br>45:17 57:13<br>63:1,13 64:19<br>86:16 87:19<br>114:5 115:14  |
| <b>require</b> 23:17<br>81:5 88:9  | <b>response</b> 3:14   |  | <hr/> <b>S</b> <hr/>  |   |
|  | <b>responsibility</b><br>108:8   |  | <b>S</b> 3:2  |   |
|  | <b>rest</b> 31:16 35:7<br>65:12  |  | <b>safe</b> 103:13,16<br>104:20   |   |
|  | <b>restricted</b> 21:17<br>21:17   |  | <b>safely</b> 24:20   |   |
|  | <b>restrictions</b> 3:18   |  | <b>safety</b> 79:11<br>93:1,3 95:17   |   |
|  | <b>resubmit</b> 39:6   |  |   |   |
|  | <b>result</b> 18:7<br>20:15 57:18  |  |   |   |

|  |  |  |  |   |
|--|--|--|--|---|
| <b>second-floor</b> 9:4<br>32:6 85:22  | <b>Services</b> 38:2<br>40:3   | <b>showing</b> 43:5<br>48:19 65:1<br>114:7   | 91:2 93:19,19<br>94:14   | 77:7 80:4,5<br>82:15,16 83:15   |
| <b>second-story</b><br>72:19 77:21   | <b>session</b> 36:17   | <b>shown</b> 65:10<br>114:6 123:12   | <b>simplified</b> 104:9  | 83:17 85:4  |
| <b>section</b> 10:5<br>13:11 24:2<br>47:5,11 53:9<br>86:8,12   | <b>set</b> 11:6,11,12,22<br>13:7 16:11<br>44:17 45:22<br>48:2 62:16<br>131:12                                      | <b>shows</b> 49:18<br>114:17   | <b>Sincerely</b> 57:21<br>67:20 126:4  | 89:12,14 94:6<br>94:7 95:4<br>99:16,17  |
| <b>see</b> 6:19 9:14<br>11:15 19:6<br>27:14 28:1<br>29:1 34:6<br>35:22 38:22<br>40:8 41:17<br>43:12 44:4,12<br>46:8 47:6,13<br>48:8,11,15<br>62:20 63:12,19<br>64:14,18 65:12<br>71:4 76:20<br>77:3 86:5,6,19<br>87:2,16,19<br>88:8 90:21<br>96:7,12 97:3<br>98:11 100:2<br>113:19,20<br>114:20 115:7,8<br>115:11,20<br>116:9,20 119:9<br>128:4,18 | <b>setback</b> 8:4 12:1<br>63:16,20,22<br>64:4 71:19<br>72:4 80:22<br>86:3 87:9,17<br>88:14 99:6<br>103:19 116:3,3 | <b>shrunk</b> 11:8   | <b>single</b> 64:11<br>120:15  | 102:21 105:5,6<br>106:4 110:3,4<br>111:4 118:4,5<br>124:6,7 125:4<br>127:17,18                                    |
| <b>seeing</b> 46:6 47:9<br>86:10 94:12   | <b>setbacks</b> 21:5,11<br>21:14 29:13<br>45:13 86:2<br>98:5   | <b>shuffling</b> 17:20   | <b>single-family</b><br>46:5 62:14<br>91:19 122:6  | <b>slide</b> 48:17<br>111:18 112:7<br>112:15 113:11<br>113:17 114:5<br>114:16 115:5<br>115:16 116:7<br>117:1,2,12 |
| <b>seek</b> 12:21 91:3   | <b>sets</b> 63:13  | <b>sic</b> 90:13 96:2<br>112:16  | <b>single-story</b><br>77:22 85:18   | <b>slides</b> 43:5  |
| <b>seeking</b> 11:17<br>12:15 64:10<br>106:19 121:19   | <b>seventh-floor</b><br>62:16  | <b>side</b> 9:3 12:7<br>17:17,18 19:3<br>31:12 48:19<br>49:3,7,7 62:20<br>63:14,15,19,22<br>64:14,17,22<br>65:3,4,5,7,9<br>71:7 80:19<br>86:2 87:5,6,10<br>87:14 88:12<br>96:11,11,15,15<br>97:4 99:6<br>103:19 115:7,7<br>119:10,11<br>120:13 | <b>site</b> 11:22 22:18<br>34:2 43:8<br>63:17 69:9<br>70:16,22 82:8<br>86:7  | <b>slight</b> 53:5 81:22<br><b>slightly</b> 75:11<br>97:5 123:18  |
| <b>seen</b> 62:19 70:22<br>71:1 99:1   | <b>shaft</b> 113:7<br>115:12,14<br>116:2,2,12,17<br>116:19   | <b>sides</b> 72:13 98:5  | <b>siting</b> 64:13  | <b>slot</b> 115:10  |
| <b>sell</b> 22:20  | <b>shape</b> 19:14,15<br>54:8 81:2 83:2<br>104:2   | <b>sidewalk</b> 74:17  | <b>sits</b> 21:13  | <b>small</b> 9:2 11:16<br>12:6,7,15,16<br>19:6 21:19<br>32:10,21 48:20<br>77:21 114:12<br>114:15,15               |
| <b>send</b> 22:9 68:22<br>90:16  | <b>shaped</b> 86:12  | <b>sign</b> 10:16 37:18<br>37:20 58:2,7<br>109:9,10<br>126:20,21<br>128:8,11,13  | <b>sitting</b> 3:5 6:3,7<br>23:8 41:3 42:3<br>57:3 60:3 62:3<br>85:3 95:3<br>106:3 111:3<br>125:3                                    | <b>Smith</b> 101:15,18  |
| <b>sense</b> 96:13   | <b>share</b> 23:4 120:2  | <b>signatures</b> 89:1   | <b>situated</b> 54:8   | <b>snow</b> 24:19<br>47:18,19 50:11<br>54:2,15 95:8,9<br>99:3,5,7,10<br>101:22 105:13                             |
| <b>sensitive</b> 116:22  | <b>shared</b> 68:4   | <b>signed</b> 37:17<br>90:11 93:20<br>109:15   | <b>situation</b> 47:21<br>55:9 77:2  | <b>snowmelt</b> 67:14   |
| <b>separate</b> 29:6   | <b>Sharon</b> 101:18   | <b>significant</b><br>12:19 96:21  | <b>situations</b> 50:13  | <b>society</b> 72:15  |
| <b>seriously</b> 67:6  | <b>she'll</b> 28:7   | <b>signing</b> 41:7<br>77:11   | <b>six</b> 60:13 117:4<br>117:4  | <b>soil</b> 19:14 83:2  |
| <b>service</b> 64:22<br>65:7 74:9<br>80:18   | <b>sheet</b> 9:10 11:13<br>86:20 88:2,9<br>88:12   | <b>similar</b> 74:7<br>99:10   | <b>size</b> 3:13 21:18<br>23:7 54:8<br>79:17 81:1,13<br>104:2  | <b>soil</b> 19:14 83:2<br><b>sold</b> 25:13   |
