BOARD OF ZONING APPEAL
FOR THE
CITY OF CAMBRIDGE

GENERAL HEARING

THURSDAY SEPTEMBER 14, 2023
6:00 p.m.
Remote Meeting
via
831 Massachusetts Avenue
Cambridge, Massachusetts 02139

Jim Monteverde, Chair
Steven Ng, Vice Chair
Virginia Keesler
Carol Agate
Daniel Fernando Hidalgo
Wendy Leiserson
Thomas Miller

City Employees
Stephen Natola

CAMBRIDGE TRANSCRIPTIONS™
Precision, Speed, Reliability
617.547.5690
transcripts@ctran.com

I N D E X

CASE PAGE

CONTINUED CASES

BZA-217962 -- 210 BENT STREET 6

Original Hearing Date: 06/15/23

BZA-219565 -- 27 JAY STREET 9

Original Hearing Date: 06/15/23

REGULAR AGENDA

BZA-234186 -- 107 RINDGE AVENUE 47

BZA-231284 -- 478 HURON AVENUE 57

BZA-232270 -- 25 NORMANDY TERRACE EXT. 66

BZA-226781 -- 61 CHURCH STREET 69

BZA-226790 -- 65 JFK STREET 81

BZA-233716 -- 63 CLARENDON AVENUE 85

BZA-216107 -- 1103 CAMBRIDGE STREET 110

BZA-233603 -- 233 RIVER STREET 132

P R O C E E D I N G S

* * * * *

(6:00 p.m.)

Sitting Members: Jim Monteverde, Steven Ng, Carol Agate, Thomas Miller, and Wendy Leiserson

JIM MONTEVERDE: We'll start the evening with the continued cases, and the Board will be Steven, Carol, Tom, Wendy, and myself. Are we all present?

COLLECTIVE: Present.

JIM MONTEVERDE: Okay. All right. Welcome to the September 14, 2023 meeting of the Cambridge Board of Zoning Appeal. My name is Jim Monteverde, and I am the Chair.

Pursuant to Chapter 2 of the Acts of 2023 adopted by the Massachusetts Court, and approved by the Governor, the City is authorized to use remote participation at meetings of the Cambridge Board of Zoning Appeal.

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

There will also be a transcript of the proceedings.

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

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

Generally, you will have up to three minutes to speak, but that may change based on the number of speakers.

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

STEPHEN NATOLA: Steven Ng?

STEVEN NG: Present.

STEPHEN NATOLA: Wendy Leiserson?

WENDY LEISERSON: Present.

STEPHEN NATOLA: Jim Monteverde?

JIM MONTEVERDE: Present.

STEPHEN NATOLA: Thomas Miller?

THOMAS MILLER: Present.

STEPHEN NATOLA: Carol Agate?

[Pause]

JIM MONTEVERDE: I know you're there; I saw your

green blouse. You're on the screen.

[Pause]

WENDY LEISERSON: She's muted, I think.

CAROL AGATE: I'm sorry. I --

JIM MONTEVERDE: There you go.

CAROL AGATE: -- didn't realize I was remuted.

JIM MONTEVERDE: Just tell us your name for the record and we're good to go.

CAROL AGATE: Carol Agate, present.

JIM MONTEVERDE: All right. Thank you.

CAROL AGATE: And unmuted.

JIM MONTEVERDE: Thank you. The first cases for tonight are all -- are continued cases that were started previously and not resolved.

* * * * *

(6:04 p.m.)

Sitting Members: Jim Monteverde, Steven Ng, Carol Agate, Thomas Miller, and Wendy Leiserson

JIM MONTEVERDE: For case 1, the first case I'm going to call is Case No. 217962 -- 210 Bent Street.

And we are -- have received a letter dated August 8 from Jenn Robichaud of Barlo Signs. Respectfully request a postponement of their September 14, 2023 variance request hearing to November of 2023. Is there anyone from the petitioner present?

[Pause]

No? Okay. We can do -- can we notify them of Nove 9? Okay. Can everyone make November 9? Steven?

STEVEN NG: Yes. I can attend November 9.

JIM MONTEVERDE: Thank you. Carol?

CAROL AGATE: I'm curious. Is this automatic that we extend it, or do we consider whether there is a reason for them to continue it again?

JIM MONTEVERDE: Since this is the first continuance, we usually grant them that request.

CAROL AGATE: Isn't it the second?

JIM MONTEVERDE: I beg your pardon -- this is the first continuance.

CAROL AGATE: This is the second. They continued it before.

JIM MONTEVERDE: They continued previously? Yeah. We heard it first, they continued at that time, that's true. This would be the second continuance. We usually grant the second continuance without much investigation. The third request is the one that we typically question.

CAROL AGATE: Okay.

JIM MONTEVERDE: Or basically advise them that it's the last time.

CAROL AGATE: All right. If that's the way it's done.

JIM MONTEVERDE: Yeah. If you don't mind. And plus, there's no one here from the proponent to argue one way or the other. So you're okay with that, Carol?

CAROL AGATE: Yes.

JIM MONTEVERDE: You can attend?

CAROL AGATE: I'll look for it.

JIM MONTEVERDE: Tom?

THOMAS MILLER: That's fine with me.

JIM MONTEVERDE: Thank you. Wendy?

WENDY LEISERSON: Yes, that's fine with me.

JIM MONTEVERDE: Thank you. And that's fine for me. So it will be continued to November 9, 2023.

* * * * *

(6:07 p.m.)

Sitting Members: Jim Monteverde, Steven Ng, Carol Agate, Thomas Miller, and Wendy Leiserson

JIM MONTEVERDE: The next case is 219565 -- 27 Jay Street. Is there anyone here who wishes to speak on that property or request? Edrick vanBeuzekom?

Julia? Juliet Stone? Is there anyone from the proponent's side who wants to speak for 27 Jay Street?

SID GEHLOT: Yeah. Myself, Sid Gehlot from Treetop Group. The owner is here.

JIM MONTEVERDE: Yep.

SID GEHLOT: And I believe Edrick is also there.

EDRICK VANBEUZEKOM: I'm here now, I just hadn't been admitted to the meeting yet.

JIM MONTEVERDE: Oh, apologize.

EDRICK VANBEUZEKOM: Yeah.

JIM MONTEVERDE: Sorry about that.

EDRICK VANBEUZEKOM: Just came.

SID GEHLOT: Is Juliet Stone with you guys also?

EDRICK VANBEUZEKOM: No. I -- she's one of the neighbors, I think?

JIM MONTEVERDE: Yes. I have a letter from her.

SID GEHLOT: Yeah.

JIM MONTEVERDE: Are we good? Okay. Do you want to explain to us what has been modified in your proposal, please?

EDRICK VANBEUZEKOM: Yes. So as you recall, we were proposing to raise the roof on the top floor and extend it over the rear ell, which currently has essentially a flat roof.

And the -- we had a discussion last time with neighbors where they had some concerns over the shadows and the mass of what we were adding.

What we did is we removed the addition from the rear ell, so that's gone completely. That was a study and storage space. So the new proposal now shows -- yeah, you can stop there for a moment. This is the FAR.

If you see the plan on the far left, is the top floor. And what we've done is eliminated space that was over the rectangle that you see at the top is now just the flat roof again. And instead, we're doing a small deck, which we're holding back from the side that's closest the property line for privacy reasons. And this basically

reduced the overall FAR by about 207 square feet.

And we met with the neighbors last week, presented this to them. We had a good discussion. I think they seemed generally favorable to what we were proposing. We showed them shadow studies that we've updated, so they have a sense of what the impact is.

We also -- one of the questions that came up last time was the accuracy of what we were showing as far as --

JIM MONTEVERDE: Right --

EDRICK VANBEUZEKOM: -- heights relative to the adjacent buildings. And we went out and actually measured from the ground to the eave lines of the adjacent buildings to justify the heights. And we were pretty close. We were within inches in the original drawing. So we adjusted slightly too.

So the shadow studies show that accurately now. I mean, they were accurate before, but they're slightly more accurate now. And so, that's essentially the change we've made. You know, we're still able to get usable space in the front section, and I think this still works in terms of what the owner is trying to achieve here. We're still keeping it as a single-family house, and yeah. I think that's about

it.

If you want, I can run you through the drawings to show you again -- to refresh everybody's memory.

JIM MONTEVERDE: It would be good if you -- I think the 3D view that you have --

EDRICK VANBEUZEKOM: Okay.

JIM MONTEVERDE: -- from the last time and now so that's clear, and then the --

EDRICK VANBEUZEKOM: Okay.

JIM MONTEVERDE: -- specific of the shadow study to just show the difference in the --

EDRICK VANBEUZEKOM: Okay. So --

JIM MONTEVERDE: -- impact.

EDRICK VANBEUZEKOM: -- Sure. If we can jump to the 3D.

JIM MONTEVERDE: Before you start that, just so --

EDRICK VANBEUZEKOM: Yep.

JIM MONTEVERDE: -- everyone on the Board recalls, what was previously approved, what's the difference between this scheme and what was previously approved?

EDRICK VANBEUZEKOM: Yeah. What had previously been approved was all the work that we've done in the

basement and that we had proposed for the first and second floors. The only difference from the second floor from the previously approved to now is the stair that we're extending up to the third floor.

So otherwise, previously we had sort of special permit keeping the shell of the building essentially as it was, but we were moving a lot of windows and including a window well in the rear to get egress from the basement.

JIM MONTEVERDE: Right. And you proposed -- the scheme that's before us now, is this -- you raise the roof to get some more space in the third floor, plus the dormers, correct?

EDRICK VANBEUZEKOM: Exactly.

JIM MONTEVERDE: Okay.

EDRICK VANBEUZEKOM: And that's -- yeah.

JIM MONTEVERDE: Okay. Just so we all recall. Thank you.

EDRICK VANBEUZEKOM: Sure. So if we can maybe scroll down real quickly. There's the first-floor plan. This is the basement, which the other change from what was previously approved in the original special permit -- the basement at the time was not counted as FAR.

And the City has since changed the rules. So that's a change in our dimensional form is now to count the basement as FAR.

The basement has already been excavated. We actually got lucky. The foundation in the whole front section went deeper than we expected, so we did not have to underpin that portion. But the rear portion has been underpinned, and everything's full ceiling height down there now.

We can continue to -- let's go -- there's the first floor plan. Next?

Second floor, which has three bedrooms and two bathrooms, and then a stair up. Here's the third floor. So again, here on the left-hand side, that rectangle you see is what used to be a study and storage space, and now that's just flat roof with this little roof deck that we're putting out the -- from the rear here on top of the flat roof.

So we have a master bedroom with a bathroom and walk-in closet. The dormers are basically to give headroom in the master bedroom, which is over the bed area. And then on the other side of the house there's two dormers; one over the bathroom for headroom and one over the top of the

stairs, to get headroom as you come up to the top floor.

And then we can continue down.

Here's the views from the front and rear.

And continue.

This is the side. So you see on the left now we no longer have the roof extending across there.

And continue.

That's the other side of the house. This is the side that's close to the property line.

Continue.

And then -- yeah, these are sections that gives the heights too. And we reviewed the heights with the neighbors at our meeting last year -- last week so that hopefully it was a little clearer than when we presented it at the zoning hearing last time.

Are the 3D drawings at the end of this, or is that a separate photo? Keep going, keep going. Here we go. Okay. So --

JIM MONTEVERDE: Yeah.

EDRICK VANBEUZEKOM: -- so if the -- so here we go. This is a view from the street, where we basically took our 3D model and pasted it in over a photograph scaling --

we used the one on the left to scale things, so we had our 3D model, and we matched the -- what was in the photo of the existing house. And then we could put the new one in on the right-hand side, so you get a sense of how that fits in with the other adjacent houses.

If we can go to the next view?

Here you get it more straight on. So as you can see on the right, the eave line of the proposal is still slightly lower than the neighbors' eave line, and we're slightly higher than the mansard on the left.

And then if you go to the next page, these are the shadow studies.

So this is -- so we did shadows basically at three, four times a year but two are the same. The equinoxes are the same in March and September. The winter solstice and the summer solstice are sort of the extremes of when the sun's the highest and when the sun's the lowest. So those are the data points that we tried to show.

So here you can see on the left is the existing structure, along with the adjacent buildings.

On the right, the purple portions of the shadow are what the increase in shadow is.

And this is -- so this one is taken at 9:00 a.m. in the morning. You can see most of the increased shadow is on the lower addition of the adjacent houses. It is fitting in underneath the windows. And so, you go through the day, that will raise up a little bit. So we can go to the next few.

Here you see it sort of moving along -- actually the way the sun angles work, it's still staying on the lower roof, though this one if you can go up just a little bit so I can see the time: Yeah, this is at 12:00 noon. So already it's swinging around pretty far.

And then we go around to the next one.

This is at 3:00 p.m. And at this point, basically all the additional shadow is out on the street.

And if you can go to the next few?

This is the summer solstice when the sun is at its highest. And basically, even at 9:00 a.m. the sun is high enough that we're not getting any shadows from the angle here, projected onto the house that you can see in this view anyways. This -- I think at the very base of the house there may be a little bit.

We can go to the next view.

So this is 9:00 a.m.

Next view would be 12:00 noon. Here you can see the shadows down at the ground level there. The added shadow is the purple area.

And then go to the next view.

And this is at 3:00 p.m. So here you see it's out in the street. So you can see the added, the purple shadow at the bottom.

Next?

This is the winter solstice. So this is the worst-case scenario. This is at 9:00 a.m. And you can see where the shadow is. It's already at -- hitting the windows on the existing condition, but then the purple you see above that is actually now adding more shadow on that side.

Next?

And then here this is at noon, the winter solstice -- it's moved a little far forward. You're getting light into the rear windows now.

And then next?

So this is at 3:00 p.m. in the winter, and there's still a little bit of shadow hitting the front of the adjacent house. And -- but most of the -- most -- but at

this point the sun's so low you're not really getting much impact from it. Because the surrounding houses are casting shadow as well.

So that's -- and these drawings, again, are verified in terms of the heights to the eave lines of the adjacent houses. So we know we've got that accurate.

JIM MONTEVERDE: Okay. Thank you. Can you just point out -- and I'll -- it'll be evident later why, but can you point out 29-33 Jay Street? Is that to the right of --

EDRICK VANBEUZEKOM: That's -- yes, that's to the right.

JIM MONTEVERDE: -- the one that the shadow is being cast on?

EDRICK VANBEUZEKOM: Yes, exactly.

JIM MONTEVERDE: And then it's basically to your cardinal direction north?

EDRICK VANBEUZEKOM: Yes. Okay. Northeast of us.

JIM MONTEVERDE: Yeah. Yeah. Okay. Okay. Anything else?

EDRICK VANBEUZEKOM: No. I think that should be pretty clear if anybody has questions.

JIM MONTEVERDE: Okay. Thank you.

EDRICK VANBEUZEKOM: You're welcome.

JIM MONTEVERDE: Let me just remind members of the Board, since it wasn't on the agenda, that description of the petition is to amend the previously approved special permit plan, which Edrick described, to raise the roof with a steeper pitch and dormers on each side in order to increase the number of bedrooms.

The existing structure is nonconforming to FAR, as well as front, rear and right-side setbacks on a lot that is nonconforming to lot area and lot width.

And you're asking for relief on Article 5 Section 5.21, Dimensional Requirements. Assuming that's because the gross floor area as we described gross floor area increases. The gross floor area increases, so the ratio increases?

EDRICK VANBEUZEKOM: That's correct.

JIM MONTEVERDE: Right?

EDRICK VANBEUZEKOM: Yep.

JIM MONTEVERDE: And that's kind of -- that's the story.

EDRICK VANBEUZEKOM: Yeah.

JIM MONTEVERDE: And then also -- yeah, because it's nonconforming, it's 8.22.2.d and .c. And then we're

doing -- this is a special permit.

EDRICK VANBEUZEKOM: Yeah.

JIM MONTEVERDE: Correct? Okay.

EDRICK VANBEUZEKOM: That's correct. And I just want to add the height increase on the house is 30' -- it brings it up to 33', whereas 35' is allowed. So we're staying --

JIM MONTEVERDE: Right.

EDRICK VANBEUZEKOM: -- under the height limit.

JIM MONTEVERDE: Yep. And that's all on the dimensional form?

EDRICK VANBEUZEKOM: Yep.

JIM MONTEVERDE: Okay. Any questions from members of the Board? Please say your name first.

CAROL AGATE: I'm curious, given the very strong letter from all of your neighbors. You know, you're saying that you spoke with them last week, but why didn't you get another letter from them, because they have put in a lot of reasons here why they object to it?

JIM MONTEVERDE: Carol, what's the date of the letter that you're looking at?

CAROL AGATE: June 14.

JIM MONTEVERDE: No, I think we have -- and I notice the same thing. This is what's in the electronic file versus what's in the paper file in front of me and that ISD has.

The neighbors -- and that's why I've asked where 29 and 33 Jay Street were -- have sent a letter as of the fourteenth. And there's only one specific objection.

So if that's your concern, Carol, if you could wait a moment, I'll read the correspondence. I think that'll address where you're -- that particular piece that you're mentioning. Do you have anything else beside that?

CAROL AGATE: Nope.

JIM MONTEVERDE: Okay. Thank you. Any other Board member have any comments at this time or questions?

[Pause]

No? All right. So let me read into the record we do have correspondence and we have one piece of correspondence that I'm reading from. Juliet Stone. And it is signed by Juliet Stone, Michele Klopner, Kathy Richman, or Katie Bliaker and Eric Gianovski (phonetic). My apologies for the pronunciations.

And it's from the twenty -- the residents of 29-33

Jay Street Condominium Association, which -- again, from the graphic on the screen is the building to the right of the one that's seeking the relief.

And it basically says that they continued -- they appreciate the amended design. And they continue to have concerns regarding privacy in units in 29-33 Jay Street, because that's where the existing building on the lot being reviewed is within a foot and a half from the property line, and they're concerned about the windows in the new dormer facing the north side and new windows will impact their privacy in the bedrooms and bathrooms in the adjacent building.

And I'll read this verbatim:

"We are requesting that the north-facing windows proposed for the dormer of 27 Jay Street be permanently fixed and inoperable [-- a bit redundant --] with frosted glass panes and not clear glass."

Does the proponent -- has the proponent seen this request and --

EDRICK VANBEUZEKOM: No, we have not. That hadn't -- that didn't come up at our meeting. But it's an understandable concern. And when you first started reading

that, that actually occurred to me as a way to solve the problem.

JIM MONTEVERDE: Yep.

EDRICK VANBEUZEKOM: I think that would probably be okay. Of course, we need Sid to weigh in on this.

JIM MONTEVERDE: And just -- again, and just for your and other members of the Board, this is exactly the solution the Board has seen in a number of other applications like this, where --

EDRICK VANBEUZEKOM: Yeah.

JIM MONTEVERDE: -- an addition, and specifically dormers or a two-story being raised to a three-story, particular windows that are sensitive to neighbors have been treated just this way.

EDRICK VANBEUZEKOM: Mm-hm.

JIM MONTEVERDE: Fixed, and with a frosted pane or some other, you know, film on it to make it --

EDRICK VANBEUZEKOM: Yeah.

JIM MONTEVERDE: -- translucent and not transparent or opaque. So Edrick, do you want to discuss --

EDRICK VANBEUZEKOM: Yep.

JIM MONTEVERDE: -- that with your client, or is

your client --

SID GEHLOT: No, I think they are okay with it. We already --

JIM MONTEVERDE: Okay.

SID GEHLOT: -- we'll take care of it.

EDRICK VANBEUZEKOM: Yeah. We can --

JIM MONTEVERDE: Okay.

EDRICK VANBEUZEKOM: -- do that. So we'd be happy to list it as a condition.

JIM MONTEVERDE: We can list that as a condition.

SID GEHLOT: Yep.

EDRICK VANBEUZEKOM: Yeah.

JIM MONTEVERDE: Okay. Very good. Thank you. Is there any other member of the public who wishes to speak?

STEPHEN NATOLA: Yeah. There are two. Juliet Stone?

JULIET STONE: Hi. I just want to -- I don't know if I -- yeah, can you hear me you guys?

JIM MONTEVERDE: Yes.

JULIET STONE: I just want to thank you for that. And I really appreciate that you could see our point, and that because it's a very large house right next to ours.

And, you know, it'll be a single-family with a lot of bedrooms.

I had one quick question. If we could see the dormer bedroom layout one more time, somehow, I didn't realize it had, like, two bedrooms in it. So I don't know why I missed that. And a bath and --

EDRICK VANBEUZEKOM: Keep going up. Yeah. Keep going. Keep going.

JULIET STONE: Yeah. It was one of the first. And I appreciate that you don't --

EDRICK VANBEUZEKOM: Yeah. Go back down.

JULIET STONE: Yeah.

EDRICK VANBEUZEKOM: Down one plan. Down one.

JULIET STONE: Yeah.

EDRICK VANBEUZEKOM: Yeah. So here's the -- this is the third floor.

JULIET STONE: Yeah. And you have two bedrooms on the third floor with --

EDRICK VANBEUZEKOM: No.

JIM MONTEVERDE: No. I think you --

JULIET STONE: Oh.

JIM MONTEVERDE: -- are you seeing the screen that

we are looking at?

JULIET STONE: I am.

JIM MONTEVERDE: So facing north -- and Edrick, correct me if I'm misreading this, but it's the two dormer -- two small dormer --

JULIET STONE: Oh, I'm not reading right. Yeah. Yeah. You're right.

JIM MONTEVERDE: So it's really a bathroom window and it's a staircase. I think --

JULIET STONE: That's what I --

JIM MONTEVERDE: -- staircase, I don't think it's a --

JULIET STONE: Yeah.

JIM MONTEVERDE: All right.

JULIET STONE: Yeah. Perfect. Okay. That -- I just, because it went by so fast, and I couldn't -- I thought the --

EDRICK VANBEUZEKOM: Yeah, sorry --

JULIET STONE: No, I appreciate it. I have nothing more to say.

I think there was one other person that wanted to speak to something from our group. But I thank you and good

luck with your project.

EDRICK VANBEUZEKOM: Thank you. Take care.

JIM MONTEVERDE: Thank you for your comment. Anyone else wishing to speak?

STEPHEN NATOLA: Kathy Richman? I -- can you hear me?

JIM MONTEVERDE: Yep, we can.

KATHY RICHMAN: Great. Okay. I actually have two things I'd like to ask. The neighbors at 2933 have before us four very different sizes of square footage in Treetop's evolving proposals. So I'd like to go over them and refer to the Board's comments from the last meeting in June about those.

So the original square feet was 1769. In June 23, it was 2234 because of the new basement. The stated one in September of the existing is 2583, so I don't know where the other 350' came from.

And what they're requesting is 2941'. The original -- the difference between 1769' -- the dimensions that came with the request to move a few windows -- and the new one, that's a difference of 39.8 percent increase. So the current request, 2941', is 39.8 percent higher than the

original request.

The -- at the Board --

JIM MONTEVERDE: Ms. Richman, I --

JULIET STONE: Yeah.

JIM MONTEVERDE: -- and I think you said it yourself, the first change in area, which I think Mr. vanBeuzekom explained initially, is really -- the City Ordinance changed, and you now had to count the basement square footage, where initially it was not. So that was the initial bump.

JULIET STONE: Right.

JIM MONTEVERDE: And I think that explains --

JULIET STONE: Right.

JIM MONTEVERDE: -- how we start now from looking at the current application. There's -- in the existing condition there's 2,583 and the requested is 2,941. Correct?

JULIET STONE: Right. What was requested --

EDRICK VANBEUZEKOM: Can I -- can I --

JULIET STONE: What was --

EDRICK VANBEUZEKOM: -- can I just pipe in here?

JIM MONTEVERDE: Yeah.

EDRICK VANBEUZEKOM: So I think what's confusing is in our June application, we actually had a slightly lower number. And the reason for that was I discovered after the fact that we had not included the basement -- exterior basement walls in our floor area calculations.

JIM MONTEVERDE: Oh.

EDRICK VANBEUZEKOM: So in the current scheme, those are included. So that's why the existing went up a couple hundred feet from what was in the June application.

JULIET STONE: Okay. Well, that's very helpful. Because at the last meeting, I hadn't realized it until I read the minutes, but you didn't have the correct figures on what the rest of us had studied. And we couldn't see that the request was 2941' last time. So that was kind of tricky. But --

EDRICK VANBEUZEKOM: Yeah.

JULIET STONE: -- not tricky enough --

EDRICK VANBEUZEKOM: That number was correct.

JULIET STONE: -- the description -- it did, honestly. But last -- at the discussion, the Board Member Wendy Leiserson, who doesn't seem to be there, stated that the then 2389 square feet only applies because of that

change.

And she said, "What I want to determine is would I have granted what they already -- what the Board granted if the larger number had been in place?"

There's a need to consult with the rest of the Board on which number to use. The change to include the basement space might violate 8.22.2c.c. The 25 percent increase is what I have understood.

The Chair -- Mr. Chair, you agreed that the true existing conditions were 1760' and you would like to look at these numbers again and see the basis for the request for the special permit.

Because it strikes me -- this is a quote -- that "the requested condition is a large increase."

JIM MONTEVERDE: Yep. Agreed.

JULIET STONE: And so, I guess I'd like you all -- both the Board and the architect -- to comment.

JIM MONTEVERDE: Kathy, I'm going to ask you to wrap it up. You're --

JULIET STONE: That's it. I'm done --

JIM MONTEVERDE: -- on the three minutes.

JULIET STONE: -- I'm asking -- I'm asking --

JIM MONTEVERDE: Could you make your point?

JULIET STONE: -- you to comment.

EDRICK VANBEUZEKOM: Great. Okay. Well, again as I -- the total square footage for the FAR that we presented to you last week hasn't changed. But what did change a little bit was the existing conditions, where we had an error in that.

So the -- and the change, you know, the issue about whether you count the basement square footage, that's just -- that's due to a zoning change. We have no control over that. That -- originally that we didn't have to count that, now we do have to count that.

I don't know whether that -- you know, factors into how the Board views this, but it's -- you know, the increase in floor area that we're proposing here is the same regardless. It just -- as you point out, the percentage is much greater if we're not counting the placement.

So -- but the previous, as I mentioned, was just the exterior walls of the basement hadn’t been counted. The floor area had been counted up to the interior face, which I caught that when we were double checking everything before doing the new submission. So that's why we corrected that.

JIM MONTEVERDE: All right. Thank you.

EDRICK VANBEUZEKOM: Yeah.

JIM MONTEVERDE: Are there any other members of the public who want to speak?

KATHY RICHMAN: Well, would the Board like to address my question, please? Because all that discussion you talked about --

JIM MONTEVERDE: Ms. Richman --

KATHY RICHMAN: -- a might have happened, but I don't know --

JIM MONTEVERDE: -- We've heard your comment. I'll open this up to the Board. So please, you need to refrain from interjecting and let us go through our process, please.

So I will close public testimony and open this up to discussion from members of the Board. Is there any discussion from members? Please say your name before you speak.

WENDY LEISERSON: Hi. This is Wendy Leiserson. I am here. And maybe just for the purposes of clarification, if we can just -- I believe I'm satisfied having crunched some numbers, but just for the record, let's make sure we're

using the right numbers, if you don't mind.

JIM MONTEVERDE: Yep.

WENDY LEISERSON: So the house was originally nonconforming without using the basement measurements, because at the time the law did not require us to include the basement measurement -- was what, 17- -- was that the original number?

EDRICK VANBEUZEKOM: Mm-hm. That's right. 1769' --

WENDY LEISERSON: -- 69', okay. So that's without the basement. And that is as originally nonconforming?

EDRICK VANBEUZEKOM: Yep.

WENDY LEISERSON: So then what you have proposed that was approved last time was the 2,583', is that correct?

