

March 26, 2020

BOARD OF ZONING APPEAL
FOR THE
CITY OF CAMBRIDGE

GENERAL HEARING

THURSDAY, March 26, 2020

7:00 p.m.

In

City Hall

344 Broadway

Sullivan Chambers

Cambridge, Massachusetts 02139

Constantine Alexander, Chair

Brendan Sullivan, Vice Chair

Andrea A. Hickey

Jim Monteverde

Anthony Tuccinardi, City Employee



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1 P R O C E E D I N G S

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3 (7:00 p.m.)

4 Sitting Members: Constantine Alexander, Brendan
5 Sullivan, Andrea A. Hickey, Jim Monteverde

6 CONSTANTINE ALEXANDER: It's 7:00, so I'm going to
7 call this meeting of the Zoning Board of Appeals to order,
8 and as is our custom, we're going to start with the
9 continued cases.

10 We have three continued cases. The first case I'm
11 going to call is Case Number 017212 -- 45 Magoun Street.
12 And we have -- this case is going to be continued given the
13 current circumstances in our city and in the country at
14 large, is going to be continued until April 23.

15 The petitioner is agreeable to that, and the
16 petitioner also knows of the requirements for continued
17 cases regarding reposting of the sign, and the time deadline
18 for the submission of new plans or dimensional forms.

19 The Chair moves that we continue this case until
20 7:00 p.m. on April 23. All those in favor, please say,
21 "Aye."

22 BRENDAN SULLIVAN: Aye, Brendan Sullivan --

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ANDREA HICKEY: Aye.

JIM MONTEVERDE: Jim Monteverde says, "Aye."

[All vote YES]

CONSTANTINE ALEXANDER: Okay. It's unanimous this case is continued until April 23.

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2 (7:00 p.m.)

3 Sitting Members: Constantine Alexander, Brendan Sullivan,
4 Andrea A. Hickey, Jim Monteverde

5 CONSTANTINE ALEXANDER: The Chair will now call
6 Case Number 017213, 41-43 Magoun Street. And again, this is
7 like the case before. The petitioner is aware of the
8 circumstances. He can't be not aware of circumstances in
9 the country right now, and has agreed to continue this case
10 until 7:00 p.m. on April 23.

11 The petitioner is also aware of the requirements
12 for continued cases in terms of sign posting and submission
13 of revised or new plans, specifications, et cetera.

14 The Chair moves that we grant -- we continue this
15 case until 7:00 p.m. on April 23.

16 BRENDAN SULLIVAN: Can I make a suggestion that
17 you call the roll of individuals?

18 CONSTANTINE ALEXANDER: Okay. In favor, Brendan?

19 BRENDAN SULLIVAN: Brendan, yes.

20 CONSTANTINE ALEXANDER: Andrea?

21 ANDREA HICKEY: Andrea Hickey, yes.

22 CONSTANTINE ALEXANDER: Jim?

1 JIM MONTEVERDE: Yes.

2 CONSTANTINE ALEXANDER: And the Chair says yes as
3 well. So it's unanimous.

4 [All vote YES]

5 CONSTANTINE ALEXANDER: The case is continued
6 until April 23.

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2 (7:02 p.m.)

3 Sitting Members: Constantine Alexander, Brendan Sullivan,
4 Andrea A. Hickey, Jim Monteverde

5 CONSTANTINE ALEXANDER: I now call Case Number
6 017229 -- 93 Windsor Street. Again, this case is proposed
7 to continue this case until April 23.

8 The petitioner is aware of that, and is amenable
9 to that continuance, and is aware of the requirements for
10 continued cases related to a new sign posting, and time for
11 submission of new plan specs.

12 So on the basis of all that, the Chair moves that
13 we continue this case until 7:00 p.m. April 23. Again, as
14 suggested by Mr. Sullivan, I'm going to take a roll call
15 vote. Brendan?

16 BRENDAN SULLIVAN: Brendan Sullivan, yes.

17 CONSTANTINE ALEXANDER: Andrea?

18 ANDREA HICKEY: [Silence]

19 CONSTANTINE ALEXANDER: Jim?

20 JIM MONTEVERDE: I vote yes.

21 CONSTANTINE ALEXANDER: Okay. Let's go back to
22 Andrea. Andrea, are you there? We need four votes to take

1 any action. The Chair is going to vote in favor of it as
2 well. So we have three votes in favor, and one missing
3 person at this point. Andrea, are you there yet?

4 JIM MONTEVERDE: Hold on. I'll try and text her.

5 CONSTANTINE ALEXANDER: Okay. Seems like she lost
6 the connection.

7 [Noise as Andrea rejoins the meeting.]

