

BOARD OF ZONING APPEAL
FOR THE
CITY OF CAMBRIDGE

GENERAL HEARING

THURSDAY, AUGUST 23, 2018

7:00 p.m.

in

Senior Center

806 Massachusetts Avenue

First Floor

Cambridge, Massachusetts 02139

Constantine Alexander, Chair

Brendan Sullivan, Vice Chair

Janet Green, Member

Andrea A. Hickey, Member

Alison Hammer, Associate Member

Jim Monteverde, Associate Member

Sean O'Grady, Zoning Specialist



REPORTERS, INC.

CAPTURING THE OFFICIAL RECORD

617.786.7783/617.639.0396 (Fax)

www.reportersinc.com

I N D E X

CASE

PAGE

BZA-016703-2018 -- 85 Gore Street Original Hearing Date: 07/26/18	6/59
BZA-016783-2018 -- 1 Hancock Street Original Hearing Date: 07/26/18	42
BZA-016758-2018 -- 40 Cottage Street	77
BZA-016867-2018 -- 2 Gorham Street	96
BZA-016852-2018 -- 18 Bates Street	128
BZA-016894-2018 -- 1815 Mass. Ave.	131
BZA-016958-2018 -- 139 Lexington Avenue	146
BZA-016966-2018 -- 215 Prospect Street	161
BZA-016969-2018 -- 33 Line Street #1	199
BZA-016974-2018 -- 103 Belmont Street	207
BZA-016964-2018 -- 330 Mt. Auburn Street	214

KeywordIndex

PROCEEDINGS

* * * * *

(7:00 p.m.)

(Sitting Members: Constantine Alexander, Brendan Sullivan, Janet Green, Andrea A. Hickey, Alison Hammer.)

CONSTANTINE ALEXANDER: The Chair will call this meeting of the Board of Zoning Appeals to order. And at the outset -- well, let me, as is our custom, we'll start with the continued cases. These are cases that started at an earlier date, and for one reason or another had to be continued. And then from there we'll go to the regular agenda.

But let me at the outset read a statement:

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

And I wish to advise actually two recordings are being made.

A citizen of the city is recording. That's his tape recorder right there.

And our stenographer records to assist her when she prepares the actual transcript for the meeting. I trust anyone else planning to record the meeting?

JOHN HAWKINSON: Mr. Chair, just to note because the fans are on, it's harder to hear you than normal.

JANET GREEN: And we only have three microphones it looks like tonight. So we'll have to pass them around.

JOHN HAWKINSON: I just wanted to mention that.

CONSTANTINE ALEXANDER: Okay.

* * * * *

(7:05 p.m.)

(Sitting Members Case BZA-016703-2018: Constantine Alexander, Brendan Sullivan, Janet Green, Andrea A. Hickey, Alison Hammer.)

CONSTANTINE ALEXANDER: The Chair will call case No. 016703, 85 Gore Street.

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

ATTORNEY SARAH RHATIGAN: Good evening.

CONSTANTINE ALEXANDER: Good evening.

ATTORNEY SARAH RHATIGAN: Hello again, board members. My name is Sarah Rhatigan from Trilogy Law. And this is Jonathan.

JONATHAN SCALERA: Jon Scalera, the homeowner.

BARRY GANEK: Barry Ganek, Ganek Architects.

ATTORNEY SARAH RHATIGAN: So thank you. This is a continuation of our case both a Variance and a Special Permit. We

discussed the Variance at our last meeting, and in response to concerns from the Board largely about the size of the proposed roof deck, we went back to the drawing board. The architect and the homeowners took a closer look at what they were hoping for for the deck, and the revised plans that we've submitted to the Board show a substantially reduced roof deck. So the size of the roof deck is now less than half of its original size. And what we've done is reduced -- pulled it back from the back of the house as well as the side of the house that abuts the neighboring owner. And this functionally still works and provides some space up on that roof and also reduces impacts for the neighbors. So we're hoping that board members feel like we've made a real effort to do that.

CONSTANTINE ALEXANDER: You have made an effort, but the deck is still quite large. It's still 200 square feet. It's a 10-by-20 size of a room. I can only speaking -- certainly speaking for myself, I cannot support any roof deck on this structure. Given the location of the building and the backyard and the yard slopes down, you're looking from the roof deck right into your neighbor's windows. It really affects their privacy. And I have to point out that Community Development has told this Board

in the past, there are two things they don't like our Board to grant relief for; one is a roof deck. The other is a front yard parking. As luck would have it, we're going to have one of those cases later on tonight. So just I want to be very clear, I'm not going to be voting for it. I'm probably going to be outvoted, which is fine. I have a problem with any roof deck on this structure.

ATTORNEY SARAH RHATIGAN: And also just wanted to point -- thank you, I hear your concerns and your point of view on that. The distance that it's pulled back from the back of the structure is pretty significant.

CONSTANTINE ALEXANDER: How much?

ATTORNEY SARAH RHATIGAN: I apologize, I need help with this. I can't read it very well.

BARRY GANEK: It's been pulled back over ten feet.

CONSTANTINE ALEXANDER: Okay. But someone standing at the back edge, now to the ten feet farther from the neighboring property, but they still have the same views and the ability to look into the neighbor's property and maybe even the neighbor's neighbor. So, I

appreciate -- I don't want to minimize what you've done, but for me, I have a problem period with any roof deck on the structure. I'm going to vote against it.

ATTORNEY SARAH RHATIGAN: Right. And just so you know one of the other considerations in terms of not reducing the size further is to allow for some space for screening. So one question might be if there were -- I mean, we don't show any sort of landscaping plan, but if there were screening, potted plants at the rear of the deck, which is frankly what the homeowners are expecting to do. They want to do some gardening. They could also do something taller. That would minimize the impacts.

CONSTANTINE ALEXANDER: It certainly would.

ATTORNEY SARAH RHATIGAN: And just to point out, which I wanted to point out just in terms of, again, impacts from the roof deck, when we provided the three-dimensional views of the house, in particular this view from the -- sorry. The view from this top right here.

CONSTANTINE ALEXANDER: That's the view that --

ATTORNEY SARAH RHATIGAN: That's the view from

the -- I'm trying to think.

CONSTANTINE ALEXANDER: If you go to the left of the house --

ATTORNEY SARAH RHATIGAN: To the left of the house.

CONSTANTINE ALEXANDER: On Gore Street.

ATTORNEY SARAH RHATIGAN: If you're on the street, looking at the house, it's from the left of the house. If you look at this, it looks as if you would see that roof deck from the street. But if you see the photographs, the 3-D imaging doesn't show the actual trees that are in that area. In fact, there's a large tree right in that location which you can see in this photo, the leafed out tree. That's, again, that's on the left side of the house. When you're physically on the house, I don't know if you were focusing on this when you were there, but when you stand on the sidewalk at any point that a passer-by would be there, you see the tree. I don't think that there would be -- I think it would be difficult for people to even see the roof deck from the street, because that's a big, tall tree with a canopy that's right kind of right in the location --

CONSTANTINE ALEXANDER: Except in the wintertime.

ATTORNEY SARAH RHATIGAN: -- above the addition.

Yeah, yeah, I suppose you would be able to see it -- yeah, through the -- with no foliage.

The other thing I wanted to point out, there were concerns that -- about, you know, what's the interior space for? You know, why do you really need this space? Which helped us focus on the way the plans depicted the use of space inside. And it actually helped clarify between the architect and the client that they actually hadn't quite gotten the sort of the room designations correct. So one of the -- just in terms of their personal use of the space, one of the concerns is that both the owners are physicians who do work on the side, and so they're trying to get additional office, sort of segregated office space from their little three-year-old who is running around with the babysitter. And so on the third floor plan that you see, now that's the space where we're adding interior space to the rear.

Two points: One, the rear addition is improving a situation where the back space now has a pretty low ceiling height. So although it's lovely that they have the space, it's not incredibly useful space. I think now you may have some closet and a chair there. But that --

JONATHAN SCALERA; There's no closet.

ATTORNEY SARAH RHATIGAN: There's no closet. It's just the chair. It's sort of just a little sitting space.

And there's also on the third floor again, in the existing space, there's a bedroom to the left of the master bed. So that -- I'm sorry, I said a bedroom. I meant a bathroom. So that small bathroom is actually going to be moved to the rear addition space. So we're not gaining a master bathroom that didn't exist, we're moving it and then, you know, somewhat expanding it, although mostly just improving it. And then turning what is now a small bathroom into an office space that will have sort of slider doors that can be separated out from the bathroom.

Then the additional windows, then, that speaks to the Special Permit request.

CONSTANTINE ALEXANDER: We'll do that later. We'll finish the Variance case.

ATTORNEY SARAH RHATIGAN: That's great.

I hope that we've gone through at this point, I don't need to remind you of other things that we've talked about, but if you have other

concerns, we would be happy to address those.

CONSTANTINE ALEXANDER: Comments?

JANET GREEN: Yeah. Oh, I'm sorry.

CONSTANTINE ALEXANDER: Yeah, go ahead.

JANET GREEN: I think you spoke to this before when you were here, but can you say a little bit about what the neighborhoods have as far as roof decks or surrounding houses?

JONATHAN SCALERA: Well, I think she can say this much better than I can, but nonetheless, we did provide -- we put together a picture, quite a busy picture, but that actually portrays the fact that there are a number of roof decks in the area. It's been -- here's a copy of it as well. Each arrow there represents a roof deck within a two block radius of my home. So you can see there are a number of them. Some structures down the road where recent condos built I think in the early 2000s that have six roof decks as part of that condo complex. You could consider each one individual.

ATTORNEY SARAH RHATIGAN: Do you have the image of what the roof railing is going to look like?

JONATHAN SCALERA: Yes, I brought that as well.

ATTORNEY SARAH RHATIGAN: So the other thing that was asked what the plans were for railing, you know, what the railings will look like. A lot of the roof decks in the neighborhood, they're -- some of them have pretty prominent railings that sort of stand out quite a bit. You can ignore the top image here. And we'll use a pen to mark out the railing style that we're looking at. But the bottom style, it's sort of a modern, low profile railing that again is hope to sort of diminish visual impacts to neighbors.