EDRICK VANBEUZEKOM: Well, at the time that it was approved, the zoning change hadn't been made yet, so --

WENDY LEISERSON: Okay. So what was -- the approved without the basement was what?

EDRICK VANBEUZEKOM: 2,334' I believe?

WENDY LEISERSON: Okay.

EDRICK VANBEUZEKOM: What was that increase for?

WENDY LEISERSON: Right.

SID GEHLOT: That was the third -- package --

EDRICK VANBEUZEKOM: Oh. So no, I'm sorry. That's not correct. That's from our application back in June when -- there was no increase in FAR.

In fact, what was a little confusing when we did the special permit initially was, we actually reduced the FAR slightly because the -- we had -- in the FAR we had counted the portion of the attic that had more than 5' of headroom space, even though it was an unfinished attic.

And in the proposed scheme, we were cathedraling that ceiling to -- and eliminating the attic space. So that actually reduced the FAR slightly and what was approved back then.

WENDY LEISERSON: Do you have that number?

EDRICK VANBEUZEKOM: Give me a moment. I can look that up. I think it was -- I think it reduced it by something like 50 square feet.

WENDY LEISERSON: Okay. Um--

JIM MONTEVERDE: Yeah. I have --

WENDY LEISERSON: -- well let's just -- yep, go ahead. Jim?

JIM MONTEVERDE: From the initial -- sorry, this

is Jim Monteverde -- from the initial dimensional information, which is copied June 30, 2022, the existing condition was 1,769' and the requested condition was 1,723'.

WENDY LEISERSON: Okay.

JIM MONTEVERDE: Great.

EDRICK VANBEUZEKOM: Yep.

WENDY LEISERSON: All right. Well let's -- let's use the 1,769 as the original nonconforming number, which is I believe the correct number to use. And then the Board basically has a question. Because we have a legal change in between calculating the numbers.

But it seems to me that, you know, I'm curious to hear the rest of my Board members' opinion on this, but we have a choice. We either treat it as if -- you know, we're applying the same law that existing in the beginning of our -- you know, of this process, or the proponent, you know, basically has to deal with the legal change in the middle of this request.

And that's really a Board decision to make about how we are going to calculate it.

But if we look now at -- if we were doing the apples and apples and saying we weren't counting the

basement in either, you know, scenario to determine whether we would have originally approved this, then the number we would use without the basement square footage now would be -- it would be the 25- -- was it the 29- -- correct me if I'm wrong here – 2,954' minus is it 814' for the basement?

EDRICK VANBEUZEKOM: That's correct. Okay. And 2,941' – 2,583' is what we have as the existing. So you'd subtract 814' from that.

WENDY LEISERSON: Okay. And what number is that.

EDRICK VANBEUZEKOM: That would be the existing condition, right? So hold on a second. Let me get my calculator and -- so if I have 2583' and I reduce by 814' so that puts us at 1,769' for the existing, and then for the proposed 2,941' minus the 814' --

WENDY LEISERSON: I'm sorry, what is requested now?

EDRICK VANBEUZEKOM: Oh, 2,000 --

WENDY LEISERSON: What's --

EDRICK VANBEUZEKOM: -- if we don't count the basement, the request --

WENDY LEISERSON: Yep.

EDRICK VANBEUZEKOM: -- will be for 2,127 square

feet.

WENDY LEISERSON: 2,127 square feet without the basement, right?

EDRICK VANBEUZEKOM: Right.

WENDY LEISERSON: And then --

EDRICK VANBEUZEKOM: And the original --

WENDY LEISERSON: -- okay.

EDRICK VANBEUZEKOM: -- was 1,769.

WENDY LEISERSON: And I just -- make sure, because I heard you say a couple different numbers, or maybe I misheard, but I heard a 2500' something and then 2,900'. With the new revised third floor plan not including the study, the -- but it's ultimately what square footage, including the basement?

EDRICK VANBEUZEKOM: Including the basement, it's 2941'.

WENDY LEISERSON: Okay. And that's with the current half third floor, correct?

EDRICK VANBEUZEKOM: That's correct. Yeah.

WENDY LEISERSON: Okay. So if you want to do the math between the 1769 square feet and the 2,127', where we're not including the basement both times what is that

difference percentage wise?

EDRICK VANBEUZEKOM: So it's 358 square feet, which as a percentage of the original 1,769' would be 20 percent.

WENDY LEISERSON: Right. That accords with the numbers I was playing with before the hearing. So -- and then if you add the basement in the other than square footage, what difference are we talking about compared to the original?

EDRICK VANBEUZEKOM: So if I do the 2,941', the full square footage -- 24 -- that is an approximately 14 percent increase. That reduces it from 20 percent down to 13.8 percent, essentially.

WENDY LEISERSON: No, I'm sorry. I'm saying -- so you were doing like and like with the -- how did you get to that number? Because I was --

EDRICK VANBEUZEKOM: Yeah.

WENDY LEISERSON: -- adding back the 814'.

EDRICK VANBEUZEKOM: Right. So if I put the 814' back into the basement, the increase in square footage that goes from the 2,583', which we're listing as the existing with the basement --

WENDY LEISERSON: Mm-hm --

EDRICK VANBEUZEKOM: Would go to 2,941' if I did the math correct. That's a 13.8 percent. Are you getting the same number?

WENDY LEISERSON: Yeah. So it would be -- overall it would be a 34 percent increase over the original conditions. Right?

EDRICK VANBEUZEKOM: Over the 1,769'?

WENDY LEISERSON: Over the 1,769'? Is that what you're saying?

EDRICK VANBEUZEKOM: No, that's --

WENDY LEISERSON: Or did I do that wrong? No, I did that wrong.

EDRICK VANBEUZEKOM: That's only --

WENDY LEISERSON: Never mind.

EDRICK VANBEUZEKOM: Well --

WENDY LEISERSON: Yeah. So [laughter]. Chaos.

EDRICK VANBEUZEKOM: That's --

WENDY LEISERSON: Yep.

EDRICK VANBEUZEKOM: That's -- if, that's if we're including the basement as part of the increased FAR.

WENDY LEISERSON: Yeah.

EDRICK VANBEUZEKOM: Then yes. Then the percentage is up at that number.

WENDY LEISERSON: Yes. Okay. Got it. All right. So I hope that that gets all of us on the same page with the numbers. And right now I'm just going to pause and let others chime in on how we should calculate this and if it makes a difference to our decision? Thank you.

JIM MONTEVERDE: I'll chime in. I am comfortable with the numbers as they have been presented -- discussed, and the ones reflected in the current dimensional form. That's the existing condition, including the basement of 2,583' and the requested condition of 2,941'.

I think because -- and I'm comfortable with it -- we're finding it relevant to the discussion in a way -- it's exactly the same mass, well frankly it's less mass than was presented before.

The issue with the shadowing of the courtyard, the neighbors have said that it's not an issue, and they've raised a new issue about the privacy through the windows with the -- which the proponent is willing to address.

So to me, this is just a matter of behind the curtain and numbers are getting squared away. The 13- or 14

percent increase that's reflected in the current numbers on the application that we have -- ISD has stamped in as of September I'm comfortable with.

I'm comfortable because the architect has certified that that's the correct calculation. And I think the project is actually reduced from what we talked about before and satisfying the neighbors.

So I'm fine with the arithmetic. I'm not willing to add another complication to the orders process here because the Ordinance has changed to request them -- not request, require they include the basement.

And again, I think the whole discussion doesn't -- to me it's moot. It's really about the mass of the building, how it relates to the buildings next door. This is a no area that somehow is -- we're not counting it has a physical effect above ground, it's not.

So to that point, I'm comfortable with the numbers as they've been explained and presented. And we'll even move forward with the motion.

WENDY LEISERSON: Jim, this is --

JIM MONTEVERDE: Do you remember --

WENDY LEISERSON: -- this is Wendy. I would just

say that I concur.

JIM MONTEVERDE: Okay. Thank you. Any other comment from any other member?

STEVEN NG: I agree with you, Jim. I think we do want to get the math, you know, on the record as being, you know, corrected and the right FAR number.

But I think the massing was resolved by communicating and working with the neighbors. And I think the solution proposed here is fine.

CAROL AGATE: I have a question about the privacy issue. Because it's that window that's now going to be frosted. Is that a window that opens or is that a fixed panel?

EDRICK VANBEUZEKOM: The request was that they be fixed, so -- which is -- we're fine with.

CAROL AGATE: I see.

EDRICK VANBEUZEKOM: We'll have --

CAROL AGATE: Okay.

THOMAS MILLER: I would just -- I concur as well. I would just say that I don't -- I think we are -- we are not maybe permanently deciding the theoretical issue that Wendy raised. I'm comfortable assuming without deciding

that the larger percentage increase is -- would -- is applicable here. I'm comfortable with the project on that basis.

JIM MONTEVERDE: Okay. I think that's everyone, right? All the Board members? All right. If there are no more questions or comments from members of the Board, I close public testimony. Sorry -- public testimony has been closed. Are we ready for a motion? Board?

COLLECTIVE: Yes.

WENDY LEISERSON: Yes.

STEVEN NG: Yes. We're ready for a motion.

JIM MONTEVERDE: Yes.

WENDY LEISERSON: Yes.

JIM MONTEVERDE: The Chair makes a motion to grant the relief from the requirements of the Ordinance under Sections -- let me read from the initial application form -- from Article 5 Section 5.31, Table of Dimensional Requirements -- again, that's the gross floor area Table of Dimensional Requirements, again, that's the gross floor area and the gross floor area ratio, Article 8 and Sections 8.22.2.c and .d and then Article 10 Section 10.40, which is the special permit that this is being reviewed under.

On the condition that the work proposed conform to the drawings entitled "Renovations to 27 Jay Street, Cambridge, Massachusetts" dated -- this is a revision August -- September 8, 2023 and prepared by EVV Design initialed and dated by the Chair.

And further, that we incorporate supporting statements and dimensional forms submitted as part of the application. Further, the special permit is granted incorporating the following conditions: And that is as requested by the 29-33 Jay Street Condominium, the north-facing windows proposed for the dormers of 27 Jay Street be permanently fixed -- inoperable -- with frosted glass panels and not clear glass, which the proponent has agreed to.

On that motion, then, Steven?

STEVEN NG: In favor.

JIM MONTEVERDE: Carol?

CAROL AGATE: In favor.

JIM MONTEVERDE: Tom?

THOMAS MILLER: In favor.

JIM MONTEVERDE: Wendy?

WENDY LEISERSON: In favor.

JIM MONTEVERDE: And Jim Monteverde in favor.

[All vote YES]

JIM MONTEVERDE: Five votes in favor, the request is granted. Thank you. Good luck.

EDRICK VANBEUZEKOM: Thank you very much. Appreciate it. And thanks to the neighbors.

SID GEHLOT: Thank you very much.

WENDY LEISERSON: Thank you, Jim. This is Wendy, I'm going to sign off now.

JIM MONTEVERDE: Oh, yeah. Nice to see you.

WENDY LEISERSON: You too.

JIM MONTEVERDE: Thank you for your help.

THOMAS MILLER: Thank you, Jim. Likewise.

JIM MONTEVERDE: Thanks, Wendy. Thanks, Tom.

* * * * *

(6:48 p.m.)

Sitting Members: Jim Monteverde, Steven Ng, Carol Agate, Virginia Keesler, and Daniel Fernando Hidalgo

JIM MONTEVERDE: Yeah. 6:30, (sic) it is. Okay. The next case is 234186 -- 107 Rindge Avenue. Is there anyone here who wishes to speak on this project?

KEN WALTON: Hello.

JIM MONTEVERDE: Yes. Can you just tell us your name and --

KEN WALTON: Thank you for hearing from us. I'm Ken Walton. And this is Rachel Grashow. We also have our architect Ezra, who I believe is on the line as well to answer any specific questions about the project that we're proposing.

So we've lived in Cambridge for the last 15 years. We moved into the 107 Rindge about 11 years ago. And it's wonderful. We love the neighborhood; we love our neighbors. We love Cambridge. We love everything about it.

But a couple things have changed since we've moved here. So Rachel now since COVID is working fully remote.

And we also have two children now.

RACHEL GRASHOW: So we're appealing for a special permit, which is basically to take our unused attic space and turn it -- and create a mansard roof. I'm not sure what the verb is, but to create useable space in our unused attic space at the moment.

And the idea is I think our -- the house right next door to us also originally looked just like our house, but we did a similar project, and we've spent time over there, and it just created a lot more usable space that I think we really need for our two daughters, who are sharing a small room, and for the chance to be able to work from home and I think have an easier set of teenage years ahead of us.

KEN WALTON: Yes.

RACHEL GRASHOW: So we do have -- so we're on an undersized lot. I think those are called, "a hardship." So we're on an undersized lot with a nonconforming setback, but we do want to say that we're not extending beyond the current footprint.

Again, it's just sort of changing the angle of the roof, putting a new roof on it hopefully with some solar

panels.

We don't believe that this project will be detrimental to the neighborhood. We have wonderful relationships with our neighbors on both sides, and I think they've put in letters for us.

But we know that this is going beyond the floor area ratio as it exists now, so that's why we're here to appeal to the Board to see if we can get permission for the project.

I don't know if Ezra has anything else to say, our wonderful architect, but I hope he can interrupt if there's something that we should have said but didn't say.

EZRA BLOCK: Yeah, I'm happy to answer any questions that the Board members may have about the -- the design. If the presentation can just scroll down to the photos, I think it will illustrate most clearly what we're looking to achieve.

RACHEL GRASHOW: Yeah, a little farther.

EZRA BLOCK: To the photos below, yes. So the project is a -- the blue house with the hipped roof, and directly next door the two photos on the lower left-hand side are the neighbors' property that Rachel described as

having added livable space in the third floor.

We're looking to do very many the same with the mansard roof to create an additional bedroom and office space and one additional bathroom. So it would be a benefit contextual -- you know, contextual to the neighborhood, to have the additional square footage.

But, again, we are in excess -- already in excess of floor area ratio. We are an existing, nonconforming structure within the side yard and rear yard setback.

JIM MONTEVERDE: Thank you. Are you done with your presentation?

RACHEL GRASHOW: Do you think this --

KEN WALTON: Yeah.

RACHEL GRASHOW: -- okay. Yeah.

JIM MONTEVERDE: Thank you.

KEN WALTON: Oh, well it --

JIM MONTEVERDE: We have any -- we'll come back. Are there any questions from members of the Board? No? I have one question. And this is really just to confirm. Can we go into the dimensional form? Do you have that electronically? So I just want to understand and see if my arithmetic is correct.

Your existing condition is the 18050' rounded up, and the requested is 2,345-, and the FAR goes from 0.5' -- that's where the Ordinance requirement is 0.5' -- so you're marginally over the ordinance, and you're requesting to up to 0.739? My arithmetic, is that not a 53 percent add?

RACHEL GRASHOW: That's correct. Because --

JIM MONTEVERDE: Okay.

RACHEL GRASHOW: -- obviously, the third floor is the same footprint, right, as the rest. So we would be adding an extra floor. So it is a big jump from what we currently have to what it would be.

And, you know, as we've said it does -- it does exceed the floor to area ratio, and I think one of the reasons that we're here is that we hope that we can show that we're not detrimentally affecting anybody else by going up and over, but it does go over. Your math is right.

JIM MONTEVERDE: All right. Thank you. Are there any other questions from any other members of the Board? If not, I'll go to public comment.

[Pause]

All right. I hear no other questions. Before public comment, we have two letters in the file; one from

William Roberts dated September 8, 2023 writing in support of the proposal. And states that the -- Mr. Roberts lives next door at 107 Rindge Avenue. And I'm assuming that's the house that was previously --

RACHEL GRASHOW: Hey, we're 107. He's the one next door, but he's the one in the photo. His --

JIM MONTEVERDE: Oh, next door. Sorry. --

RACHEL GRASHOW: -- in the photos. Yeah, yeah. That's him.

JIM MONTEVERDE: All right. Wrong address. So he's at 113 and he's next door, and had done the mansard previously? Correct? And then also in the file -- this one confuses me, but it's from June 25, 2023 from -- and pardon my pronunciations here -- living at 107 Rindge Avenue -- Yasuhiro Maruhashi and Sahori Maruhashi, our neighbors. They're living at 107 Rindge Avenue.

RACHEL GRASHOW: They're on Hollis.

KEN WALTON: No, they don't --

RACHEL GRASHOW: Yeah, we're 107. They live on Hollis around the corner.

KEN WALTON: Right.

RACHEL GRASHOW: And they're our neighbors --

JIM MONTEVERDE: Right.

RACHEL GRASHOW: -- on the other side. And --

JIM MONTEVERDE: My bad. Yep. I read the wrong line. Yep. So those two are -- the Maruhashi in support of the project. I'm sorry, their address is 29 Hollis Street. And those are the two letters we have in the file.

We'll open it up to public comment. Any member of the public who wishes to speak should now click the icon at the bottom of your Zoom screen that says, "Raise hand."

If you're calling in by phone, you can raise your hand by pressing *9 and unmute or mute by pressing *6. I'll now ask Staff to unmute speakers one at a time. You should begin by saying your name and address, and Staff will then confirm that we can hear you. After that you will have no more than three minutes to speak before I will ask you to wrap up.

Do we have anyone calling in?

[Pause]

We have no members of the public calling in. All right. I read the written comments earlier, we will close the public testimony. Is there a discussion among the Board members? Anyone have any comments?

CAROL AGATE: I took a look at it, and I think I'd have to go to the one next door and would not be a problem in that neighborhood at all.

JIM MONTEVERDE: Thank you, Carol. Anyone else?

VIRGINIA KEESLER: This is Virginia Keesler. I agree with Carol.

JIM MONTEVERDE: Okay. Anyone else?

STEVEN NG: Yes. Same. I think contextually and massing wise, nice -- it really complements the corner there. So yeah, agree with the group.

DANIEL HIDALGO: Yeah. I just want to say ditto and I'm pleased to see support from the neighbors.

JIM MONTEVERDE: All right. Thank you, members of the Board. My comment, looking at -- I did the Google Earth walk down the street and up the side streets, and I thought it was not in context. While the neighbor has the mansard, no other house in the neighborhood does.

And it really seemed to me -- to my personal opinion out of context, and that the way other folks beside the mansard property had dealt with wanting to develop above the second floor was the simpler pitched roof -- you know, dormers on both sides we have seen a million of them and

gather a space that way, which I thought was more in context with the neighborhood.

But I've heard all your commentary. I'm outnumbered. That's -- I see where that stands. So unless there's any other discussion, are we ready to move to a motion, Board members?

VIRGINIA KEESLER: Yes.

JIM MONTEVERDE: Thank you. All right. The Chair makes a motion -- and this is a special permit -- makes a motion to grant the relief for the requirements of the Ordinance under Sections 5.1, Table of Dimensional Requirements, under Sections 8.22.2.c and .d, nonconforming structure, and Section 10.40 for a special permit on the condition that the work conform to the drawings entitled, "107 Rindge Avenue Massachusetts, Grashow Walton Residence" initialed -- I'm sorry entitled, yep, dated July 21 -- my birthday! -- 2023 and prepared by Ezra Block, initialed and dated by the Chair, and further that we incorporate supporting statements and dimensional forms submitted as part of the application.

On that motion, then, Virginia?

VIRGINIA KEESLER: In favor.

JIM MONTEVERDE: Thank you. Carol?

CAROL AGATE: In favor.

JIM MONTEVERDE: Dan?

DANIEL HIDALGO: In favor.

JIM MONTEVERDE: Steven?

STEVEN NG: In favor.

JIM MONTEVERDE: And Jim Monteverde opposed.

[Four in favor, five opposed.]

JIM MONTEVERDE: That's four in favor, one opposed. The motion carries. The special permit is granted. Good luck.

RACHEL GRASHOW: Thank you to everybody.

KEN WALTON: Thank you so much.

RACHEL GRASHOW: We appreciate your time. Thanks, Ezra.

EZRA BLOCK: Thank you.

JIM MONTEVERDE: You're welcome.

* * * * *

(7:01 p.m.)

Sitting Members: Jim Monteverde, Steven Ng, Carol Agate, Virginia Keesler, and Daniel Fernando Hidalgo

JIM MONTEVERDE: The next case is 231284 -- 478 Huron Avenue, Unit 2. Is there anyone who wishes to speak on this?

ADAM GLASSMAN: Good evening, Mr. Chair, and members of the Board. My name is Adam Glassman with GCD Architects representing the owners of 478 Huron Ave, Unit 2.

We're petitioning for -- oh, I should say I'm here with the owners, Michael Hartman and his wife Elizabeth Randall. We're petitioning for a variance to basically rebuild an existing one-car garage that probably dates back to the 1920s. We're seeking relief to pull it to 2.5' from the right-side lot line, which requires a variance.

Can we pull up the plans?

Here's a view looking from the street. You can see way back there behind the driveway the existing garage, which is also not centered on the driveway. It's offset and set a bit behind the back of the house, which makes use of

this garage very difficult in addition to its very small size.

Next slide, please.

Another closeup of the garage. That area to the right of it you'll see a stockade fence facing the street. It's about 5' between -- from the garage to the lot line and we'd be pulling the garage about 2.5' to the right and raising the roof.

Next slide, please?

More contextual photos. It's a very small, very old garage. I'll never understand really why it was offset so as not to be better used from the driveway.

Next slide, please?

Yeah. More photos.

Next slide?

And the view from their yard. Okay.

Next slide.

Here's the existing garage. It's about 10.5' wide, 20' long. We'd be -- given that it's well past its useful life, we'd be looking to remove it and build something a little larger, but very similar in use and appearance.

Next slide, please?

Here we have our site plans. In the bird's eye view, you can see how the garage is at the left side of a flared-up driveway, and on the right side we increase its width, making it more functional and easier to navigate in and out of from the driveway.

Our useable open space remains virtually unchanged, and we'll be bringing the rear elevation to conforming 5' off the rear lot line. Right now, it's slightly nonconforming. So we'll be bringing that to a conforming condition.

Next slide?

Just our Zoning Legend. The one variable there that is important is that we'd be pulling the right side of the garage to 2.5' off the right-side lot line, and 5' is required.

Next slide, please?

Just some 3D views of what we're proposing. Very traditional, very contextual.

Next slide?

And a couple more shots. Very similar design to what is there now, just a little bit more space. Better

access to the yard.

Next slide, please?

Here we have just our floor plans, showing the full width of the garage. It's about 12.5' when we're bringing it to 2.5' off the right-side lot line.

Next slide, please?

And our elevations. The height of the garage will be 14', so we're not exceeding the allowable limit there.

Next slide?

More elevations.

Next slide?

More elevations. That about sums it up. I'll say that we had some last-minute requests for more information by our right-side abutter at 482. He had questions about the excavation process, the foundation process, would it have any impact on his structure? And we assured him it would not.

He asked about drainage. We assured him no stormwater runoff would be permitted to leave the lot. And today we received an e-mail from him saying he had no more issues, and that he supported the project. I don't know if he's here tonight --

JIM MONTEVERDE: Right.

ADAM GLASSMAN: But we do have the --

JIM MONTEVERDE: That's Mr. Agarwal?

ADAM GLASSMAN: That's right. Yep.

JIM MONTEVERDE: Yep. Okay. We have that in the file. I'll read that in a moment.

ADAM GLASSMAN: Okay. All right. So that concludes our presentation. Happy to take any questions.

JIM MONTEVERDE: Thank you. Any questions from members of the Board?

[Pause]

Nope. Hearing none, let me just read the correspondence. And I won't read all of it, because Adam basically went through the different issues that the proponent addressed with -- and the e-mail we have is from Mayank Agarwal -- pardon the pronunciation.

And the last correspondence we have dated September 14 says, "We don't have any objections with respect to the proposed zoning of the new garage."

So I will not go into the other myriad pages that talk about foundations and everything else about the building and drainage. Just as you said, Adam, I believe

that's all been squared away, and you have the support of your neighbor that is to the plan right. Is that correct, it's plan, right?

ADAM GLASSMAN: That's correct.

JIM MONTEVERDE: Okay. Thank you. We will open it up to public comment. Any member of the public who wishes to speak should now click the icon at the bottom of your Zoom screen that says, "Raise hand."

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

I'll now ask Staff to unmute speakers one at a time. You should begin by saying your name and address, and Staff will confirm that we can hear you. After that you will have a maximum of three minutes to speak before I ask you to wrap up.

Is there anyone calling in?

[Pause]

No one calling in. I will close public testimony. Is there any discussion from members of the Board? Are we ready to move on to a motion?

STEVEN NG: Yeah. I think we're ready for a motion.

JIM MONTEVERDE: Okay. Thank you. This is a variance. The Chair makes a motion to grant the relief from the requirements of the Ordinance under Sections 8.22.3 for a nonconforming structure, Section 5.31 Table of Dimensional Requirements and Section for a Variance 10.30 on the condition that the work proposed conform to the drawings entitled "478 Huron Avenue No. 2" -- oh, sorry, let me stop. No. 2 -- Is this a condominium?

ADAM GLASSMAN: Yes.

JIM MONTEVERDE: Do you have a statement from the other condominium owner or owners?

ADAM GLASSMAN: They're not in opposition to this work.

JIM MONTEVERDE: I beg your pardon?

ADAM GLASSMAN: They're not in opposition to the work.

JIM MONTEVERDE: Is there anything in writing or -- I don't think we have anything in the file from the condominium association or from the other unit owner. So when I'm done with this, I'll just mention if you don't mind the condition that you supply a letter from them.

Where was I? So drawings entitled, "478 Huron

Avenue, Unit No. 2," dated 07/10/2023 and prepared by GCD Architects, initialed and dated by the Chair, and further we incorporate the supporting statements and dimensional forms submitted as part of the application.

Further, the variance is granted incorporating the following condition, and that is that the proponent will submit correspondence or a letter e-mail from the other condominium owner or owners stating that they are not in opposition to this proposed improvement.

And with that, we'll call for a vote. Dan?

DANIEL HIDALGO: In favor. Daniel Hidalgo in favor.

JIM MONTEVERDE: Carol?

CAROL AGATE: In favor.

JIM MONTEVERDE: Virginia?

VIRGINIA KEESLER: In favor.

JIM MONTEVERDE: Steven?

STEVEN NG: In favor.

JIM MONTEVERDE: And Jim Monteverde in favor.

[All vote YES]

JIM MONTEVERDE: Five in favor. Relief is granted.

ADAM GLASSMAN: Thank you.

JIM MONTEVERDE: You're welcome.

EZRA BLOCK: Thank you.

* * * * *

(7:11 p.m.)

Sitting Members: Jim Monteverde, Steven Ng, Carol Agate, Virginia Keesler, and Daniel Fernando Hidalgo

JIM MONTEVERDE: Next case is -- are we too early? Okay. I'll talk slower if I need to. Next case is 232270 -- 25 Normandy Terrace Extension. Is there anyone -- the proponent like to speak on this matter?

[Pause]

No one's there? Shall we just move on? Oh, is there?

STEPHEN NATOLA: Yeah, I think --

JIM MONTEVERDE: I'm sorry. I'm sorry. We have a letter in the file from Patrick W. Barrett III, dated September 13, and it requests a continuance for the above case. They have just been retained by the owners and among items would like time to correct the application, et cetera, et cetera, et cetera. And they need a continuance.

So the next continuance date was November 9, was it not?

STEPHEN NATOLA: Checking out October 12.

JIM MONTEVERDE: Oh. Say that date again?

STEPHEN NATOLA: October 12.

JIM MONTEVERDE: October 12. So let me make a motion to continue. Let me make a motion then to continue this matter to October 12, 2023 on the condition that the petitioner change the posting sign to reflect the new date of October 12, 2023 and the new time at 6:00 p.m.

Also, in furtherance that the petitioner sign a waiver to the statutory requirement -- which I think they've already done. Yes, they did that today. So that's all done. They asked us that they sign. Yep, they've signed it. they've returned it.