|  | <b>shelter</b> 46:11   | <b>similarly</b> 22:4<br>86:12   | <b>sized</b> 24:17<br>86:12  | <b>some-odd</b> 20:8  |
|  | <b>shifted</b> 17:17,18  | <b>Simitis</b> 85:8,8<br>85:14 90:18   | <b>slab</b> 65:6   | <b>somebody</b> 51:14   |
|  | <b>Shirley</b> 112:13<br>112:13,13   |  | <b>Slater</b> 1:9 3:6<br>4:22 5:1 41:4<br>51:6,7 55:20<br>55:21 57:4<br>59:1,2 60:4,22<br>62:4 66:4,6<br>70:7,8,13<br>76:15,17,17,18 | <b>Somerville</b><br>106:17   |
|  | <b>short</b> 34:10<br>35:13 65:11<br>68:2  |  |  | <b>somewhat</b> 17:19<br>20:8 72:5  |
|  | <b>show</b> 47:3 48:2<br>48:3 49:2,4<br>63:7 114:3<br>116:8,14   |  |  | <b>sooner</b> 36:9<br><b>sorry</b> 7:5 8:17<br>11:20 16:6   |

|   |   |   |   |  |
|---|---|---|---|--|
| 35:11,15,16<br>41:17 43:17<br>44:9,12 49:17<br>58:8 60:11<br>70:8 73:13,14<br>79:2 81:2<br>83:14 86:9<br>88:4,14,17<br>104:2 107:18<br>107:22 108:19<br>112:14 113:13<br>117:3 126:18<br>128:9,12<br><b>sort</b> 7:12 9:15<br>22:16,21 25:8<br>25:9,11 29:20<br>45:1 47:20<br>71:1 76:21<br>99:22 100:8<br>107:9 114:8<br><b>sought</b> 108:8<br><b>sounded</b> 27:3,5<br><b>south</b> 87:14<br><b>space</b> 9:5,6<br>12:22 13:4,5<br>13:16,18 14:3<br>14:10,20 15:2<br>15:20 16:4,20<br>16:22 18:2,5,8<br>18:12,15,20<br>20:4,5,20 21:6<br>21:15 22:3,6<br>23:5,9,17,18<br>23:21 24:12<br>25:4 27:10,14<br>27:17 29:19<br>30:1,5,9,11,15<br>30:19 31:6,11<br>33:7,13 35:20<br>36:7,13 48:12<br>64:20 67:3,5<br>68:16 70:11<br>72:1,6,17 73:1<br>73:5,19 75:9<br>75:16,20 76:20<br>81:12,16 93:5<br>114:15<br><b>spaces</b> 18:8,18 | 19:1,7,7 21:1<br>24:5 31:13<br>32:16 71:18<br>77:19<br><b>Sparks</b> 2:15<br>106:7 107:13<br>107:14 108:1<br>109:7<br><b>speak</b> 4:12 17:4<br>51:20 66:14<br>101:7 118:18<br><b>SPEAKER</b><br>116:13<br><b>speakers</b> 4:12<br><b>speaking</b> 4:5<br><b>special</b> 62:15<br>64:1 69:2<br>72:18 73:3<br>77:16,21 78:7<br>78:18,19 79:19<br>79:21 80:1,3,5<br>80:9 85:15<br>90:20 91:10,12<br>92:1,8,18 94:1<br>94:13 121:19<br>121:21 122:10<br>122:17 124:1<br>124:13<br><b>specific</b> 40:5<br>126:9<br><b>specifically</b> 20:2<br>86:3<br><b>spillover</b> 71:13<br><b>spoken</b> 28:10<br>31:18<br><b>spot</b> 19:1 54:16<br>64:11 71:11<br>72:11 114:6,10<br>114:12<br><b>spots</b> 64:16<br><b>spread</b> 32:15<br><b>square</b> 12:10<br>13:5 20:8,11<br>49:14 63:4,5<br>64:6 113:5,15<br>114:7 117:15<br>121:10<br><b>ss</b> 131:3 | <b>stabilize</b> 123:22<br><b>Staff</b> 4:14<br><b>stage</b> 10:21<br><b>stages</b> 50:14<br><b>stair</b> 12:7<br><b>stairs</b> 50:10<br>100:20 112:22<br><b>stand</b> 96:15<br><b>standard</b> 7:13<br>14:11 19:22<br>21:9 27:1,2,9<br>27:14 28:20,21<br>29:1<br><b>standards</b> 33:11<br>93:14<br><b>standing</b> 48:5,14<br><b>Stars</b> 124:17<br><b>start</b> 4:14 26:15<br>43:6 46:1,3<br>86:7<br><b>starting</b> 42:20<br>60:13 87:1<br><b>starts</b> 22:22<br><b>state</b> 4:5<br><b>stated</b> 52:6 55:6<br>107:5 128:3<br><b>statement</b> 78:4<br><b>statements</b> 39:3<br>53:12 93:22<br>103:7 127:7<br><b>statewide</b> 3:13<br><b>stating</b> 97:12<br><b>station</b> 67:3,8<br>72:10 74:8,14<br>76:2 80:16<br>82:4<br><b>statutory</b> 58:11<br>83:1<br><b>stay</b> 112:19<br>116:3 117:14<br>119:18 123:20<br><b>staying</b> 21:1<br><b>Stearns</b> 2:13<br>85:7,10 90:6,9<br>90:12,12,12,13<br>93:17<br><b>steep</b> 101:1<br><b>Stein</b> 119:2,3 | <b>step</b> 6:17<br><b>steps</b> 25:1<br><b>sticking</b> 116:16<br><b>stock</b> 25:17<br><b>stops</b> 22:22<br><b>story</b> 45:8 63:1<br>63:6,13 77:22<br>87:19<br><b>street</b> 2:4,5,7,9<br>2:12,13,15,16<br>6:7,18 7:9 13:3<br>18:16 24:1,7<br>28:2,3,4 29:22<br>29:22 41:10,13<br>43:4,11 44:22<br>46:6 48:6 52:7<br>52:10,12 57:7<br>60:7 62:7,9<br>65:20 66:22<br>67:22 68:3,4<br>68:10 70:11,16<br>70:22 71:12,14<br>71:15,17 76:20<br>77:3,4,5 85:7<br>85:10 88:18<br>90:6,9 93:17<br>98:14,15 102:1<br>106:7,17<br>107:13,14<br>111:7 113:20<br>115:3 116:20<br>119:5<br><b>streets</b> 74:3<br><b>streetscape</b> 24:9<br>46:2 71:19<br><b>stretch</b> 33:5<br><b>strikes</b> 14:14<br><b>strip</b> 14:2<br><b>strong</b> 101:21<br><b>stronger</b> 104:8<br><b>structurally</b><br>47:8<br><b>structure</b> 21:13<br>24:17 45:9<br>46:5,18 50:13<br>50:15 53:7<br>54:1,14 55:11<br>78:8,12,15,16 | 81:3 92:5 93:3<br>98:2 103:15<br>120:15 122:13<br>123:19<br><b>structures</b> 19:15<br>19:16<br><b>study</b> 88:1<br><b>stuff</b> 8:1<br><b>submit</b> 97:18<br><b>submittals</b><br>37:22 58:13<br>109:13 127:4<br><b>submitted</b> 7:10<br>11:7,12 38:1<br>38:18 53:15<br>57:19 62:13<br>68:13 78:2<br>88:22 93:17<br>97:2,17 98:10<br>109:14 125:16<br>127:5<br><b>subsequent</b><br>17:16 83:9<br><b>substance</b> 52:16<br>68:19 90:14<br>102:15 121:13<br><b>substandard</b><br>32:3 33:4,8<br><b>substantial</b><br>18:19 19:11<br>27:15,18 28:4<br>28:21 29:2<br>53:18 54:18<br>55:3,9 79:1,2<br>80:13 81:4,11<br>81:20 83:2<br>89:4 92:13<br>103:12 104:12<br>122:20<br><b>substantially</b><br>14:13 54:19<br>55:4 81:21<br>92:3,4 104:17<br>122:12<br><b>suffered</b> 25:11<br><b>suffice</b> 50:10<br><b>suggest</b> 34:4<br><b>suggested</b> 69:6 |