JONATHAN SCALERA: I would like to speak.

CONSTANTINE ALEXANDER: Can I keep this in the file?

ATTORNEY SARAH RHATIGAN: Yes. I should draw a line to the one you're looking at.

JONATHAN SCALERA: I mean I don't like obtrusive component of a roof deck that would be visible from the street. I, too, am concerned about that. I've spent a decent amount of time with my architect trying to incorporate winder stairs and everything to try to reduce the line of front, forward to come to the home and try to make it nonvisible

from the street line. Certainly as you can see from the renderings, there will be a component of that present, but we did spend a number of hours kind of working through the details, and not just putting a routine staircase, maximizing the staircase such that it would be pushed back as far from the street line as possible as well. To speak to that point, again, the railing is trying to minimize that. And as much as the roof deck may be on the order of 9 or 10 by 20, I anticipate the first five or seven feet not to be used as part of the roof deck because I don't want to see furniture on my street walking as I walk by as well. So the first five feet are really just access to the rear part of the home -- the rear part of the roof deck I should say, where the seating and gardening would take place. So as much most would see the railing proper, you know, which is hopefully minimalistic enough that it won't be all that visible from the street line.

CONSTANTINE ALEXANDER: Okay.

Questions from members of the Board at this point?

ANDREA HICKEY: Can you just refresh our recollection as to why this roof deck is sort of necessary to your client?

ATTORNEY SARAH RHATIGAN: So the existing outdoor

space is -- it's used as sort of a dual purpose area. So there is a small area sort of under a tree where they can, they have a gate that closes over during the summertime to allow them to have their child play outside safely and, you know, have a cup of tea. But there's not really any usable space and it's quite dark. There's a lot of -- I mean, it's a dense neighborhood as many are, but the roof deck allows them to garden, and it has more light and air, so it would be a, you know, a space that can be used that would really improve open space on the lot.

JONATHAN SCALERA: And, again, it wouldn't be used as much in the winter, but we opened that gate according to provide --

CONSTANTINE ALEXANDER: Say it again, please.

JONATHAN SCALERA: In the winter we open that kind of gate as she's calling it to provide some relief from parking, with winter parking. It does serve as a dual purpose as a half a parking spot which is essentially our backyard. We have two formal off street parking spots of which we have to steal some of it for outdoor space during the summer.

BRENDAN SULLIVAN: Just a thought I have is I understand and I guess I was looking the same as yours, you know, why? You know,

there are many reasons. The other reason is what makes your situation any more unique than all the other houses around there? And sometimes it's easy for us to say yes, but when do we say no? And that as far as the look of a deck, sometimes it can look a little bit overbearing, a little bit top heavy, yadda-yadda, so on and so forth. It's not the look of it as much as it's the use of the deck is really what impacts surrounding houses, the neighboring house, and what have you. You know, decks are benign until they're occupied and then they become either intrusive to the surrounding people which sound carries, you know. So that's where I get hung up on is, and again, what makes your house, your situation unique as compared to the surrounding neighborhood. Yes, there are some other decks there, but we have turned down a number of decks in that area because we've been asked to over the years because people have felt that they were going to be intrusive. And, you know, plain English, a nuisance, you know, to the surrounding houses. That's where I get hung up.

ATTORNEY SARAH RHATIGAN: So I think -- yeah, so I think one thing that's helpful to our case, I mean besides the fact that the

petitioners themselves are kind of a classic case of quiet user of a deck. I frankly think that -- I mean, their one child is very young and probably frankly may not be allowed on the deck very much except with maybe with a parent. But they're hard working people that don't have a lot of parties.

CONSTANTINE ALEXANDER: You have to acknowledge that once a deck is built and move on to something else a different kind of person --

ATTORNEY SARAH RHATIGAN: Right. What I was going to refer to as the house itself, the house itself, the interior has kind of a unique and somewhat modern, open floor plan.

BRENDAN SULLIVAN: I'm thinking more, Sarah, about the availability -- because it is a very dense neighborhood, the availability of outdoor space. I think everybody has that same situation, that same problem, that same constraint of we only have so much real estate.

ANDREA HICKEY: I agree.

ATTORNEY SARAH RHATIGAN: What I was gonna -- the only, I will speak to that. The one thing I was going to say is the house itself doesn't -- there's some house that are gonna lend themselves to, you

know, lots of students or, you know, younger people living there. Frankly, this house I don't really see that happening both because of the way the inside is built and probably the price point.

ANDREA HICKEY: I just was going to say I agree with Mr. Sullivan. I'm not really seeing anything unique about this house that would sort of warrant our stepping away from sort of our typical policy of just not rubber stamping decks unless you want to talk a little bit more about why this house might be unique in that regard.

ATTORNEY SARAH RHATIGAN: I mean, I know that you have other homes that are -- that have a zero lot line that are connected to the neighboring house, but that isn't true everywhere. And that certainly is true in this case. So there's not -- there's no light coming in one whole side of the house. And then the neighboring house on the left side of that house is quite large and does again kind of constrict it. The street -- again, this is not entirely unique, but it is slightly unique that the street in that area, it's pretty narrow. This is a very old kind of historic street. So, again, we're just talking about the, you know, somewhat of the constraints of light.

The -- I think that the roof deck really would have quite minimal impacts, especially to the neighbors on both sides. The rear impact we're trying to minimize by pulling it back from the back -- from the back side of the house. I can't think of anything else.

JANET GREEN: I wanted to ask a question about if you've heard from people concerned about this or people who have experience with other decks in the neighborhood saying oh, my God, we don't want another one of those. What have you found as far as the neighborhood is concerned? And I think what I'm thinking about is how we recognize now the importance of green space and light and air in a way that wasn't really recognized as much. Some parts of Cambridge have a lot, some parts of Cambridge don't have much, and this is a way of trying to address that need to be able -- I mean, if you're using half of a parking lot for -- in the summer to have it be a yard, this would be a significant difference in the kind of light and air. And it does but right up to the house right next-door. That was my thought about it.

ATTORNEY SARAH RHATIGAN: Yeah, and I did, I did actually wonder without knowing if the reason that I was seeing, frankly,

significantly more roof decks in this area than I have seen in other neighborhoods, was if there had been any recognition on the part of the Board that this was an area that kind of could use that. And I know zoning is not about architectural styles, but the style of the neighborhood is -- lends itself to people having the roof decks. I mean, there are some more modern construction that have several, several decks which obviously we're not proposing in this case.

CONSTANTINE ALEXANDER: For my -- sorry go ahead.

JONATHAN SCALERA: No, go ahead. I don't want to interrupt.

CONSTANTINE ALEXANDER: No, I just had a question, a related question. Is the only reason you need a Variance a roof deck? Even if you say, hypothetically the roof deck disappeared, would you still need a Variance?

ATTORNEY SARAH RHATIGAN: We would still need a Variance.

CONSTANTINE ALEXANDER: Okay. I wanted to make sure I understood that.

ATTORNEY SARAH RHATIGAN: A little bit more minimalist.

CONSTANTINE ALEXANDER: Obviously.

ATTORNEY SARAH RHATIGAN: The interior dimension -- the additional interior square footage is 270 square feet. And the deck is requested as another 200 square feet. And we're over square footage.

CONSTANTINE ALEXANDER: But that 247 feet interior --

ATTORNEY SARAH RHATIGAN: Would require a Variance.

CONSTANTINE ALEXANDER: Because it's in the setback?

ATTORNEY SARAH RHATIGAN: Because, because it would -- for two reasons:

One, because of the setback.

And, two, because we would be over the floor area ratio.

JONATHAN SCALERA: So you asked a question about accepting roof decks in the neighborhood. I mean, certainly I, too -- I mean, my wife and I bought this home as our hopefully final home, and there are a couple nuances clearly that we're bringing up here that don't function entirely right for us. It's near perfect. We're very happy with the

home. And we too are concerned about loud neighbors. And there are a number of college rentals in the neighborhood at the moment. And some of them -- there are a couple of decks that are questionable, of course. You know? With that said, I don't think there's much opposition. There is actually a roof deck actually going up on the corner of Fifth and Gore, but I think it doesn't come to this committee because it's on the first floor. It's on the top of the first floor, it doesn't require any additional permits as far as I understand, but I'll defer to you guys in terms of that. And I have no opposition to that. I fully understand it. They have a small lot as well, and they're currently trying to provide some open space for themselves just as well. So I recognize it. I think in some sense as my lawyer has suggested, this is similar, not exactly the same as like a Boston skyline where there's very little open space at least in our neighborhood. Certainly you get down Brattle Street and stuff like that, a different world in Cambridge. But for open space, I certainly bought here with understanding, but affordability, despite my home being quite expensive, I couldn't afford in those other areas where those yards are so large. So we found a balance and we're -- this is where we stand. We're

just asking for some relief to accommodate, as you said, light and open space.

ATTORNEY SARAH RHATIGAN: And in terms of neighborhood input. So there was a Dear Neighbor letter that was distributed, and then you can just confirm this, but my understanding is the neighbors on both sides expressed positive response to being shown what the --

JONATHAN SCALERA: I spoke to the direct abutters --

ANDREA HICKEY: What about in the back?

JONATHAN SCALERA: Yeah. I have --

ATTORNEY SARAH RHATIGAN: And then the back --

JONATHAN SCALERA: -- sent stuff to them -- oh, sorry.

They are a rental property as far as I understand. And at the moment it's purchased and, yeah, at the moment -- I don't know.

JANET GREEN: It's empty.

JONATHAN SCALERA: Yeah, I don't know if it's empty. You may know better than I. But nonetheless, I think the owners live in Newton and recently purchased it in I want to say 2015 or roughly shortly

after we moved in and had been using it as a rental property as I can understand since. I sent a letter to them and had not received a response or --

ANDREA HICKEY: Did you send it to them at the property address?

JONATHAN SCALERA: No, I got the homeowner's address, and I sent to there. I have not received anything from them. Nor -- I don't know if the Board has as well.