Also, that if there are any new submittals, changes to the drawings, that those be on file by 5:00 p.m. on the Monday prior to the October 12, 2023 hearings.

Also, if there are any changes to the dimensional form and potentially any supporting statements, they also be changed and submitted along with the new documents.

On the motion, then, to continue this matter, Steven?

STEVEN NG: In favor.

JIM MONTEVERDE: Carol?

CAROL AGATE: In favor.

JIM MONTEVERDE: Thank you. Dan?

DANIEL HIDALGO: In favor.

JIM MONTEVERDE: Virginia?

VIRGINIA KEESLER: In favor.

JIM MONTEVERDE: Thank you. And Jim Monteverde in favor.

[All vote YES]

JIM MONTEVERDE: That's five in favor. The continuance is granted. Thank you.

* * * * *

(7:15 p.m.)

Sitting Members: Jim Monteverde, Steven Ng, Carol Agate, Virginia Keesler, and Daniel Fernando Hidalgo

JIM MONTEVERDE: Ooh, on the dot 7:15. The next case is 226781 -- 61 Church Street. Is there anyone here wishing to speak about my favorite donuts and coffee?

[Pause]

Let's give them a moment.

STEPHEN NATOLA: They're here.

KEVIN SWEET: Good evening members of the Board.

JIM MONTEVERDE: All right.

KEVIN SWEET: How are you?

JIM MONTEVERDE: Very good. Would you like -- can you please tell us your name and --

KEVIN SWEET: Yes, sir. So Kevin Sweet from TSG Consulting. I represent Mark and Megan Pesce who are joining me this evening as well, Owner-Operator for Beantown Donuts, LLC and part of The Pesce Network.

JIM MONTEVERDE: Okay. Do you want to tell us what you're looking for relief from?

KEVIN SWEET: Yes, sir. Thank you. So for the location at 61 Church Street, the petitioner, Mr. Mark Pesce, as I stated, was the Owner Manager of Beantown Donuts, LLC, a subsidiary of The Pesce Network. Actively runs over 40 Dunkin locations in the MetroWest and Greater Boston area, as well as the Needham General Store.

Mr. Pesce and his wife, Megan, run their business with a true family-owned and hands-on mindset. Their passion for exceptional customer service, incredible employees and clean, sanitary stores is seen throughout their business locations.

The 61 Church Street location is managed by the petitioner, who currently operates several Dunkin' Donuts locations, including One Broadway, 808 Memorial Drive, 1001 Massachusetts Ave and 65 JFK respectively, in the city of Cambridge.

The petitioner proposes to maintain the current operating hours that have been issued, all other applicable permits by the Cambridge ISD Health Department, as well as completion of a plan review and changing ownership inspection.

It's respectfully submitted at the current site.

Presents an appropriate continued use within the BA, the Harvard Square Zoning District, and will continue to benefit and serve the commercial and residential neighborhood.

Considering these factors, we kindly request that the requested relief be granted. Mr. Chairman and members of the Board, this is an existing operation, existing Dunkin' Donuts operation. And the Pesche are just seeking changing ownership for this location.

JIM MONTEVERDE: Thank you.

KEVIN SWEET: You're welcome.

JIM MONTEVERDE: Are there any questions from members of the Board?

No? We have a number of pieces of correspondence in the file. One is from the Harvard Square Advisory Committee dated August 16. This one is relative to 61 Church Street. And they are forwarding a report to the BZA with a positive recommendation for the application.

We do, however, have some suggestions, which I assume, Mr. Sweet, you've heard?

KEVIN SWEET: Yes, sir. Yes.

JIM MONTEVERDE: So this is --

KEVIN SWEET: And I'm taking that back to the

leadership and operations on the suggestions that the Advisory Board has provided.

JIM MONTEVERDE: Okay. So it's -- and I'll read the ones that they're asking for.

"We express encouragement to the applicant to provide longer operating hours." Yeah, and this just to create some more life in Harvard Square. So that's one.

"Also, that the BZA special permits --" and this is a special permit "-- should include those conditions approved for previous Dunkin' Donuts owners at these locations with respect to signage, design and operating hours."

And that "Temporary signage shall follow the requirements of the Zoning Ordinance --" I think that kind of goes without saying "-- and all other applicable regulations." Again, I don't think we need to say that.

"And all other aspects of the business shall comply with the requirements of the Zoning Ordinance." I don't think we need to say that.

So I think we can -- if you don't mind, we'll add the condition that the request has been made; that you consider providing longer operating hours.

And then we ask the Staff, do we have something that states what the conditions were on the previous approval? I have it in front of me.

KEVIN SWEET: What's it called?

JIM MONTEVERDE: There's no conditions. Sorry. Give me one second here.

KEVIN SWEET: Mr. Chair, I know during the Advisory meeting the conditions were -- that were discussed were mostly around preserving those that were within the 65 JFK. There wasn't any real discussion on 61 Church Street. They wanted to try to preserve some of the original special permit that was granted to the prior Owner-Operator under 65 JFK.

JIM MONTEVERDE: Yeah. I'm trying not to confuse the two. Because this letter is written referencing both, and I'm assuming their commentary therefore relates to both. Now I'm trying to keep it at the moment just to 61 Church Street, since that's the two separate cases.

60 -- sorry. Yeah. 61. 65 will come up next. All right. The conditions that were talked about previously, let me read them and if you're fine with them, we can include them as conditions. It says:

"Traffic generated, or patterns of access or egress would not cause congestion, hazard, or substantial change in the established neighborhood character." Right? This is all special permit language.

"The operation of or development of the adjacent uses as permitted in the Ordinance would not adversely affect the nature of the proposed use." This is all --

KEVIN SWEET: Okay.

JIM MONTEVERDE: All right? Sorry for the confusion there. That's the Harvard Square Advisory Committee.

We have a letter from Mary Pforzheimer dated September 7 writing to endorse the application for 61 Church Street to remain a Dunkin' Donuts.

Nancy Cioto September 7 in favor of the change in ownership. And they don't want to lose Dunkin Donuts at this location.

Jackie Robertson September 7. "Big fan. Great job. Hate to lose them." I'll take that as they endorse the request.

Brian Armstrong, September 7, in favor.

Andrea Yelle, September 7, in favor.

Jonathan Steele, September, 7 in favor.

And that's all the public commentary we have, letters we have. I'll open it to public comment. Any member of the public who wishes to speak should now click the icon at the bottom of your Zoom screen that says, "Raise hand."

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

STEPHEN NATOLA: No public comment.

JIM MONTEVERDE: I'm sorry? No public comments? Okay. Any discussion from members of the Board?

STEVEN NG: I think we're ready for a motion.

CAROL AGATE: I'm --

JIM MONTEVERDE: Are we ready for a motion?

CAROL AGATE: -- a little --

STEVEN NG: Sorry, Carol.

CAROL AGATE: "Longer operating hours" is pretty vague. That could be five more minutes. Is there any kind of specificity to that? How much longer? What time are they supposed to be open until?

JIM MONTEVERDE: No. It basically -- what the letter says it's to provide longer operating hours but

understands that the hours submitted are a business decision. And I don't --

STEVEN NG: Jim, I think the Advisory Committee was always interested in kind of keeping activity, you know, lively in the evening hours. So I think that's what they were --

JIM MONTEVERDE: Yeah.

CAROL AGATE: I can understand that, but what does compliance consist of?

JIM MONTEVERDE: Right. I'm sorry, I don't see anything in the file in follow-up or attachments from the Advisory Committee --

CAROL AGATE: So --

JIM MONTEVERDE: -- that defines what --

CAROL AGATE: -- could it say --

JIM MONTEVERDE: -- those longer hours are?

CAROL AGATE: Could the literature say, "hours to be according to the Advisory Committee?"

MARK PESCE: If I could make one comment?

CAROL AGATE: Yeah.

MARK PESCE: We are -- our Dunkin' Donuts is open until 10 p.m.

JIM MONTEVERDE: Right.

MARK PESCE: It's open the latest out of any of our -- you know, Starbucks or Peet's Coffee. All of the coffee shops in the entire area we're significantly open later than any of the competitors there. So I'm -- you know, again, I'm not sure what people are looking for. But we are open to 10 p.m.

JIM MONTEVERDE: So you're open to 10 p.m. So I think, Carol, that the condition based on the Harvard Square Advisory Committee correspondence we have -- and this will apply to both the cases we have in front of us tonight -- is that the applicant is encouraged to provide longer hours. And if that's beyond their 10:00 and I think it's a business decision they can make.

MARK PESCE: Mm-hm.

JIM MONTEVERDE: And I think we're --

MARK PESCE: Okay.

JIM MONTEVERDE: Is that all right?

CAROL AGATE: Yep. No, I'm fine with that. I just thought --

JIM MONTEVERDE: Yep.

CAROL AGATE: I'm not sure what the relationship

is to the Harvard Advisory Committee, but if they're making the request, then if they -- I don't know if it's appropriate to have them specified as setting the hours.

JIM MONTEVERDE: That would be great. I think we just have the information in front of us and have to move forward on what we have. At least that's my opinion.

CAROL AGATE: Okay.

JIM MONTEVERDE: Anybody feel differently on the Board? Any other Board members have any discussion?

DANIEL HIDALGO: I wouldn't feel very comfortable kind of laying out a condition on specific business practices without a lot more information or involvement from the concerned parties.

JIM MONTEVERDE: So do you recommend we not --

DANIEL HIDALGO: I just recommend we proceed without any kind of condition related to the hours.

JIM MONTEVERDE: Do other members of the Board agree?

CAROL AGATE: I'm good with that.

STEVEN NG: I agree with that.

JIM MONTEVERDE: Okay. All right. We can proceed that way. Any other discussion, members of the Board? Are

we ready for a motion? It sounds like we're ready.

STEVEN NG: Yes.

JIM MONTEVERDE: And this is a special permit for 61 Church Street. The Chair makes a motion to grant the relief from the requirements of the Ordinance under Section 11.30 Fast Food -- Fast Order Food Establishment, Section 10.40 for a special permit, and Section 4.35 -- sorry; 4.35.0 Fast Food Order or Fast Food or Order Quick Service Food Establishment on the condition that the work proposed -- there is no plan. There are no drawings.

So we just sign the application? Fine. We'll say that on the condition that the work proposed conform to the BZA application form dated -- stamped in July 19, 2023, initialed and dated by the Chair.

And further that we incorporate the supporting statements and dimensional forms submitted as part of the application. And no conditions.

On the matter, on the motion Carol?

CAROL AGATE: Carol Agate in favor.

JIM MONTEVERDE: Virginia?

VIRGINIA KEESLER: In favor.

DANIEL MESSPLAY: Dan?

DANIEL HIDALGO: In favor.

JIM MONTEVERDE: Steven?

STEVEN NG: In favor.

JIM MONTEVERDE: And Jim Monteverde in favor.

[All vote IN YES]

JIM MONTEVERDE: Five in favor. Relief is granted.

Now we're going to do this again for a different address.

* * * * *

(7:29 p.m.)

Sitting Members: Jim Monteverde, Steven Ng, Carol Agate, Virginia Keesler, and Daniel Fernando Hidalgo

JIM MONTEVERDE: Now we'll call Case -- ooh, right on the dot -- 7:30 -- 226790 -- 65 JFK Street. Does anybody else want here wish to speak on this matter?

KEVIN SWEET: Yes, Mr. Chairman. Kevin Sweet, TSG Consultant. Agent for Beantown Donuts, LLC. Petitioner Mark Pesce. I can save you a few -- if the Board would like, on the background history, same operator, same petitioner, unless there's further details that are needed, I can provide that.

But we are seeking tonight a special permit zoning relief under Article 10 Section 10.40 for a special permit and Article 4.000 under Section 4.35.0 for a Fast Order, Quick Service Food Establishment.

This is an existing Dunkin' Donuts location at 65 JFK Street. And this -- there's no change to any of the operation, construction of that nature. This is, like the prior one, an ownership change that we're seeking.

JIM MONTEVERDE: Okay. Any questions from members of the Board?

[Pause]

JIM MONTEVERDE: Hearing none, we have the same corporate security from the Harvard Square Advisory Committee that we just discussed, and in essence decided not to include.

No other -- sorry, let me make sure there's no other comments or correspondence. Yep. No other correspondence. Let me open it to public comment.

Any member of the public who wishes to speak should now click the icon at the bottom of your Zoom screen that says, "Raise hand."

If you're calling in by phone, you can raise your hand by pressing *9 and unmute or mute by pressing *6. I'll now ask Staff to unmute speakers one at a time. You should begin by saying your name and address and Staff will confirm that we can hear you. After that, you will have up to three minutes to speak before I ask you to wrap up.

[Pause]

No one. Okay. Close public testimony. Any discussion from members of the Board or are we ready to move

to a motion?

STEVEN NG: I think we can move to a motion.

VIRGINIA KEESLER: Ready.

JIM MONTEVERDE: Okay. Thank you. The Chair makes a motion to grant the relief from the requirements of the Ordinance under -- and again, this is a special permit -- under Section 11.30, Fast Order Food Establishment, Section 10.40 special permit, and Section 4.35.0 Fast Order or Quick Service Food Establishment.

So it conforms to the BZA application form clocked in at July 19, 2023 by ISD initialed and dated by the Chair, and further that we incorporate supporting statements and dimensional forms submitted as part of the application.

On the motion, Virginia?

VIRGINIA KEESLER: In favor.

JIM MONTEVERDE: Carol?

CAROL AGATE: In favor.

JIM MONTEVERDE: Dan?

DANIEL HIDALGO: In favor.

JIM MONTEVERDE: Steven?

STEVEN NG: In favor.

JIM MONTEVERDE: And Jim Monteverde in favor.

[All vote YES]

JIM MONTEVERDE: Five in favor. the matter is carried. Congratulations.

COLLECTIVE: Thank you. Thank you all for your time. Thank you now. Have a good night.

JIM MONTEVERDE: Goodnight.

CAROL AGATE: Break time.

JIM MONTEVERDE: We have --

CAROL AGATE: 10 minutes.

JIM MONTEVERDE: Yep. See you all in 10 minutes.

(BREAK)

* * * * *

(7:45 p.m.)

Sitting Members: Jim Monteverde, Steven Ng, Carol Agate, Virginia Keesler, and Daniel Fernando Hidalgo

JIM MONTEVERDE: All right. 7:45. The next case is 233716 -- 63 Clarendon Avenue. Is there anyone who wishes to speak on this matter?

MICHAEL WIGGINS: Mr. Chairman, can you hear me? This is Mike Wiggins.

JIM MONTEVERDE: Yeah.

MICHAEL WIGGINS: Okay.

JIM MONTEVERDE: Mr. Wiggins, if you can give us just one second, let me summarize the letter that we received. So just for members of the Board, we have a letter from Mr. Wiggins dated September 13 that says,

"During final preparation for the hearing on the above application for a special permit, we noticed that the open porch depicted on the plans for installation on the flat roof at the rear of the building would intrude upon the right-side setback by about a foot and a half.

"Because that would appear to constituent a new

dimensional violation under Section 5.24.2, requiring a variance, my client will be willing to reduce the length of the porch so as not to intrude upon the setback."

And Mr. Wiggins, you'll mention this in the course of your presentation. So with that said, if you'd like to take us through it?

MICHAEL WIGGINS: Thank you, Mr. Chair. I represent Kimberly Mott and Jesse Mott, who are the owners at 63 Clarendon. And they have family, small family of two growing children.

They've owned the house for a few years now. They want to convert it to a single-family and have more space, add a second bathroom, more bedroom space upstairs, and also, they both work at home. So as things develop here, a lot of Cambridge people are working out of the house and need that extra room.

The -- most of the day relief we're asking for is FAR -- this existing FAR that's excessive, and this is going to expand it somewhat in order to accommodate the family. Almost all of the FAR, as you'll hear from Steve Hohev, who is with me and will be walking you through almost all of this is within the envelope of the building, just a couple

of awnings over front and back porches, but those are minuscule in the scheme of things.

So with that said, I'll ask Steve to just walk you through the plans and show you where the extensions are. I should also mention there's some fenestration changes as well that he'll be discussing. So I'll turn it over to Steve.

STEVE HOHEV: Thank you, Mike. Can we start at the top of the page?

JIM MONTEVERDE: Steve, can you just give us your name before you begin?

STEVEN HOHEV: Oh, yes. I'm Steve Hohev -- H-o-h-e-v. I'm here with Sam Kachmar -- K-a-c-h-m-a-r. So I believe there should be a cover page. It may be further down on the set here. Thank you. That's perfect.

So on the screen here we have the 63 Clarendon Project. You can see here on the top left is the existing photo of the home. And on the right, we have the proposed render.

As Mike had mentioned, our purpose here is to increase the FAR to a nonconforming structure by raising the roof, installing dormers and adding additional awnings at

the front and rear portion of the property.

We're also looking to relocate the front stairs, as you can see here on the left and right images within the front yard setback, and also seeking relief for all the windows on the north side of the property, which from this perspective is on the right side of the lot.

Next slide, please?

Here we have the site plan for the property. We can kind of see it's -- it might be somewhat difficult, but a portion of the house along the north elevation does reside in the setback. And the majority of those windows will be new -- new windows added to that location.

Next slide, please?

Here are the aerial views of the property. Again, on the left is the existing birds eye view of the property, while on the right is the proposed. You can kind of see the additional awnings at the front and the relocation of the stairs.

Next slide, please?

Here on the aerial sheets, the FAR between the existing and proposed plans are shown in the green and blue aerial plans. The lot size and nonconforming to the Zone B

where the existing FAR is a 0.735'. The proposed FAR is increasing by 0.12 for a total of 0.855'.

The new building height will not exceed the building height limit of 35' from average grade, and the current existing basement is below 7' and is exempt from the FAR calculation.

The open space of the lot will decrease from 59.89 percent to 59.24 percent, above and in compliance with the 40 percent requirement for the -- for those and is a minor reduction in open space.

Next slide, please?

On this page, for context, the top view shows the existing street perspective. And the bottom render shows the perspective from the east and north elevation.

Next slide, please?

Again, these three perspectives: The top view and the bottom render show the east and south elevation of the property.

Next slide, please?

The shadow studies showing the existing and proposed shadow conditions are shown throughout the year. Minimal shadows are cast on the neighboring properties,

caused by the increase of the roof.

Next slide, please?

On the basement level, there's limited work. On the proposed plan at the center of the sheet, along gridline 5, a door well is being added. The well will also be included in the new average grade.

Next slide, please?

Here on the first floor, on the proposed plan at the center of the sheet, along gridline 5, all the windows along the north elevation will need relief. Between gridlines A and B and gridlines 1 and 2, the front stairs are being relocated in the front setback, will include a 1.51.22 roof awning patched in red that adds FAR.

Additionally, between gridlines L and M and gridlines 1 and 2 patched in red is the rear roof awning that also adds FAR.

Next slide, please?

Here on the second level on the proposed plane at the center of the sheet along gridline 5 all the windows along the north elevation require relief. Between gridlines 1 and 2 the roof awnings are patched in red, which are consistent gridlines A and B and gridlines L and M. No

other areas need relief at this level.

Next slide, please?

Here on the third level, on the proposed plan at the center of the sheet along gridlines 5, three windows at the dormer will need relief. Additionally, we -- at the rear was that FAR at the third level, followed by the roof height increase are patched.

Both dormers on this level are new and also follow the Cambridge Dormer Guidelines.

Next slide, please?

Oh, actually and a quick note, the setback requirement at the rear porch that Michael had mentioned, that is where we had noticed the encroachment on the setback. But we will keep in line with the setback requirement and pull it back by the 20" to be in line with the setback requirement.

Next slide, please?

The bottom separate plan on this page shows the new roof and the new skylights. Both dormers on this level are new and follow the Cambridge Dormer Guidelines.

Next slide, please?

At the bottom center of the page is the east

elevation. Shown in red are the locations of the front entry, the front roof awnings, the raised roof and the two windows along the third-floor level.

Next slide, please?

The bottom of this page is the north elevation. We're seeking relief for all the new windows at this elevation, as it resides within the north elevation setback.

Next slide, please?

The bottom center elevation shows the west elevation, where in red shows the location of the additional roof cover at the rear of the home.

Next slide, please?

The center elevation here is the south elevation along the driveway, where in red shows the locations of the additional roof covers at the front and rear of the property.

Next slide, please?

This is the end of the presentation. You can scan the QR code for the exterior render of the property. I believe there are a number of support letters on file, and there are additional supplementary sheets for reference, including the plot plan and a cross-section of the home.

Thanks for your time and let us know if you have any questions.

JIM MONTEVERDE: Thank you. Are there any questions from members of the Board?

If not, I will summarize the correspondence that we've received. We have a letter from Chan Pfeiffer, Devon and Barrett Pfeiffer (phonetic), 48 Murray Hill Road, September 12, in support. All the correspondence is in support. May Wong in support. Ellie Chen in support. Angel Yang in support. Chi-Chi Zhang in support. Jill Crockett in support. And no correspondence in opposition.

So I will open the matter up to public comment. Any members of the public who wish to speak should now click the icon at the bottom of your Zoom screen that says, "Raise hand." If you are calling in by phone, you can raise your hand by pressing *9 and unmute or mute by pressing *6.

I will now ask Staff to unmute speakers one at a time. You should begin by saying your name and address, and Staff will confirm that we can hear you. After that, you will have three minutes to speak before I will ask you to wrap up.

We have no one calling in so I will close public

testimony. Any discussion from members of the Board?

CAROL AGATE: I was confused about those letters, because in the first place there weren't that many letters in the file, so I guess they came in late. But there was one that was from somebody living two and a half miles away and you mentioned one on the street that I don't see as being nearby.

JIM MONTEVERDE: Yeah. There are several different streets that are not directly adjacent, but that doesn't stop members of the public from writing in in support or otherwise.

CAROL AGATE: Even if they're two and a half miles away?

JIM MONTEVERDE: Si.

CAROL AGATE: And the one was far down the street.

JIM MONTEVERDE: Give me one second. So I have --

CAROL AGATE: You have one on Antrim Street?

JIM MONTEVERDE: The other one is still --

CAROL AGATE: No. 113 Antrim Street.

JIM MONTEVERDE: They're all Cambridge residents so they're all --

CAROL AGATE: Oh.

JIM MONTEVERDE: -- allowed to state an opinion.

CAROL AGATE: Okay.

JIM MONTEVERDE: So yeah, they don't have to be an abutter. So --

MICHAEL WIGGINS: Mr. Chairman, if I may, there is one from -- I believe from the direct abutter to the south.

CAROL AGATE: Yeah.

MICHAEL WIGGINS: 71. She was -- she's in support, and the property to the north, my clients did reach out to those folks. I know they got notice. They are on very different work schedules. They work tonight, I believe. And so they just haven't been able to talk to them.

And behind the property, as you may have noticed, is the Institutional Use area that was the former school, Matignon.

CAROL AGATE: A Montessori School.

JIM MONTEVERDE: Yeah.

MICHAEL WIGGINS: Well, now it's --

JIM MONTEVERDE: No, Matignon.

MICHAEL WIGGINS: Matignon.

JIM MONTEVERDE: I think it was Matignon.

MICHAEL WIGGINS: Yeah.

JIM MONTEVERDE: Anyway, so Carol did that answer your question?

CAROL AGATE: Yeah. It just seems very strange to me, because somebody lives a distance away is not affected. So I'm not sure why we weigh that in at all. But anyway, it certainly doesn't affect my -- you know, the -- it doesn't really have any effect on me because there are -- there is somebody across the street.

JIM MONTEVERDE: Right. Yeah.

CAROL AGATE: I just wonder if we can get these later letters by e-mail.

JIM MONTEVERDE: I know. I found the same thing before, that what's available on the electronic file is not necessarily -- again, because of the lateness of the arriving. These are all -- these are dated September. Some of these are September 12, September 5. But that is a circumstance. That's why I read through it just to make -- allow the Board to understand what number of comments we've received from the public.

Anything else, Carol?

CAROL AGATE: No. Thank you.

JIM MONTEVERDE: Okay. Any other member of the Board have any discussion?

STEVEN NG: I think we're ready for a motion.

JIM MONTEVERDE: Anyone -- thank you. Took the words right out of my mouth.

STEVEN NG: Okay.

JIM MONTEVERDE: And this is a -- when I close public commentary. You want me to be a nice guy, don't you?

CAROL AGATE: I don't know.

JIM MONTEVERDE: All right. We have one member of the public who is wishing to speak. Would you please state your name?

STEPHEN NATOLA: Jose Negron.

JOSE NEGRON: Hello?

JIM MONTEVERDE: Yes.

JOSE NEGRON: Hi. It's actually my son's phone, and we -- it went too quickly. I'm the homeowner of 69 Clarendon Avenue. My name is Evelyn Kantor-Lugo (phonetic) --

JIM MONTEVERDE: Yep. Do you have a comment?

EVELYN KANTOR-LUGO: -- and I am the direct abutter. I just learned of this through I was cleaning up

my yard, and I noticed a sign outside.

We have not received any specific information, but I do want to ask because, you know, certainly when there are projects, you know, I had one and I was -- I provided information to my direct abutters as to, you know, and trying to be cordial with the neighbors and making sure that when a project happens, nobody's space is -- you know, disturbed.

And I felt like that was not done. I am home most of the time. I'm going through some illness, and I have not heard from -- of them. You know, we understand not everyone has to like each other, but you do -- you should be cordial, especially when something like this is being asked. I did it when I had to go through.

So I just have -- my questions are just I would like to learn more about exactly how close this is going to be. And I would like to receive more information. Thank you.

JIM MONTEVERDE: Thank you.

Mr. Wiggins, can you address the outreach? I'm looking at the map that's part of the application that identifies the abutters, those next door directly adjacent,

across the street, et cetera. Were those folks contacted directly?

MICHAEL WIGGINS: As far as I know, Jesse and Kim did try to reach out, but they weren't able to talk to the neighbors next door, not for lack of trying.

EVELYN KANTOR-LUGO: Nobody reached out to understand, sir. We --

MICHAEL WIGGINS: No, I understand that. And I'm sorry about that. I'm sorry there wasn't any connection. But it wasn't re. lack of trying. They were trying to get ahold of people coming and going and just didn't -- weren't able to do it.

I do know that -- or think the Board gave written notice to everybody, and certainly the sign has been up there the whole time, which would have been right next door to yours. And that's certainly not an excuse -- I mean, that's not to say that you didn't have an opportunity and I'm sorry for that, but it wasn't for --

JIM MONTEVERDE: Excuse me.

MICHAEL WIGGINS: -- lack of effort.

JIM MONTEVERDE: Thank you. Mr. Negron, did you get a notice from the --

EVELYN KANTOR-LUGO: I have --

JIM MONTEVERDE: Inspectional Services Department?

EVELYN KANTOR-LUGO: I have no idea. I have no idea if I did, like I said. I noticed a neighbor from that house that lives there. He's a gentleman that's -- that, you know, on August 31 I noticed because some of our tenants were moving out.

I was cleaning some items and on -- actually it might have been on September 1. And I was cleaning some things that the tenants left behind. And I noticed they were having a party in the back.

And I ran into as I was looking at the sign, someone walked -- one of the people that I know lives in the house, I don't know his name -- saw me looking at it, looked, saw me standing there, and did not even say hello. I found that to be, you know, not very nice and unfriendly like.

And as far as opportunities to talk to us, they've had ample opportunities, and we're their direct abutters. I hear them when they're in their yard. I'm sure they hear my son, who is dis-- who has a disability.

JIM MONTEVERDE: Yep. Do you --

EVELYN KANTOR-LUGO: So --

JIM MONTEVERDE: -- do you reside next door?

EVELYN KANTOR-LUGO: I'm their direct abutter. My home is 69 Clarendon Avenue.

JIM MONTEVERDE: 69, okay.

EVELYN KANTOR-LUGO: Yes, sir.