8 JIM MONTEVERDE: Is she back?

9 ANDREA HICKEY: Yeah, I'm -- can you hear me??

10 CONSTANTINE ALEXANDER: Yes.

11 JIM MONTEVERDE: Yep.

12 ANDREA HICKEY: All right. I could hear you
13 before, but you couldn't hear me. So why don't we do that
14 last case again?

15 CONSTANTINE ALEXANDER: Okay, sure. I propose
16 that we continue the case at 017229 on 93 Windsor Street
17 until 7:00 p.m. on April 23. The petitioner is amenable to
18 that, and is aware of the requirements for new signed
19 posting and expect to modify plans, specifications and the
20 like.

21 And so, three of us have so far voted to continue
22 this case until April 23, and we anxiously await your vote.

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ANDREA HICKEY: Andrea Hickey, yes.

[All vote YES]

CONSTANTINE ALEXANDER: Okay. Four votes in favor, the motion has been carried. This case is continued as well.

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2 (7:05 p.m.)

3 Sitting Members: Constantine Alexander, Brendan Sullivan,
4 Andrea A. Hickey, Jim Monteverde

5 CONSTANTINE ALEXANDER: For our continued agenda,
6 we can't go to our regular agenda until 7:30, when we'll
7 have a few minutes to do whatever you want to do. So let's
8 get back on the phone, or I'll resume the hearing.

9 ANDREA HICKEY: Okay. So we'll call back in?

10 CONSTANTINE ALEXANDER: It's up to you to keep the
11 line open. It might be easier to do that too, but what do I
12 know?

13 JIM MONTEVERDE: Yeah, I'll just stay on the line.

14 ANDREA HICKEY: All right. I'll do that too. I'm
15 going to do some work here, but I'll have you on speaker.

16 JIM MONTEVERDE: It's 7:06, according to the
17 iPhone. So we have a bit of time when we can start the
18 regular meeting.

19 [BREAK/technical conversation]

20 CONSTANTINE ALEXANDER: Again, because we do have
21 on the regular agenda the same three petitioners that we had
22 on the continued agenda. They have alternate petitions, I

1 don't know. But in any event, we're going to continue them.

2 So let's start.

3 I will call Case Number 017257 -- 41 Magoun
4 Street. The Chair moves that we continue this case until
5 7:00 p.m. on April 23.

6 The petitioners are amenable to that continuance
7 and are aware of the requirements for continued cases in
8 terms of new posting of signs and submission of modified or
9 new specifications, drawings, and the like.

10 So the Chair moves that we continue this case
11 until 7:00 p.m. on April 23. We'll give a roll call.
12 Brendan?

13 BRENDAN SULLIVAN: Brendan Sullivan, yes.

14 CONSTANTINE ALEXANDER: Andrea?

15 ANDREA HICKEY: Andrea Hickey, yes.

16 CONSTANTINE ALEXANDER: Jim?

17 JIM MONTEVERDE: Yes.

18 [All vote YES]

19 CONSTANTINE ALEXANDER: And the Chair votes yes as
20 well. This case is continued.

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2 (7:18 p.m.)

3 Sitting Members: Constantine Alexander, Brendan Sullivan,
4 Andrea A. Hickey, Jim Monteverde

5 CONSTANTINE ALEXANDER: Moving on, the next case
6 is 017258 -- 45 Magoun Street.

7 And again, the petitioners -- this is another
8 variation if you will of the continued case for the same
9 address, with the petitioners aware of the need to continue
10 this case as well, and as I said before, have been advised
11 as to the requirements regarding maintaining signs for the
12 continued case, and for the time deadlines for submission of
13 modified plans, specifications or the like.

14 So the Chair moves that we continue this case
15 until 7:00 p.m.

16 BRENDAN SULLIVAN: 7:15.

17 CONSTANTINE ALEXANDER: 7:15, oh I'm sorry -- and
18 in my mind I said 7:00 -- 7:15 p.m. on April 23. I'll take
19 a roll call vote. Brendan?

20 BRENDAN SULLIVAN: Brendan Sullivan, yes.

21 CONSTANTINE ALEXANDER: Andrea?

22 ANDREA HICKEY: Andrea Hickey, yes.

1 CONSTANTINE ALEXANDER: Jim?

2 JIM MONTEVERDE: Yes.

3 [All vote YES]

4 CONSTANTINE ALEXANDER: And the Chair votes yes as
5 well. This case is continued until April 23, 7:00 p.m.

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(7:19 p.m.)