|---|---|---|---|--|

|                         |                        |                         |                         |                         |
|-------------------------|------------------------|-------------------------|-------------------------|-------------------------|
| <b>suggestion</b> 31:8  | 83:9,13,15,18          | 89:4 100:13,15          | <b>technical</b> 53:20  | <b>that's</b> 126:11    |
| <b>suitable</b> 118:8   | 83:20,20 85:3          | 101:16,21               | 108:12                  | <b>thereof</b> 54:8     |
| <b>Suite</b> 106:17     | 85:6 89:7,10           | 102:9,11                | <b>television</b> 3:22  | 58:12                   |
| <b>Sullivan</b> 1:7 3:5 | 89:12,16,18            | 117:11 119:12           | <b>tell</b> 7:8,12 21:9 | <b>they'd</b> 32:10     |
| 3:8,10 5:4,4,5          | 90:19 91:3,7,9         | <b>supported</b> 98:8   | 62:10 111:11            | <b>thing</b> 32:20      |
| 5:5 6:3,6,8,15          | 93:20 94:4,6,8         | 117:5                   | <b>temporarily</b>      | 34:14,17 38:16          |
| 7:1,4,7 8:13,18         | 94:10,10,12,15         | <b>supporting</b> 39:3  | 3:16                    | 76:19 97:22             |
| 9:8 10:11 11:1          | 94:18,20 95:3          | 53:12 78:3              | <b>temporary</b> 3:17   | 108:4 114:21            |
| 11:18 13:14             | 95:6 98:20             | 93:21 96:7              | 46:8,18                 | 116:16 127:2            |
| 15:4 16:12              | 99:13,16,18,20         | 103:7 127:7             | <b>tenants</b> 52:9     | <b>things</b> 7:16 8:1  |
| 17:2 18:11,21           | 103:2 105:3,5          | <b>supportive</b>       | <b>tend</b> 70:17 77:3  | 29:6 39:1               |
| 19:9 20:6,11            | 105:7,9,9,11           | 50:22 90:9              | <b>terms</b> 9:22       | <b>think</b> 7:15 16:18 |
| 20:13,19 22:9           | 106:3,6,10,12          | 118:7 119:18            | 21:17,18,22             | 17:18,21 18:14          |
| 26:1,6,10,12            | 106:15 107:1           | <b>supports</b> 117:8   | 32:3 49:20,21           | 18:22 21:12,16          |
| 28:9,13 31:1,3          | 107:11,16,19           | <b>sure</b> 6:14 7:14   | 95:18 98:5              | 22:15 24:6,9            |
| 33:14 34:18,22          | 107:22 108:18          | 8:10 21:10              | <b>testimony</b>        | 24:22 25:2,15           |
| 35:4,16,18,22           | 108:22 109:6           | 32:10 38:17             | 123:12                  | 26:7,22,22              |
| 36:3,15 37:6            | 109:18 110:1,3         | 43:22 44:21             | <b>thank</b> 15:6       | 27:10,11,16,20          |
| 37:12,14 38:9           | 110:6,8,12             | 46:2 62:12              | 16:11,14 25:22          | 28:5,9,16 30:8          |
| 38:12 39:10,14          | 111:3,6,10,14          | 63:17 72:21             | 34:20 40:11             | 31:6,8,9,13,17          |
| 39:16,18,20,20          | 117:17,22              | 73:9 94:18              | 41:9,13 42:5            | 32:12,19 33:6           |
| 39:22 40:10             | 118:4,10,15,17         | 104:8 108:11            | 42:10,18 44:21          | 33:22 34:13,14          |
| 41:3,6,9,20             | 119:14,20              | 125:14,18               | 48:13 51:1,3,9          | 34:16 35:1,9            |
| 42:3,6,8,15,17          | 120:6 121:18           | <b>surf</b> 96:15       | 51:11 52:19             | 35:11,19,20             |
| 42:20 43:15,17          | 124:4,6,8,10           | <b>surprised</b> 23:1   | 56:5,6 57:20            | 36:5,17,18              |
| 43:20 44:1,3,9          | 124:10,12,19           | <b>survey</b> 86:7      | 65:22 66:6              | 48:3,7 51:17            |
| 44:12,16,18,20          | 125:3,6,10,18          | <b>Susan</b> 67:9,21    | 69:17 70:6              | 67:18 69:5,6            |