JIM MONTEVERDE: Thank you.

KIM MOTT: Hi.

EVELYN KANTOR-LUGO: I'm their direct next-door abutter.

JIM MONTEVERDE: Understood. Thank you.

EVELYN KANTOR-LUGO: I don't even know who owns the house. There's -- they seem to be a family.

JIM MONTEVERDE: Okay.

KIM MOTT: Hi.

JIM MONTEVERDE: Thank you.

KIM MOTT: I'm Kim Mott. I'm in 63 Clarendon, and Jesse and I are the ones applying for the relief. And I'm really sorry that you feel that way. I'm really sorry that you --

EVELYN KANTOR-LUGO: I really do.

KIM MOTT: I --

JIM MONTEVERDE: Can I -- can -- you've got to address the Chair.

KIM MOTT: Oh, I'm sorry.

JIM MONTEVERDE: I think I've heard the commentary from the neighbor. And I think we've heard the commentary. So let's leave it at that for the moment, and let the Board discuss what the next method forward is. Please. Thank you.

One more. Okay. One more neighbor. Can you tell us your name and address, please?

JAMES WILLIAMSON: James Williamson.

JIM MONTEVERDE: Yep. What's your address?

JAMES WILLIAMSON: Actually -- hello, can you hear me?

JIM MONTEVERDE: James?

JAMES WILLIAMSON: Yeah. Can you hear me? I don't know what I registered. Just one second. It's James Williamson. I actually live in the Burns and walked by this -- the building earlier today. This is going to be relatively quick and painless.

It's really not weighing in on an opinion one way or the other. I'm sympathetic to the concerns that I just

heard expressed. There is a problem was information from -- you know, there's been a problem and issue for years unfortunately with BZA information because typically there's a deadline of Monday at 5:00 for written materials to get in to be seen by members of the Board.

And it was only when individual members of the Board took the trouble to go in and see material that might arrive after that Monday at 5:00 deadline.

I don't think most people have any idea how this works. I think it really deserves some attention from the Board and ways to improve it and have the public have easier access to, you know, the information and participation.

But I'm sorry to ask this but I didn't have any idea you'd be moving through your agenda as quickly as you did. I did want to hear this case, but I was particularly interested in the Dunkin' Donuts.

Can you just tell me what happened to the 65 JFK Street case please?

JIM MONTEVERDE: They were both approved.

JAMES WILLIAMSON: Oh, okay. Thank you.

JIM MONTEVERDE: All right. Thank you, James. I am now closing public testimony --

CAROL AGATE: Thank you.

JIM MONTEVERDE: -- for good this time. Discussion among the members of the Board? Let me start. This is Jim Monteverde. I have concern moving forward with this case, knowing that --

CAROL AGATE: Can I just --

JIM MONTEVERDE: Excuse me.

CAROL AGATE: -- I just want to say I have to disappear for a minute. I lost --

JIM MONTEVERDE: Carol, Carol let me finish --

CAROL AGATE: -- it's a large party. I have to switch onto a different network.

JIM MONTEVERDE: Oh, okay. All right. You want us to wait a couple moments til you do that? Yeah. Let me give it -- let's give Carol a moment until she signs back in.

[Pause]

JIM MONTEVERDE: All right. Carol, are you back?

CAROL AGATE: Yes. Thank you.

JIM MONTEVERDE: So I just had a conference with our ISD Staff who is with us this evening. Because in the file is the typical neighborhood map with the lot map with

the abutters identified in terms of the street addresses.

And the ISD Staff -- tell me if I said this correctly, but we're at least comfortable that the registered owners for those properties that are identified -- that 69 Clarendon and 61 --

CAROL AGATE: Yep.

JIM MONTEVERDE: -- 62, 63 would have all received notices by mail, correct? So if something fell between the cracks from there out, I don't have much control over that. Don't want to inflict some harm on the petitioner because of that.

So is there any other -- therefore I'm ready to go forward with a discussion and a motion and a vote, in spite of the fact the adjacent neighbor felt they didn't have an opportunity to see what the proposal is.

Any other discussion from Board members, or are they all comfortable in proceeding?

DANIEL HIDALGO: Here's how I understand it what you're saying that they -- all the abutters should have received the mail notification, the --

JIM MONTEVERDE: Yes.

DANIEL HIDALGO: Okay. I see. Okay. Thank you.

JIM MONTEVERDE: Yep.

DANIEL HIDALGO: Then I'm comfortable proceeding.

JIM MONTEVERDE: ISD is comfortable that notices went out by mail to all the abutters.

DANIEL HIDALGO: Right.

JIM MONTEVERDE: Is everybody okay with moving on to a motion?

DANIEL HIDALGO: Yes.

CAROL AGATE: Yes.

JIM MONTEVERDE: Okay. And this is a special permit. The Chair makes a motion to grant the relief from the requirements of the Ordinance under Sections 5.30 Dimensional Regulations.

That's all that's listed on the application on the condition that the work proposed conform to the drawings entitled "63-65 Clarendon Residence," dated 09/08/2023, prepared by SKA, initialed and dated by the Chair.

And further, that we incorporate the supporting statements and dimensional forms submitted as part of the application. On the motion, Carol?

CAROL AGATE: In favor.

JIM MONTEVERDE: Virginia?

VIRGINIA KEESLER: In favor.

JIM MONTEVERDE: Dan?

DANIEL HIDALGO: In favor.

JIM MONTEVERDE: Steven?

STEVEN NG: In favor.

JIM MONTEVERDE: And Jim Monteverde in favor as well. Special permit is granted.

Oh, I'm sorry. Let me add one thing. I'm seeing in the advertisement the sections which I didn't see in the application form.

The sections that we're granting relief from are -- and I think we said -- I said this -- 5.31 Dimensional requirements -- 8.22.2.c and 0.2 nonconforming structure and 10.40 for the special permit.

[All vote YES]

All right. Five votes in favor. The matter is granted. Congratulations.

MICHAEL WIGGINS: Thank you, Mr. Chairman. I just -- one housekeeping matter is with respect to the rear porch --

JIM MONTEVERDE: Oh, yes.

MICHAEL WIGGINS: Would you like us -- would you

like us --

JIM MONTEVERDE: On the condition -- yes, on the condition that the open porch depicted on the plans for installation on the flat roof at the rear of the building will be reduced by about a foot and a half to stay within the current right-side setback. Is that correct?

MICHAEL WIGGINS: That's correct.

JIM MONTEVERDE: Okay. That's the condition. Sorry, Board members for forgetting that. But that's it. We're done.

COLLECTIVE: Thank you very much. Thank you, Mr. Chairman. Thank you.

STEVEN NG: Jim, Steve Ng here. I just had a quick question for you, or maybe for BZA Staff.

JIM MONTEVERDE: Go ahead.

STEVEN NG: With -- you know, I think we get a lot of applications where there's two-family, an existing two-family home getting converted to single-family.

And I was just wondering with all the affordable housing zoning and stuff going on, you know, at City Hall, is there -- where's the resource that kind of keeps score of that? Like single-family and number of households, you

know, when we're trying to hit 20 percent. I was just wondering if that new -- there's a resource for --

JIM MONTEVERDE: Yeah. Is there a rolling tally of ISD specialists as these things get approved, or as they draw a building permit, I assume?

STEVEN NG: No.

JIM MONTEVERDE: No. Do you think --

STEVEN NG: So I guess they do it annually --

JIM MONTEVERDE: At this time every two years.

STEVEN NG: Yeah, yeah. Something like that, I guess.

JIM MONTEVERDE: Or once someone surveys the -- surveys the neighborhood someone is retained to do a study for the City, right? So it doesn't sound like there's a -- there may not be a typical process to update it.

STEVEN NG: Mm-hm.

JIM MONTEVERDE: It is -- it would be interesting, though. But I get your point.

STEVEN NG: Yeah. Just curious. But sorry. Sorry for taking everyone's time. Thank you.

JIM MONTEVERDE: Oh, that's okay.

* * * * *

(8:15 p.m.)

Sitting Members: Jim Monteverde, Steven Ng, Carol Agate, Virginia Keesler, and Daniel Fernando Hidalgo

JIM MONTEVERDE: The next case is 216107 -- 1103 Cambridge Street. This is a variance. Does someone want to speak on the matter?

JAMES RISSLING: Oh. Good evening. I'm sorry, I was being joined and I missed the last portion of the introduction.

JIM MONTEVERDE: Well, we're here for case 216107 -- 1103 Cambridge Street.

JAMES RISSLING: Great. Thank you. Thank you. My name is James Rissling. I'm the architect.

And so, this project is the demolition of an existing two-story wood frame structure that dates from approximately the 1870s. It's been a store and poolhall commercial structure. It currently has offices on the first floor and a single residence on the second floor.

Our intent is to demolish this building and replace it with a building of a similar footprint with

commercial space on the first floor and two residential units on second and third floors.

The building is currently a nonconforming structure. And when we apply the requirements for the Residential Use, we need some relief for those setbacks. And we're also seeking -- well, we understand now that there's a path out of the short-term bicycle parking which we could not accommodate on our site. The site is rather small, and the building takes up -- you know, most of it.

So I don't know if -- I thought that the slides were -- are there slides of the building?

JIM MONTEVERDE: Yep. Do you want us to walk through the slides?

JAMES RISSLING: Great. Thank you. So in the top corner you see the present day or a year or two ago, 1103 Cambridge Street, the front and side elevation. The opposite side elevation is tied up against the next building going to the corner.

And then next slide, please?

This is our Zoning Table. And so, we show that we are actually including our rear setback a little bit, although it's still nonconforming from the required 20' from

10'11" to 16'2".

And we are increasing our left side -- we're increasing into the left side setback by 4" just so that the building is a nominal size, rather than this odd size that is presently 17'8".

Next slide, please?

JIM MONTEVERDE: Before you leave this slide, can you just talk about the bicycle storage on that diagram?

JAMES RISSLING: Yes.

JIM MONTEVERDE: And then talk to us about the -- what's in the advertisement asking for a reduction in the short-term bike parking?

JAMES RISSLING: Yes. Can I have the previous slide, then?

So the rear of the lot is accessed presently and will continue to be accessed by an area by a path that is approximately 3' wide. And that's -- as I said, that's the existing condition as well.

So long-term bicycles would be brought down that path to an areaway to a bicycle room in the basement. And we are required to provide three bicycle spaces for long-term.

JIM MONTEVERDE: And what's the short-term requirement?

JAMES RISSLING: Well, the short-term requirement would be I believe it's two spaces, one for the commercial space and then we can appoint to calculations for the residential, so I assume that rounds up to one. So we'd be looking for two spaces.

JIM MONTEVERDE: And what's the issue with providing those two spaces?

JAMES RISSLING: I guess we didn't see that we had the space to provide them in the -- sort of in the public realm. The building directly abuts the back of the sidewalk with the right of way.

And our -- so there's two paths over on the left-hand side there. One goes to the house in the rear. And there's a fence between these paths. And then one path -- and that's existing -- and then there's a path that goes to the rear of this building.

JIM MONTEVERDE: Okay. I'm sorry, I interrupted your presentation.

JAMES RISSLING: Oh no, oh no. So I just thought maybe we would look at the elevations of the structure,

unless there were more questions about the zoning in detail. So I guess a few slides up, the next slide is existing floor plans, which show the foundation, first floor and second-floor apartment and their existing conditions.

If I can have the next slide, please? These are the scaled drawings of the existing building -- front, side and rear elevation.

And the next slide, please?

These are our proposed plans. So there's the basement plan on the left with the bicycle parking in a common area, then basement which would be used most likely by the commercial space, a dedicated sprinkler room.

The commercial space, which is approximately 874 gross square feet, and then two apartments on the second and third floor. Two two-bedroom apartments.

And then the next slide would show the elevations, what we're proposing.

So it's a traditional storefront and then basically two stories of residential. And then a cornice, similar to what is on the building presently, but at the third floor level in this case.

And then along the side there's a side bay that

brings a little more light to the units. And then at the rear some, you know, small rear porches for the dwelling units.

And then I believe that's it.

JIM MONTEVERDE: Okay, thank you. Any comments from members of the Board?

CAROL AGATE: I'm not clear why there is no place for the bicycles. I notice the bay window comes out, so is there a space on that side under the window, or can the building just go back another foot or so?

JAMES RISSLING: If we can go back to the site plan on the previous sheet? Thank you.

So if we look to the left there, in the bottom left there's dimension of 6'11". And that's the distance of the building from the property line. However, there's a passage that takes up a little more than 3' that has access to the rear house. And it's not our intent to change that.'

So our access is approximately 3' along that left side of the building under that bay window you mention.

VIRGINIA KEESLER: That makes sense to me, I guess you would want it being aesthetically pleasing to keep the building aligned right with the -- you know, front of the

lot, in keeping with the building next to it. And also, that people visiting the building on account of the commercial use wouldn't, you know, want to go around back or the side of the public realm. [Audio feedback from Virginia Keesler's microphone]

JAMES RISSLING: Yeah. Thank you. And also, in regards to the width of the building, the building is only 18' wide. So the -- you know, to provide access to the apartments and have useable space, that dimension gets gobbled up pretty quickly.

CAROL AGATE: How about the street side, the front of the building?

JIM MONTEVERDE: Can --

CAROL AGATE: -- gone back, making a little shorter in the front?

JAMES RISSLING: We're holding the street line right now with our abutting neighbors. So that would cause the building to set back.

JIM MONTEVERDE: Carol, can I jump in and reinforce your point about the short-term bike parking? Since the application is for a variance, we cannot reduce the short-term or any bike parking requirement under the

Ordinance. That can only be done as a special permit.

So under your variance, you must provide that bicycle parking.

JAMES RISSLING: Okay. I understand. There's a piece of the Zoning that I was not aware of when we put this together that has been brought into place, and that's the notion of public contribution for short-term bike parking. We believe we cannot reasonably provide short-term parking on the lot. However, perhaps it can be provided on the right-of-way in front of the building?

JIM MONTEVERDE: Yeah. Let me repeat. We cannot take any action on that request, that part of your application, because that can only be done as a special permit, which is not what you've applied for. So we're in a pickle.

We can either proceed with the rest of your variance and as a condition take no action on the short-term bike parking in that you need to comply, you have to comply, or you can continue the case --

[JIM MONTEVERDE confers with ISD specialist]

JIM MONTEVERDE: What's actually the process, it wouldn't be continued? You have to refile; you have to file

for a variance and file for a special permit?

ISD SPECIALIST: [Speaking away from microphone; side conversation]

JIM MONTEVERDE: So could we do that as a variance as a continuance?

ISD SPECIALIST: You have to refile.

JIM MONTEVERDE: Yeah. So your only avenue, if you want to include the reduction in the short-term bike parking or any other description of off-street parking or bike parking needs to be done through a special permit.

And the advice we have from our ISD specialist is you would have to refile and readvertise the variance portion and the special permit portion.

So it seems like you have two --

JAMES RISSLING: So --

JIM MONTEVERDE: -- paths forward. We cannot act on that under the variance. And we cannot introduce this as a special permit item since it hasn't been advertised as such.

Sorry to tie you up with the bureaucracy, but we are stuck. We cannot act on the case of the variance as it's filed, unless we as a condition just remove any

discussion of the short-term bike parking and just the conditions that you provide the -- all of the bike parking required under the Ordinance.

That's up to you.

Before I say any more about that, do you have room toward the back of the lot for the temporary -- for the short-term parking? What's back there that you don't want to encumber?

JAMES RISSLING: Um --

JIM MONTEVERDE: You know, to the -- on the drawing to the upper part of the --

JAMES RISSLING: I mean, I guess the notion was that the back of the building would be a private space for the building inhabitants, not a part of the public realm.

And so, introducing the short-term parking on such a small site with such a small building and then meeting the requirements for the public -- for the public spaces, it's very difficult to do.

And if I just, you know, look at some of the requirements, I don't have a 5' public path from the front of the building to the rear of the building to date. And reducing the building by two and a half feet to make that

work would make the building an unusable dimension.

So I mean we're talking about two spaces -- two bicycle spaces. However --

JIM MONTEVERDE: I understand. No, I understand. And you're in a way preaching to the choir. We understand your point, however.

JAMES RISSLING: And I have to say it wasn't very clear to me that that would require a special permit. So I am caught completely off-guard.

JIM MONTEVERDE: Well, certainly apologize for that.

JAMES RISSLING: I appreciate that.

JIM MONTEVERDE: But I'm seeking our advice from our ISD specialist on what the process would be for you to --

ISD SPECIALIST: [Inaudible; away from microphone]

JIM MONTEVERDE: Yeah, can't come back for two years.

Sorry, we're scratching our heads about how you would be able to come back --

JAMES RISSLING: I -- I -- I --

JIM MONTEVERDE: And there is a process. I'm just

not --

JAMES RISSLING: I do --

JIM MONTEVERDE: And I know we've done it.

JAMES RISSLING: I do appreciate that.

JIM MONTEVERDE: And we don't want to trip you up by suggesting you do something like withdrawal, which means you can't come back for two years unless you change -- you know, have substantial change.

So I just want to make sure we get the verbiage right, but that you understand that we can't proceed with this case as we have in the -- in our agenda because of that any bike requirement to make any modification there has to be done under a special permit, which is not the way this is advertised. So you'd have to --

JAMES RISSLING: Okay. Well, I mean --

JIM MONTEVERDE: -- start this --

JAMES RISSLING: -- the size of the lot, I mean the zoning requires a lot like this to be 50' wide. I have a 25' lot. I mean, that is a hardship. And I'm not -- I'm increasing the use, but it's their allowed uses.

JIM MONTEVERDE: Maybe I'm not being clear. We can't even discuss whether it's relevant, whether it's not,

whether there's a hardship, whether it's a --

JAMES RISSLING: Well, but I thought -- I thought --

JIM MONTEVERDE: -- which frankly has nothing to do with special permit, but --

JAMES RISSLING: I thought you had said that you can't discuss it as a variance, and a variance to reduce the required short-term --

JIM MONTEVERDE: Yeah. We can't review it as portion -- as a part of this variance. And that's the way it's been advertised. So I'm looking for advice from my ISD specialist.

[Indiscernible side conversation]

JIM MONTEVERDE: It's wrong. Sorry. One second.

[Indiscernible side conversation]

JIM MONTEVERDE: Yep. Yep.

So what I can suggest is we vote to continue this case, and that you -- we get an opinion from ISD on what your next step would be to refile this as a variance and as a special permit relating to the bike parking.

JAMES RISSLING: Okay. I think that's what we need to do. So right now, we're not talking about the

advertisement that shows Article 6, this is not for a variance?

JIM MONTEVERDE: Correct.

JAMES RISSLING: As it's advertised, but it's -- okay.

JIM MONTEVERDE: I'm going to propose a motion to continue the case.

Let me make a motion, then, to continue this matter -- oh, sorry.

JAMES RISSLING: [Side conversation] Really? You have to go to public commentary and get a continuance? Yep.

JIM MONTEVERDE: All right. Before I go to a motion to continue, is there anyone from the public who wishes to speak? There is no correspondence in the file from any member of the public. Is there anyone wishing to make a public comment?

STEPHEN NATOLA: Adriana Cillo.

ADRIANA CILLO: Hello. Can you hear me?

JIM MONTEVERDE: Yes. Can you state your name for us, please and offer your comment?

ADRIANA CILLO: Yep. Adriana Cillo, the next door, 1111, the owner of that building. And the question I

have -- actually that, I think he somewhat answered, because the house that's in the back, do they also own it? I'm not sure who owns it, if it's the same people that own the front. They're right next door to me.

And my concern is during construction, you know, where there's not much parking in the front. And right now, you know, there's a salon there and businesses and all that, with all the trucks, and this is going to go on, will that take all those spaces of the parking spaces?

JIM MONTEVERDE: That's really not a zoning matter that we can --

ADRIANNA CILLO: Well yeah, I guess --

JIM MONTEVERDE: -- reference. It's really a matter for the Building Department and for the Traffic and Parking Department. It's really nothing that can affect our discussion here this evening, unfortunately. I understand your point, and yes, it's a valid point.

ADRIANA CILLO: Yeah, it's right next door, you know. And where there's a fence, like he was saying there's a walkway that goes to the back.

JIM MONTEVERDE: Yep.

ADRIANNA CILLO: There's another walkway which

leads to, you know, the apartment in the back – in my next door, basically -- 1111.

And I was just curious how that's going to work, you know, with the pathway and all that. That's --

JIM MONTEVERDE: I think I got that from your initial question. And again, it's not -- it's a matter of construction for the Building Department, and it's really not a Zoning matter that we can --

ADRIANNA CILLO: Yeah.

JIM MONTEVERDE: -- discuss or assuage the decision one way or the other.

ADRIANNA CILLO: Yeah.

JIM MONTEVERDE: Did you have anything else beside the construction activity?

ADRIANNA CILLO: How tall is this building going to be? I mean, I'm just curious, you know, because of the lighting and all. How high is it?

JAMES RISSLING: It's 32', which is 8' higher than --

ADRIANNA CILLO: Than what it is now?

JAMES RISSLING: -- than the front, yes.

ADRIANNA CILLO: Yeah. Yeah.

JAMES RISSLING: The tall -- the existing has a tall second story.

ADRIANNA CILLO: Oh, okay. Just a tall --

JIM MONTEVERDE: Okay. I'm going to ask you to complete your comments, please. Do you have anything else you want to raise?

ADRIANNA CILLO: No. I guess it's hard to see it. I couldn't get on it, I can't see it, the plans exactly. Maybe I will take a ride in Cambridge, and maybe I can see it -- you know, in person, the plans. Because I can't actually see them --

JIM MONTEVERDE: Okay.

ADRIANNA CILLO: -- on my own.

JIM MONTEVERDE: Yep. They'll be available at the Inspectional Services Department.

ADRIANNA CILLO: Okay.

JIM MONTEVERDE: Thank you for your comment.

ADRIANNA CILLO: Thank you.

JIM MONTEVERDE: Is there anyone else? No hands are being raised. I will close public commentary. I'm going to make a motion to continue this.

JAMES RISSLING: Mr. Chair, I'm sorry. If we

agree to provide the short-term parking in the back, can we work through the narrow passageway, or is that not even part of the discussion of the variance?

Because there would be other dimensional concerns providing that, but we would be willing to provide the public parking in the rear of the building.

JIM MONTEVERDE: If they take away the request, we basically delete the request for Article 6 relief? Can we --

ISD SPECIALIST: [Indiscernible; away from microphone]

JIM MONTEVERDE: Sorry? Can't do that.

Yeah, we can’t change that since it's been advertised with the Request for Relief from the 6.23, which is the bike parking.

So I'm going to make a motion to continue. That's our only path forward. We have a date?

JAMES RISSLING: Okay, thank you.

JIM MONTEVERDE: Do we have a date? October 9?

October 12 or October 26? Do you have a preference?

JAMES RISSLING: I would take the twelfth, please.

JIM MONTEVERDE: October 12? Members of the Board who are present, does that work for you all? Steven?

STEVEN NG: That date works.

JIM MONTEVERDE: Carol?

CAROL AGATE: I -- can you give me a minute, please? I have to check.

JIM MONTEVERDE: Yep.

CAROL AGATE: Pretty sure it's okay.

JIM MONTEVERDE: Yep. And Dan -- I'll just move on. Dan?

DANIEL HIDALGO: Yeah. It's fine with me.

JIM MONTEVERDE: Virginia?

VIRGINIA KEESLER: Yeah, it works for me.

JIM MONTEVERDE: I'm sorry, say that again?

VIRGINIA KEESLER: Yes. That works for me.

JIM MONTEVERDE: Ooh, the echo is vicious. Okay. Carol?

CAROL AGATE: Yes. Yes.

JIM MONTEVERDE: Okay. So let me make a motion to continue this matter to October 12, 2023, on the condition that the petitioner change the posting sign to reflect the new date of October 12, 2023, and the time is 6:00 p.m.

Also, in furtherance that the petitioner sign a waiver of time to the statutory requirement for a hearing. Said waiver can be obtained from Maria Pacheco or Olivia Ratay at Inspectional Services Department.

I ask that you sign it and return it to us by a week from this coming Monday. Failure to do so will de facto cause this Board to give an adverse ruling on this particular case.

Also, that if there are any new submittals changes to the drawings, that those would be in the file by 5:00 p.m. on the Monday prior to October 12, 2023 hearing.

And I also note that if there are any changes to the dimensional form and potentially any supporting statement, they also be changed and submitted along with the new documents.

On this motion, then, to continue the matter until October 12, 2023, Virginia?

VIRGINIA KEESLER: In favor.

JIM MONTEVERDE: Carol?

CAROL AGATE: In favor.

JIM MONTEVERDE: Dan?

DANIEL HIDALGO: In favor.

JIM MONTEVERDE: Steven?

STEVEN NG: In favor.

JIM MONTEVERDE: And Jim Monteverde in favor.

[All vote YES]

JIM MONTEVERDE: The matter is continued. Please, come in to the Inspectional Services Department and ask for the Zoning expert to help you phrase this correctly so we can get this done in October.

JAMES RISSLING: Thank you. Absolutely.

JIM MONTEVERDE: Yep.

JAMES RISSLING: Thank you. Goodnight.

JIM MONTEVERDE: Goodnight. Virginia, you have the most amazing echo when you were talking.

CAROL AGATE: Oh, good. It's not my --

JIM MONTEVERDE: It's like a funhouse.

CAROL AGATE: I thought maybe it was my Internet problem.

JIM MONTEVERDE: No, no, no.

VIRGINIA KEESLER: And I don't know the reason for that. I apologize.

JIM MONTEVERDE: You must be on two devices, are you? You're on your phone and your computer or something?

All right. Well, I'll ask you to raise one hand for a yes and two -- no.

* * * * *

(8:43 p.m.)

Sitting Members: Jim Monteverde, Steven Ng, Carol Agate, Virginia Keesler, and Daniel Fernando Hidalgo

JIM MONTEVERDE: Next case 233603 -- 233 River Street. Is anyone here wishing to speak about this?

CAROL AGATE: Anthony Brooks is here.

ANTHONY BROOKS: Yes, I am.

JIM MONTEVERDE: There you go. Can you state your name for us and --

ANTHONY BROOKS: Anthony Brooks.

JIM MONTEVERDE: Yep.

ANTHONY BROOKS: I'm the owner of the Coast Café, 233 River Street, Cambridge.

JIM MONTEVERDE: Okay.

ANTHONY BROOKS: There we go.

JIM MONTEVERDE: Can you tell us what relief you're seeking and why?

ANTHONY BROOKS: I just want to continue existing as a Fast Order Food Establishment. I went to kind of get a license to add some chairs to the front, and they told me

that I was expired, I guess, so I have to renew my special permit, I guess.

JIM MONTEVERDE: Right. That's what the advertisement says.

ANTHONY BROOKS: Yes, that's all --

JIM MONTEVERDE: Your special permit -- a certain number granted in 1997 --

ANTHONY BROOKS: Right.

JIM MONTEVERDE: -- has expired. So you'll be continuing or -- so do I understand you correctly, you're doing the same operation, same café --

ANTHONY BROOKS: Yep.

JIM MONTEVERDE: -- you're just -- your initial permit has expired and just in essence this is a renewal?

ANTHONY BROOKS: That's it. That's right. Exactly. I'm not changing anything in here. No, I've been open 19 years. I'm still going to stay the same.

JIM MONTEVERDE: Okay. Thank you.

ANTHONY BROOKS: All right. Thank you.

JIM MONTEVERDE: Any questions from members of the Board?

Sorry. One second. Any questions from members of

the Board? If not, I'll read the correspondence we have to save those members of the public from calling in, and then we can open it up for public comments.

So we have correspondence from Caroline Hunter dated September 13, in support of the petition to continue. Rosette Williams, September 13, in support. Mark Smith, dated September 7, in support. Carolyn Edelstein, September 7, strong support. Serafina Midzik and Andrew Noh, in support.