Sitting Members: Constantine Alexander, Brendan Sullivan,
Andrea A. Hickey, Jim Monteverde

CONSTANTINE ALEXANDER: Next the Chair will call
Case Number 017272, 93 Windsor Street. Again, this is a
variation of a case that's also been continued.

Again, the petitioner is amenable to continuing
this case, and is aware of the requirements for continued
cases. So I'll take a vote. Brendan?

BRENDAN SULLIVAN: Brendan Sullivan, yes.

CONSTANTINE ALEXANDER: Andrea?

ANDREA HICKEY: Andrea Hickey, yes.

CONSTANTINE ALEXANDER: Jim?

JIM MONTEVERDE: Yes.

CONSTANTINE ALEXANDER: And the Chair votes yes as
well.

[All vote YES]

CONSTANTINE ALEXANDER: This case is continued
until 7:30 p.m. on April 23.

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(7:20 p.m.)

Sitting Members: Constantine Alexander, Brendan Sullivan,
Andrea A. Hickey, Jim Monteverde

CONSTANTINE ALEXANDER: Moving on, the Chair will
call Case Number 017260 -- 80 Gary (sic) -- does that say
Gary's Landing, or Gerry's Landing?

BRENDAN SULLIVAN: Gerry's Landing Road. This is
a --

JIM MONTEVERDE: Gus, I can't hear you too well.

CONSTANTINE ALEXANDER: This is a new case. I'm
not very --

ANDREA HICKEY: Gus, we can't hear you.

CONSTANTINE ALEXANDER: Okay, how about now?

ANDREA HICKEY: That's better.

JIM MONTEVERDE: That's good.

CONSTANTINE ALEXANDER: Okay. I'll sit very
close. Thank you. Sorry. Anyway, this is a brand new
case, not a variation of another case. And the petitioner
understands the need to continue this case, and has been
aware -- has signed a waiver of time for a decision, and is
aware of the requirements for our continued cases, with

1 regard to filing the new specifications and plans with
2 regard to reposting the signs.

3 So I'm going to make a motion to continue this
4 case until 7:45 p.m. on April 23.

5 CONSTANTINE ALEXANDER: Brendan?

6 BRENDAN SULLIVAN: Brendan Sullivan, yes.

7 ANDREA HICKEY: Andrea?

8 ANDREA HICKEY: Andrea Hickey, yes.

9 CONSTANTINE ALEXANDER: Jim?

10 JIM MONTEVERDE: Yes.

11 CONSTANTINE ALEXANDER: And the Chair votes yes as
12 well.

13 [All vote YES]

14 CONSTANTINE ALEXANDER: This case is continued
15 until 7:45 p.m. on April 23.

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(7:21 p.m.)

Sitting Members: Constantine Alexander, Brendan Sullivan,
Andrea A. Hickey, Jim Monteverde

The Chair will next call Case Number 01 -- no, I'm
sorry -- 017261 -- 197 Coolidge Hill. A new case. The
petitioner is amenable to continue this case until April 23,
given the circumstances in our society today.

He, or it I guess it would be -- no, whoever he,
she or it, knows that the requirements for continued cases
in terms of filing revised posting requirements, and also,
for submission of new or modified plan specifications and
the like.

So the Chair moves that we continue this case
until 8:00 p.m. on April 23. Brendan?

BRENDAN SULLIVAN: Brendan Sullivan, yes.

CONSTANTINE ALEXANDER: Andrea?

ANDREA HICKEY: Andrea Hickey, yes.

CONSTANTINE ALEXANDER: Jim?

JIM MONTEVERDE: Yes.

[All vote YES]

CONSTANTINE ALEXANDER: And the Chair votes yes as

1 well. This case is continued until 8:00 p.m. on April 23.
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(7:21 p.m.)

Sitting Members: Constantine Alexander, Brendan Sullivan,
Andrea A. Hickey, Jim Monteverde

CONSTANTINE ALEXANDER: The Chair will now call
Case Number 017262 -- 30 Gerry's Landing Road -- a slightly
different address from before. Same story, the petitioner
is aware of the need to continue this case, is amenable to
doing so, signed a waiver of time for decision, and has been
apprised of the requirements for proposing signs and new
plans, or modified plans and specifications for a continued
case.

The Chair therefore moves that we continue this
case until 8:15 p.m. on April 23.

BRENDAN SULLIVAN: Brendan Sullivan, yes.

CONSTANTINE ALEXANDER: Andrea?

ANDREA HICKEY: Andrea Hickey, yes.

CONSTANTINE ALEXANDER: Jim?

JIM MONTEVERDE: Yes.