| 51:1,4,6,8,12           | 126:15 127:4           | <b>suspect</b> 15:15    | 76:6,9,13 84:3          | 69:16,21 71:10          |
| 51:12 52:20             | 127:11,15,17           | <b>swap</b> 27:17       | 89:7,9,14               | 71:16,19,22,22          |
| 53:1 55:18,20           | 127:19,21              | <b>sweet</b> 65:11      | 94:14,19 95:11          | 72:5,11 73:1            |
| 55:22 56:2,6            | 128:1,6,9,12           | <b>systems</b> 25:14    | 96:9,11 98:19           | 74:2 75:10,11           |
| 57:3,6 58:21            | 128:16,18,22           |                         | 98:20 99:11             | 75:13,14 77:11          |
| 59:1,3,5,5 60:3         | 129:2,4,20             | <b>T</b>                | 105:13 108:2            | 86:6 89:6               |
| 60:6,18,20              | <b>sum</b> 52:16 68:19 | <b>table</b> 49:11 53:4 | 110:10,11               | 90:18 95:16             |
| 61:1,1,3 62:3,6         | 90:14 102:15           | <b>take</b> 4:14 15:1   | 111:16,17               | 96:7 98:1               |
| 62:10,18 65:13          | 121:13                 | 23:16 34:10             | 112:8 117:16            | 100:6,16 101:3          |
| 66:1,4,8,11,13          | <b>summarizes</b>      | 35:10 36:16             | 117:17,21               | 102:16 109:19           |
| 69:18 70:3,7            | 89:6                   | 52:17 64:16             | 118:16 119:13           | 111:19 114:3            |
| 70:12,15 73:8           | <b>summer</b> 97:8     | 70:10 73:3              | 119:14,20               | 116:20 118:10           |
| 73:10,13,15,17          | <b>Super</b> 42:21     | 98:18 102:18            | 120:5,6 124:16          | 125:11 126:8            |
| 73:22 74:7,21           | <b>superimposed</b>    | 108:8 115:3             | 124:16,20               | 126:11 129:6            |
| 75:1,7,13,16            | 116:11                 | <b>takeaway</b> 72:5    | 128:4,17,18,20          | <b>thinking</b> 77:12   |
| 75:19,22 76:5           | <b>supplied</b> 49:9   | <b>taken</b> 4:6 18:3   | 128:22 129:14           | <b>third</b> 33:20 37:5 |
| 76:8,11,16,18           | <b>support</b> 66:21   | <b>takes</b> 23:12,12   | 129:16,18,21            | 64:21                   |
| 77:15 79:22             | 68:2,8 69:14           | 33:3 71:19              | 130:1,2                 | <b>third-floor</b> 9:12 |
| 80:2,4,6,6,8            | 69:14 70:13            | <b>talk</b> 18:5        | <b>thanks</b> 14:5      | <b>thorough</b> 118:6   |
| 82:11,13,15,17          | 72:16,18 77:17         | <b>talked</b> 14:9      | 41:21 42:7              | <b>thought</b> 10:3     |
| 82:17,19 83:7           | 79:8 81:14             | <b>talking</b> 75:4     | 44:14 46:22             | <b>thoughts</b> 22:10   |

|   |   |   |   |   |
|---|---|---|---|---|
| 24:21 25:18,20<br>28:10 31:5,15<br>69:1,18 70:2,3<br><b>three</b> 4:11 17:8<br>32:7 52:3<br>64:18 70:16,21<br>82:18,20 90:3<br>101:12 113:19<br>119:1 126:8<br><b>three-</b> 49:18<br><b>three-unit</b> 43:4<br><b>throw</b> 26:12<br><b>thrown</b> 28:13<br><b>Thursday</b> 1:3<br>129:11<br><b>tick</b> 21:4<br><b>tidied</b> 108:12<br><b>tight</b> 87:11<br>88:20<br><b>time</b> 4:8,9 8:22<br>15:5 16:15,16<br>17:22 22:19,21<br>25:8 27:7<br>33:20 37:21<br>41:15 42:12,14<br>42:15 45:7<br>57:15 58:7,8<br>58:16 60:11,13<br>60:16 61:4<br>65:14 66:2,3<br>66:12 69:19<br>70:4 71:2 84:3<br>89:13 97:15<br>98:21 99:14<br>101:5 102:22<br>108:15,19<br>109:10 118:3,8<br>118:12,13<br>126:6,11,13<br>128:7,10,14<br><b>times</b> 70:16,21<br>71:2 72:3<br>109:1<br><b>tiny</b> 113:6<br><b>today</b> 7:20 38:1<br>38:19 45:15<br><b>Tom</b> 95:8,8,11<br>99:3,5,7,10 | 101:22 105:13<br><b>tomorrow</b> 11:13<br>58:16 127:2<br>128:11,16<br><b>tonight</b> 9:1<br>13:13 36:16<br>95:10,12<br>106:22 112:2<br>127:2 128:19<br><b>tonight's</b> 3:11<br><b>top</b> 22:17 50:8<br>86:19 88:8<br><b>topography</b><br>19:15 83:3<br><b>total</b> 9:22 10:3<br>12:18 15:12<br>64:5<br><b>totally</b> 23:18<br>40:5<br><b>tough</b> 22:20<br><b>town</b> 24:2<br><b>townhouse</b><br>100:16<br><b>townhouses</b><br>98:3 103:18<br><b>traffic</b> 78:22<br>92:11 122:19<br><b>transcript</b> 4:2<br>131:6<br><b>transcripts</b><br>22:15 33:18<br><b>treason</b> 31:9<br><b>trees</b> 64:18<br>69:11<br><b>tremendous</b><br>25:16<br><b>trench</b> 65:6<br><b>trigger</b> 103:19<br><b>Trilogy</b> 41:12<br><b>trip</b> 