And that's everything in the file -- correspondence in the file. Any member of the public who wishes to speak should now click the icon at the bottom of your Zoom screen that says, "Raise hand."

If you're calling in by phone, you can raise your hand by pressing *9 and unmute or mute by pressing *6. I'll now ask Staff to unmute the speakers one at a time. You should begin by saying your name and address, and Staff will then confirm that we can hear you. After that you will have up to three minutes to speak before I ask you to wrap up.

Anyone wishing to speak? No. We will close public testimony. Any discussion from members of the Board, or are we ready for a motion?

[Pause]

Sounds like we're ready for a motion.

STEVEN NG: Yep.

JIM MONTEVERDE: And this is a special permit.

ANTHONY BROOKS: Yes.

JIM MONTEVERDE: Let me get this right. The Chair makes a motion to grant the relief from the requirements of the Ordinance under Sections 4.35.0, Section 11.30 Fast Order Food Establishment, and Section 10.40 for a special permit on the condition -- and there is no work to be performed -- conforms with the BZA application form submitted July 21 -- my birthday again -- 2023, initialed and dated by the Chair, and further that we incorporate supporting statements and dimensional forms submitted as part of this application.

On the motion for the special permit, Carolyn (sic)?

CAROL AGATE: Was that my name? Oh, I'm sorry. Carol Agate in favor.

JIM MONTEVERDE: Thank you. Virginia?

VIRGINIA KEESLER: In favor. [Echo]

JIM MONTEVERDE: That counts as at least two

votes. Dan?

DANIEL HIDALGO: In favor.

JIM MONTEVERDE: Steven?

STEVEN NG: In favor.

JIM MONTEVERDE: And Jim Monteverde in favor.

[All vote YES]

JIM MONTEVERDE: That's five in favor. The special permit is granted. Congratulations. Good luck.

ANTHONY BROOKS: Thank you so much. Thank you, everyone.

JIM MONTEVERDE: Then it's a wrap. Great. So let me – if the Board members are still there. You can -- let me have another two more minutes of your time. I want your opinion; I want your sense.

The way I've been processing some of the -- all of the cases, when it's a special permit, I've just been referencing the Article 10 Section 10.40 and not going through and reading the one, two, three, four, five specific conditions that are referenced in the Ordinance.

In other words, my intention is to include those by reference. And I'm really just trying to do that to economize on all the time we have to -- what time we spend

here.

So I do the same thing for the special permit. I do the same thing for the variance. Anyone have an opinion on that -- good, bad, indifferent?

CAROL AGATE: I have no problem.

STEVEN NG: That seems reasonable to me.

JIM MONTEVERDE: All right.

STEVEN NG: Yeah. I think it's totally fine to be efficient. I think if we've got, like, applicant's counsel or something questioning it, I think that's the only time we may have to, like, follow the process, right?

JIM MONTEVERDE: Yeah. I think we may hear this when we do our -- attend our training. But I think the way -- what I would propose, then, is for a variance, it's -- you know, the section is 10.30, but the specific reference is a 10.31 item a, b, c. I think I'll just reference them that way. Again, just trying to summarize these things -- you know, the legal folks and the folks who do the transcript, someone could look back and see what this is.

And the special permit, it's not 10.40, it's 10.43, and it's items b, c, d -- all right? I think I'll file that -- still do -- at least acknowledge those sections

of the Ordinance, but still try and summarize them so we can move things along.

And if you see me hanging in the public square, you'll know why.

COLLECTIVE: [Laughter]

CAROL AGATE: Does the transcript include the sections that are being discussed?

JIM MONTEVERDE: No, the transcript is really only going to record what is said.

CAROL AGATE: Okay, that's all.

JIM MONTEVERDE: Save reading all of those line items, which --

CAROL AGATE: So there's no heading that identifies --

JIM MONTEVERDE: Well, I think -- yeah, it would if I just said instead of 10.40 for a special permit, it's 10.43 are actually the conditions. I think I can -- I'll find a way to summarize to see if that works to see if there are any gentle suggestions that that's not the way to go.

STEVEN NG: Yeah.

JIM MONTEVERDE: Otherwise, you've got to repeat those things.

STEVEN NG: I think it's still important, though, that applicants still need to address the question in the list, right? Like, you know, how the special permit --

JIM MONTEVERDE: Yeah.

STEVEN NG: -- you know, address a, b, c, d.

JIM MONTEVERDE: Yeah.

STEVEN NG: You know? And I think once they start moving away from that, we got -- we'll have a problem, I think.

JIM MONTEVERDE: Right. Okay. I will modify that next time. All right. Thank you all. Have a good evening.

STEVEN NG: Thank you.

JIM MONTEVERDE: Bye.

STEVEN NG: Goodnight.

COLLECTIVE: Goodnight.

[08:54 p.m. End of Proceedings]

CERTIFICATE

Commonwealth of Massachusetts

Middlesex, ss.

I, Michele Dent, 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.

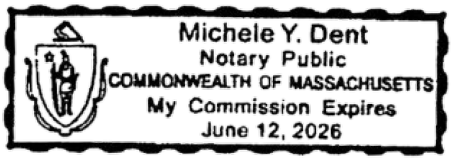
I further certify that I am neither related to nor employed by any of the parties in or counsel to this action, nor am I financially interested in the outcome of this action.

In witness whereof, I have hereunto set my hand this 25th day of September, 2023.

Notary Public

My commission expires:

June 12, 2026



A
a.m 17:1,17 18:1 18:11
ability 140:7
able 11:19 48:12 95:12 99:4,12 120:20
Absolutely 130:9
abuts 113:12
abutter 60:14 95:4,6 97:22 101:3,10
abutters 98:5,22 100:19 105:1 105:19 106:4
abutting 116:17
access 60:1 74:1 103:12 115:16 115:18 116:8
accessed 112:15 112:16
accommodate 86:19 111:8
accords 39:5
account 116:2
accuracy 11:8
accurate 11:17 11:18 19:6
accurately 11:16
achieve 11:21 49:17
acknowledge 137:22
act 118:16,21
action 117:12,17 140:9,11
Actively 70:4
activity 76:4 125:14
Acts 3:14
Adam 57:9,10 61:2,4,7,13,22 62:4 63:9,12 63:15 65:1
add 21:5 39:7 42:9 51:5 72:20 86:13 107:8 132:22
added 18:3,7 50:1 88:12 90:5
adding 10:12 18:14 39:18 51:10 87:22
addition 10:13 17:3 24:11 58:1
additional 17:14 50:3,4,6 87:22 88:17 92:10,15 92:21
Additionally 90:14 91:5
address 22:10 33:6 41:20 52:10 53:5,13 62:12 80:9 82:17 93:18 98:20 102:2,10 102:12 134:17 139:2,5
addressed 61:15
addresses 105:1
adds 90:13,16
adjacent 11:11 11:12 16:5,20 17:3 18:22 19:6 23:11 74:5 94:9 98:22 105:14
adjusted 11:14
admitted 9:15
adopted 3:14
Adriana 123:17 123:18,21,21 124:18
ADRIANNA 124:12,22 125:9,12,15,20 125:22 126:3,7 126:13,16,18
adverse 129:7
adversely 74:6
advertised 118:18 121:14 122:11 123:4 127:14
advertisement 107:9 112:11 123:1 133:4
advice 118:11 120:13 122:11
advise 7:11
Advisory 71:14 72:2 73:8 74:10 76:3,12 76:18 77:10 78:1 82:5
aerial 88:14,20 88:22
aesthetically 115:21
affect 74:7 96:7 124:15
affordable 108:19
Agarwal 61:3,16
Agate 1:8 3:4 4:20 5:4,6,9,9 5:11 6:3,17,22 7:3,10,13,18 7:20 9:3 21:15 21:22 22:12 43:10,16,18 45:17 47:3 54:1 56:2 57:3 64:14 66:3 68:1 69:3 75:13,15,17 76:8,13,15,17 76:20 77:19,22 78:7,19 79:19 79:19 81:3 83:17 84:7,9 85:3 94:2,12 94:15,17,19,22 95:2,7,17 96:4 96:11,22 97:9 104:1,6,8,11 104:19 105:6 106:9,21 110:3 115:7 116:11 116:14 128:5,8 128:18 129:20 130:14,16 132:3,8 135:18 135:19 137:5 138:6,10,13
agenda 2:9 20:3 103:14 121:11
Agent 81:10
ago 47:18 111:15
agree 43:4 54:6 54:10 78:18,20 127:1
agreed 31:9,15 45:13
ahead 35:21 48:13 108:15
ahold 99:11
aligned 115:22
allow 96:19
allowable 60:8
allowed 21:6 95:1 121:20
amazing 130:13
amend 20:4
amended 23:5
ample 100:19
Andrea 74:22
Andrew 134:8
Angel 93:10
angle 17:18 48:21
angles 17:8
annually 109:8
answer 47:15 49:13 96:2
answered 124:1
Anthony 132:8 132:9,12,12,14 132:17,20 133:5,8,12,15 133:19 135:5 136:9
Antrim 94:17,19
anybody 19:21 51:15 78:8 81:7
anyway 96:2,6
anyways 17:20
apartment 114:4 125:1
apartments 114:14,15 116:9
apologies 22:21
apologize 9:16 120:10 130:20
appeal 1:1 3:12 3:17 49:8
appealing 48:2
appear 85:22
appearance 58:22
apples 36:22,22
applicable 44:2 70:18 72:15
applicant 72:5 77:12
applicant's 137:9
applicants 4:1 139:2
application 29:15 30:2,9 35:3 42:2 44:16 45:8 55:20 64:4 66:18 71:17 74:13 79:11,13 79:17 83:10,13 85:18 98:21 106:14,20 107:10 116:21 117:13 135:11 135:15
applications 24:9 108:17
applied 117:14
applies 30:22
apply 77:11 111:4
applying 36:15 101:18
appoint 113:5
appreciate 23:5

25:21 26:10 27:19 46:5 56:14 120:12 121:4
appropriate 71:1 78:3
approval 73:3
approved 3:15 12:19,20,22 13:3,21 20:4 34:14,16,18 35:12 37:2 72:10 103:19 109:4
approximately 39:11 110:18 112:17 114:13 115:18
architect 31:17 42:4 47:14 49:11 110:15
Architects 57:11 64:2
area 14:20 18:4 20:10,13,13,14 29:6 30:5 32:15,20 42:15 44:18,19,20 49:7 50:8 51:13 58:4 70:6 77:4 95:15 112:16 114:11
areas 91:1
areaway 112:20
argue 7:16
arithmetic 42:8 50:22 51:5
Armstrong 74:21
arrive 103:8
arriving 96:16
Article 20:11 44:17,20,21 81:16,17 123:1 127:8 136:17
asked 22:5 60:18 67:11 98:13
asking 4:10 20:11 31:22,22 72:4 86:17 112:11
aspects 72:17
association 23:1 63:19
assuage 125:10
assume 71:19 109:5 113:6
assuming 20:12 43:22 52:3 73:16
assured 60:16 60:18
attachments 76:11
attend 6:15 7:19 137:13
attendance 4:11
attention 103:10
attic 35:8,9,11 48:3,5
audible 4:11
audio 3:18 116:4
August 6:7 45:3 71:15 100:6
authorized 3:16
automatic 6:17
available 96:14 126:14
Ave 57:11 70:15
avenue 1:5 2:10 2:11,15 47:7 52:3,14,16 55:15 57:7 63:7 64:1 85:7 97:18 101:4 118:7
average 89:4 90:6
aware 117:5
awning 90:13,15
awnings 87:1,22 88:17 90:21 92:2

B

b 88:22 90:11,22 137:16,21 139:5
BA 71:1
back 10:21 26:11 35:3,12 39:18,20 50:17 57:15,20,22 71:22 87:1 91:15 100:11 104:15,18 113:12 115:10 115:11 116:3 116:14,18 119:6,7,13 120:17,20 121:7 124:2,20 125:1 127:1 137:19
background 81:12
bad 53:3 137:4
Barlo 6:8
Barrett 66:15 93:7
base 17:20
based 4:9 77:9
basement 13:1,8 13:20,22 14:3 14:4 28:15 29:8 30:4,5 31:7 32:9,19 34:4,6,11,18 37:1,3,5,20 38:3,14,15,22 39:7,20,22 40:21 41:11 42:11 89:5 90:3 112:20 114:10,11
basically 7:11 10:22 14:19 15:21 16:13 17:13,17 19:15 23:4 36:10,17 48:3 57:14 61:14 75:21 114:19 125:2 127:8
basis 31:11 44:3
bath 26:6
bathroom 14:18 14:22 27:8 50:4 86:13
bathrooms 14:13 23:11
bay 114:22 115:8,19
Beantown 69:19 70:3 81:10
bed 14:20
bedroom 14:18 14:20 26:4 50:3 86:13
bedrooms 14:12 20:7 23:11 26:2,5,17
beg 7:1 63:14
beginning 36:15
believe 9:13 33:21 34:19 36:9 47:14 49:2 61:22 87:14 92:20 95:6,12 113:4 115:4 117:8
benefit 50:4 71:2
Bent 2:5 6:6
best 140:6
better 58:12 59:22
beyond 48:19 49:6 77:13
bicycle 111:7 112:8,20,21 114:10 117:3 120:3
bicycles 112:19 115:8
big 51:10 74:18
bike 112:12 116:20,22 117:7,18 118:8 118:10 119:1,2 121:12 122:20 127:15
bird's 59:2
birds 88:15
birthday 55:17 135:12
bit 17:5,9,21 18:21 23:16 32:6 57:22 59:22 111:21
Bliaker 22:20
Block 49:13,19 55:17 56:16 65:3
blouse 5:1
blue 49:20 88:21
Board 1:1 3:7 3:11,17 4:1,10 12:18 20:3 21:14 22:14 24:7,8 29:2 30:20 31:3,6 31:17 32:14 33:5,12,16 36:9,13,19 44:5,6,8 49:8 49:14 50:18 51:18 53:21 54:14 55:6 57:10 61:10 62:19 69:12 71:6,12 72:2 75:11 78:9,9 78:17,22 81:11 82:2,22 85:15 93:4 94:1 96:19 97:2 99:13 102:6 103:5,7,11 104:3 105:16 108:9 115:6 128:1 129:7 133:21 134:1 134:21 136:12
Board's 28:12
Boston 70:6
bottom 18:8 53:9 62:7 75:5

82:12 89:13,17 91:18,22 92:5 92:9 93:14 115:13 134:12
Break 84:7,11
Brian 74:21
bringing 59:8,10 60:5
brings 21:6 115:1
broadcast 3:19
Broadway 70:14
Brooks 132:8,9 132:12,12,14 132:17,20 133:5,8,12,15 133:19 135:5 136:9
brought 112:19 117:6
build 58:20
building 13:6 23:2,7,12 42:14 61:22 85:20 86:22 89:3,4 102:19 108:4 109:5 110:21,22 111:3,9,11,17 112:4 113:12 113:18 114:6 114:20 115:10 115:15,19,22 116:1,2,7,7,12 116:18 117:10 119:13,14,16 119:21,21,22 120:1 123:22 124:14 125:7 125:15 127:6
buildings 11:11 11:12 16:20 42:14
bump 29:10
bureaucracy 118:20
Burns 102:18
business 70:7,11 72:17 76:1 77:13 78:11
businesses 124:7
Bye 139:13
BZA 4:7 71:16 72:8 79:13 83:10 103:3 108:14 135:11
BZA-216107 2:16
BZA-217962 2:5
BZA-219565 2:6
BZA-226781 2:13
BZA-226790 2:14
BZA-231284 2:11
BZA-232270 2:12
BZA-233603 2:17
BZA-233716 2:15
BZA-234186 2:10

C

c 3:1 20:22 137:16,21 139:5
cable 3:19
café 132:14 133:11
calculate 36:20 41:6
calculating 36:11
calculation 42:5 89:6
calculations 30:5 113:5
calculator 37:12
call 4:3 6:6 64:10 81:6
called 48:17 73:4
calling 53:10,17 53:19 62:9,16 62:18 75:7 82:14 93:15,22 134:2,14
Cambridge 1:2 1:6 2:16 3:11 3:17,20 45:3 47:17,20 70:16 70:19 86:15 91:9,20 94:20 110:7,13 111:16 126:9 132:15
can't 127:13
cardinal 19:16
care 25:5 28:2
Carol 1:8 3:4,7 4:20 5:4,6,9,9 5:11 6:3,16,17 6:22 7:3,10,13 7:17,18,20 9:3 21:15,20,22 22:8,12 43:10 43:16,18 45:16 45:17 47:3 54:1,4,6 56:1,2 57:3 64:13,14 66:3 67:22 68:1 69:3 75:13,15,16,17 76:8,13,15,17 76:20 77:9,19 77:22 78:7,19 79:18,19,19 81:3 83:16,17 84:7,9 85:3 94:2,12,15,17 94:19,22 95:2 95:7,17 96:2,4 96:11,21,22 97:9 104:1,6,8 104:10,10,11 104:15,18,19 105:6 106:9,20 106:21 110:3 115:7 116:11 116:14,19 128:4,5,8,17 128:18 129:19 129:20 130:14 130:16 132:3,8 135:18,19 137:5 138:6,10 138:13
Caroline 134:4
Carolyn 134:7 135:16
carried 84:3
carries 56:10
case 2:2 6:5,5,6 9:5 47:7 57:6 66:6,7,17 69:7 81:6 85:6 103:15,18 104:5 110:6,12 114:21 117:19 118:21 121:11 122:18 123:7 129:8 132:6
cases 2:4 3:7 5:12,13 73:18 77:11 136:16
cast 19:13 89:22
casting 19:2
cathedraling 35:10
caught 32:21 120:9
cause 74:2 116:17 129:7
caused 90:1
ceiling 14:8 35:11
center 90:4,9,19 91:4,22 92:9 92:13
centered 57:21
certain 133:6
certainly 96:7 98:3 99:14,16 120:10
CERTIFICA... 140:1
certified 42:5
certify 140:5,8
cetera 66:18,19 66:19 99:1
Chair 1:7,7 3:13 31:9,9 44:14 45:5 55:8,18 57:9 63:2 64:2 73:7 79:4,14 83:4,11 86:7 102:2 106:11 106:17 126:22 135:6,13
Chairman 71:5 81:9 85:9 95:5 107:18 108:12
chairs 132:22
Chan 93:6
chance 48:12
change 4:9 11:18 13:20 14:2 29:6 31:1 31:6 32:5,8,10 34:16 36:10,17 67:6 74:3,15 81:20,22 115:17 121:7,8 127:13 128:21
changed 14:1 29:8 32:5 42:10 47:21 67:18 129:14
changes 67:14 67:16 87:5 129:9,12
changing 48:21 70:20 71:8 133:16
Channel 3:19
Chaos 40:17
Chapter 3:14
character 74:3
check 128:6
checking 32:21 66:22
Chen 93:9
Chi-Chi 93:10
children 48:1 86:10
chime 41:6,8
choice 36:14

choir 120:5
Church 2:13 69:7 70:2,12 71:16 73:10,17 74:13 79:4
Cillo 123:17,18 123:21,21 124:12,18,22 125:9,12,15,20 125:22 126:3,7 126:13,16,18
Cioto 74:15
circumstance 96:18
city 1:2,12 3:16 14:1 29:7 70:15 108:20 109:14
City's 4:7
Clarendon 2:15 85:7 86:9 87:16 97:18 101:4,17 105:5 106:16
clarification 33:20
clean 70:10
cleaning 97:22 100:8,9
clear 12:8 19:21 23:17 45:13 115:7 120:8 121:21
clearer 15:14
clearly 49:16
click 53:8 62:7 75:4 82:12 93:13 134:12
client 24:22 25:1 86:2
clients 95:9
clocked 83:10
close 11:13 15:9 33:15 44:7 53:20 62:18 82:21 93:22 97:7 98:16 126:20 134:20
closed 44:8
closest 10:21
closet 14:19
closeup 58:4
closing 103:22
Coast 132:14
code 92:19
coffee 69:8 77:3 77:4
COLLECTIVE 3:9 44:9 84:4 108:11 138:5 139:15
come 15:1 23:21 50:17 73:19 120:17,20 121:7 130:6
comes 115:8
comfortable 41:8,13 42:3,4 42:17 43:22 44:2 78:10 105:3,17 106:2 106:3
coming 99:11 129:6
comment 4:5,6 28:3 31:17 32:2 33:11 43:3 51:19,22 53:7 54:14 62:6 75:3,9 76:19 82:10 93:12 97:20 123:16,20 126:17
commentary 55:3 73:16 75:2 97:8 102:4,5 123:11 126:20
comments 22:14 28:12 44:6 53:20,22 75:10 82:9 96:19 115:5 126:5 134:3
commercial 71:3 110:19 111:1 113:4 114:12,13 116:3
commission 140:17
Committee 71:15 74:11 76:3,12,18 77:10 78:1 82:6
common 114:11
Commonwealth 140:2,5
communicating 43:8
compared 39:8
competitors 77:5
complements 54:9
complete 126:5
completely 10:14 120:9
completion 70:20
compliance 76:9 89:8
complication 42:9
comply 72:18 117:18,18
computer 130:22
concern 22:8 23:22 104:4 124:5
concerned 23:9 78:13
concerns 10:11 23:6 102:22 127:4
concludes 61:8
concur 43:1,19
condition 18:13 25:9,10 29:16 31:14 36:3,3 37:11 41:11,12 45:1 51:1 55:14 59:11 63:6,21 64:6 67:5 72:21 77:9 78:11,16 79:9,12 106:15 108:2,3,8 112:18 117:17 118:22 128:20 135:10
conditions 31:10 32:6 40:7 45:9 72:9 73:2,5,8 73:20,22 79:17 89:21 114:4 119:2 136:19 138:17
condominium 23:1 45:10 63:8,11,19 64:8
conference 104:20
confers 117:20
confirm 50:19 53:14 62:13 82:17 93:19 134:18
conform 45:1 55:14 63:6 79:12 106:15
conforming 59:9,11
conforms 83:10 135:11
confuse 73:14
confused 94:2
confuses 52:13
confusing 30:1 35:5
confusion 74:10
congestion 74:2
Congratulatio... 84:3 107:17 136:8
connection 99:9
consider 6:18 72:22
Considering 71:4
consist 76:9
consistent 90:22
constituent 85:22
construction 81:21 124:5 125:7,14
consult 31:5
Consultant 81:10
Consulting 69:18
contacted 99:1
context 54:16,19 55:1 89:12
contextual 50:5 50:5 58:10 59:19
contextually 54:8
continuance 6:21 7:2,7,8 66:16,19,20 68:10 118:5 123:11
continue 6:19 14:10 15:2,4,7 15:10 23:5 67:4,4,19 71:2 112:16 117:19 122:17 123:7,8 123:13 126:21 127:16 128:20 129:16 132:20 134:5
continued 2:4 3:7 5:13 7:3,5 7:6 8:4 23:4 71:1 117:22 130:5
continuing 133:10
contribution 117:7
control 32:10 105:9

conversation 118:3 122:13 122:15 123:10
convert 86:12
converted 108:18
copied 36:2
cordial 98:6,12
corner 52:20 54:9 111:15,18
cornice 114:19
corporate 82:5
correct 13:12 20:15 21:3,4 27:4 29:17 30:12,18 34:14 35:3 36:9 37:4 37:6 38:18,19 40:3 42:5 50:22 51:6 52:12 62:2,4 66:18 105:8 108:6,7 123:3
corrected 32:22 43:6
correctly 105:3 130:7 133:10
correspondence 22:9,17,18 61:13,17 64:7 71:13 77:10 82:9,10 93:5,8 93:11 123:14 134:1,4,11
counsel 137:9 140:9
count 14:2 29:8 32:9,11,12 37:19
counted 13:22 32:19,20 35:8
counting 32:17 36:22 42:15
counts 135:22
couple 30:9 38:10 47:21 59:21 86:22 104:14
course 24:5 86:4
Court 3:15
courtyard 41:17
cover 87:14 92:11
covers 92:15
COVID 47:22
cracks 105:9
create 48:4,5 50:3 72:7
created 48:10
Crockett 93:11
cross-section 92:22
crunched 33:21
curious 6:17 21:15 36:12 109:19 125:3 125:16
current 28:22 29:15 30:7 38:18 41:10 42:1 48:20 70:17,22 89:5 108:6
currently 10:8 51:11 70:13 110:19 111:3
curtain 41:22
customer 70:9

D

d 2:1 3:1 44:21 55:12 137:21 139:5
Dan 56:3 64:10 68:2 79:22 83:18 107:2 128:9,10 129:21 136:1
Daniel 1:10 47:4 54:11 56:4 57:4 64:11,11 66:4 68:3 69:4 78:10,15 79:22 80:1 81:4 83:19 85:4 105:18,22 106:2,5,8 107:3 110:4 128:11 129:22 132:4 136:2
data 16:18
date 2:5,7 21:20 66:20 67:1,6 119:21 127:17 127:19 128:3 128:22
dated 6:7 45:3,5 52:1 55:16,18 61:17 64:1,2 66:15 71:15 74:12 79:13,14 83:11 85:16 96:16 106:16 106:17 134:5,7 135:13
dates 57:15 110:17
daughters 48:11
day 17:4 86:17 111:15 140:13
de 129:6
deadline 103:4,8
deal 36:17
dealt 54:20
decided 82:6
deciding 43:21 43:22
decision 36:19 41:7 76:2 77:14 125:11
deck 10:20 14:16
decrease 89:7
dedicated 114:12
deeper 14:6
defines 76:14
delete 127:8
demolish 110:21
demolition 110:16
Dent 140:4
Department 70:19 100:2 124:14,15 125:7 126:15 129:4 130:6
depicted 85:19 108:3
described 20:5 20:13 49:22
description 20:3 30:19 118:9
deserves 103:10
design 23:5 45:4 49:15 59:21 72:11
detail 114:1
details 81:13
determine 31:2 37:1
detrimental 49:3
detrimentally 51:15
develop 54:20 86:14
development 74:5
devices 130:21
Devon 93:6
diagram 112:8
difference 12:11 12:19 13:2 28:19,21 39:1 39:8 41:7
different 28:10 38:10 61:14 80:8 94:9 95:11 104:12
differently 78:8
difficult 58:1 88:9 119:18
dimension 115:14 116:9 120:1
dimensional 14:2 20:12 21:11 36:1 41:10 44:17,19 45:7 50:20 55:11,19 63:4 64:3 67:16 79:16 83:13 86:1 106:13,19 107:12 127:4 129:13 135:14
dimensions 28:19
direct 95:6 97:21 98:5 100:19 101:3,9
direction 19:16
directly 49:21 94:9 98:22 99:2 113:12
dis-- 100:21
disability 100:21
disappear 104:9
discovered 30:3
discuss 24:20 102:7 121:22 122:7 125:10
discussed 41:9 73:8 82:6 138:7
discussing 87:6
discussion 10:10 11:3 30:20 33:6,16,17 41:14 42:12 53:21 55:5 62:19 73:10 75:11 78:9,22 82:22 94:1 97:2 104:3 105:13,16 119:1 124:16 127:3 134:21
distance 96:5 115:14
District 71:2
disturbed 98:8
ditto 54:11
documents 67:18 129:15
doing 10:20 21:1 32:22 36:21 39:15 133:11

don't 111:10
donuts 69:8,20 70:4,13 71:7 72:10 74:14,16 76:21 81:10,19 103:16
door 42:14 48:8 49:21 52:3,6,7 52:11 54:2 90:5 98:22 99:5,15 101:2 123:22 124:4 124:18 125:2
dormer 23:9,15 26:4 27:4,5 91:5,9,20
dormers 13:11 14:19,21 20:6 24:12 45:11 54:22 87:22 91:8,19
dot 69:6 81:7
double 32:21
drainage 60:18 61:22
draw 109:5
drawing 11:14 119:11
drawings 12:2 15:16 19:4 45:2 55:14 63:6,22 67:14 79:10 106:15 114:6 129:10
Drive 70:14
driveway 57:20 57:21 58:12 59:4,6 92:14
due 32:10
Dunkin 70:5,13 71:7 72:10 74:14,16 76:21 81:19 103:16
dwelling 115:2