[All vote YES]

CONSTANTINE ALEXANDER: And the Chair votes yes as
well, so this case is continued until 8:15 p.m. on April 23.

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2 (7:23 p.m.)

3 Sitting Members: Constantine Alexander, Brendan Sullivan,
4 Andrea A. Hickey, Jim Monteverde

5 CONSTANTINE ALEXANDER: The Chair will now call
6 Case Number 017247 -- 16-18 Forest Street. It looks like
7 55-27-16-19A Forest Street. Anyway, oh, no, no, no, I'm
8 sorry, that's the name of the -- my mistake. 16-18 Forest
9 Street.

10 Same story as before. The petitioner is aware of
11 the need to continue this case, and is amenable to doing so
12 and has signed a waiver of time for a decision. The
13 petitioner has also been advised of the requirements for new
14 posting of signs, and time for deadlines of submission of
15 revised plans, drawings of the like.

16 So the Chair moves that we continue this case
17 until 8:30 p.m. on April 23.

18 BRENDAN SULLIVAN: Brendan Sullivan, yes.

19 CONSTANTINE ALEXANDER: Andrea?

20 ANDREA HICKEY: Andrea Hickey, yes.

21 CONSTANTINE ALEXANDER: Jim?

22 JIM MONTEVERDE: Yes.

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[All vote YES]

CONSTANTINE ALEXANDER: And the Chair votes yes as well. So that motion is carried. This case is continued until 8:30 p.m. on April 23.

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(7:24 p.m.)

Sitting Members: Constantine Alexander, Brendan Sullivan,
Andrea A. Hickey, Jim Monteverde

CONSTANTINE ALEXANDER: The Chair will now call
Case Number 017248 -- 17-19 Forest Street. Again, same
story. The petitioner has been advised of the need to
continue this case.

The petitioner is amenable to that and has signed
a waiver of time for a decision. The petitioner is also
aware of the requirements for continued cases with regard to
the posting of signs, and with regard to the submission of
new or modified plan specifications and the like.

So on the basis of all this, the Chair moves that
we continue this case until 8:45 p.m. on April 23. Brendan?

BRENDAN SULLIVAN: Brendan Sullivan, yes.

CONSTANTINE ALEXANDER: Andrea?

ANDREA HICKEY: Andrea Hickey, yes.

CONSTANTINE ALEXANDER: Jim?

JIM MONTEVERDE: Yes.

[All vote YES]

CONSTANTINE ALEXANDER: And the Chair votes yes as

1 well. So this case will be continued until 8:45 p.m. on
2 April 23.

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(7:25 p.m.)

Sitting Members: Constantine Alexander, Brendan Sullivan,
Andrea A. Hickey, Jim Monteverde

CONSTANTINE ALEXANDER: And our last case is Case
Number 017250 -- 165 Mount Auburn Street. Same story as
before. The petitioner is aware of the need to continue
this case, is amenable to doing so, has signed a waiver of -
- who spoke?

BRENDAN SULLIVAN: That was the phone.

CONSTANTINE ALEXANDER: Oh.

BRENDAN SULLIVAN: That's your phone.

JIM MONTEVERDE: Not me.

CONSTANTINE ALEXANDER: Sorry for the
interruption. I'm not sure where I was, but I'll say the
Chair will now move that we continue this case until 9:00
p.m. on April 23. Brendan?

BRENDAN SULLIVAN: Brendan Sullivan, yes.

CONSTANTINE ALEXANDER: Andrea?

ANDREA HICKEY: Andrea Hickey, yes.

CONSTANTINE ALEXANDER: Jim?

JIM MONTEVERDE: Yes.

1 [All vote YES]

2 CONSTANTINE ALEXANDER: And the Chair votes yes as
3 well. So the motion is carried, and this case is continued
4 until 9:00 p.m. on April 23. That is our agenda for this
5 evening.

6 I think we can -- I will -- we don't need a
7 motion for this. The Chair will move that we adjourn this
8 meeting and see everybody and speak to everybody at the next
9 regular meeting, which will be in two weeks.

10 Bye?

11 COLLECTIVE: Thank you.

12 [7:27 p.m. End of Proceedings.]

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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.

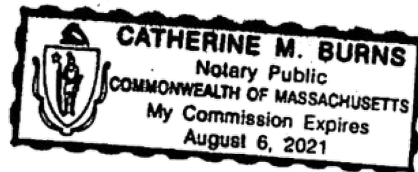
In witness whereof, I have hereunto set my hand this 6 day of April, 2020.



Notary Public

My commission expires:

August 6, 2021



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