CONSTANTINE ALEXANDER: I'm just looking when you were talking. I don't see anything --

JONATHAN SCALERA: I have not reached out to them through phone or something. I didn't have any other contact information available. But that's what I did do. And, again, I think you had a copy of the letter on record at some point just expressing some of the changes.

CONSTANTINE ALEXANDER: Right.

Any other questions at this point?

(No Response.)

CONSTANTINE ALEXANDER: I'll open the matter up to

public testimony.

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

(No Response.)

CONSTANTINE ALEXANDER: Apparently not. And I didn't see any letters in the file on this as well. So I'm going to close public testimony.

And we can move into our deliberations. And let me do something that might be a little bit unusual. Informally, as I said, I'm going to vote against it. If one of the other four are going to vote against it, your Variance is defeated and you can't come back for two years except if there's something different. And alternatively if you know you're going to be defeated, you can modify your plans right here and then do away with the deck and still do the other addition you want and need as well.

So members of the board or anybody else thinking about voting against?

JANET GREEN: I'm in favor of the deck.

CONSTANTINE ALEXANDER: Not if you're in favor. Is anybody against.

JANET GREEN: I'm not against. I'm not against. I'm not against.

BRENDAN SULLIVAN: I would probably not support the deck.

CONSTANTINE ALEXANDER: Okay.

Well, we can keep going, but at that point you don't have the votes. My suggestion to you is that you withdraw your -- the deck proposal from your plans and go ahead with everything else.

ATTORNEY SARAH RHATIGAN: Are you prepared to do that? Do you want to discuss that?

JONATHAN SCALERA: Well, I have on discussion. Is it -- can I ask you?

CONSTANTINE ALEXANDER: Yeah.

JONATHAN SCALER: You will not support the deck as is or not at all? I mean, I guess the question is are there further modifications that would be considered acceptable in your mind or are you just entirely opposed to the thought in general?

BRENDAN SULLIVAN: I'm just not a fan or in favor of the

decks at that level in that dense neighborhood. So I mean I don't know how much, you know, shrinking it down to a postage stamp serves any purpose for you or even gets me where I really just don't feel that that area of the house, on top of the house, in that dense neighborhood should have a deck up there.

CONSTANTINE ALEXANDER: So, if you wanted to recess this case, talk about it, and we'll take another case and come back. But the suggestion I'm making to you would appear if you want to do anything with regard to a Variance, is you just say we're going to withdraw the request for the deck. But that's your choice.

ATTORNEY SARAH RHATIGAN: Do you want to recess or do you want to -- do you want to discuss it?

JONATHAN SCALERA: If that's acceptable.

ATTORNEY SARAH RHATIGAN: Yeah. If you you'd like to take the next case, and then we could come back to complete it?

CONSTANTINE ALEXANDER: Sure.

ATTORNEY SARAH RHATIGAN: Now, would you want to discuss the Special Permit?

CONSTANTINE ALEXANDER: We'll wait. Might as well wait. You're going to come back.

ATTORNEY SARAH RHATIGAN: Okay.

CONSTANTINE ALEXANDER: Let's just wait.

ATTORNEY SARAH RHATIGAN: Okay. Thank you.

Yeah, thank you for allowing us to --

ALISON HAMMER: Can I ask one question? You know, I think I mentioned last time if you guys had considered a green roof to kind of -- which is allowed within the Zoning Code and allows a little bit of deck space. It could also meet -- if you're saying your primary needs are for green --

ATTORNEY SARAH RHATIGAN: Right. So can you explain what you're referring to? This would be a green roof that they can access?

ALISON HAMMER: Well, I mean, it's a functional green roof. So it's not like, it's -- you know, the function of it is being a green roof, not being your garden on your roof. But I believe it allows what, like a 15 percent of the green roof area can be a deck; is that right? Something

like that?

SEAN O'GRADY: Yeah, I don't --

ALISON HAMMER: Sorry, I suggest Sean is an encyclopedia.

ATTORNEY SARAH RHATIGAN: Yeah. I mean, I don't know if that were something that would change.

CONSTANTINE ALEXANDER: I don't know what a green roof is. I don't really know what it is, and what's the impact.

ALISON HAMMER: What zoning district are you in?

ATTORNEY SARAH RHATIGAN: This is a C-1.

ALISON HAMMER: It may not actually be relevant for your district.

ATTORNEY SARAH RHATIGAN: I don't think that it is.

ALISON HAMMER: It looks like it's C-1A and not C-1. So perhaps it's not relevant.

ATTORNEY SARAH RHATIGAN: Okay.

CONSTANTINE ALEXANDER: Okay, we'll see you in a little bit.

ALISON HAMMER: I would look at Article 22,342.

ATTORNEY SARAH RHATIGAN: Okay, I will do that.

BRENDAN SULLIVAN: That might be for multi-family.

(Case recessed.)

* * * * *

(7:30 p.m.)

(Sitting Members Case BZA-016783-2018: Constantine Alexander, Brendan Sullivan, Janet Green, Andrea A. Hickey, Alison Hammer.)

CONSTANTINE ALEXANDER: The Chair will now call case No. 016783, one Hancock Street, anyone here wish to be heard on this matter? And as you sit down and introduce yourself first and then we can get to maybe a procedural and very important procedural issue. Go ahead.

EDRICK VAN BEUZEKOM: Yeah, okay. My name is Edrick van Beuzekom. I'm the architect for the project.

HERMAN MAK: My name's Herman Mak, one of the owners.

KATIE NG-MAK: And I'm Katie Ng-Mak.

CONSTANTINE ALEXANDER: Okay, I know you know, Inspectional Services Department has raised the question, I think it's a legitimate question frankly, that you have to re-advertise this case given the nature of what you're proposing to do as compared to what you were proposing to do when you advertised the case. The advertisement doesn't really reflect what is going to go on at this property.

EDRICK VAN BEUZEKOM: Right. That was brought to my attention Tuesday afternoon which was too late for me to do much about it. So, I just want to point out when we were at the last hearing right before we came up to speak, I spoke privately to Ranjit and I asked him if we do this as a tear down, can we do that as a continuance? And he at that time told me that, yes, we could do that. He knew --

CONSTANTINE ALEXANDER: I think he's changed his mind or has a different view.

EDRICK VAN BEUZEKOM: Yeah. I think Sean pointed out to him that's not how it works. And the Board didn't mention anything about it either.

CONSTANTINE ALEXANDER: No, frankly it didn't occur to me. We were focussed on a different issue. At least I was anyway.

EDRICK VAN BEUZEKOM: Right. And in the meantime we suggested at the hearing if we could do it as a tear down --

CONSTANTINE ALEXANDER: You did. I do remember you saying that.

EDRICK VAN BEUZEKOM: Yeah. And in fact that's how

we've designed it. So we've lowered the height and we've spoken with the neighbors and they're all in agreement with it now, but I understand --

CONSTANTINE ALEXANDER: Well, do other members of the board have a view on this? I mean, I think there is merit to what Ranjit now believes is a fact and you need a new advertisement. That advertises to the citizens of the city that you're doing a tear down.

EDRICK VAN BEUZEKOM: Right.

CONSTANTINE ALEXANDER: Other members?

ANDREA HICKEY: I think I agree with you. It needs to be properly advertised as what it is you're asking for.

EDRICK VAN BEUZEKOM: Yeah.

CONSTANTINE ALEXANDER: So what we're going to do is just to finish the thought, we would continue this case again to a date in the future, you would re-advertise, we would act on the re-advertised case, and then we'll just dismiss the continued case assuming you got relief for the re-advertised case.

EDRICK VAN BEUZEKOM: Okay. I believe the date for a new hearing if we re-filed tomorrow, is I would assume is probably later

than what we would get if we were doing a continued case.

CONSTANTINE ALEXANDER: Sean, if they file tomorrow.

SEAN O'GRADY: I don't know. You didn't talk to Maria about that?

EDRICK VAN BEUZEKOM: I didn't ask her the dates.

SEAN O'GRADY: I don't know. I know that September's gone and I -- I'm not sure whether October's still open or not.

EDRICK VAN BEUZEKOM: Yeah. I mean for us this is sort of a disaster.

CONSTANTINE ALEXANDER: No, I understand.

SEAN O'GRADY: I understand this, the setting of the continuance, if they set it to next week, it doesn't help you. The continuance is just to go off and die.

CONSTANTINE ALEXANDER: I think his question is, though, is that how quickly can we get the new case on the agenda?

SEAN O'GRADY: First come, first serve. Get your case in as soon as you can.

EDRICK VAN BEUZEKOM: Which we will do.

JANET GREEN: Okay. So that would be a new case, so we don't need all of us here.

CONSTANTINE ALEXANDER: That's right, it's a new case.

EDRICK VAN BEUZEKOM: Withdraw it at this point.

ANDREA HICKEY: I don't think you can be given a date on a case that doesn't formally exist yet.

EDRICK VAN BEUZEKOM: All right. I agree.

I just want to point out what we're proposing is on the footprint --

CONSTANTINE ALEXANDER: Don't get into the merits. I know, I know what you're going to say.

EDRICK VAN BEUZEKOM: Yeah. But it is still new construction.

CONSTANTINE ALEXANDER: We can't get there.

EDRICK VAN BEUZEKOM: And I do want to point out, the Historical Commission told us that's totally fine, they don't have no problem with us tearing it down.

CONSTANTINE ALEXANDER: Save it to the new case.

EDRICK VAN BEUZEKOM: Okay. But a question related to that?

CONSTANTINE ALEXANDER: Go ahead.

EDRICK VAN BEUZEKOM: If we have permission to tear it down, can we tear it down before we have the next --

CONSTANTINE ALEXANDER: What's the answer to that? I don't know the answer.

SEAN O'GRADY: Yes, you can. That's awfully risky.

CONSTANTINE ALEXANDER: Yeah, some neighbors show up or whatever. Or you get some real persnickety board members, even more persnickety than the five of us.

EDRICK VAN BEUZEKOM: And is it possible to get a sense of where the Board feels on the current proposal?

CONSTANTINE ALEXANDER: I'll take the bait. I don't have a problem with it at the end of the day with granting the relief, but I think we have to cross the T's and dot the I's.