E

E 2:1 3:1,1
e-mail 60:20
61:15 64:7 96:12
e-v 87:13
earlier 53:20 102:19
early 66:6
Earth 54:14
easier 48:13 59:5 103:11
east 89:14,17 91:22
eave 11:12 16:8 16:9 19:5
echo 128:16 130:13 135:21
economize 136:22
Edelstein 134:7
Edrick 9:7,13 9:14,17,19,21 10:6 11:10 12:6,9,12,14 12:17,21 13:13 13:15,18 15:20 19:10,14,17,20 20:1,5,15,17 20:20 21:2,4,9 21:12 23:20 24:4,10,15,18 24:20,21 25:6 25:8,12 26:7 26:11,13,15,19 27:3,18 28:2 29:19,21 30:1 30:7,16,18 32:3 33:2 34:8 34:12,15,19,21 35:2,15 36:6 37:6,10,17,19 37:22 38:4,6,8 38:15,19 39:2 39:10,17,19 40:2,8,11,14 40:16,18,20 41:1 43:14,17 46:4
effect 42:16 96:8
efficient 137:9
effort 99:20
egress 13:8 74:2
either 36:14 37:1 117:16
electronic 22:2 96:14
electronically 50:21
elevation 59:8 88:10 89:14,17 90:10,20 92:1 92:5,7,7,9,10 92:13,13 111:16,17 114:7
elevations 60:7 60:10,12 113:22 114:16
eliminated 10:18
eliminating 35:11
Elizabeth 57:13
ell 10:8,14
Ellie 93:9
employed 140:9
employees 1:12 70:10
encouraged 77:12
encouragement 72:5
encroachment 91:13
encumber 119:8
endorse 74:13 74:19
entire 77:4
entitled 45:2 55:14,16 63:7 63:22 106:16
entry 92:2
envelope 86:22
equinoxes 16:15
Eric 22:20
error 32:7
especially 98:13
essence 82:6
133:14
essentially 10:8 11:18 13:6 39:13
established 74:3
Establishment 79:6,9 81:18 83:7,9 132:21 135:9
et 66:18,19,19 99:1
Evelyn 97:18,21 99:6 100:1,3 101:1,3,6,9,12 101:21
evening 3:6 57:9 69:12,19 76:5 104:21 110:9 124:16 139:11
everybody 56:12 99:14 106:6
everybody's 12:3
everyone's 109:20
everything's 14:8
evident 19:8
evolving 28:11
EVV 45:4
exactly 13:13 19:14 24:7 41:15 98:16 126:8 133:16
excavated 14:4
excavation 60:15
exceed 51:13 89:3
exceeding 60:8
exceptional 70:9
excess 50:7,7
excessive 86:18
excuse 99:16,19 104:7
exempt 89:5
existing 16:3,19
18:13 20:8 23:7 28:16 29:15 30:8 31:10 32:6 36:2,15 37:7 37:10,13 39:21 41:11 50:8 51:1 57:15,20 58:18 71:6,6 81:19 86:18 87:17 88:15,21 89:1,5,13,20 108:17 110:17 112:18 113:17 114:2,4,6 126:1 132:20
exists 49:7
expand 86:19
expected 14:6
expert 130:7
expired 133:1,9 133:14
expires 140:17
explain 10:4
explained 29:7 42:18
explains 29:12
express 72:5
expressed 103:1
EXT 2:12
extend 6:18 10:7
extending 13:3 15:6 48:19
Extension 66:8
extensions 87:4
exterior 30:4 32:19 92:19
extra 51:10 86:16
extremes 16:16
eye 59:2 88:15
Ezra 47:14 49:10,13,19 55:17 56:15,16 65:3

F

face 32:20

facing 23:10 27:3 45:11 58:5
fact 30:4 35:5 105:14
facto 129:7
factors 32:13 71:4
Failure 129:6
family 86:9,9,19 101:13 108:18
family-owned 70:8
fan 74:18
far 10:16,17 11:1,8 13:22 14:3 17:11 18:17 20:8 32:4 35:4,7,7 35:12 40:21 43:6 51:2 86:18,18,20 87:21 88:20 89:1,1,6 90:13 90:16 91:6 94:15 99:3 100:18
farther 49:18
fast 27:16 79:6,6 79:8,8 81:17 83:7,8 132:21 135:8
favor 45:15,17 45:19,21,22 46:2 55:22 56:2,4,6,8,9 64:11,12,14,16 64:18,19,21 67:21 68:1,3,5 68:7,9 74:15 74:21,22 75:1 79:19,21 80:1 80:3,4,6 83:15 83:17,19,21,22 84:2 106:21 107:1,3,5,6,16 129:18,20,22 130:2,3 135:19 135:21 136:2,4 136:5,7
favorable 11:4
favorite 69:8
feedback 116:4
feel 78:8,10 101:19
feet 11:1 28:14 30:9,22 35:17 38:1,2,21 39:2 114:14 119:22
fell 105:8
felt 98:9 105:14
fence 58:5 113:16 124:19
fenestration 87:5
Fernando 1:10 47:4 57:4 66:4 69:4 81:4 85:4 110:4 132:4
figures 30:12
file 22:3,3 51:22 52:12 53:6 61:6 63:18 66:15 67:14 71:14 76:11 92:20 94:4 96:14 104:22 117:22 118:1 123:14 129:10 134:10,11 137:22
filed 118:22
film 24:17
final 85:17
financially 140:10
find 4:6 138:18
finding 41:14
fine 7:22 8:2,3 42:8 43:9,15 73:21 77:19 79:11 128:11 137:8
finish 104:10
first 5:12 6:5,20 7:2,6 13:1 14:11 21:14 23:22 26:9 29:6 90:8 94:3 110:19 111:1 114:3
first-floor 13:19
fits 16:4
fitting 17:3
five 46:2 56:8 64:21 68:9 75:18 80:6 84:2 107:16 136:7,18
fixed 23:16 24:16 43:12,15 45:12
flared-up 59:4
flat 10:8,20 14:16,17 85:20 108:4
floor 10:7,18 13:2,4,11 14:11,12,13 15:1 20:13,13 20:14 26:16,18 30:5 32:15,20 38:12,18 44:18 44:19,20 49:6 50:1,8 51:8,10 51:13 54:21 60:3 90:8 110:20,20 111:1 114:2,3 114:4,15,21
floors 13:2 111:2
folks 54:19 95:10 99:1 137:18,18
follow 72:13 91:8,20 137:11
follow-up 76:11
followed 91:6
following 45:9 64:6
Food 79:6,6,8,8 79:9 81:18 83:7,9 132:21 135:9
foot 23:8 85:21 108:5 115:10
footage 28:10 29:9 32:4,9 37:3 38:13 39:8,11,20 50:6
footprint 48:20 51:9 110:22
forgetting 108:9
form 14:2 21:11 41:10 44:16 50:20 67:17 79:13 83:10 107:10 129:13 135:11
former 95:15
forms 45:7 55:19 64:3 79:16 83:13 106:19 135:14
forward 18:17 42:19 78:6 102:7 104:4 105:13 118:16 127:17
forwarding 71:16
found 96:13 100:16
foundation 14:5 60:15 114:3
foundations 61:21
four 16:14 28:10 56:8,9 136:18
fourteenth 22:7
frame 110:17
frankly 41:15 122:4
front 11:20 14:5 15:3 18:21 20:9 22:3 73:3 77:11 78:5 87:1 88:1,2,4 88:17 90:11,12 92:1,2,15 111:16 114:6 115:22 116:11 116:15 117:10 119:20 124:4,6 125:21 132:22
frosted 23:16 24:16 43:12 45:12
full 14:8 39:11 60:4
fully 47:22
functional 59:5
funhouse 130:15
further 45:6,8 55:18 64:2,5 79:15 81:13 83:12 87:14 106:18 135:13 140:8
furtherance 67:8 129:1

G

G 3:1
garage 57:15,20 58:1,4,6,7,11 58:18 59:3,15 60:4,7 61:19
gather 55:1
GCD 57:10 64:1
Gehlot 9:10,10 9:13,20 10:2 25:2,5,11 35:1 46:6
General 1:3 70:6
generally 4:8 11:4
generated 74:1
gentle 138:19
gentleman 100:5
getting 17:18 18:17 19:1 40:3 41:22 108:18
Gianovski 22:20
give 4:5 14:19

35:15 69:10 73:6 85:13 87:10 94:16 104:15,15 128:5 129:7
given 21:15 58:19
gives 15:11
glass 23:17,17 45:12,13
Glassman 57:9 57:10 61:2,4,7 62:4 63:9,12 63:15 65:1
go 5:5,8 14:10 15:17,21 16:6 16:11 17:4,5,9 17:12,15,22 18:5 26:11 28:11 33:13 35:20 40:2 50:20 51:16,19 54:2 61:20 98:14 103:7 105:12 108:15 115:10,11 116:3 123:11 123:12 124:8 132:10,17 138:19
gobbled 116:10
goes 39:21 51:2 72:15 113:15 113:17 124:20
going 6:6 15:17 15:17 26:7,8,8 31:18 36:20 41:5 43:11 46:8 49:6 51:15 80:8 86:18 98:10,16 99:11 102:19 108:20 111:18 123:6 124:8 125:3,15 126:4 126:21 127:16 133:17 136:17 138:9
good 5:8 10:3 11:3 12:4 25:13 27:22 46:3 56:11 57:9 69:12,15 78:19 84:5 104:2 110:9 130:14 136:8 137:4 139:11
Goodnight 84:6 130:11,12 139:14,15
Google 54:14
Governor 3:15
grade 89:4 90:6
grant 6:21 7:7 44:14 55:10 63:2 79:4 83:5 106:11 135:7
granted 31:3,3 45:8 46:3 56:11 64:5,22 68:10 71:5 73:12 80:7 107:7,17 133:7 136:8
granting 107:11
graphic 23:2
Grashow 47:13 48:2,16 49:18 50:12,14 51:6 51:8 52:5,8,17 52:19,22 53:2 55:15 56:12,14
great 28:8 32:3 36:5 74:18 78:4 110:14 111:14 136:11
greater 32:17 70:5
green 5:1 88:21
gridline 90:4,9 90:19
gridlines 90:11 90:11,14,15,20 90:22,22 91:4
gross 20:13,13 20:14 44:18,19 44:20 114:14
ground 11:12 18:3 42:16
group 9:11 27:22 54:10
growing 86:10
guess 31:16 94:4 109:8,11 113:10 114:2 115:20 119:12 124:12 126:7 133:1,2
Guidelines 91:9 91:20
guy 97:8
guys 9:20 25:18

H

H-o-h- 87:12
hadn't 32:19
half 23:8 38:18 85:21 94:5,12 108:5 119:22
Hall 108:20
hand 53:9,11 62:8,10 75:6,8 82:13,15 93:15 93:16 113:15 131:1 134:13 134:15 140:12
hands 126:19
hands-on 70:8
hanging 138:3
happened 33:9 103:17
happens 98:7
happy 25:8 49:13 61:8
hard 126:7
hardship 48:17 121:19 122:1
harm 105:10
Hartman 57:13
Harvard 71:2 71:14 72:7 74:10 77:9 78:1 82:5
Hate 74:19
hazard 74:2
he'll 87:6
heading 138:13
headroom 14:19 14:22 15:1 35:9
heads 120:19
Health 70:19
hear 25:18 28:5 36:13 51:21 53:14 62:13 82:18 85:9 86:20 93:19 100:20,20 102:13,16 103:15 123:18 134:18 137:12
heard 7:6 33:11 38:10,11 55:3 71:19 98:11 102:4,5 103:1
hearing 1:3 2:5 2:7 6:10 15:15 39:6 47:12 61:12 82:4 85:17 129:2,11
hearings 67:15
height 14:8 21:5 21:9 60:7 89:3 89:4 91:7
heights 11:10,13 15:12,12 19:5
hello 47:9 97:14 100:15 102:13 123:18
help 46:11 130:7
helpful 30:10
hereunto 140:12
Hey 52:5
Hi 25:17 33:19 97:16 101:8,15
Hidalgo 1:10 47:5 54:11 56:4 57:5 64:11,11 66:5 68:3 69:5 78:10,15 80:1 81:5 83:19 85:5 105:18,22 106:2,5,8 107:3 110:5 128:11 129:22 132:5 136:2
high 17:17 125:17
higher 16:10 28:22 125:18
highest 16:17 17:17
Hill 93:7
hipped 49:20
history 81:12
hit 109:1
hitting 18:12,21
Hohev 86:20 87:8,12,12
hold 37:11
holding 10:21 116:16
Hollis 52:17,20 53:5
home 48:13 86:14 87:18 92:11,22 98:9 101:4 108:18
homeowner 97:17
honestly 30:20
hope 41:4 49:11 51:14
hopefully 15:14 48:22
hours 70:18 72:6,12,22 75:17,22 76:1 76:5,16,17 77:12 78:3,16
house 11:22 14:21 15:8 16:3 17:19,20 18:22 21:5 25:22 34:3 48:7,8 49:20 52:4 54:17 57:22 86:11,15 88:10 100:5,14

101:13 113:15 115:17 124:2
households 108:22
housekeeping 107:19
houses 16:5 17:3 19:2,6
housing 108:20
hundred 30:9
Hunter 134:4
Huron 2:11 57:7 57:11 63:7,22

I

icon 53:8 62:7 75:5 82:12 93:14 134:12
idea 48:7 100:3 100:4 103:9,14
identified 105:1 105:4
identifies 98:22 138:14
III 66:15
illness 98:10
illustrate 49:16
images 88:3
impact 11:6 12:13 19:2 23:10 60:16
important 59:14 139:1
improve 103:11
improvement 64:9
Inaudible 120:16
inches 11:14
include 31:6 34:5 42:11 72:9 73:22 82:7 90:12 118:8 136:20 138:6
included 30:4,8 90:6
including 13:7 38:12,14,15,22 40:21 41:11 70:14 92:22 111:21
incorporate 45:6 55:18 64:3 79:15 83:12 106:18 135:13
incorporating 45:9 64:5
increase 16:22 20:7 21:5 28:21 31:8,14 32:15 34:21 35:4 39:12,20 40:6 42:1 44:1 59:4 87:21 90:1 91:7
increased 17:2 40:21
increases 20:13 20:14,14
increasing 89:2 112:2,3 121:20
incredible 70:9
indifferent 137:4
Indiscernible 122:13,15 127:10
individual 103:6
inflict 105:10
information 36:2 60:13 78:5,12 98:2,5 98:17 103:1,3 103:12
inhabitants 119:14
initial 29:10 35:22 36:1 44:16 125:6 133:13
initialed 45:4 55:16,17 64:2 79:14 83:11 106:17 135:12
initially 29:7,9 35:6
inoperable 23:16 45:12
inspection 70:21
Inspectional 100:2 126:15 129:4 130:6
installation 85:19 108:4
installing 87:22
Institutional 95:15
instructions 4:5 4:7
intent 110:21 115:17
intention 136:20
interested 76:4 103:16 140:10
interesting 109:17
interior 32:20
interjecting 33:13
Internet 130:16
interrupt 49:11
interrupted 113:19
introduce 118:17
introducing 119:15
introduction 110:11
intrude 85:20 86:3
investigation 7:8
involvement 78:12
ISD 22:4 42:2 70:19 83:11 104:21 105:2 106:3 109:4 117:20 118:2,6 118:11 120:14 120:16 122:11 122:18 127:10
issue 32:8 41:17 41:18,19 43:11 43:21 103:2 113:8
issued 70:18
issues 60:21 61:14
it'll 19:8 26:1
item 118:18 137:16
items 66:18 100:8 137:21 138:12

J

Jackie 74:18
James 102:11,11 102:13,15,16 102:17 103:20 103:21 110:9 110:14,15 111:14 112:9 112:13 113:3 113:10,21 115:11 116:6 116:16 117:4 118:15 119:9 119:12 120:7 120:12,21 121:2,4,15,17 122:2,6,21 123:4,10 125:18,21 126:1,22 127:18,22 130:9,11
Jay 2:6 9:5,9 19:9 22:6 23:1 23:6,15 45:2 45:10,11
Jenn 6:8
Jesse 86:8 99:3 101:18
JFK 2:14 70:15 73:10,13 81:7 81:20 103:17
Jill 93:10
Jim 1:7 3:4,6,10 3:12 4:16,17 4:22 5:5,7,10 5:12 6:3,5,16 6:20 7:1,5,11 7:15,19,21 8:1 8:3 9:3,5,12,16 9:18 10:1,3 11:9 12:4,7,10 12:13,16,18 13:9,14,16 15:19 19:7,12 19:15,18,22 20:2,16,18,21 21:3,8,10,13 21:20 22:1,13 24:3,6,11,16 24:19,22 25:4 25:7,10,13,19 26:20,22 27:3 27:8,11,14 28:3,7 29:3,5 29:12,14,22 30:6 31:15,18 31:21 32:1 33:1,3,8,11 34:2 35:19,21 35:22 36:1,5 41:8 42:20,21 43:2,4 44:4,12 44:14 45:16,18 45:20,22,22 46:2,7,9,11,12 46:13 47:3,6 47:10 50:10,15 50:17 51:7,17 52:7,10 53:1,3 54:4,7,13 55:8 56:1,3,5,7,7,9 56:17 57:3,6 61:1,3,5,9 62:5 63:1,10,14,17 64:13,15,17,19 64:19,21 65:2 66:3,6,14 67:1 67:3,22 68:2,4 68:6,6,9 69:3,6 69:13,15,21

71:9,11,21 72:3 73:5,14 74:9 75:10,14 75:21 76:3,7 76:10,14,16 77:1,8,16,18 77:21 78:4,8 78:14,17,21 79:3,20 80:2,4 80:4,6 81:3,6 82:1,4 83:4,16 83:18,20,22,22 84:2,6,8,10 85:3,6,11,13 87:10 93:3 94:8,14,16,18 94:20 95:1,3 95:18,20,22 96:2,10,13 97:1,4,7,10,15 97:20 98:19 99:19,21 100:2 100:22 101:2,5 101:7,11,14,16 102:1,4,12,15 103:19,21 104:2,4,7,10 104:13,18,20 105:7,21 106:1 106:3,6,10,22 107:2,4,6,6,21 108:2,8,13,15 109:3,7,9,12 109:17,21 110:3,6,12 111:12 112:7 112:10 113:1,8 113:19 115:5 116:13,19 117:11,20,21 118:4,7,16 119:10 120:4 120:10,13,17 120:22 121:3,5 121:16,21 122:4,9,14,16 123:3,6,12,19 124:10,13,21 125:5,10,13 126:4,12,14,17 126:19 127:7 127:12,19 128:1,4,7,9,12 128:14,16,19 129:19,21 130:1,3,3,5,10 130:12,15,18 130:21 132:3,6 132:10,13,16 132:18 133:3,6 133:9,13,18,20 135:4,6,20,22 136:3,5,5,7,11 137:7,12 138:8 138:11,15,21 139:4,6,10,13

job 74:19
joined 110:10
joining 69:19
Jonathan 75:1
Jose 97:13,14,16
Julia 9:8
Juliet 9:8,20 22:18,19 25:15 25:17,20 26:9 26:12,14,17,21 27:2,6,10,13 27:15,19 29:4 29:11,13,18,20 30:10,17,19 31:16,20,22 32:2
July 55:16 79:13 83:11 135:12
jump 12:14 51:10 116:19
June 21:22 28:12,14 30:2 30:9 35:4 36:2 52:13 140:18
justify 11:13

K

K-a-c-h-m-a-r 87:13
Kachmar 87:13
Kantor-Lugo 97:18,21 99:6 100:1,3 101:1 101:3,6,9,12 101:21
Kathy 22:19 28:5,8 31:18 33:5,9
Katie 22:20
keep 15:17,17 26:7,7,8 73:17 91:14 115:21
keeping 11:21 13:6 76:4 116:1
keeps 108:21
Keesler 1:9 47:4 54:5,5 55:7,22 57:4 64:16 66:4 68:5 69:4 79:21 81:4 83:3,15 85:4 107:1 110:4 115:20 128:13 128:15 129:18 130:19 132:4 135:21
Keesler's 116:5
Ken 47:9,12,13 48:15 50:13,16 52:18,21 56:13
kept 4:4
Kevin 69:12,14 69:17,17 70:1 71:10,20,22 73:4,7 74:8 81:9,9
Kim 99:3 101:8 101:15,17,17 101:22 102:3
Kimberly 86:8
kind 20:18 30:14 72:14 75:18 76:4 78:11,16 88:9 88:16 108:21 132:21
kindly 71:4
Klopner 22:19
know 4:22 11:19 19:6 21:16 24:17 25:17 26:1,5 28:16 32:8,13,13,14 33:10 36:12,14 36:16,16 37:1 43:5,6 49:6,10 50:5 51:12 54:21 60:21 73:7 76:4 77:3 77:6 78:2 93:1 95:10 96:7,13 97:9 98:3,4,5,7 98:11 99:3,13 100:6,13,14,16 101:12 102:17 103:2,12 108:16,20 109:1 111:9,10 115:2,22 116:3 116:8 119:10 119:19 121:3,8 124:5,7,19 125:1,4,16 126:10 130:19 137:15,18 138:4 139:3,5 139:7
knowing 104:5

L

L 90:14,22
lack 99:5,10,20
language 74:4
large 25:22 31:14 104:11
larger 31:4 44:1 58:21
last-minute 60:13
late 94:4
lateness 96:15
latest 77:2
laughter 40:17 138:5
law 34:5 36:15
laying 78:11
layout 26:4
leadership 72:1
leads 125:1
learn 98:16
learned 97:22
leave 60:19 102:6 112:7
left 10:17 15:5 16:1,10,19 59:3 87:17 88:3,15 100:10 112:2,3 114:10 115:13,14,18
left- 113:14
left-hand 14:14 49:21
legal 36:10,17 137:18
Legend 59:13
Leiserson 1:8 3:5 4:14,15 5:3 6:4 8:2 9:4 30:21 33:19,19 34:3,10,13,17 34:20,22 35:14 35:18,20 36:4 36:7 37:9,15 37:18,21 38:2 38:5,7,9,17,20 39:5,14,18 40:1,5,9,12,15 40:17,19,22 41:3 42:20,22 44:10,13 45:21 46:7,10
length 86:2
let's 14:10 33:22 35:20 36:7,7 69:10 102:6 104:15
letter 6:7 10:1 21:16,18,21 22:6 63:21 64:7 66:15 73:15 74:12 75:22 85:14,16 93:6

letters 49:5 51:22 53:6 75:3 92:20 94:2,3 96:12
level 18:3 90:3 90:18 91:1,3,6 91:8,19 92:3 114:21
license 132:22
life 58:20 72:7
light 18:17 115:1
lighting 125:17
Likewise 46:12
limit 21:9 60:8 89:4
limited 90:3
line 10:22 15:9 16:8,9 23:8 47:14 53:4 57:17 58:6 59:9,15 60:5 91:14,15 115:15 116:16 138:11
lines 11:12 19:5
list 25:9,10 139:3
listed 106:14
listing 39:21
literature 76:17
little 14:16 15:14 17:5,9 17:21 18:17,21 32:6 35:5 49:18 58:21 59:22 75:15 111:21 115:1 115:16 116:14
livable 50:1
live 52:19 102:18
lived 47:17
lively 76:5
lives 52:2 96:5 100:5,13
living 52:14,16 94:5
LLC 69:20 70:4 81:10
location 70:2,12 71:8 74:17 81:19 88:12 92:10
locations 70:5 70:11,14 72:11 92:1,14
long 58:19
long- 112:21
long-term 112:19
longer 15:6 72:6 72:22 75:17,19 75:22 76:16 77:12
look 7:20 31:10 35:15 36:21 54:1 113:22 115:13 119:19 137:19
looked 48:8 100:15
looking 21:21 27:1 29:14 49:17 50:2 54:14 57:19 58:20 69:22 77:6 88:2 98:21 100:12 100:14 113:7 122:11
lose 74:16,19
lost 104:9
lot 13:7 20:9,10 20:10 21:18 23:7 26:1 48:10,17,18 57:17 58:6 59:9,15 60:5 60:19 78:12 86:15 88:6,22 89:7 104:22 108:16 112:15 116:1 117:9 119:6 121:17 121:18,19
love 47:19,19,20 47:20
low 19:1
lower 16:9 17:3 17:8 30:2 49:21
lowest 16:17
luck 28:1 46:3 56:11 136:8
lucky 14:5

M

M 90:14,22
mail 105:8,20 106:4
maintain 70:17
majority 88:11
making 59:5 78:1 98:6 116:14
managed 70:12
Manager 70:3
mansard 16:10 48:4 50:3 52:11 54:16,20
map 98:21 104:22,22
March 16:15
marginally 51:4
Maria 129:3
Mark 69:18 70:2 76:19,21 77:2,15,17 81:11 134:6
Maruhashi 52:15,15 53:4
Mary 74:12
mass 10:12 41:15,15 42:13
Massachusetts 1:5,6 3:15 45:3 55:15 70:15 140:2,5
massing 43:7 54:9
master 14:18,20
matched 16:2
material 103:7
materials 103:4
math 38:21 40:3 43:5 51:16
Matignon 95:16 95:20,21,22
matter 41:21 66:9 67:5,19 79:18 81:8 84:2 85:8 93:12 107:16 107:19 110:8 123:9 124:10 124:14 125:6,8 128:20 129:16 130:5
maximum 62:14
Mayank 61:16
mean 11:17 99:16 119:12 120:2 121:15 121:17,19 125:16
means 121:6
measured 11:11
measurement 34:6
measurements 34:4
meeting 1:4 3:11 3:18 9:15 15:13 23:21 28:12 30:11 73:8 119:16
meetings 3:17 4:7
Megan 69:18 70:7
member 22:14 25:14 30:20 43:3 53:7 62:6 75:4 82:11 97:1,10 123:15 134:11
members 3:4 4:1,1,4,10,11 6:3 9:3 20:2 21:13 24:7 33:3,16,17 44:5,6 47:3 49:14 50:18 51:18 53:19,22 54:13 55:6 57:3,10 61:10 62:19 66:3 69:3,12 71:5 71:12 75:11 78:9,17,22 81:3 82:1,22 85:3,15 93:4 93:13 94:1,10 103:5,6 104:3 105:16 108:9 110:3 115:6 128:1 132:3 133:20,22 134:2,21 136:12
members' 36:13
Memorial 70:14
memory 12:3
mention 63:20 86:4 87:5 115:19
mentioned 32:18 87:20 91:12 94:6
mentioning 22:11
MESSPLAY 79:22
met 11:2
method 102:7
MetroWest 70:5
Michael 57:13 85:9,12 86:7 91:12 95:5,8 95:19,21 96:1 99:3,8,20 107:18,22 108:7
Michele 22:19 140:4
microphone 116:5 118:2 120:16 127:11
middle 36:17