74:18<br><b>trouble</b> 7:5<br><b>troubling</b> 16:21<br><b>true</b> 22:5 77:6<br>131:6<br><b>Trust</b> 44:4 117:7<br><b>Trustee</b> 52:14<br><b>try</b> 6:11 22:13<br>48:21 | <b>trying</b> 27:5<br>36:21 46:10<br>71:8 108:11<br>118:7<br><b>turn</b> 28:7<br><b>twentieth</b><br>126:12<br><b>twenty-</b> 37:4<br><b>twenty-third</b><br>35:21 36:1<br>107:21 108:13<br>108:17 109:3<br><b>two</b> 9:14 12:1,2<br>12:3 14:4,19<br>15:9 18:8,18<br>19:7,7 21:2<br>22:1 32:14<br>33:4 34:12<br>41:22 45:9<br>47:14 50:14<br>69:10 70:16<br>74:2 82:18<br>88:6 102:10<br>115:10 120:15<br><b>two-</b> 45:7 94:16<br><b>two-family</b><br>91:14,19 122:1<br>122:6<br><b>two-story</b> 45:8<br>47:10<br><b>two=story</b> 50:15<br><b>type</b> 24:3 51:15<br>100:18<br><b>typical</b> 68:16<br><b>typo</b> 49:10,11 | <b>unfortunately</b><br>103:17 108:18<br><b>UNIDENTIFI...</b><br>116:13<br><b>unique</b> 50:12,16<br><b>unit</b> 2:5,15,16<br>12:4,6,9 18:11<br>21:18 32:15,17<br>33:3,10 43:3<br>43:14 45:10,16<br>45:17 98:13<br>102:1,3,4<br>106:7 108:1<br>111:7 112:1<br>114:14 117:5<br>120:2,12,16,16<br>120:18,21<br><b>units</b> 13:3 20:22<br>22:1 24:4,4,4<br>25:4 29:16<br>31:21 32:13<br>33:4 45:10<br>96:3,19 98:2<br>98:14 117:4<br><b>unmute</b> 17:7<br>52:2 66:18<br>90:2 101:11<br>118:22<br><b>unsafe</b> 96:2,17<br><b>update</b> 38:13<br>126:13 128:11<br><b>updated</b> 11:13<br>113:14<br><b>upgrade</b> 25:12<br>79:16 93:12<br><b>upper</b> 10:6<br>96:10<br><b>uptick</b> 53:5<br><b>usable</b> 21:6<br><b>use</b> 32:21 55:1<br>78:10 79:7,11<br>79:13,18 91:16<br>91:17 92:18<br>93:1,9 114:6<br>114:11,13<br>115:10 122:3,4<br>123:3,8,11,15<br><b>uses</b> 79:5 92:16 | 103:15 123:1,7<br><b>usual</b> 26:15,19<br>28:7 |
| <b>V</b>  |   |   |   |   |
|   | <b>vacant</b> 36:8<br><b>vacuum</b> 114:14<br><b>valid</b> 29:18 34:8<br>77:11<br><b>Valois</b> 41:16,19<br>42:21 43:3,16<br>44:7 45:16<br>47:15<br><b>value</b> 25:19 26:3<br>26:17 30:20<br><b>variance</b> 7:13<br>13:17 14:11<br>18:5 21:12<br>39:7 45:6<br>49:16,20 50:2<br>50:19 53:9,10<br>54:4 55:7,13<br>55:15 56:4<br>57:18 60:9<br>64:9 65:16<br>67:11 69:13<br>72:16 73:5<br>77:18 80:11<br>82:7,10 84:1<br>95:13 97:18<br>98:7 101:16,22<br>102:9 103:10<br>104:4 105:12<br>108:5<br><b>variances</b> 45:12<br>99:10<br><b>variety</b> 24:17<br>69:6<br><b>vary</b> 29:6<br><b>varying</b> 30:22<br><b>vehicle</b> 64:12<br>65:17 67:4<br>69:15,16 71:21<br>72:9,14 74:15<br>80:14,22 82:4<br><b>vehicles</b> 23:12<br><b>verify</b> 4:15<br>119:8   |   |   |   |
|   |   | <b>U</b>  |   |   |
|   | <b>Uh</b> 65:18<br><b>underneath</b><br>50:17<br><b>understand</b> 8:9<br>15:20 29:19<br>30:17 45:4<br>70:9 88:15<br><b>understanding</b><br>47:14<br><b>understood</b><br>42:22  |   |   |   |

|                         |                        |                        |                         |                        |
|-------------------------|------------------------|------------------------|-------------------------|------------------------|
| <b>version</b> 113:22   | 124:12 128:1           | 29:20 31:10            | 93:1,3 123:10           | 5:3 6:4,9 16:14        |
| <b>versus</b> 28:17     | <b>vu</b> 98:22        | 36:7 48:7 63:2         | 123:12                  | 16:16 26:3             |
| <b>Vhaiwala</b> 52:15   | <b>Vujinic</b> 62:8,8  | 72:22 74:11            | <b>wells</b> 7:18 8:3   | 37:4 39:12,13          |
| <b>Vice</b> 1:7         | 62:12,19 65:18         | 80:11 96:7             | 9:2 11:21               | 41:4 51:4,5            |
| <b>video</b> 3:21       | 65:20 77:6             | 103:10,18              | 20:15 21:10             | 55:18,19 57:5          |
| <b>view</b> 28:16,19    | 84:3                   | 115:9,12,14,19         | 29:12 33:1              | 58:21,22 60:5          |
| 29:1 33:8 46:4          |                        | 116:2,2,12,16          | <b>Wendy</b> 1:8 3:5    | 60:18,19 62:5          |
| 46:20 47:1              | <b>W</b>               | 116:17,19              | 4:20,21 6:4,9           | 66:3 69:20             |
| 48:5 49:19              | <b>W</b> 3:6 41:4 57:4 | 119:9,17               | 16:17,18 26:6           | 79:22 80:1             |
| 77:5                    | 60:4 62:4 85:4         | 121:11                 | 26:7,11,14              | 82:11,12 83:13         |
| <b>viewpoints</b>       | 95:4 106:4             | <b>we'll</b> 40:8 43:1 | 28:7,11,12,14           | 83:14 85:5             |