EDRICK VAN BEUZEKOM: We understand.

CONSTANTINE ALEXANDER: That hasn't been done.

EDRICK VAN BEUZEKOM: Yeah. I just wish we had known sooner. But it is what it is.

CONSTANTINE ALEXANDER: It is what it is.

EDRICK VAN BEUZEKOM: We've spoken about it.

BRENDAN SULLIVAN: And it's an entirely new dimensional form. You're not basing the -- on the old house. On the existing house.

EDRICK VAN BEUZEKOM: Right. I mean we'll still show what the existing is.

JOHN HAWKINSON: Brendan, can you use the mic?

Sorry.

BRENDAN SULLIVAN: You're assuming that it is a blank piece of paper.

SEAN O'GRADY: Yeah, the relief you need will probably change, which is the big thing. So I don't know your case, but just -- you might have cited everything right for an addition.

EDRICK VAN BEUZEKOM: Yeah.

SEAN O'GRADY: Totally new ball game for a new house. Everything's going to have to comply. Your parking's going to have to

comply. Things that wouldn't have had to comply for an addition now do.
Make sure you round all that up and ask for all the relief that you need.

CONSTANTINE ALEXANDER: What he's saying is basically
is you have a non-conforming structure now --

EDRICK VAN BEUZEKOM: Right. The zoning relief to
match those non--conformities --

(Both speaking at once.)

BRENDAN SULLIVAN: You're starting off with a blank piece
of paper.

CONSTANTINE ALEXANDER: Right.

EDRICK VAN BEUZEKOM: But if we're going ahead with
this design, we're basically asking for relief on all the non-conformities of
what this house has currently.

CONSTANTINE ALEXANDER: Basically that's right, that's
right.

EDRICK VAN BEUZEKOM: Yeah, okay.

CONSTANTINE ALEXANDER: All right.

EDRICK VAN BEUZEKOM: So I guess we will formally

withdraw the petition then.

CONSTANTINE ALEXANDER: No, no, no. You don't want to do that. I wouldn't do that if I were you.

EDRICK VAN BEUZEKOM: Oh, okay.

CONSTANTINE ALEXANDER: We'll just continue this case one more time.

EDRICK VAN BEUZEKOM: Okay.

CONSTANTINE ALEXANDER: Hopefully one more time. You get your new case in. We'll hear that case. If we -- whichever -- whatever we do with the new case, if we grant you relief, we'll ask you to withdraw the continued case, this case.

EDRICK VAN BEUZEKOM: Okay.

CONSTANTINE ALEXANDER: If we deny you the relief, then you can pursue with the continued case.

EDRICK VAN BEUZEKOM: Right. And do it as a renovation. Okay.

ANDREA HICKEY: Right. And that leaves the option at least.

EDRICK VAN BEUZEKOM: Okay.

ANDREA HICKEY: If you need it.

EDRICK VAN BEUZEKOM: Yeah.

HERMAN MAK: Just one quick question. From a procedural point of view, so if there's now way to do an advertisement for continuance case? There's no, like, if we send it out?

SEAN O'GRADY: No.

HERMAN MAK: Okay.

SEAN O'GRADY: Yeah, no, there's no add on.

HERMAN MAK: Okay.

CONSTANTINE ALEXANDER: I suggest we pick a continued date about two months from now, because I think you'll get your case, your new case heard by then and -- it's a placeholder, continuing the case.

EDRICK VAN BEUZEKOM: I get it, yep.

CONSTANTINE ALEXANDER: Give me a date, Sean, in late October, early November.

SEAN O'GRADY: Yeah, we've got October 25th.

CONSTANTINE ALEXANDER: 25th, okay. So it's a case heard. So, again I suspect -- very doubt we'll do much with the case.

JANET GREEN: Right.

CONSTANTINE ALEXANDER: It's good?

JANET GREEN: Good for me.

BRENDAN SULLIVAN: As far as you're taking the house.

ALISON HAMMER: I better not be hobbling at that point.

BRENDAN SULLIVAN: As far as you considering taking the house down before the next hearing, you're going to have to go to Historical. And if it's more than 50-years-old, there will be a six-month moratorium.

EDRICK VAN BEUZEKOM: Well, they've already indicated to us they don't want, they don't require moratorium to tear it down.

BRENDAN SULLIVAN: On that?

EDRICK VAN BEUZEKOM: I have it in writing from them.

CONSTANTINE ALEXANDER: Okay. We're just trying to warn you of all the pitfalls, that's all.

EDRICK VAN BEUZEKOM: And I think you made a good

point. We won't tear it down before we go through the hearing.

HERMAN MAK: One of the other aspects is our abutting neighbors actually took time to come tonight, would it be helpful for them just to address the Board since they came regarding -- I guess they had the original objection the last time we were here regarding the roof height. Would you guys --

CONSTANTINE ALEXANDER: If we're going to continue the case, we're going to continue the case.

HERMAN MAK: Okay.

CONSTANTINE ALEXANDER: I think you represented to us in the files that these new plans you have discussed with the neighbors and they're in favor.

EDRICK VAN BEUZEKOM: That's right.

CONSTANTINE ALEXANDER: So you've got your comfort there such as it is.

Okay. The Chair moves that we continue this case as a case heard until seven p.m. on October 25th subject to the following conditions:

The petitioner sign a waiver of time for decision. And you've

already done that. So that's done.

That a new posting sign be placed on the property showing the new date, October 25th; the new time, seven p.m. And that the sign be maintained on the property, as you've done now, for the 14 days before the hearing.

And last to the extent that you further modify the plans that you've submitted, you know the drill, those new plans must be in our files no later than five p.m. on the Monday before October 25th.

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

(Aye.)

CONSTANTINE ALEXANDER: Case continued. Sorry, but that's how we have to do it.

(Alexander, Sullivan, Green, Hickey, Hammer.)

* * * * *

(7:40 p.m.)

(Sitting Members Case BZA-016703-2018: Constantine Alexander,

Brendan Sullivan, Janet Green, Andrea A. Hickey, Alison A. Hammer.)

CONSTANTINE ALEXANDER: I see familiar faces in the audience. You want to come forward. The Chair will resume the recessed case at 85 Gore Street.

ATTORNEY SARAH RHATIGAN: Thank you. Sarah Rhatigan again.

We will withdraw the roof deck from the plans.

CONSTANTINE ALEXANDER: Okay.

ATTORNEY SARAH RHATIGAN: And submit the application otherwise unchanged.

CONSTANTINE ALEXANDER: Okay.

ATTORNEY SARAH RHATIGAN: Sean, if I need to amend the dimensional table with you, we could do that. We're just reducing the square footage request by 200 square feet.

CONSTANTINE ALEXANDER: I don't think you need to do that.

ATTORNEY SARAH RHATIGAN: I don't know that we do.

SEAN O'GRADY: How do you -- I don't know the plan real

well. The deck is the only thing above the third story?

ATTORNEY SARAH RHATIGAN: Correct.

SEAN O'GRADY: And it's accessed by -- oh, a roof hatch?

So all of that will just go away --

ATTORNEY SARAH RHATIGAN: Correct.

SEAN O'GRADY: But will be a flat roof under it?

ATTORNEY SARAH RHATIGAN: It's a flat roof, exactly.

SEAN O'GRADY: It cleanly just sheers off?

ATTORNEY SARAH RHATIGAN: Exactly. No, there will be a skylight in the roof. I know that's not a zoning matter. The skylight will remain and the roof deck will be gone.

SEAN O'GRADY: Okay, I'm fine with it. I just wanted to make sure it's unfenestrated or something.

ATTORNEY SARAH RHATIGAN: Okay, we'll follow up if we need to.

CONSTANTINE ALEXANDER: That's been withdrawn. I think we're ready for a vote unless other members --

ANDREA HICKEY: No, I'm ready.

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

That a literal enforcement of the provisions of the Ordinance would involve a substantial hardship. Such hardship being that this is an older and small home that requires more living space for the current occupants and presumably for any future occupants in the structure.

That the hardship is owing to the -- basically the shape of the structure and the location on the lot given that it is a very small lot, and its structure even now is non-conforming and requires zoning relief, what you propose.

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

In this regard it's a desirable to allow citizens of the city in smaller structures to increase their size of the interior of their structures to provide additional living space. All of this within reason. Neither you or the view of the Board, this is within reason.

So on the basis of the findings the Chair moves that we grant

the Variance requested on the condition that the work proceed in accordance with plans prepared by Ganek G-A-N-E-K Architects, Inc., dated 8/8/2018, except that these plans, to the extent that they show a roof deck, that's no longer relevant, since the roof deck Variance request has been withdrawn.

All those in favor please say "Aye."

(Aye.)

CONSTANTINE ALEXANDER: Five in favor. Relief granted.

(Alexander, Sullivan, Green, Hickey, Hammer.)

CONSTANTINE ALEXANDER: Now we go to the Special Permit.

ATTORNEY SARAH RHATIGAN: Thank you.

The Special Permit is requested for window openings, new window openings that are being created on the rear of the structure that are within the setback, rear setback, non-conforming wall. And as well as a window that's on the side, the zero lot line side of the house.

I'm gonna talk to the zero lot line window first because I can

see the architect on the Board has a query, which is why we're glad that our architect is here to speak to that.

As I mentioned before, the zero lot line -- I mean, where we share a wall with our neighbor, that full side of the house obviously doesn't have windows where the two structures meet. The addition that we're building on the back extends above the back side of the neighbor's home and we want to put a window in there to allow for light to be able to essentially cross the house at that top level. The window would be looking out on the roof of the neighbor's house. There's no -- the neighbor's house that attaches to ours doesn't have any windows or other parts of the home that look at no skylights or anything that look out in that direction, so they won't be impacted by that. They're also aware of the plan and haven't expressed any opposition to that. We are aware that there are State Building Code and Fire Code related matters, and you know, to the extent that affects the type of materials used or other issues, you know, the contractor and the architect are both aware of those.

CONSTANTINE ALEXANDER: Right.

ATTORNEY SARAH RHATIGAN: You know, the cost may

be more, but, you know, the homeowner wants --

CONSTANTINE ALEXANDER: There's no zoning issue.