Middlesex 140:3
Midzik 134:8
Mike 85:10 87:8 87:20
miles 94:5,12
Miller 1:9 3:5 4:18,19 6:4 7:22 9:4 43:19 45:19 46:12
million 54:22
mind 7:15 34:1 40:15 63:20 72:20
mindset 70:8
Minimal 89:22
minor 89:9
minus 37:5,14
minuscule 87:2
minute 104:9 128:5
minutes 4:8 30:12 31:21 53:15 62:14 75:18 82:19 84:9,10 93:20 134:19 136:13
misheard 38:11
misreading 27:4
missed 26:6 110:10
Mm-hm 24:15 34:8 40:1 77:15 109:16
model 15:22 16:2
modification 121:12
modified 10:4
modify 139:10
moment 10:16 22:9 35:15 48:6 61:6 69:10 73:17 102:6 104:15
moments 104:14
Monday 67:15 103:4,8 129:6 129:11
Montessori 95:17
Monteverde 1:7 3:4,6,10,12 4:16,17,22 5:5 5:7,10,12 6:3,5 6:16,20 7:1,5 7:11,15,19,21 8:1,3 9:3,5,12 9:16,18 10:1,3 11:9 12:4,7,10 12:13,16,18 13:9,14,16 15:19 19:7,12 19:15,18,22 20:2,16,18,21 21:3,8,10,13 21:20 22:1,13 24:3,6,11,16 24:19,22 25:4 25:7,10,13,19 26:20,22 27:3 27:8,11,14 28:3,7 29:3,5 29:12,14,22 30:6 31:15,18 31:21 32:1 33:1,3,8,11 34:2 35:19,22 36:1,5 41:8 42:21 43:2 44:4,12,14 45:16,18,20,22 45:22 46:2,9 46:11,13 47:3 47:6,10 50:10 50:15,17 51:7 51:17 52:7,10 53:1,3 54:4,7 54:13 55:8 56:1,3,5,7,7,9 56:17 57:3,6 61:1,3,5,9 62:5 63:1,10,14,17 64:13,15,17,19 64:19,21 65:2 66:3,6,14 67:1 67:3,22 68:2,4 68:6,6,9 69:3,6 69:13,15,21 71:9,11,21 72:3 73:5,14 74:9 75:10,14 75:21 76:7,10 76:14,16 77:1 77:8,16,18,21 78:4,8,14,17 78:21 79:3,20 80:2,4,4,6 81:3 81:6 82:1,4 83:4,16,18,20 83:22,22 84:2 84:6,8,10 85:3 85:6,11,13 87:10 93:3 94:8,14,16,18 94:20 95:1,3 95:18,20,22 96:2,10,13 97:1,4,7,10,15 97:20 98:19 99:19,21 100:2 100:22 101:2,5 101:7,11,14,16 102:1,4,12,15 103:19,21 104:2,4,7,10 104:13,18,20 105:7,21 106:1 106:3,6,10,22 107:2,4,6,6,21 108:2,8,15 109:3,7,9,12 109:17,21 110:3,6,12 111:12 112:7 112:10 113:1,8 113:19 115:5 116:13,19 117:11,20,21 118:4,7,16 119:10 120:4 120:10,13,17 120:22 121:3,5 121:16,21 122:4,9,14,16 123:3,6,12,19 124:10,13,21 125:5,10,13 126:4,12,14,17 126:19 127:7 127:12,19 128:1,4,7,9,12 128:14,16,19 129:19,21 130:1,3,3,5,10 130:12,15,18 130:21 132:3,6 132:10,13,16 132:18 133:3,6 133:9,13,18,20 135:4,6,20,22 136:3,5,5,7,11 137:7,12 138:8 138:11,15,21 139:4,6,10,13
moot 42:13
morning 17:2
motion 42:19 44:8,11,14 45:14 55:6,9 55:10,21 56:10 62:20,22 63:2 67:4,4,19 75:12,14 79:1 79:4,18 83:1,2 83:5,14 97:3 105:13 106:7 106:11,20 123:6,8,13 126:21 127:16 128:19 129:16 134:22 135:2,7 135:16
Mott 86:8,8 101:8,15,17,17 101:22 102:3
mouth 97:5
move 28:20 42:19 55:5 62:20 66:11 78:5 82:22 83:2 128:9 138:2
moved 18:17 47:18,21
moving 13:7 17:7 100:7 103:14 104:4 106:6 139:8
Murray 93:7
mute 4:4 53:11 62:10 75:8 82:15 93:16 134:15
muted 5:3
myriad 61:20

N

N 2:1 3:1
name 3:12 4:2 5:7 21:14 33:17 47:11 53:13 57:10 62:12 69:16 82:17 87:11 93:18 97:12,18 100:14 102:10 110:15 123:19 132:11 134:17 135:18
Nancy 74:15
narrow 127:2
Natola 1:13 4:12 4:14,16,18,20 25:15 28:5 66:13,22 67:2 69:11 75:9 97:13 123:17
nature 74:7 81:21
navigate 59:5
nearby 94:7
necessarily 96:15
need 24:5 31:5 33:12 48:11 66:7,19 72:16 72:19 86:16 90:10 91:1,5 111:5 117:18 122:22 139:2

needed 81:13
Needham 70:6
needs 118:10
Negron 97:13,14 97:16 99:21
neighbor 54:16 62:2 100:4 102:5,9 105:14
neighborhood 47:19 49:3 50:5 54:3,17 55:2 71:3 74:3 104:22 109:13
neighboring 89:22
neighbors 9:22 10:11 11:2 15:13 21:16 22:5 24:13 28:9 41:18 42:7 43:8 46:5 47:19 49:4 52:15,22 54:12 98:6 99:5 116:17
neighbors' 16:9 49:22
neither 140:8
network 69:20 70:4 104:12
never 40:15 58:11
new 10:15 16:3 23:9,10 28:15 28:21 32:22 38:12 41:19 48:22 61:19 67:6,7,13,18 85:22 88:12,12 89:3 90:6 91:8 91:19,19,20 92:6 109:2 128:22 129:9 129:15
next-door 101:9
Ng 1:7 3:4 4:12 4:13 6:3,15 9:3 43:4 44:11 45:15 47:3 54:8 56:6 57:3 62:21 64:18 66:3 67:21 69:3 75:12,16 76:3 78:20 79:2 80:3 81:3 83:2,21 85:3 97:3,6 107:5 108:13,13,16 109:6,8,10,16 109:19 110:3 128:3 130:2 132:3 135:3 136:4 137:6,8 138:20 139:1,5 139:7,12,14
nice 46:9 54:9 97:8 100:16
night 84:5
nobody's 98:7
Noh 134:8
nominal 112:4
nonconforming 20:8,10,22 34:4,11 36:8 48:18 50:8 55:12 59:10 63:4 87:21 88:22 107:13 111:3,22
noon 17:10 18:2 18:16
Nope 22:12 61:12
Normandy 2:12 66:8
north 19:16 23:10 27:3 88:5,10 89:14 90:10,20 92:5 92:7 95:9
north- 45:10
north-facing 23:14
Northeast 19:17
Notary 140:4,16
note 91:11 129:12
notice 22:2 95:10 99:14,22 115:8
noticed 85:18 91:13 95:14 98:1 100:4,6 100:10
notices 105:8 106:3
notification 105:20
notify 6:13
notion 117:7 119:12
Nove 6:14
November 6:10 6:14,15 8:4 66:20
number 4:9 20:7 24:8 30:3,18 31:4,6 34:7 35:14 36:8,9 37:2,9 39:16 40:4 41:2 43:6 71:13 92:20 96:19 108:22 133:7
numbers 31:11 33:22 34:1 36:11 38:10 39:6 41:5,9,22 42:1,17

O

O 3:1
object 21:19
objection 22:7
objections 61:18
obtained 129:3
obviously 51:8
occurred 24:1
October 66:22 67:2,3,5,7,15 127:19,20,20 128:1,20,22 129:11,17 130:8
odd 112:4
off-guard 120:9
off-street 118:9
offer 123:20
office 50:3
offices 110:19
offset 57:21 58:11
oh 9:16 26:21 27:6 30:6 35:2 37:17 46:9 50:16 52:7 57:12 63:7 66:11 67:1 87:12 91:11 94:22 102:3 103:20 104:13 107:8,21 109:21 110:9 113:21,21 123:9 126:3 130:14 135:18
okay 3:10 6:13 6:14 7:10,17 10:3 12:6,9,12 13:14,16 15:18 19:7,17,18,18 19:22 21:3,13 22:13 24:5 25:2,4,7,13 27:15 28:8 30:10 32:3 34:10,17,20 35:18 36:4 37:6,9 38:7,17 38:20 41:3 43:2,18 44:4 47:6 50:14 51:7 54:7 58:16 61:5,7 62:5 63:1 66:7 69:21 72:3 74:8 75:11 77:17 78:7,21 82:1,21 83:4 85:12 95:2 97:1,6 101:5 101:14 102:9 103:20 104:13 105:22,22 106:6,10 108:8 109:21 113:19 115:5 117:4 121:15 122:21 123:5 126:3,4 126:12,16 127:18 128:8 128:16,19 132:16 133:18 138:10 139:10
old 58:11
Olivia 129:3
once 109:12 139:7
one's 66:11
one-car 57:15
ones 41:10 72:4 101:18
ooh 69:6 81:6 128:16
opaque 24:20
open 33:12,15 53:7 59:7 62:5 75:3,20 76:21 77:2,4,7,8 82:10 85:19 89:7,10 93:12 108:3 133:17 134:3
opens 43:12
operates 70:13
operating 70:18 72:6,11,22 75:17,22
operation 71:6,7 74:5 81:21 133:11
operations 72:1
operator 81:12
opinion 36:13 54:19 78:6 95:1 102:21 122:18 136:14 137:3
opportunities 100:18,19

opportunity 99:17 105:15
opposed 56:7,8 56:10
opposite 111:17
opposition 63:12,15 64:9 93:11
order 20:6 79:6 79:8,8 81:17 83:7,8 86:19 132:21 135:9
orders 42:9
ordinance 29:8 42:10 44:15 51:3,4 55:11 63:3 72:14,18 74:6 79:5 83:6 106:12 117:1 119:3 135:8 136:19 138:1
original 2:5,7 11:14 13:21 28:14,19 29:1 34:7 36:8 38:6 39:3,9 40:6 73:11
originally 32:11 34:3,11 37:2 48:8
outcome 140:10
outnumbered 55:4
outreach 98:20
outside 98:1
overall 11:1 40:5
owned 86:11
owner 9:11 11:21 63:11,19 64:8 70:3 123:22 132:14
Owner-Opera... 69:19 73:12
owners 57:11,13 63:11 64:8 66:17 72:10 86:8 105:4
ownership 70:20 71:8 74:16 81:22
owns 101:12 124:3

P

P 3:1
p.m 1:4 3:3 6:2 9:2 17:13 18:6 18:20 47:2 57:2 66:2 67:7 67:14 69:2 76:22 77:7,8 81:2 85:2 110:2 128:22 129:11 132:2 139:16
Pacheco 129:3
package 35:1
page 2:2 16:11 41:4 87:9,14 89:12 91:18,22 92:5
pages 61:20
painless 102:20
pane 24:16
panel 43:13
panels 45:12 49:1
panes 23:17
paper 22:3
pardon 7:1 52:13 61:16 63:14
parking 111:7 112:12 114:10 116:20,22 117:3,7,8,18 118:9,9,10 119:1,2,7,15 122:20 124:6,9 124:15 127:1,6 127:15
part 40:21 45:7 55:20 64:4 69:20 79:16 83:13 98:21 106:19 117:12 119:11,14 122:10 127:2 135:15
participation 3:16 103:12
particular 22:10 24:13 129:8
particularly 103:15
parties 78:13 140:9
party 100:11 104:11
passage 115:16
passageway 127:2
passion 70:9
pasted 15:22
patched 90:13 90:15,21 91:7
path 111:7 112:16,20 113:16,17 119:20 127:17
paths 113:14,16 118:16
pathway 125:4
Patrick 66:15
patterns 74:1
pause 4:21 5:2 6:12 22:15 41:5 51:20 53:18 61:11 62:17 66:10 69:9 82:3,20 104:17 135:1
Peet's 77:3
people 77:6 86:15 99:11 100:13 103:9 116:2 124:3
percent 28:21 28:22 31:7 39:4,12,12,13 40:3,6 42:1 51:5 89:8,8,9 109:1
percentage 32:16 39:1,3 41:2 44:1
perfect 27:15 87:15
performed 135:11
permanently 23:15 43:21 45:12
permission 49:8
permit 13:6,21 20:5 21:1 31:12 35:6 44:22 45:8 48:3 55:9,13 56:10 72:9 73:12 74:4 79:3,7 81:15 81:16 83:6,8 85:18 106:11 107:7,14 109:5 117:1,14 118:1 118:10,13,18 120:8 121:13 122:5,20 133:2 133:6,14 135:4 135:10,16 136:8,16 137:2 137:20 138:16 139:3
permits 70:19 72:8
permitted 60:19 74:6
person 27:21 126:10
personal 54:18
perspective 88:6 89:13,14
perspectives 89:16
Pesce 69:18,20 70:3,4,7 76:19 76:21 77:2,15 77:17 81:11
Pesche 71:7
petition 20:4 134:5
petitioner 6:11 67:6,8 70:2,13 70:17 81:10,13 105:10 128:21 129:1
petitioning 57:12,14
Pfeiffer 93:6,7
Pforzheimer 74:12
phone 53:10 62:9 75:7 82:14 93:15 97:16 130:22 134:14
phonetic 22:20 93:7 97:18
photo 15:17 16:2 52:6 87:18
photograph 15:22
photos 49:16,19 49:21 52:8 58:10,14
phrase 130:7
physical 42:16
pickle 117:15
piece 22:10,17 117:5
pieces 71:13
pipe 29:21
pitch 20:6
pitched 54:21
place 31:4 94:3 115:7 117:6
placement 32:17
plan 10:17 13:19 14:11 20:5 26:13 38:12 62:2,3 70:20 79:10 88:8 90:4,8 91:3,18 92:22 114:10 115:12
plane 90:18
plans 57:18 59:2

60:3 85:19 87:4 88:21,22 108:3 114:3,9 126:8,10
playing 39:6
please 10:5 21:14 33:6,12 33:14,17 58:3 58:9,13 59:1 59:17 60:2,6 69:16 88:7,13 88:19 89:11,15 89:19 90:2,7 90:17 91:2,10 91:17,21 92:4 92:8,12,17 97:11 102:7,10 103:18 111:19 112:6 114:5,8 123:20 126:5 127:22 128:6 130:5
pleased 54:12
pleasing 115:21
plot 92:22
plus 7:16 13:11
point 17:13 19:1 19:8,9 25:21 32:1,16 42:17 109:18 116:20 120:6 124:17 124:17
points 16:18
poolhall 110:18
porch 85:19 86:3 91:12 107:19 108:3
porches 87:1 115:2
portion 14:7,7 35:8 88:1,10 110:10 118:13 118:13 122:10
portions 16:21
positive 71:17
posting 67:6 128:21
postponement 6:9
potentially 67:17 129:13
practices 78:12
preaching 120:5
preference 127:21
preparation 85:17
prepared 45:4 55:17 64:1 106:17
present 3:8,9 4:13,15,17,19 5:9 6:11 111:15 128:2
presentation 49:15 50:11 61:8 86:5 92:18 113:20
presented 11:2 15:14 32:4 41:9,16 42:18
presently 112:5 112:15 114:20
Presents 71:1
preserve 73:11
preserving 73:9
pressing 53:11 53:11 62:10,10 75:8,8 82:15 82:15 93:16,16 134:15,15
pretty 11:13 17:11 19:21 75:17 116:10 128:8
previous 32:18 72:10 73:2 112:13 115:12
previously 5:14 7:5 12:19,20 12:21 13:3,5 13:21 20:4 52:4,12 73:21
prior 67:15 73:12 81:22 129:11
privacy 10:22 23:6,11 41:19 43:10
private 119:13
probably 24:4 57:15
problem 24:2 54:2 103:1,2 130:17 137:5 139:8
proceed 78:15 78:21 117:16 121:10
proceeding 105:17 106:2
proceedings 3:22 139:16 140:7
process 33:13 36:16 42:9 60:15,15 109:15 117:21 120:14,22 137:11
processing 136:15
project 28:1 42:6 44:2 47:8 47:15 48:9 49:2,9,20 53:5 60:21 87:17 98:7 110:16
projected 17:19
projects 98:4
pronunciation 61:16
pronunciations 22:21 52:14
properties 89:22 105:4
property 9:7 10:22 15:9 23:8 49:22 54:20 88:1,5,8 88:14,15 89:18 92:16,19 95:9 95:14 115:15
proponent 7:16 23:18,18 36:16 41:20 45:13 61:15 64:6 66:9
proponent's 9:9
proposal 10:4 10:15 16:8 52:2 105:15
proposals 28:11
propose 123:6 137:14
proposed 13:1,9 23:15 34:13 35:10 37:14 43:9 45:1,11 61:19 63:6 64:9 74:7 79:9 79:12 87:18 88:16,21 89:1 89:21 90:4,8 90:18 91:3 106:15 114:9
proposes 70:17
proposing 10:7 11:4 32:15 47:16 59:18 114:17
provide 72:6 75:22 77:12 81:14 112:21 113:11 116:8 117:2,8 119:2 127:1,5
provided 72:2 98:4 117:9
providing 72:22 113:9 127:5
public 4:2,4,5,6 25:14 33:4,15 44:7,7 51:19 51:22 53:7,8 53:19,21 62:6 62:6,18 75:2,3 75:4,9,10 82:10,11,21 93:12,13,22 94:10 96:20 97:8,11 103:11 103:22 113:11 116:4 117:7 119:14,17,17 119:20 123:11 123:13,15,16 126:20 127:6 134:2,3,11,21 138:3 140:4,16
pull 57:16,18 91:15
pulling 58:7 59:14
purple 16:21 18:4,7,13
purpose 87:20
purposes 33:20
Pursuant 3:14
put 16:3 21:18 39:19 49:5 117:5
puts 37:13
putting 14:16 48:22

Q

QR 92:19
question 7:9 26:3 33:6 36:10 43:10 50:19 96:3 108:14 123:22 125:6 139:2
questioning 137:10
questions 11:7 19:21 21:13 22:14 44:6 47:15 49:14 50:18 51:18,21 60:14 61:8,9 71:11 82:1 93:2,4 98:15 114:1 133:20 133:22
quick 26:3 79:8 81:18 83:9 91:11 102:20 108:14

quickly 13:19 97:17 103:14 116:10
quote 31:13

R

R 3:1
Rachel 47:13,22 48:2,16 49:18 49:22 50:12,14 51:6,8 52:5,8 52:17,19,22 53:2 56:12,14
raise 10:7 13:10 17:5 20:5 53:9 53:10 62:8,9 75:5,7 82:13 82:14 93:14,15 126:6 131:1 134:13,14
raised 24:12 41:19 43:22 92:2 126:20
raising 58:8 87:21
ran 100:12
Randall 57:14
Ratay 129:4
ratio 20:14 44:20 49:7 50:8 51:13
reach 95:9 99:4
reached 99:6
read 22:9,16 23:13 30:12 44:16 53:3,20 61:6,12,13 72:3 73:21 96:18 134:1
reading 22:18 23:22 27:6 136:18 138:11
readvertise 118:12
ready 44:8,11 55:5 62:20,21 75:12,14 79:1 79:1 82:22 83:3 97:3 105:12 134:22 135:2
real 13:19 73:10
realize 5:6 26:5
realized 30:11
really 19:1 25:21 27:8 29:7 36:19 42:13 48:11 50:19 54:9,18 58:11 96:8 101:19,19,21 102:21 103:10 123:10 124:10 124:13,15 125:7 136:21 138:8
realm 113:12 116:4 119:14
rear 10:8,14 13:8 14:7,17 15:3 18:18 20:9 50:9 59:8 59:9 85:20 88:1 90:15 91:6,12 92:11 92:15 107:19 108:4 111:21 112:15 113:15 113:18 114:7 115:2,2,17 119:21 127:6
reason 6:18 30:3 130:19
reasonable 137:6
reasonably 117:8
reasons 10:22 21:19 51:14
rebuild 57:15
recall 10:6 13:16
recalls 12:18
receive 98:17
received 6:7 60:20 85:15 93:6 96:20 98:2 105:7,20
recommend 78:14,15
recommendat... 71:17
record 5:8 22:16 33:22 43:5 138:9 140:6
recorded 3:18
rectangle 10:19 14:14
red 90:13,15,21 92:1,10,14
reduce 37:12 86:2 116:21 122:7
reduced 11:1 35:6,12,16 42:6 108:5
reduces 39:12
reducing 119:22
reduction 89:10 112:11 118:8
redundant 23:16
refer 28:11
reference 92:21 124:13 136:21 137:15,16
referenced 136:19
referencing 73:15 136:17
refile 117:22 118:6,12 122:19
reflect 67:6 128:21
reflected 41:10 42:1
refrain 33:13
refresh 12:3
regarding 23:6
regardless 32:16
regards 116:7
registered 102:17 105:4
REGULAR 2:9
regulations 72:16 106:13
reinforce 116:20
related 78:16 140:8
relates 42:14 73:16
relating 122:20
relationship 77:22
relationships 49:4
relative 11:10 71:15
relatively 102:20
relevant 41:14 121:22
relief 20:11 23:3 44:15 55:10 57:16 63:2 64:21 69:22 71:5 79:5 80:6 81:16 83:5 86:17 88:4 90:10,20 91:1 91:5 92:6 101:18 106:11 107:11 111:5 127:8,14 132:18 135:7
relocate 88:2
relocated 90:12
relocation 88:17
remain 74:14
remains 59:7
remember 42:21
remind 20:2
remote 1:4 3:16 4:7 47:22
remove 58:20 118:22
removed 10:13
remuted 5:6
render 87:19 89:13,17 92:19
renew 133:1
renewal 133:14
Renovations 45:2
repeat 117:11 138:21
replace 110:22
report 71:16
represent 69:18 86:8
representing 57:11
request 6:8,9,21 7:9 9:7 23:19 28:20,22 29:1 30:14 31:11 36:18 37:20 42:10,11 43:14 46:2 71:4 72:21 74:20 78:2 117:12 127:7,8,14
requested 29:16 29:18 31:14 36:3 37:15 41:12 45:10 51:2 71:5
requesting 23:14 28:18 51:4
requests 60:13 66:16
require 34:5 42:11 90:20 120:8
required 59:16 111:22 112:21 119:3 122:8
requirement 51:3 67:9 89:9 91:12,15,16 113:2,3 116:22 121:12 129:2
requirements 20:12 44:15,18 44:19 55:10,12 63:3,5 72:14 72:18 79:5 83:5 106:12

107:13 111:4 119:17,20 135:7
requires 57:17 121:18
requiring 86:1
reside 88:10 101:2
residence 55:15 106:16 110:20
residential 71:3 111:1,5 113:6 114:19
residents 22:22 94:20
resides 92:7
resolved 5:14 43:7
resource 108:21 109:2
respect 61:19 72:11 107:19
respectfully 6:8 70:22
respectively 70:15
rest 30:13 31:5 36:13 51:9 117:16
retained 66:17 109:13
return 129:5
returned 67:12
review 70:20 122:9
reviewed 15:12 23:8 44:22
revised 38:12
revision 45:3
Richman 22:19 28:5,8 29:3 33:5,8,9
ride 126:9
right 3:10 5:10 7:13 11:9 13:9 16:8,21 19:9 19:11 20:16 21:8 22:16 23:2 25:22 27:6,7,14 29:11,13,18 33:1 34:1,8,22 36:7 37:11 38:3,4 39:5,19 40:7 41:3,5 43:6 44:5,5 48:7 51:9,16 51:17,21 52:10 52:21 53:1,20 54:13 55:8 58:5,7 59:4,9 59:14 61:1,4,7 62:2,3 69:13 73:20 74:3,9 76:10 77:1,18 78:21 81:6 85:6 87:18 88:3,6,16 96:10 97:5,10 99:15 103:21 104:13,18 106:5 107:16 109:14 113:13 115:22 116:17 121:10 122:22 123:12 124:4,6 124:18 131:1 133:3,8,15,19 135:6 137:7,11 137:21 139:3 139:10,11
right-hand 16:4
right-of-way 117:10
right-side 20:9 57:17 59:15 60:5,14 85:21 108:6
Rindge 2:10 47:7,18 52:3 52:14,16 55:15
Rissling 110:9 110:14,15 111:14 112:9 112:13 113:3 113:10,21 115:11 116:6 116:16 117:4 118:15 119:9 119:12 120:7 120:12,21 121:2,4,15,17 122:2,6,21 123:4,10 125:18,21 126:1,22 127:18,22 130:9,11
River 2:17 132:6 132:15
Road 93:7
Roberts 52:1,2
Robertson 74:18
Robichaud 6:8
roll 4:3
rolling 109:3
roof 10:7,9,20 13:10 14:16,16 14:17 15:6 17:9 20:5 48:4 48:22,22 49:20 50:3 54:21 58:8 85:20 87:22 90:1,13 90:15,21 91:6 91:19 92:2,2 92:11,15 108:4
room 48:12 86:16 112:20 114:12 119:5
Rosette 134:6
rounded 51:1
rounds 113:6
rules 14:1
ruling 129:7
run 12:2 70:7
runoff 60:19
runs 70:5

S

S 3:1
Sahori 52:15
salon 124:7
Sam 87:13
sanitary 70:10
satisfied 33:21
satisfying 42:7
save 81:11 134:2 138:11
saw 4:22 100:14 100:15
saying 21:16 36:22 39:14 40:10 53:13 60:20 62:12 72:15 82:17 93:18 105:19 124:19 134:17
says 23:4 53:9 61:18 62:8 73:22 75:5,22 82:13 85:16 93:14 133:4 134:13
scale 16:1
scaled 114:6
scaling 15:22
scan 92:18
scenario 18:11 37:1
schedules 95:11
scheme 12:20 13:10 30:7 35:10 87:2
school 95:15,17
score 108:21
scratching 120:19
screen 5:1 23:2 26:22 53:9 62:8 75:5 82:12 87:16 93:14 134:13
scroll 13:19 49:15
second 6:22 7:3 7:7,8 13:1,2 14:12 37:11 54:21 73:6 85:14 86:13 90:18 94:16 102:17 110:20 111:2 114:14 122:14 126:2 133:22
second- 114:3
section 11:20 14:6 20:11 44:17,21 55:13 63:4,5 79:5,6,7 81:16,17 83:7 83:8,8 86:1 135:8,9 136:17 137:15
sections 15:11 44:16,20 55:11 55:12 63:3 106:12 107:9 107:11 135:8 137:22 138:7
security 82:5
see 10:17,19 14:14 15:5 16:8,19 17:2,7 17:10,19 18:2 18:6,7,11,13 25:21 26:3 30:13 31:11 43:16 46:9 49:8 50:21 54:12 55:4 57:20 58:5 59:3 76:10 84:10 87:17 88:3,9,16 94:6 103:7 105:15 105:22 107:9 111:15 113:10 126:7,8,9,11 137:19 138:3 138:18,18
seeing 26:22 107:8
seeking 23:3 57:16 71:7 81:15,22 88:4 92:6 111:6 120:13 132:19
seen 23:18 24:8