| 129:7,7                 | 111:4 125:4            | 46:17 73:3             | 37:2 39:16,17           | 89:11 91:8             |
| <b>views</b> 129:14     | <b>waiver</b> 37:17    | 86:19 102:18           | 41:3 51:8,9             | 94:4,5 95:5            |
| <b>violates</b> 97:13   | 58:10 109:16           | 116:8                  | 55:22 56:1              | 99:13,15 105:3         |
| <b>violating</b> 7:22   | 127:8,9                | <b>we're</b> 7:22,22   | 57:3 59:3,4             | 105:4 106:5            |
| <b>violation</b> 8:4    | <b>walk</b> 8:7 24:20  | 8:2 9:1 10:7,8         | 60:3,20,21              | 110:1,2 111:5          |
| 13:10 78:12             | 65:11 70:1,1           | 10:9,12,14,15          | 62:3 66:8,10            | 117:22 118:2           |
| <b>violations</b> 8:9   | 119:11                 | 11:17 12:9,15          | 66:12 70:3,5            | 124:4,5 125:5          |
| 103:20 104:20           | <b>walked</b> 23:6     | 12:21 13:12,22         | 73:12,14,14,16          | 127:15,16              |
| <b>violative</b> 96:2   | 30:16                  | 21:9,19 22:1           | 73:18 74:5              | 128:20 129:16          |
| 98:4                    | <b>walkway</b> 24:17   | 35:9 36:15,18          | 76:9,11,14              | 129:22 130:2           |
| <b>vis-à-vis</b> 23:20  | <b>walkways</b> 14:18  | 36:18 37:6             | 80:2,3 82:13            | <b>window</b> 7:18 8:3 |
| <b>visible</b> 68:12    | <b>wall</b> 12:12 49:7 | 40:4 42:20             | 82:14 83:18,19          | 9:2 11:21              |
| 88:17,18 98:15          | 87:5,6 88:13           | 44:15,20,21            | 85:3 89:16,17           | 20:15 21:10,12         |
| 121:11                  | 88:14                  | 48:11 63:12,14         | 94:8,9 95:3             | 29:12 33:1             |
| <b>visibly</b> 98:16    | <b>want</b> 6:16 11:14 | 64:10,13 65:1          | 99:18,19                | 48:9,10,11,13          |
| <b>visited</b> 70:15    | 16:18 23:1             | 85:16,16 87:11         | 102:21 105:7,8          | 63:12 88:11,13         |
| <b>vista</b> 30:17      | 29:21,22 30:13         | 87:12,14,19            | 106:3 110:5             | <b>windows</b> 13:9    |
| <b>visual</b> 24:8      | 30:14 38:20            | 88:5,12 89:3           | 111:3 118:12            | 16:2,9 48:7,16         |
| 102:13                  | 39:2,5 40:3            | 95:10 108:4,11         | 118:14,16               | 114:9,19 115:8         |
| <b>visuals</b> 46:16    | 41:22 47:15            | 113:5,12,18            | 124:8,9 125:3           | 115:20                 |
| <b>volume</b> 45:9      | 48:2 64:20             | 114:12 115:2,4         | 127:19,20               | <b>winter</b> 24:19    |
| 78:16                   | 69:16 72:8             | 117:14 119:19          | 129:3,18,21             | <b>wintertime</b> 54:2 |
| <b>vote</b> 34:10 39:21 | 85:11 106:21           | 120:1,1,4              | <b>went</b> 9:10 108:7  | <b>wisdom</b> 26:2     |
| 56:3 59:6 61:2          | 112:8 115:10           | <b>we've</b> 8:21 69:5 | <b>west</b> 80:19       | <b>wish</b> 51:20      |
| 73:3 77:18              | 116:5,17 119:7         | 89:1 112:1,3           | <b>Western</b> 43:12    | 66:14 101:21           |
| 80:7 82:18,18           | 119:12,18              | 112:16 117:9           | 44:22                   | <b>wishes</b> 17:3     |
| 94:11 105:10            | <b>wanted</b> 11:10    | 126:7                  | <b>whereof</b> 131:12   | 89:20 101:7            |
| 110:7 124:11            | 12:13 15:20            | <b>weather</b> 54:1    | <b>wide</b> 14:2 15:16  | 118:18                 |
| 127:22                  | 43:6 86:18             | 55:12 101:2            | 24:19                   | <b>withdraw</b>        |
| <b>voted</b> 83:21      | 119:3                  | <b>webpage</b> 4:10    | <b>wider</b> 15:12,16   | 108:15                 |
| <b>votes</b> 4:5 33:16  | <b>wasn't</b> 27:17    | <b>website</b> 98:11   | <b>width</b> 10:3 14:4  | <b>witness</b> 131:12  |
| 33:17 34:11             | 75:8,9,10              | <b>week</b> 97:4       | 14:17,18 15:1           | <b>WOLITSKY</b>        |
| 39:22 56:4              | <b>water</b> 45:19     | <b>weeks</b> 97:11     | 22:5 31:10              | 119:22                 |
| 59:7 61:3               | 47:4,17                | <b>welcome</b> 3:8     | 49:5 86:4               | <b>Wolitzky</b> 119:21 |