ATTORNEY SARAH RHATIGAN: Right. There's no zoning issue. And from the Special Permit standard position, we hope the Board agrees there's no detriment to the neighborhood on account of those.

Similarly the windows that are requested at the back of the house would make an enormous difference to the homeowners in terms of the usability of those in the back. Currently the second story that exists now has no window at the back. There's one window on the side, and it's a little bit of a dark kind of cavernous room. And so that would make a big difference to the existing room.

And then for the addition, similarly being able to have two windows, one at the rear, one on the side, which doesn't require Special Permit relief. Again, would just improve substantially the liveability of that additional space that we're putting in.

CONSTANTINE ALEXANDER: Windows obviously are a two-edged sword from a neighbor point of view affect the privacy. But this neighbor who you contacted with regard to this petition has expressed

no opposition.

ATTORNEY SARAH RHATIGAN: Correct.

JONATHAN SCALERA: I, again, I appreciate what she's put together. Can I, and it may not sound appropriate, but we have currently shown a half height window facing my neighbor because there's a party wall. Perhaps the Board would consider a full height window? That was only because of the fact there was going to be ascending staircase to go up to the roof deck that we had proposed. But it would be nice if -- I don't know if we have to submit additional drawings, but I'm referring to this window, I guess -- he has it better. Barry has it better. This picture right here.

CONSTANTINE ALEXANDER: Right.

JONATHAN SCALERA: If we're not able to have roof access with the stairwell obstructing a portion of that at the time. I don't know if you need additional --

CONSTANTINE ALEXANDER: I'm sorry, I'm a little bit lost.

JONATHAN SCALERA: So this window here that you see that's facing the 83 Gore Street?

CONSTANTINE ALEXANDER: Yeah.

JONATHAN SCALERA: That's currently only half height or whatever you want to call that.

CONSTANTINE ALEXANDER: But your plans, the plans that we approve with regard to the Variance, show a larger window than that window there.

BARRY GANEK: No, it shows it in plan.

JONATHAN SCALERA: Yeah, it shows -- obviously the floor plans only show window present, but the height of the window had to be shorter due to the fact that the winder stairs going up to the roof deck and you'd be already up three feet or whatever.

CONSTANTINE ALEXANDER: We don't have plans that show the exact dimensions of the window?

JONATHAN SCALERA: Well --

ATTORNEY SARAH RHATIGAN: No, we do.

JONATHAN SCALERA: -- with the exception of this one. I'm asking if you would entertain -- go ahead, sorry.

ATTORNEY SARAH RHATIGAN: So, he's asking if the

Board would entertain the change of this facade of the size of this window?

CONSTANTINE ALEXANDER: Now, right now?

JANET GREEN: Yeah, I understand. I think what they're saying is it's smaller because it was going to have these stairs going to the roof. And now that they're not having that, they could have a larger window which would then sort of compensate for some of the light.

JONATHAN SCALERA: It wouldn't be width. It wouldn't be considered width, it would be height.

CONSTANTINE ALEXANDER: Could you draw on those plans what the window now would look like?

ANDREA HICKEY: And maybe put a number to show how much higher or what the total height would be as proposed.

CONSTANTINE ALEXANDER: Make the changes on these plans, because these are the ones --

SEAN O'GRADY: Can I ask to take the roof deck off on these.

BARRY GANEK: On those plans.

SEAN O'GRADY: Those are the official plans.

BARRY GANEK: Absolutely.

ALISON HAMMER: If I could make one comment about -- I totally get where you're coming from. I wonder if your neighbor would feel differently if there was a larger window that somebody could fall out of on to their deck as opposed -- on to their roof, right, rather than a small fixed window?

JONATHAN SCALERA: You want to speak to that?

BARRY GANEK: This window now would be located over the existing stair up into the master bedroom. And you can't get to it.

ALISON HAMMER: Right. Well, all the same it may be better as a fixed window and not an operable so that there's no access to your neighbor's shared roof.

BARRY GANEK: Again, they can't get to it anyway.

ATTORNEY SARAH RHATIGAN: I think that makes sense. She wouldn't be able to open it.

BARRY GANEK: They wouldn't be able to raise it.

JONATHAN SCALERA: There's -- it's an open stairwell.

He's saying you wouldn't be able to get to the window physically.

ALISON HAMMER: So it will be a fixed window. It won't be an operable window?

JONATHAN SCALERA: Oh, yeah. I'm fine with that. That's fine by me. I'm just looking for larger window for more light.

ALISON HAMMER: Yeah.

ATTORNEY SARAH RHATIGAN: Barry, maybe you can just note that on the plan.

CONSTANTINE ALEXANDER: Dimension that window and note that it will be a fixed window and not operable if that's such a word.

BARRY GANEK: Could I charge a drafting fee?

JANET GREEN: Take it out of my salary.

CONSTANTINE ALEXANDER: While he's doing that, any further comments from members of the board?

ANDREA HICKEY: No.

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

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

(No Response.)

CONSTANTINE ALEXANDER: Apparently not. And like before we have no letters in our file.

So, the Chair will now make a motion while this gentleman is continuing to work.

We'll make -- the Chair moves that we make the following findings with regard to the Special Permit being sought:

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

That traffic generated or patterns of access or egress resulting from the -- these windows will not cause congestion, hazard, or substantial change in established neighborhood character.

That the continued operation of development of adjacent uses will not be adversely affected by what is proposed. In this regard the Chair would note that the neighbor most affected by this window has chosen not to comment on this. So I would suggest a lack of -- a concurrence of what the petitioner wants to do.

That no nuisance or hazard will be created to the detriment of

the health, safety, and/or welfare of the occupant of the structure or the citizens of the. Generally what is proposed will not impair the integrity of the district or adjoining district or otherwise derogate from the intent and purpose of the Ordinance.

So on the basis of these findings, the Chair moves that we grant the Special Permit subject to the condition that the work proceed in accordance with the plans previously referred to in connection with the Variance we granted, except that those plans have now been modified further with respect to a window. And it's indicated on these plans that have been approved.

All those in favor please say "Aye."

(Aye.)

CONSTANTINE ALEXANDER: Five in favor, Special Permit approved.

(Alexander, Sullivan, Green, Hickey, Hammer.)

* * * * *

(7:50 p.m.)

(Sitting Members Case BZA-016758-2018: Constantine Alexander, Brendan Sullivan, Janet Green, Andrea A. Hickey, Jim Monteverde.)

CONSTANTINE ALEXANDER: The Chair will call case No. 016758, 40 Cottage Street.

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

ATTORNEY MICHAEL WIGGINS: Good evening, Mr. Chairman and members of the Zoning Board. My name is Michael Wiggins from the law firm of Weston, Patrick, 84 State Street in Boston. And I'm here representing Roy Russell and Robin Chase, the owners at 40 Cottage Street. And Charles Meyer and Susan Dunbar, the architects are here with us tonight.

My clients are seeking to rebuild the rear of their house and add an addition in a conforming side, but they are seeking relief under 8.2.2.C because on the side of the property that's in the setback, they're looking to change some windows and doors to accommodate their desires

for this build out.

This case --

CONSTANTINE ALEXANDER: This is what we call a conforming addition to a non-conforming structure.

ATTORNEY MICHAEL WIGGINS: Well, yeah, it's conforming on one side, but they're not building any additional space in that --

CONSTANTINE ALEXANDER: Right.

ATTORNEY MICHAEL WIGGINS: -- area.

CONSTANTINE ALEXANDER: The work you want to do, though, all constitutes a conforming addition to a non-conforming structure.

ATTORNEY MICHAEL WIGGINS: Correct, yeah.

And this case has been vetted very thoroughly with the neighbors for months now, and I think there are several letters in support which you'll find.

CONSTANTINE ALEXANDER: There are.

ATTORNEY MICHAEL WIGGINS: And there's a neighbor

here tonight to say something in support as well. But I would like Susan Dunbar to just walk you through briefly the plans that show you what -- why we need this relief and what it accomplishes for us.

CONSTANTINE ALEXANDER: The floor is yours.

SUSAN DUNBAR: Thank you.

The house is a Greek revival structure that was built in 1839 and the Chase-Russells bought the house 24 years ago in 1994 and raised their family there and are ready to renovate it for the next phase of their life, and to bring the house up to contemporary construction standards and hopefully make it more energy efficient as well, which is a primary goal.

So, but given the quality of the structure, they also want to respect the history and the context in the neighborhood as well.

The proposal is to turn the current house into a two-family structure by restoring the front unit which is the traditional Greek revival.

CONSTANTINE ALEXANDER: That where you live in the front?

SUSAN DUNBAR: Well, currently it's a single-family. But

they will actually -- and then the back will be redeveloped as -- I mean, rebuilt as a more modern detailed structure with better energy efficiency and stronger structures. And having this back wing, which is less historically significant, it was recommended by the Historic Commission that we approach the division of the two pieces this way. So this was kind of a design approach that we inherited through that process.

A large portion of the structure is non-conforming, including the front, the northwest side, and the back. So we are not touching or -- well, we are not changing the volume or the footprint of any of the pieces of that part of the house that are -- and so the addition is going to be added by extending an existing covered porch into the yard as a conforming addition. And in order to do this we will be removing a garage that's at the back of the property which you can --

CONSTANTINE ALEXANDER: Right.

SUSAN DUNBAR: -- see on the site plan here.

CONSTANTINE ALEXANDER: Right.

SUSAN DUNBAR: And so -- but in order to do this and in reconfiguring the house to work as two units and to work with the program

that they've asked us to do, it means that we've needed to move some windows and add an egress door which are in the non-conforming setbacks. So that's why we're here today basically.

CONSTANTINE ALEXANDER: Okay.

SUSAN DUNBAR: At the front, as I said, for the Greek -- maybe go to the elevations.

For the front unit which will be the more historic Greek revival piece, on the front elevation currently there is a concrete base to the traditional front porch, and we will be rebuilding that in its footprint but with a more traditional wood frame deck with the lattice around and we'll keep the termed columns that are existing there.

On the southeast side of the house -- this is all within, within the setbacks. We will be enlarging two of the windows just so that all four of the cottage-style windows will match on that side of the house.