54:22 70:10 103:5
sense 11:6 16:4 115:20 136:14
sensitive 24:13
sent 22:6
separate 15:17 73:18 91:18
September 1:3 3:11 6:9 16:15 28:16 42:3 45:4 52:1 61:18 66:16 74:13,15,18,21 74:22 75:1 85:16 93:8 96:16,17,17 100:9 134:5,6 134:7,7
Serafina 134:8
serve 71:3
service 70:9 79:8 81:18 83:9
Services 100:2 126:15 129:4 130:6
set 48:13 57:22 87:15 116:18 140:12
setback 48:18 50:9 85:21 86:3 88:4,11 90:12 91:11,14 91:14,16 92:7 108:6 111:21 112:3
setbacks 20:9 111:5
setting 78:3
shadow 11:5,16 12:10 16:12,21 16:22 17:2,14 18:4,7,12,14 18:21 19:3,12 89:20,21
shadowing 41:17
shadows 10:11 16:13 17:18 18:3 89:22
sharing 48:11
sheet 90:4,9,19 91:4 115:12
sheets 88:20 92:21
shell 13:6
shops 77:4
short-term 111:7 112:12 113:1,3 116:20 116:22 117:7,8 117:17 118:8 119:1,7,15 122:8 127:1
shorter 116:15
shots 59:21
show 11:16 12:3 12:11 16:18 51:14 87:4 89:17 111:20 114:3,16
showed 11:5
showing 11:8 60:3 89:20
shown 88:21 89:21 92:1
shows 10:15 89:12,13 91:18 92:9,10,14 123:1
Si 94:14
sic 47:6 135:17
Sid 9:10,10,13 9:20 10:2 24:5 25:2,5,11 35:1 46:6
side 9:9 10:21 14:14,21 15:5 15:8,9 16:4 18:14 20:6 23:10 49:22 50:9 53:2 54:15 59:3,4 59:14 88:5,6 111:16,17 112:2,3 113:15 114:6,22,22 115:9,19 116:4 116:11 118:3 122:13,15 123:10
sides 49:4 54:22
sidewalk 113:12
sign 46:8 67:6,8 67:11 79:11 98:1 99:14 100:12 128:21 129:1,5
signage 72:11,13
signed 22:19 67:11
significantly 77:4
signs 6:8 104:15
similar 48:9 58:21 59:21 110:22 114:20
simpler 54:21
single 110:20
single-family 11:22 26:1 86:12 108:18 108:22
sir 69:17 70:1 71:20 99:7 101:6
site 59:2 70:22 88:8 111:8,8 115:11 119:16
Sitting 3:4 6:3 9:3 47:3 57:3 66:3 69:3 81:3 85:3 110:3 132:3
size 58:2 88:22 112:4,4 121:17
sizes 28:10
SKA 106:17
skylights 91:19
slide 58:3,9,13 58:15,17 59:1 59:12,17,20 60:2,6,9,11 88:7,13,19 89:11,15,19 90:2,7,17 91:2 91:10,17,21 92:4,8,12,17 111:19 112:6,7 112:14 114:2,5 114:8,16
slides 111:10,11 111:13 114:2
slightly 11:15,17 16:9,10 30:2 35:7,12 59:10
slower 66:7
small 10:20 27:5 48:12 58:1,10 86:9 111:9 115:2 119:16 119:16
Smith 134:6
solar 48:22
solstice 16:16,16 17:16 18:10,16
solution 24:8 43:9
solve 24:1
somebody 94:5 96:5,9
somewhat 86:19 88:9 124:1
son 100:21
son's 97:16
sorry 5:4 9:18 27:18 35:2,22 37:15 39:14 44:7 52:7 53:5 55:16 63:7 66:14,14 73:5 73:19 74:9 75:10,16 76:10 79:7 82:8 99:9 99:9,18 101:19 101:19 102:3 103:13 107:8 108:9 109:19 109:20 110:9 113:19 118:20 120:19 122:14 123:9 126:22 127:12 128:14 133:22 135:18
sort 13:5 16:16 17:7 48:21 113:11
sound 109:14
sounds 79:1 135:2
south 89:17 92:13 95:6
space 10:15,18 11:19 13:11 14:15 31:7 35:9,11 48:3,5 48:6,10 50:1,4 55:1 59:7,22 86:12,13 89:7 89:10 98:7 111:1 113:5,11 114:12,13 115:9 116:9 119:13
spaces 112:21 113:4,7,9 119:17 120:2,3 124:9,9
speak 4:9 9:6,9 25:14 27:22 28:4 33:4,18 47:8 53:8,15 57:7 62:7,14 66:9 69:8 75:4 81:8 82:11,19 85:8 93:13,20 97:11 110:8 123:14 132:7 134:12,19,20
speakers 4:9 53:12 62:11 82:16 93:17 134:16
speaking 4:2 118:2
special 13:5,21 20:4 21:1 31:12 35:6 44:22 45:8

48:2 55:9,13 56:10 72:8,9 73:11 74:4 79:3,7 81:15 81:16 83:6,8 85:18 106:10 107:7,14 117:1 117:13 118:1 118:10,13,18 120:8 121:13 122:5,20 133:1 133:6 135:4,9 135:16 136:8 136:16 137:2 137:20 138:16 139:3
specialist 117:20 118:2,6,11 120:14,16 122:12 127:10
specialists 109:4
specific 12:10 22:7 47:15 78:11 98:2 136:18 137:15
specifically 24:11
specificity 75:19
specified 78:3
spend 136:22
spent 48:9
spite 105:13
spoke 21:17
sprinkler 114:12
square 11:1 28:10,14 29:9 30:22 32:4,9 35:17 37:3,22 38:2,13,21 39:2,7,11,20 50:6 71:2,14 72:7 74:10 77:9 82:5 114:14 138:3
squared 41:22 62:1
ss 140:3
Staff 4:10 53:12 53:13 62:11,13 73:1 82:16,17 93:17,19 104:21 105:2 108:14 134:16 134:17
stair 13:3 14:13
staircase 27:9 27:11
stairs 15:1 88:2 88:18 90:11
stamped 42:2 79:13
standing 100:15
stands 55:4
Starbucks 77:3
start 3:6 4:10 12:16 29:14 87:8 104:3 121:16 139:7
started 5:13 23:22
state 4:2 95:1 97:11 123:19 132:10
stated 28:15 30:21 70:3
statement 63:10 129:14
statements 45:7 55:19 64:3 67:17 79:16 83:12 106:19 135:14
states 52:2 73:2
stating 64:8
statutory 67:9 129:2
stay 108:5 133:17
staying 17:8 21:7
Steele 75:1
steeper 20:6
step 122:19
Stephen 1:13 4:12,14,16,18 4:20 25:15 28:5 66:13,22 67:2 69:11 75:9 97:13 123:17
Steve 1:7 86:20 87:3,7,8,10,12 108:13
Steven 3:4,7 4:12,13 6:3,14 6:15 9:3 43:4 44:11 45:14,15 47:3 54:8 56:5 56:6 57:3 62:21 64:17,18 66:3 67:20,21 69:3 75:12,16 76:3 78:20 79:2 80:2,3 81:3 83:2,20 83:21 85:3 87:12 97:3,6 107:4,5 108:13 108:16 109:6,8 109:10,16,19 110:3 128:2,3 130:1,2 132:3 135:3 136:3,4 137:6,8 138:20 139:1,5,7,12 139:14
stockade 58:5
Stone 9:8,20 22:18,19 25:16 25:17,20 26:9 26:12,14,17,21 27:2,6,10,13 27:15,19 29:4 29:11,13,18,20 30:10,17,19 31:16,20,22 32:2
stop 10:16 63:7 94:10
storage 10:15 14:15 112:8
store 70:6 110:18
storefront 114:18
stores 70:10
stories 114:19
stormwater 60:19
story 20:19 126:2
straight 16:7
strange 96:4
street 2:5,6,13 2:14,16,17 6:6 9:6,9 15:21 17:14 18:7 19:9 22:6 23:1 23:6,15 45:2 45:10,11 53:5 54:15 57:19 58:5 69:7 70:2 70:12 71:16 73:10,18 74:14 79:4 81:7,20 89:13 94:6,15 94:17,19 96:9 99:1 103:18 105:1 110:7,13 111:16 116:11 116:16 132:7 132:15
streets 54:15 94:9
strikes 31:13
strong 21:15 134:8
structure 16:20 20:8 50:9 55:13 60:16 63:4 87:21 107:13 110:17 110:19 111:4 113:22
stuck 118:21
studied 30:13
studies 11:5,16 16:12 89:20
study 10:14 12:10 14:15 38:13 109:13
stuff 108:20
submission 32:22
submit 64:7
submittals 67:13 129:9
submitted 45:7 55:19 64:4 67:18 70:22 76:1 79:16 83:13 106:19 129:14 135:12 135:14
subsidiary 70:4
substantial 74:2 121:8
subtract 37:8
suggest 122:17
suggesting 121:6
suggestions 71:18 72:1 138:19
summarize 85:14 93:5 137:17 138:1 138:18
summer 16:16 17:16
sums 60:12
sun 17:8,16,17
sun's 16:17,17 19:1
supplementary 92:21
supply 63:21
support 52:1 53:4 54:12 62:1 92:20 93:8,9,9,9,10 93:10,11 94:11 95:9 134:5,6,7 134:8,9
supported 60:21
supporting 45:6 55:19 64:3 67:17 79:15 83:12 106:18

129:13 135:14
supposed 75:20
sure 12:14 13:18 33:22 38:9 48:4 77:6,22 82:8 96:6 98:6 100:20 121:9 124:3 128:8
surrounding 19:2
surveys 109:12 109:13
Sweet 69:12,14 69:17,17 70:1 71:10,19,20,22 73:4,7 74:8 81:9,9
swinging 17:11
switch 104:12
sympathetic 102:22

T

Table 44:17,18 55:11 63:4 111:20
take 4:10 25:5 28:2 48:3 61:8 74:19 86:6 117:12,17 124:9 126:9 127:7,22
taken 4:3 17:1
takes 111:9 115:16
talk 61:21 66:7 95:12 99:4 100:18 112:8 112:10
talked 33:7 42:6 73:20
talking 39:8 120:2 122:22 130:13
tall 125:15 126:1 126:2,3
tally 109:3
teenage 48:13
television 3:19
tell 5:7 47:10 69:16,21 102:9 103:17 105:2 132:18
temporary 72:13 119:6
tenants 100:6,10
term 112:22
terms 11:20 19:5 105:1
Terrace 2:12 66:8
testimony 33:15 44:7,7 53:21 62:18 82:21 94:1 103:22 134:21
thank 5:10,12 6:16 8:1,3 13:17 19:7,22 22:13 25:13,20 27:22 28:2,3 33:1 41:7 43:2 46:3,4,6,7,11 46:12 47:12 50:10,15 51:17 54:4,13 55:8 56:1,12,13,16 61:9 62:5 63:1 65:1,3 68:2,6 68:10 70:1 71:9 83:4 84:4 84:4,5 86:7 87:8,15 93:3 96:22 97:4 98:17,19 99:21 101:7,11,16 102:7 103:20 103:21 104:1 104:19 105:22 107:18 108:11 108:11,12 109:20 110:14 110:14 111:14 115:5,12 116:6 126:17,18 127:18 130:9 130:11 133:18 133:19 135:20 136:9,9 139:11 139:12
thanks 46:5,13 46:13 56:14 93:1
that.' 115:17
that's 52:3 136:7
theoretical 43:21
thing 22:2 96:13 107:8 137:2,3
things 16:1 28:9 47:21 86:14 87:2 100:10 109:4 137:17 138:2,22
think 5:3 9:22 11:3,20,22 12:5 17:20 19:20 22:1,9 24:4 25:2 26:20 27:9,11 27:21 29:5,6 29:12 30:1 35:16,16 41:13 42:5,12 43:4,7 43:8,20 44:4 48:7,11,13,17 49:4,16 50:12 51:13 54:1,8 62:21 63:18 66:13 67:9 72:14,16,19,20 75:12 76:3,5 77:9,13,16 78:4 83:2 95:22 97:3 99:13 102:4,5 103:9,10 107:12 108:16 109:7 122:21 124:1 125:5 137:8,9,10,12 137:13,16,21 138:15,17 139:1,7,9
third 7:8 13:4 13:11 14:13 26:16,18 35:1 38:12,18 50:1 51:8 91:3,6 111:2 114:15 114:21
third-floor 92:3
Thomas 1:9 3:5 4:18,19 6:4 7:22 9:4 43:19 45:19 46:12
thought 27:17 54:15 55:1 77:20 111:10 113:21 122:2,2 122:6 130:16
three 4:8 14:12 16:14 31:21 53:15 62:14 82:18 89:16 91:4 93:20 112:21 134:19 136:18
three-story 24:12
THURSDAY 1:3
tie 118:20
tied 111:17
time 4:5,6 7:6,12 10:10 11:8 12:7 13:22 15:15 17:10 22:14 26:4 30:14 34:5,14 34:15 48:9 53:12 56:14 62:12 66:18 67:7 75:19 82:16 84:5,7 93:1,18 98:10 99:15 104:2 109:9,20 128:22 129:2 134:16 136:13 136:22,22 137:10 139:11
times 16:14 38:22
today 60:20 67:10 102:19
told 132:22
Tom 3:7 7:21 45:18 46:13
tonight 5:13 60:22 77:11 81:15 95:11
top 10:7,17,19 14:17,22 15:1 87:9,17 89:12 89:16 111:14
total 32:4 89:2
totally 137:8
traditional 59:19 114:18
Traffic 74:1 124:14
training 137:13
transcript 3:21 137:19 138:6,8 140:6
translucent 24:19
transparent 24:20
treat 36:14
treated 24:14
Treetop 9:11
Treetop's 28:10
tricky 30:15,17
tried 16:18
trip 121:5
trouble 103:7
trucks 124:8
true 7:6 31:9 70:8 140:6
try 73:11 99:4 138:1
trying 11:21 73:14,17 98:6 99:5,10,10 109:1 136:21 137:17
TSG 69:17 81:9

turn 48:4 87:6
twelfth 127:22
twenty 22:22
two 14:12,21 16:14 25:15 26:5,17 27:4,5 28:8 48:1,11 49:21 51:22 53:4,6 73:15 73:18 86:9 92:2 94:5,12 109:9 111:1,15 113:4,7,9,14 114:14,15,19 118:14 119:22 120:2,2,17 121:7 130:21 131:2 135:22 136:13,18
two- 108:17
two-bedroom 114:15
two-family 108:17
two-story 24:12 110:17
typical 104:22 109:15
typically 7:9 103:3

U

ultimately 38:13
Um 119:9
Um-- 35:18
unchanged 59:8
underneath 17:4
underpin 14:7
underpinned 14:8
undersized 48:17,18
understand 50:21 58:11 76:8 96:19 98:11 99:7,8 105:18 111:6 117:4 120:4,4 120:5 121:10 124:16 133:10
understandable 23:22
understands 76:1
understood 31:8 101:11
unfinished 35:9
unfortunately 103:3 124:16
unfriendly 100:16
unit 57:7,11 63:19 64:1
units 23:6 111:2 115:1,3
unmute 53:11 53:12 62:10,11 75:8 82:15,16 93:16,17 134:15,16
unmuted 5:11
unusable 120:1
unused 48:3,5
update 109:15
updated 11:5
upper 119:11
upstairs 86:13
usable 11:19 48:10
use 3:16 31:6 36:8,9 37:3 57:22 58:21 71:1 74:7 95:15 111:5 116:3 121:20
useable 48:5 59:7 116:9
useful 58:20
uses 74:6 121:20
usually 6:21 7:7

V

vague 75:18
valid 124:17
vanBeuzekom 9:7,14,17,19 9:21 10:6 11:10 12:6,9 12:12,14,17,21 13:13,15,18 15:20 19:10,14 19:17,20 20:1 20:15,17,20 21:2,4,9,12 23:20 24:4,10 24:15,18,21 25:6,8,12 26:7 26:11,13,15,19 27:18 28:2 29:7,19,21 30:1,7,16,18 32:3 33:2 34:8 34:12,15,19,21 35:2,15 36:6 37:6,10,17,19 37:22 38:4,6,8 38:15,19 39:2 39:10,17,19 40:2,8,11,14 40:16,18,20 41:1 43:14,17 46:4
variable 59:13
variance 6:9 57:14,17 63:2 63:5 64:5 86:2 110:7 116:21 117:2,17 118:1 118:4,12,17,21 122:7,7,10,19 123:2 127:3 137:3,14
verb 48:5
verbatim 23:13
verbiage 121:9
verified 19:5
verify 4:11
versus 22:3
Vice 1:7
vicious 128:16
video 3:18
view 12:5 15:21 16:6 17:19,22 18:2,5 57:19 58:16 59:3 88:15 89:12,16
views 15:3 32:14 59:18 88:14
violate 31:7
violation 86:1
Virginia 1:9 47:4 54:5,5 55:7,21,22 57:4 64:15,16 66:4 68:4,5 69:4 79:20,21 81:4 83:3,14 83:15 85:4 106:22 107:1 110:4 115:20 116:4 128:12 128:13,15 129:17,18 130:12,19 132:4 135:20 135:21
virtually 59:7
visiting 116:2
vote 46:1 64:10 64:20 68:8 80:5 84:1 105:13 107:15 122:17 130:4 136:6
votes 4:2 46:2 107:16 136:1

W

W 66:15
wait 22:9 104:14
waiver 67:9 129:2,3
walk 54:15 87:3 111:12
walk-in 14:19
walked 100:13 102:18
walking 86:21
walkway 124:20 124:22
walls 30:5 32:19
Walton 47:9,12 47:13 48:15 50:13,16 52:18 52:21 55:15 56:13
want 10:3 12:2 21:5 24:20 25:17,20 31:2 33:4 38:20 43:5 48:19 50:21 54:11 69:21 74:16 81:8 86:12 97:8 98:3 103:15 104:8 104:13 105:10 110:7 111:12 115:21 116:3 118:8 119:7 121:5,9 126:6 132:20 136:13 136:14
wanted 27:21 73:11
wanting 54:20
wants 9:9
wasn't 20:3 73:10 99:9,10 99:18 120:7
way 7:13,17 17:8 24:1,14 41:14 54:19 55:1 57:20 78:22 101:19 102:21 113:13 120:5 121:13 122:10 125:11 136:15 137:13 137:17 138:18 138:19
ways 103:11
we'll 3:6 25:5 42:18 43:17 50:17 53:7 59:8,10 64:10 72:20 79:11 81:6 139:8
we're 5:8 10:20

10:21 11:19,21 13:3 14:16 16:9 17:18 20:22 21:6 32:15,17 33:22 36:14 38:22 39:21 40:20 41:14 42:15 43:15 44:11 47:15 48:2,16 48:18,19 49:7 49:16 50:2 51:14,15 52:5 52:19 57:12,14 57:16 59:18 60:4,8 62:21 75:12 77:4,16 79:1 80:8 81:22 86:17 88:2 92:6 97:3 100:19 105:3 107:11 108:10 109:1 110:12 111:6 112:2 114:17 116:16 117:14 120:2 120:19 122:22 135:2
we've 10:18 11:5 11:18 12:22 19:6 33:11 47:17,21 48:9 51:12 93:6 96:19 102:5 121:3 137:9
webpage 4:7
week 11:2 15:13 21:17 32:5 129:6
weigh 24:5 96:6
weighing 102:21
welcome 3:10 20:1 56:17 65:2 71:10
Wendy 1:8 3:5,8 4:14,15 5:3 6:4 8:1,2 9:4 30:21 33:19,19 34:3 34:10,13,17,20 34:22 35:14,18 35:20 36:4,7 37:9,15,18,21 38:2,5,7,9,17 38:20 39:5,14 39:18 40:1,5,9 40:12,15,17,19 40:22 41:3 42:20,22,22 43:22 44:10,13 45:20,21 46:7 46:7,10,13
went 11:11 14:6 27:16 30:8 61:14 97:17 106:4 132:21
weren't 36:22 94:3
weren’t 99:4,11
west 92:9
whereof 140:12
wide 58:19 112:17 116:8 121:18
width 20:10 59:5 60:4 116:7
wife 57:13 70:7
Wiggins 85:9,10 85:12,13,16 86:4,7 95:5,8 95:19,21 96:1 98:20 99:3,8 99:20 107:18 107:22 108:7
William 52:1
Williams 134:6
Williamson 102:11,11,13 102:16,18 103:20
willing 41:20 42:8 86:2 127:5
window 13:8 27:8 43:11,12 115:8,9,19
windows 13:7 17:4 18:12,18 23:9,10,14 24:13 28:20 41:19 45:11 88:5,11,12 90:9,19 91:4 92:3,6
winter 16:15 18:10,16,20
wise 39:1 54:9
wish 81:8 93:13
wishes 9:6 25:14 47:8 53:8 57:7 62:7 75:4 82:11 85:8 123:14 134:12
wishing 28:4 69:8 97:11 123:15 132:7 134:20
withdrawal 121:6
witness 140:12
wonder 96:11
wonderful 47:19 49:3,11
wondering 108:19 109:2
Wong 93:9
wood 110:17
words 97:5 136:20
work 12:22 17:8 45:1 48:12 55:14 63:6,13 63:16 79:9,12 86:14 90:3 95:11,11 106:15 120:1 125:3 127:2 128:2 135:10
working 43:8 47:22 86:15
works 11:20 103:10 128:3 128:13,15 138:18
worst-case 18:11
wouldn't 78:10 116:3 117:22
wrap 31:19 53:16 62:15 82:19 93:21 134:19 136:11
writing 52:1 63:17 74:13 94:10
written 53:20 73:15 99:13 103:4
wrong 37:5 40:12,13 52:10 53:3 122:14

X

X 2:1

Y

Yang 93:10
yard 50:9,9 58:16 60:1 88:4 98:1 100:20
Yasuhiro 52:15
yeah 7:5,15 9:10 9:17 10:2,15 11:22 12:21 13:15 15:11,19 17:10 19:18,18 20:20,21 21:2 24:10,18 25:6 25:12,15,18 26:7,9,11,12 26:14,15,17 27:6,7,13,15 27:18 29:4,22 30:16 33:2 35:19 38:19 39:17 40:5,17 40:22 46:9 47:6 49:13,18 50:13,14 52:8 52:8,19 54:10 54:11 58:14 62:21 66:13 72:6 73:14,19 76:7,20 85:11 94:8 95:3,7,18 96:1,4,10 102:16 104:14 109:3,10,10,19 116:6 117:11 118:7 120:17 122:9 124:12 124:18 125:9 125:12,22,22 127:13 128:11 128:13 137:8 137:12 138:15 138:20 139:4,6
year 15:13 16:14 89:21 111:15
years 47:17,18 48:13 86:11 103:2 109:9 120:18 121:7 133:17
Yelle 74:22
yep 9:12 12:17 20:17 21:10,12 24:3,21 25:11 28:7 31:15 34:2,12 35:20 36:6 37:21 40:19 53:3,4 55:16 61:4,5 67:11 77:19,21 82:9 84:10 97:20 100:22 102:12 105:6 106:1 111:12 122:16,16 123:11,21 124:21 126:14 128:7,9 130:10 132:13 133:12 135:3

Z

Zhang 93:10
Zone 88:22
zoning 1:1 3:12 3:17 15:15

32:10 34:16 59:13 61:19 71:2 72:14,18 81:15 108:20 111:20 114:1 117:5 121:18 124:10 125:8 130:7
Zoom 53:9 62:8 75:5 82:12 93:14 134:13

0

0.12 89:2
0.2 107:13
0.5' 51:2,3
0.735' 89:1
0.739 51:5
0.855' 89:2
02139 1:6
06/15/23 2:5,7
07/10/2023 64:1
08:54 139:16
09/08/2023 106:16

1

1 6:5 90:11,15 90:21 100:9
1,723' 36:3
1,769 36:8 38:8
1,769' 36:3 37:13 39:3 40:8,9
1.51.22 90:13
10 44:21 76:22 77:7,8 81:16 84:9,10 136:17
10'11 112:1
10.30 63:5 137:15
10.31 137:16
10.40 44:21 55:13 79:7 81:16 83:8 107:14 135:9 136:17 137:20 138:16
10.43 137:21 138:17
10.5' 58:18
10:00 77:13
1001 70:14
107 2:10 47:7,18 52:3,5,14,16 52:19 55:15
11 47:18
11.30 79:6 83:7 135:8
110 2:16
1103 2:16 110:6 110:13 111:15
1111 123:22 125:2
113 52:11 94:19
12 66:22 67:2,3 67:5,7,15 93:8 96:17 127:20 128:1,20,22 129:11,17 140:18
12.5' 60:4
12:00 17:10 18:2
13 66:16 85:16 134:5,6
13- 41:22
13.8 39:13 40:3
132 2:17
14 1:3 3:11 6:9 21:22 39:11 41:22 61:18
14' 60:8
15 47:17
16 71:15
16'2 112:1
17'8 112:5
17- 34:6
1760' 31:10
1769 28:14 38:21
1769' 28:19 34:8
18' 116:8
18050' 51:1
1870s 110:18
19 79:13 83:11 133:17
1920s 57:16
1997 133:7

2

2 3:14 57:7,11 63:7,8 64:1 90:11,15,21
2,000 37:17
2,127 37:22 38:2
2,127' 38:21
2,334' 34:19
2,345- 51:2
2,583 29:16
2,583' 34:14 37:7 39:21 41:12
2,900' 38:11
2,941 29:16
2,941' 37:7,14 39:10 40:2 41:12
2,954' 37:5
2.5' 57:16 58:7 59:15 60:5
20 39:3,12 91:15 109:1
20' 58:19 111:22
2022 36:2
2023 1:3 3:11,14 6:9,10 8:4 45:4 52:1,13 55:17 67:5,7,15 79:13 83:11 128:20,22 129:11,17 135:12 140:13
2026 140:18
207 11:1
21 55:16 135:12
210 2:5 6:6
216107 110:6,12
217962 6:6
219565 9:5
22 3:19
2234 28:15
226781 69:7
226790 81:7
23 28:14
231284 57:6
232270 66:7
233 2:17 132:6 132:15
233603 132:6
233716 85:7
234186 47:7
2389 30:22
24 39:11
25 2:12 31:7 52:13 66:8
25' 121:19
25- 37:4
2500' 38:11
2583 28:16
2583' 37:12
26 127:20
27 2:6 9:5,9 23:15 45:2,11
29 22:6 53:5
29- 37:4
29-33 19:9 22:22 23:6 45:10
2933 28:9
2941' 28:18,22 30:14 38:16

3

3' 112:17 115:16 115:18
3:00 17:13 18:6 18:20
30 36:2
30' 21:5
31 100:6
32' 125:18
33 22:6
33' 21:6
34 40:6
35' 21:6 89:4
350' 28:17
358 39:2
39.8 28:21,22
3D 12:5,15 15:16,22 16:2 59:18

4

4 112:3
4.000 81:17
4.35 79:7
4.35.0 79:8 81:17 83:8 135:8
40 70:5 89:9
47 2:10
478 2:11 57:6,11 63:7,22
48 93:7
482 60:14

5

5 20:11 44:17 90:5,9,19 91:4 96:17
5' 35:8 58:6 59:9 59:15 119:20
5.1 55:11
5.21 20:12
5.24.2 86:1
5.30 106:12
5.31 44:17 63:4 107:12
5:00 67:14 103:4 103:8 129:10
50 35:17
50' 121:18
53 51:5
57 2:11
59.24 89:8
59.89 89:7

6

6 2:5 53:11 62:10 75:8 82:15 93:16 123:1 127:8 134:15
6'11 115:14
6.23 127:14
6:00 1:4 3:3 67:7 128:22
6:04 6:2
6:07 9:2
6:30 47:6
6:48 47:2
60 73:19
61 2:13 69:7 70:2,12 71:15

73:10,17,19
74:13 79:4
105:5
62 105:7
63 2:15 85:7
86:9 87:16
101:17 105:7
63-65 106:16
65 2:14 70:15
73:9,12,19
81:7,19 103:17
66 2:12
69 2:13 97:17
101:4,5 105:5
69' 34:10

7

7 74:13,15,18,21
74:22 75:1
134:7,8
7' 89:5
7:01 57:2
7:11 66:2
7:15 69:2,6
7:29 81:2
7:30 81:7
7:45 85:2,6
71 95:8

8

8 6:8 44:20 45:4
52:1
8' 125:18
8.22.2.c 44:21
55:12 107:13
8.22.2.d 20:22
8.22.2c.c 31:7
8.22.3 63:3
8:15 110:2
8:43 132:2
808 70:14
81 2:14
814' 37:5,8,12
37:14 39:18,19
831 1:5
85 2:15
874 114:13

9

9 2:6 6:14,14,15
8:4 53:11
62:10 66:20
75:8 82:15
93:16 127:19
134:15
9:00 17:1,17
18:1,11