| 72:21 80:8              | <b>waving</b> 41:16    | 34:22 128:21           | <b>wife</b> 95:9,20     | 119:22                 |
| 82:20,21 94:13          | <b>way</b> 11:21 18:21 | 129:19                 | 101:16 119:22           | <b>wonderful</b>       |
| 105:11 110:8            | 22:2,16,17             | <b>welfare</b> 79:11   | <b>Williams</b> 1:8 5:2 | 124:14                 |

|                         |                         |                         |                         |                        |
|-------------------------|-------------------------|-------------------------|-------------------------|------------------------|
| <b>wooden</b> 46:8,9    | 99:6 103:19             | <b>0.02</b> 113:14      | <b>14</b> 37:18 58:17   | 131:13                 |
| <b>word</b> 62:21       | <b>yeah</b> 6:16 8:10   | <b>0.03</b> 12:18       | 109:11 126:22           | <b>2028</b> 131:18     |
| 104:8                   | 8:12 9:18               | <b>0.38</b> 64:8        | <b>149063</b> 60:7      | <b>203324</b> 41:10    |
| <b>wording</b> 78:6     | 10:22 11:20             | <b>0.5</b> 64:8         | <b>15</b> 13:4,4        | <b>205192</b> 57:7,14  |
| <b>words</b> 26:2       | 13:20 14:6,17           | <b>0.75</b> 113:9       | <b>15'</b> 10:4 13:22   | <b>206165</b> 62:7     |
| <b>work</b> 14:7 27:8   | 16:8 19:5 20:3          | <b>0.83</b> 113:10,13   | 14:4,18,22              | <b>206313</b> 85:7     |
| 52:14 53:14,16          | 41:19,19 43:9           | <b>0.837</b> 113:13     | 15:12                   | <b>206407</b> 106:7    |
| 57:15 66:22             | 44:13,20 62:19          | <b>0.94</b> 12:20 20:13 | <b>16</b> 113:5 121:10  | <b>206433</b> 95:7     |
| 68:6 78:1 86:1          | 69:22 70:2              | <b>0.97</b> 12:20 20:14 | <b>16'</b> 15:16 65:8   | <b>207186</b> 111:7    |
| 93:16 97:7,8            | 75:15 98:22             | <b>01/26/23</b> 2:6,8   | <b>163881</b> 6:7       | 121:11                 |
| 97:10 100:4,9           | 99:3,11 107:12          | <b>02139</b> 1:6        | <b>17</b> 45:11 46:6    | <b>207647</b> 125:7    |
| 100:18 104:3            | 108:5,18,18             | <b>02144</b> 106:18     | 52:10                   | <b>21</b> 52:10 96:6   |
| 105:12 109:5            | 111:21 119:19           | <b>04/28/2</b> 2:4      | <b>17'</b> 15:16        | <b>22</b> 3:22 68:3,11 |
| 121:6,9                 | 125:18 128:12           | <b>08:37</b> 130:3      | <b>17-21</b> 2:5 41:10  | 97:10                  |
| <b>workable</b> 23:3    | 128:13,16               |                         | <b>17,19,21</b> 52:6    | <b>23</b> 7:11 35:5,6  |
| 24:15                   | <b>year</b> 22:11,12    | <hr/> <b>1</b> <hr/>    | <b>17.5'</b> 15:16      | 35:10,11,18            |
| <b>worked</b> 19:5      | 35:8 97:9               | <b>1</b> 12:6,9 86:18   | <b>170</b> 64:6         | 37:1,2 58:3,6,8        |
| 29:4                    | <b>years</b> 34:12      | <b>1'</b> 63:21         | <b>1800s</b> 45:5       | 58:14 59:8             |
| <b>working</b> 8:22     | 51:16 120:14            | <b>10</b> 14:21 49:14   | <b>1871</b> 25:7        | 107:5 109:2,4          |
| 112:3,11 126:2          | 124:18                  | 60:14 61:4              | <b>19</b> 2:5 43:4,14   | 109:7,9,11,14          |
| 126:8                   | <b>yep</b> 8:13 11:18   | 90:11 92:19             | 52:10,12                | 109:20 110:9           |
| <b>works</b> 37:11,13   | 38:8,11 41:20           | <b>10'</b> 49:6 63:21   | <b>1980</b> 96:20       | 125:22 126:6           |
| 46:3 73:7               | 42:8,10 43:7            | 65:8                    | <b>1994</b> 112:17      | 126:19,21              |
| <b>worsening</b> 87:16  | 75:1 76:4,8,18          | <b>10.30</b> 53:9       |                         | 127:6,13 128:2         |
| <b>worth</b> 107:10     | 94:20 110:12            | <b>10.43</b> 92:7,8     | <hr/> <b>2</b> <hr/>    | 128:14                 |
| <b>wouldn't</b> 47:7,7  | 125:18 129:3            | 122:15,16               | <b>2</b> 10:6 12:9 45:8 | <b>240</b> 20:11       |
| 64:19                   | <b>Yideben</b> 38:9     | <b>102</b> 119:4        | 57:11 88:4              | <b>25</b> 43:8 78:17   |
| <b>wrap</b> 128:19      | <b>younger</b> 118:11   | <b>104</b> 2:16 111:7   | 98:9 101:18             | <b>255</b> 2:7 57:7    |
| <b>write</b> 128:8      | <b>yuck</b> 47:20       | 112:1 113:21            | <b>2.78</b> 121:4       | <b>27</b> 3:19 35:8    |