On the northwest side of the house is where during the process with the Historic Commission, it was agreed both by the historic committee and with neighbor input that this would be the best location for the second means of egress for this unit. Since that time we've been able

to figure out how to drop that egress to grade so we won't have to build a landing, wood steps. You know, we can minimize the impact of this opening on this side. And we will be eliminating an existing window that's there and replacing it with the door. You can, I don't know if you can see from here, but the -- we've shaded where the old windows were so you can compare and contrast.

At the back -- oh, and also for this unit, we will be keeping the existing foundations except for a small portion on this side where we will be -- where we need to replace a portion of it in order to get this egress down to grade and also to get a stair down to the basement, because the old rubble foundation is too wide to fit the new stair under the existing stair basically. It will be under the footprint of the existing house.

And then at the back unit we are -- the existing volume remain within the setback. The ridge line is actually in the setback. So we've set the shed dormer for the addition over here as you can see offset, so that it will not be within the setback. So that the addition is fully conforming.

The plan inside has been reorganized so that it kind of turns

its back on the closely adjacent neighbor on that side. So that's where the stairs are now, that's where the privacy of some of the bathrooms and some of the utility spaces are. This is why we're needing to shift all those windows around some. We've tried to do it in a way that will -- that minimizes viewing over into the neighbor's yard. And a lot of these windows are actually expected to -- well, some of them you can't even stand in front of because they're across a stairwell. Some will have leaded glass panels that our client has that they are hoping to place inside. So while they'll let light into the space, they will not be for vistas. And others are bathroom privacies that will probably have curtains, etcetera.

CONSTANTINE ALEXANDER: Okay.

SUSAN DUNBAR: And then on -- therefore, because we've kind of turned our back on this side, on the southeast side we've enlarged the openings at the back some just to compensate for this so that the living space on that side has some of the daylight. But that back piece of the existing house is still within the backyard setback. So these are also some windows that will need relief.

And then this piece, the foundation is in much worse shape, so we are -- while we're keeping the volume above, we're going to prop it up, and we do need to replace the entire foundation under this. So that is another piece of this that's happening. And in the process of that we will have a below grade access added, too, so we can reach the basement from the outside. And that's pretty much it.

CONSTANTINE ALEXANDER: Okay.

Questions from members of the board?

(No Response.)

CONSTANTINE ALEXANDER: Apparently not.

Question, unrelated, didn't we hear a case on this property before, this Board? Controversial case as I recall.

ROY RUSSELL: Yes. I'm Roy Russell. I'm the owner. We had requested a Variance. We wanted -- we had gone to the Historic Commission and they granted us a demolition permit for the back, for the L, so they granted us a Variance, demolition permit for that. So we've requested a Variance to knock that down. We had some opposition --

CONSTANTINE ALEXANDER: Yes.

ROY RUSSELL: -- to the Variance and that was why we withdrew that. And we're working within the Variance.

CONSTANTINE ALEXANDER: Thank you.

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

STEVEN CARR: Yes, good evening.

CONSTANTINE ALEXANDER: Good evening. Give your name and address to the stenographer.

STEVEN CARR: My name is Steven Carr. I live at 36 Cottage Street which is just next-door. And we live on the side of the house which -- in which the extension will be built. And I would just like to inform the committee, that -- the Board that Roy and his wife have been extremely forthcoming with us who would be most affected by what they're planning to do for the entire process from the very beginning. They've shared their plans with us. They've listened to concerns that we've had. They've been responsive to those concerns, and they've reached a point now where with a lot of give and take and back and forth, we're very comfortable with what they're proposing to do.

I'm an architect. I think I understand what they're proposing to do is within their right, except for the windows which have been described in detail that they're asking for the Special Permit. I realize those windows are not on our side of the house, so I have less to say about them, but it does seem to me that they've approached it with modesty and with concern for the neighbors and how they've dealt with those windows. And I would say that as far as the extension is concerned toward us, which is the thing that we have been most concerned about, they've been very modest in that as well. I mean, they have not pushed out to the limit of the setback which would have concerned us greatly, because we have many windows on that side of the house. So we enjoy our view of their garden and our view of their house. And so I appreciate that very much. And we've had some detailed concerns about the design of that element, but they also have been very responsive to that. So I would just say that I look forward not so much to the construction process, but to the result as being a real improvement for the house and also the creation of a new unit of housing in Cambridge which I think is very much needed, and to a successful reorientation of

their family within a smaller unit which suits them now and in the future.

So I think it's a good plan. I hope that you will agree, and I hope that you will approve what they're intending to do.

Thank you.

CONSTANTINE ALEXANDER: Thank you for your comments and for taking the time to come down. We appreciate that.

Anyone else wishes to be heard on this matter?

(No Response.)

CONSTANTINE ALEXANDER: Apparently not.

We are in receipt of several letters. Actually, it's an identical letter and I'll just read the letter and I'll identify people who have submitted the separate letters.

(Reading) I support the petition to reconstruct and add to the rear of 40 Cottage Street. I am an abutter and across the street neighbor to Roy Russell and Robin Chase. I have reviewed their plans and discussed the project with them. They have been good stewards of this property and good neighbors. I appreciate how they have worked thoughtfully to consider the concerns and questions of their neighbors. I

support their efforts to make 40 Cottage Street a more sustainable structure that would help Cambridge achieve its NetZero goal.

And this letter was signed by Laurie, L-A-U-R-I-E Tennant T-E-N-N-A-N-T- Gadd, G-A-D-D.

A similar letter from Bill Ryan -- and also identified Ms. Tennant-Gadd resides at 43 Cottage Street.

A letter from Bill Ryan who resides at 47 Cottage Street.

Three more letters. A letter from Agnus Currie, C-U-R-R-I-E who resides at 39 Cottage Street.

A letter from Ed Beucler, B-E-U-C-L-E-R who resides at 37 Cottage Street.

And last but not least, a letter from Margaret Beucler, same spelling obviously also resides at 37 Cottage Street.

And as indicated, there are no letters of opposition or any expression of opposition from neighbors.

With that, I'll close public testimony.

Ready for a vote?

Okay, this is a Special Permit case. So the Chair moves that

we make the following findings with regard to this Special Permit being requested:

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

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

That the continued operation or development of adjacent uses as permitted in the Ordinance will not be adversely affected by the proposed use. In this regard the Chair would reference the letters of support that by people most directly affected supporting the relief being sought.

That no nuisance or hazard will be created to the detriment of the health, safety, and/or welfare of the occupant of the you use or the citizens of the city. And again, I would refer to the letters I have read into the record.

And that generally what is being proposed will not impair the integrity of the district or adjoining district or otherwise derogate from the

intent and purpose of the Ordinance.

So on the basis of these findings, the Chair moves we grant the Special Permit requested on the condition that the work proceed in accordance with plans prepared by Charles R. Meyer and Partners. I believe it's dated June 7th, and the first page of which has been initialled by the Chair.

All those in favor please say "Aye."

(Aye.)

CONSTANTINE ALEXANDER: Five in favor.

(Alexander, Sullivan, Green, Hickey, Monteverde.)

* * * * *

(8:10 p.m.)

(Sitting Members Case BZA-016867-2018: Constantine Alexander, Brendan Sullivan, Janet Green, Andrea A. Hickey, Jim Monteverde.)

CONSTANTINE ALEXANDER: The Chair will call case No. 016867, 2 Gorham Street.

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

Name and address to the stenographer, please.

JEFFREY BARON: My name is Jeffrey Baron. I'm the architect for the project. My office is at 174 Garden Street in Cambridge. Name of the firm is Baron and Associates.

DEBORAH HUGHES-HALLETT: I'm Deb Hughes-Hallett. I live at 2 Gorham Street.

CONSTANTINE ALEXANDER: Okay. And you're seeking a Variance and it's really in two parts. You want to rebuild and expand effective decks and egress stairs, and you want to provide off-street parking in the front yard for one car.

JEFFREY BARON: Correct.

DEBORAH HUGHES-HALLETT: Right.

CONSTANTINE ALEXANDER: Let's talk about the second one first.

JEFFREY BARON: Okay.

DEBORAH HUGHES-HALLETT: Okay.

CONSTANTINE ALEXANDER: We don't usually grant front yard parking, period. Community Development has discouraged us from doing that, and in fact, you have a neighbor who objects to your front yard

parking you wish to do.

DEBORAH HUGHES-HALLETT: Yes, I know.

CONSTANTINE ALEXANDER: So I'm going to tell you -- I'll lay my cards on the table. I'm not going to vote in favor of a Variance for the front yard parking.

JEFFREY BARON: Okay.

CONSTANTINE ALEXANDER: I suspect other members of the board are going to feel the same way. We can withdraw it or we can take it to a vote, either way. But I think this is something you have to understand, it's just not you. It's just the policies of the City of Cambridge with regard to front yard parking. I mean, there's plenty of front yard parking now in Cambridge, but I gather it's our policy, the Planning Board's policy, and the City's policy, they don't increase the number of front yard parking. And this is an especially small lot, too, by the way, in a corner where you want to put the front yard parking. It's not a good idea in my opinion.

JEFFREY BARON: If I could say, No. 4 Gorham Street, this is a -- these are duplex houses that were built together in 1907. About 20

years ago the Board granted a front yard parking space at No. 4 Gorham, and it goes from the front yard and it fills up the entire side yard and front yard of their property. And so it goes from fence to house, and there's no open space at all. And it's right -- and it's her front yard parking space, and so we're just asking for similar relief.

CONSTANTINE ALEXANDER: A lot changes in 20 years.

JEFFREY BARON: I know.

CONSTANTINE ALEXANDER: Including members of the board. Well anyway, I'm only one person. But I wanted to express my views on this at the outset.

Why don't we -- having done that, why don't we move on to the other half of the relief?

JEFFREY BARON: Certainly.