| <b>writes</b> 68:8      |                         | 120:1,11,15             | <b>20</b> 2:12 43:7,8   | 45:21                  |
| <b>writing</b> 57:12    | <hr/> <b>Z</b> <hr/>    | <b>106</b> 2:15         | 62:7,9 66:22            | <b>28</b> 131:18       |
| 68:8 102:9              | <b>zero</b> 100:18      | <b>11</b> 60:14 63:9    | 67:8 68:3               | <b>29</b> 52:8         |
| <b>written</b> 45:21    | 104:3                   | 102:1                   | <b>200</b> 20:8         |                        |
| 102:11 120:17           | <b>Zone</b> 112:5       | <b>111</b> 2:16         | <b>2001</b> 102:3       | <hr/> <b>3</b> <hr/>   |
| <b>wrong</b> 113:13     | 113:8                   | <b>12</b> 3:15 35:4     | <b>2005</b> 45:6        | <b>3'10</b> 13:8 15:21 |
|                         | <b>zoning</b> 1:1 3:9   | 41:12                   | <b>2016</b> 45:17       | <b>30</b> 64:18        |
| <hr/> <b>X</b> <hr/>    | 19:17 46:11             | <b>12'3</b> 14:2 15:3   | <b>2020</b> 3:16,20     | <b>30''</b> - 69:11    |
| <b>x</b> 2:1 13:4 49:14 | 78:7 79:5 90:7          | <b>12/16/21</b> 2:10    | <b>2022</b> 95:21 97:8  | <b>304</b> 106:17      |
| 65:8                    | 91:11 92:2,16           | <b>125</b> 2:17         | <b>2023</b> 1:3 3:9     | <b>32</b> 113:15       |
|                         | 101:16 112:8            | <b>13</b> 35:7 37:6,7   | 37:16,21 39:11          | 117:15                 |
| <hr/> <b>Y</b> <hr/>    | 120:9 121:20            | 37:16,19,21             | 40:1 57:11              | <b>33</b> 45:21        |
| <b>yammering</b> 70:8   | 122:11 123:1            | 38:3 39:11              | 58:3,6,8 60:14          | <b>34''</b> - 69:11    |
| <b>yard</b> 12:8 45:11  | <b>zoom</b> 7:6 86:8    | 40:1,8 97:7             | 60:14 61:4              | <b>37</b> 20:14 63:5   |
| 63:15,22 64:16          |                         | 121:12                  | 109:7,9,15,21           | 114:13                 |
| 69:4,5,12,14            | <hr/> <b>0</b> <hr/>    | <b>130</b> 2:4 6:7,10   | 110:9 121:12            | <b>37.5</b> 20:14      |
| 69:21 70:10             | <b>0</b> 13:18 14:10,14 | 7:9                     | 125:22 126:19           | <b>39</b> 20:21 30:7   |
| 71:18 72:4              | 16:22 24:11,14          | <b>133</b> 63:4         | 126:21 127:13           |                        |
| 80:22 81:4              | 27:11 30:7              | <b>1376</b> 13:5        | 128:2,14                | <hr/> <b>4</b> <hr/>   |
| 84:2 88:21              | 31:9                    |                         |                         | <b>4</b> 2:15 49:14    |

|  |  |  |  |  |
|--|--|--|--|--|
| 88:11 106:7<br>108:1<br><b>4'</b> 49:7<br><b>4/27</b> 35:8<br><b>40</b> 13:18 20:21<br>30:5 49:13<br><b>40'</b> 49:14<br><b>401</b> 2:17 125:7<br><b>41</b> 2:5 67:22<br>90:12,12<br><b>48</b> 90:12,12<br>106:17<br><b>480</b> 49:13<br><b>49</b> 90:12,12  | <b>6:02</b> 6:2<br><b>6:30</b> 61:5 107:21<br>108:21,22<br><b>6:52</b> 41:2<br><b>60</b> 2:9 90:11<br><b>62</b> 2:12<br><b>65</b> 2:15 106:7<br>108:1 109:7  |  |  |  |
| <hr/> <b>5</b> <hr/>   | <hr/> <b>7</b> <hr/>   |  |  |  |
| <b>5</b> 2:14 14:20<br>78:13 86:7<br>95:7,10,15,21<br>101:17 102:1<br>103:4<br><b>5'</b> 10:7<br><b>5.31</b> 53:4<br><b>5:00</b> 38:2 58:13<br>109:14 126:12<br>126:12 127:5<br><b>50</b> 90:13<br><b>54'</b> 15:1<br><b>55</b> 2:9 60:7<br>90:12<br><b>56</b> 2:13 85:7,10<br>90:6,9 93:17<br><b>57</b> 2:7 | <b>7:14</b> 60:2<br><b>7:16</b> 62:2<br><b>7:30</b> 110:12<br><b>7:44</b> 85:2<br><b>7:58</b> 95:2<br><b>79</b> 68:10  |  |  |  |
| <hr/> <b>6</b> <hr/>   | <hr/> <b>8</b> <hr/>   |  |  |  |
| <b>6</b> 2:4,16 17:7<br>52:2 63:22<br>66:18 90:2<br>98:10 99:7<br>101:11 111:7<br>118:22 120:12<br>120:16,18,21<br><b>6'</b> 12:12<br><b>6'8</b> 13:8<br><b>6:00</b> 1:4 3:4<br>37:16,21 39:11<br>58:6,9 109:7<br>109:10 110:9<br>127:13 128:14  | <b>8</b> 13:11 49:3<br>98:10 99:8<br>102:3 120:9<br><b>8.22</b> 13:11<br><b>8.22.1</b> 78:9<br>91:15 122:2<br><b>8.222d</b> 91:4,10<br>121:19,20<br><b>8.223</b> 53:7 78:5<br><b>8.22d</b> 90:20<br><b>8:11</b> 106:2<br><b>8:16</b> 111:2<br><b>8:33</b> 125:2<br><b>80s</b> 112:17<br><b>831</b> 1:5<br><b>85</b> 2:13 |  |  |  |
|  | <hr/> <b>9</b> <hr/>   |  |  |  |
|  | <b>9</b> 1:3 3:9 17:7<br>35:2,9,14 52:2<br>66:18 90:2<br>98:14 101:11<br>118:22<br><b>9'5</b> 63:20 64:4<br><b>9'9</b> 49:6<br><b>95</b> 2:14  |  |  |  |