So this house was subdivided in the last century, built in 1903. When it was subdivided, there had been a deck on the second floor, and the deck was actually still there, and is actually on both properties. And Deb and the next-door neighbor, Lynn, have a very cordal relationship, and she mentioned that she would like to have her remove the deck that's

sitting over her part of the property. And so what Lynn wants -- Deb wants to take that square footage and move it over. But when you move it over, it's going to be cantilevered over. It's going to be built over the property, over the edge of the existing structure below it. And Deb's also agreed because the roof is starting to fail, that at her cost, she's going to rebuild the entire roof. And so, right now there is no means of egress from the second floor of No. 4 to that deck. They boarded it up and it's just a window.

CONSTANTINE ALEXANDER: So there are safety issues involved?

JEFFREY BARON: Right.

DEBORAH HUGHES-HALLETT: Right. It needs --

JEFFREY BARON: When I was brought in. I met Deb several years ago. When I was brought in a few months ago, the contractor I've worked with a lot of times, Tom Lee, and has been over to Deb's house several times, said when you go out there, do not walk on the deck because there's failing treads, there's failing risers. The structure's basically could be torn down in 15 minutes. So the -- and we're moving

the deck over. If you look at the perimeter right now, my drawings of where the setbacks are, we're not going to go beyond what's there now. What we're doing is, when they built the deck, they built the deck back over the edge of the stairways. We're just pushing it out a foot so it matches up the inner rail. And we're just going to be rebuilding it with all pressure treated wood and using probably something like Trex so it doesn't rot out again.

CONSTANTINE ALEXANDER: Okay.

JEFFREY BARON: And we have, and Deb met with all the neighbors and she has five letters from all the neighbors supporting what we want to do.

CONSTANTINE ALEXANDER: Both the front yard parking --

DEBORAH HUGHES-HALLETT: Right.

JEFFREY BARON: Everything.

There's one objection. The one neighbor who is right abutting her on the south side. We are aware of his letter and where he's objecting to the front yard, but he is the only person that's objected to it. Nobody else has.

CONSTANTINE ALEXANDER: Okay.

DEBORAH HUGHES-HALLETT: I have, there are six letters of support.

JANET GREEN: You have to hold it closer.

DEBORAH HUGHES-HALLETT: Sorry, I've been teaching all day. I'm tired of yelling. So anyway, I have six letters of support and one that supports the deck but is not happy about the car parking space.

CONSTANTINE ALEXANDER: Right.

DEBORAH HUGHES-HALLETT: I can give you all the copies.

CONSTANTINE ALEXANDER: I think you should. I can read them into the record so we have a complete record.

DEBORAH HUGHES-HALLETT: There they are.

CONSTANTINE ALEXANDER: Okay?

At this point questions from members of the board?

JIM MONTEVERDE: No.

JANET GREEN: Are they going to tell us about why they want the parking?

CONSTANTINE ALEXANDER: That's a good -- thank you.

What's the --

JANET GREEN: I get the deck.

CONSTANTINE ALEXANDER: Why the Variance?

JANET GREEN: I mean, I understand they have it on the other side. That seems logical, but that isn't necessarily the way it works.

DEBORAH HUGHES-HALLETT: No, I understand the world changes particularly in 20 years. I understand that part, too. It would be very, very helpful. I've lived in the neighborhood actually for years. I've never had a street -- an off-street parking place. And actually it would be wonderfully helpful. Many of the neighbors -- actually, most of the neighbors do. And it would be great to be able to take the car off the road and be able to walk things into the house directly rather than have to -- if there isn't a parking space in the front, which there often isn't because it's only one side of the street parking, then there's a good deal of distance driving, to drag things and it would be lovely to not have to do that, and particularly when it's snowing. And so you've got to dig out a space and you try to get something and there is no space when you get back. That

would be extremely helpful.

CONSTANTINE ALEXANDER: You understand, and perhaps you don't, to get a Variance on anything, including front yard parking, you have to identify a substantial hardship.

DEBORAH HUGHES-HALLETT: Right.

CONSTANTINE ALEXANDER: And it's not convenience, it's a matter of hardship.

DEBORAH HUGHES-HALLETT: Right.

CONSTANTINE ALEXANDER: And you've parked on the street for I guess a good number of years. Someone's parked on the street who lives at this residence, and they were able to manage without front yard parking. And in addition, the other issue with any parking, but particularly front yard, you're going to need a curb cut.

DEBORAH HUGHES-HALLETT: Right.

CONSTANTINE ALEXANDER: And that curb cut takes away a parking space from the citizens of the city and it's just for your benefit, that's another reason why.

DEBORAH HUGHES-HALLETT: I understand the geometry

of it. The width of a car is less than the length of a car. The length of the car is on the street, and if you do it sideways, it's not on the street. So, yes, I totally agree that people can live without parking spaces. It would be a great deal. I have lived here basically all of my life, but I won't be getting younger as any of us will.

CONSTANTINE ALEXANDER: Right.

DEBORAH HUGHES-HALLETT: And at that point it makes a lot of difference. I'm at the stage where it would make a difference.

CONSTANTINE ALEXANDER: Thank you. Questions or comments from members of board at this point?

JIM MONTEVERDE: One question.

CONSTANTINE ALEXANDER: Go ahead.

JIM MONTEVERDE: Do I understand this drawing correctly? Is it this spot that you're look for?

JEFFREY BARON: Correct.

DEBORAH HUGHES-HALLETT: Yes, is the answer.

JIM MONTEVERDE: Okay.

JEFFREY BARON: And the parking space is long enough so

that it's going to be -- it will be actually five feet back -- the parking space will be back, but she has a very small car. So her car is going to be parked 12 feet from the, from the street line. And if you look at the townhouses next-door, they've got about a 10-foot setback from the street. So she's actually -- her car is going to be in line with them. The other thing is very curious, there's five townhouses adjacent to her property and all of them have abandoned their garages. I don't know why. And if you go down that -- and you see all these cars parked on the street parallel to the curb blocking their driveways. I don't know why they've done that, but they're not using their parking spaces so -- which is sort of strange. Deb wants to -- I think the only reason where it could be is that I think it's going to be a lot more convenient for Deb to basically bring groceries in and come back and forth to her house, as she said as she ages, as opposed to having to be on the street someplace.

CONSTANTINE ALEXANDER: Okay.

I'll open up the matter up to public testimony.

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

(No Response.)

CONSTANTINE ALEXANDER: Apparently not.

We are in receipt of letters provided by the petitioner. There is a letter from Lynn and Soronya (phonetic) Lazar, L-A-Z-A-R. And the letter says --

DEBORAH HUGHES-HALLETT: They live in the other half of the house. It's their -- I'm sharing a house with them.

CONSTANTINE ALEXANDER: That's the other half obviously. In response to a letter from you explaining the relief you want. They have written: You have our full support in this project. And that's it.

A letter from Christine Marian Korsgaard, K-O-R-S-G-A-A-R-D, who resides at 58A Hammond Street. I live at 58 Hammond Street -- yes.

DEBORAH HUGHES-HALLETT: She backs on to me.

CONSTANTINE ALEXANDER: Okay.

(Reading) I live at 58A Hammond Street and therefore am a neighbor of Deborah Hughes-Hallett. She has shown me her plans to reconstruct the decks and have a curb cut. I'm writing to say that this will cause no problem for me, and I support her request for a Variance. If

there are any questions you can contact me.

A letter from Susan Goldhor, G-O-L-D-H-O-R, who I think resides at 45B Museum Street. (Reading) We see no problem with you having a curb cut on Museum Street. There's a pole that would prevent the cut from being too close to 45 Museum Street. That's our only concern. There should be room for all of us.

A letter from Lynn Cadwallader, C-A-D-W-A-L-L-A-D-E-R at 58C Hammond Street. (Reading) We support this application and appreciate being in for -- something. I can't read the next word.

DEBORAH HUGHES-HALLETT: It says informed.

CONSTANTINE ALEXANDER: Informed. Thank you. I thought it was two words the way it was written.

A letter from Kit Lilly, L-I-L-L-Y, 58E Hammond Street, addressed to the petitioner. (Reading) I got your note about seeking a Variance for your roof deck, etcetera, and I would be happy to support your application.

A letter from Daniel Wikler, W-I-K-L-E-R and Sarah, with an H, Marchand, M-A-R-C-H-M-A-N-D. The note says: Fine with us.

And then last we have a letter that I referred to and you referred to earlier, a more lengthier letter from Stephen and Patricia Singer who reside at 45A Museum Street and I should read it.

(Reading) My wife Tricia and I own a home at 45A Museum Street which abuts the back of Deborah Hughes-Hallett's house. Our side windows face her back stairs and deck. We do not object to her plans to renovate the back deck and stairs. However, with capital letters, we strongly object to her plans to create a driveway along the side of our house for the following reasons:

One, the lot is only 2,765 square feet. The structure is grandfathered as a two-family which normally requires 5,000 square feet, permitting a driveway with will further add to an already congested neighborhood. To our knowledge, Hughes-Hallett also owns a second home in the immediate neighborhood -- that's not relevant to what we're talking about. I'm not going to read any further.

(Continuing to read) Next, even though the application states the driveway would be on Gorham, it is drawn on Museum Street at the rear of the house right next to our dining room and kitchen windows.

From the architectural drawings, it appears that the driveway will be approximately two feet from the property line.

Next, few residents, including us, have off-street parking on Museum Street. In fact, none of the five attached homes at 45 Museum Street have usable driveways.

Next, Cambridge discourages cars. Allowing for additional driveways will further limit available green space.

Next, approximately ten years ago the Cambridge Planning Board approved ZipCars in private neighborhoods to discourage private car ownership.

Next, Uber and other taxi services are readily available.

Next, the property is within easy walking distance of two T stations and bus lines.

Next, the changes will further decrease green space in a dense urban environment.

Next, it appears from the architectural plans that Hughes-Hallett plans on cutting down a mulberry tree which provides oxygen exchange, food and shelter for birds and other animals that

provides a visual buffer between houses.

Next and last, fumes from car exhausts located on the driveway will go directly into our kitchen and dining room windows.

And that's it from comments.

JEFFREY BARON: I would like to make two comments:

No. 1, because people abandoned their driveways and their parking spaces does not mean that they're not available. That they've chosen not to use them is their individual rights. But there are five parking spaces along Museum Street that people are no longer using their driveways. In fact, two of them have actually filled in --

CONSTANTINE ALEXANDER: Doesn't that work against your case? I mean, if people don't feel the need -- they have a driveway, they don't feel a need to use it, they're happy with parking on street, why should we make a different rule for you?

JEFFREY BARON: Because they've basically abandoned the parking spaces required to have by zoning.

CONSTANTINE ALEXANDER: No. They have them but they don't use them.

JEFFREY BARON: What they do is they block their driveways. They park right in front of their driveways. I guess the other thing is they have not lived in Cambridge for five years. The last address we had has Laredo, Texas. And I heard that they've also recently moved to Mexico, and they haven't been there in five years.

And the tree that they asked Deb to cut down, they sent her a letter about seven years ago asking her to cut the tree down and it grew back. And so that's sort of a catch 22, that they didn't want the tree there and we went to cut down the tree.

CONSTANTINE ALEXANDER: They want the birds to have something. Anyway.

JANET GREEN: I have a question. Now, weren't a couple of those houses that -- but maybe not the one right next to you for sale recently?

DEBORAH HUGHES-HALLETT: Not that I know of, but maybe.

JANET GREEN: It seemed like they were listed in the paper.

JEFFREY BARON: I haven't seen anything.

JANET GREEN: You haven't seen that? So maybe it was a different --

DEBORAH HUGHES-HALLETT: I haven't seen it in the sense that there hadn't been signs hanging out there and I didn't see them in the paper.

JANET GREEN: Oh, okay.

CONSTANTINE ALEXANDER: Any other questions?

JIM MONTEVERDE: No.

CONSTANTINE ALEXANDER: I'll close public testimony.

I'm going to suggest that I break the request for a Variance into two requests, two separate votes.

One, on the replacing and repairing the decks and the other on the front yard parking.

DEBORAH HUGHES-HALLETT: Right.

CONSTANTINE ALEXANDER: I don't want to throw out the dirty dishes with the dishwasher.

JANET GREEN: Can I ask one more question?

CONSTANTINE ALEXANDER: Go ahead.

JANET GREEN: Sorry.

Okay, so this is where it is, that request for parking is here,
right?

JEFFREY BARON: That's correct.

DEBORAH HUGHES-HALLETT: Yes, that's correct.

JANET GREEN: Which is Museum Street. The address
which seems to me is Gorham Street.

JEFFREY BARON: Correct.

JANET GREEN: Now isn't that address the front of the
house? And then --

JEFFREY BARON: It's a corner lot.

JANET GREEN: I understand that. But why wouldn't that
be -- why would that be front yard parking?

DEBORAH HUGHES-HALLETT: Backyard parking.

JANET GREEN: You see what I mean? Because it is at 2
Gorham Street, that's the front, goes right in here.

JEFFREY BARON: I think Sean can
verify --

SEAN O'GRADY: It has two fronts.

JEFFREY BARON: It has two front lots.

CONSTANTINE ALEXANDER: It's a corner lot so you have two front yards.

JANET GREEN: Okay.

JEFFREY BARON: Because it has two front yards, it also has a great deal of open space because across the street is Harvard University's open space.

DEBORAH HUGHES-HALLETT: It's got a lot of open space.

JEFFREY BARON: I mean, there's more open space across the street than there is in most cases in Cambridge.

JANET GREEN: Right.

DEBORAH HUGHES-HALLETT: Yeah. There is a divinity school across Museum Street and there's the physics department across Gorham Street.

CONSTANTINE ALEXANDER: All set?

JIM MONTEVERDE: Yeah.

CONSTANTINE ALEXANDER: Okay. The Chair moves

that we make the following findings with regard to the Variance being sought for the rebuilding and expanding the defective decks and egress stairs:

That a literal enforcement of the provisions would involve a substantial hardship. Such hardship being is that the structure in its now condition raises safety issues that need to be corrected.

That the hardship is owing to the condition of the structure and giving us a non-conforming structure, that any replacement of or repair, replacement really, of these defective decks and stairs require zoning relief.

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

In this regard the Chair would note that the safety of the property will be improved by what is being proposed, and that there appears to be unanimous neighborhood support for this relief.

So on the basis of all of these findings, the Chair moves that we grant the Variance with regard to the stairs and deck subject to the

condition that the work proceed in accordance with plans prepared by Baron and Associates, dated June 25, 2018, the first page of which has been initialled by the Chair.

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

(Aye.)

CONSTANTINE ALEXANDER: Five in favor.

(Alexander, Sullivan, Green, Hickey, Monteverde.)

CONSTANTINE ALEXANDER: Moving on to the Variance for the front yard parking, the Chair moves that we make the following findings:

That a literal enforcement of the provisions of the Ordinance would involve a substantial hardship. Such hardship being is that the petitioner will not have the convenience of off-street parking which has been denied given the current nature of the structure.

That the hardship is owing to the shape of the lot.

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

So on the basis of these findings, the Chair moves that we grant the Variance for front yard parking on the condition that the work proceed again in accordance with the plans previously identified with the earlier Variance.

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

(Aye.)

CONSTANTINE ALEXANDER: Two in favor?

(Green, Monteverde.)

CONSTANTINE ALEXANDER: Opposed?

(Show of hands.)

CONSTANTINE ALEXANDER: Three opposed.

(Alexander, Sullivan, Hickey.)

CONSTANTINE ALEXANDER: The motion does not carry.

I think the three of us need to make a further finding, and the finding being that the relief for the Variance has been denied on the condition that there has not been identified a substantial hardship. Maybe a convenience, but not a substantial hardship.

And that what is being -- the front yard parking would have, in

the views of city officials, a substantial detriment to the public good. And so on the basis of both of these findings, and anything else people want to add?

BRENDAN SULLIVAN: I think the letter from the abutter.

CONSTANTINE ALEXANDER: Well, okay. And add also the fact that this property -- this proposal for the front yard parking has opposition from an abutter as identified earlier in the record.

All those -- well, all those in favor of these findings?

(Aye.)

CONSTANTINE ALEXANDER: Three in favor.

(Alexander, Sullivan, Hickey.)

CONSTANTINE ALEXANDER: That's the reason we denied the Variance.

I guess that's it. Thank you.

* * * * *

(8:30 p.m.)

(Sitting Members Case BZA-016852-2018: Constantine Alexander,
Brendan Sullivan, Janet Green, Andrea A. Hickey, Jim Monteverde.)

CONSTANTINE ALEXANDER: The Chair will call case No.
016852, 18 Bates Street.

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

(No Response.)

CONSTANTINE ALEXANDER: There is no one here.

The Chair would report to members of the board, that the petitioner failed to post the sign as required by our Ordinance and, therefore, we cannot hear this case tonight. We're going to have to continue it. And hopefully the neighbor next time will get their -- choose my words carefully. Get themselves down to the zoning office and pick up a sign and maintain it as required by our Ordinance.

It's a little puzzling, I might add editorially, that these folks have been before us before. This case involves a modification on the relief they requested and we granted. So they know the rules of the game, and for whatever reason they chose not to follow them.

What date do we have available, Sean?

SEAN O'GRADY: We can do them September 27th.

CONSTANTINE ALEXANDER: September 27th. This is a case not heard so it doesn't make a difference.

The Chair moves that we continue this case as a case not heard until seven p.m. on September 27th subject to the following conditions:

That the petitioner sign -- one, the petitioner sign a waiver of

time for decision. Failing to do that the case will be dismissed and relief will be denied.

Second, that the -- this time around, the petitioner will maintain a posting sign for the 14 days required by our Ordinance.

And lastly to the extent that the plans that are now in our files are going to be modified or changed or the dimensional form as well, that these be in our files no later than five p.m. on the Monday before September 27th.

All those in favor please say "Aye."

(Aye.)

CONSTANTINE ALEXANDER: Five in favor. Case continued.

(Alexander, Sullivan, Green, Hickey, Monteverde.)

(8:30 p.m.)

(Sitting Members Case BZA-016894-2018: Constantine Alexander, Brendan Sullivan, Janet Green, Andrea A. Hickey, Jim Monteverde.)

CONSTANTINE ALEXANDER: The Chair will call case 016894, 1815 Massachusetts Avenue.

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

Name and address to the stenographer, please.

ATTORNEY SIMON BRIGHENTI: I'm attorney Simon Brighenti with Centerline Communications and I've got Aidan Griffin with Centerline as well.

CONSTANTINE ALEXANDER: Before we go any further, we have the same sign issue. I've inspected the property during the 14-day period and there was no sign.

Mr. O'Grady at a different time inspected the property and there was no sign.

1815 Massachusetts Avenue, we've had a number of case involving telecommunications, never had a problem with people posting the sign or having signs defaced or removed. So on the basis of all this, I'm not prepared to hear the case tonight.

ATTORNEY SIMON BRIGHENTI: Well, can I respond to that?

CONSTANTINE ALEXANDER: Sure, but there's no sign.

ATTORNEY SIMON BRIGHENTI: Well, I had spoken with

Maria about this and we did present evidence that we did post the sign.

And we've got pictures here. Aidan Griffin himself --

CONSTANTINE ALEXANDER: You have to maintain it for the 14 days, sir. Just because you posted it once doesn't mean it was there for the 14 days.

ATTORNEY SIMON BRIGHENTI: So if someone removed it or if the weather took it down, it's --

CONSTANTINE ALEXANDER: Weather, you can put it on the inside of the door. I don't think weather could have taken it down.

ATTORNEY SIMON BRIGHENTI: Well, according to the rule it didn't look like we could. It said you couldn't have it inside the glass. Or is that just for --

CONSTANTINE ALEXANDER: You can put it inside the plate glass window on the front of the building.

ATTORNEY SIMON BRIGHENTI: Okay.

JANET GREEN: You need to look at it everyday.

CONSTANTINE ALEXANDER: Yeah. Or every other day.

JANET GREEN: It's your responsibility to know that sign is

up.

CONSTANTINE ALEXANDER: Yeah.

JANET GREEN: Okay?

CONSTANTINE ALEXANDER: I'm not prepared to hear the case tonight.

ATTORNEY SIMON BRIGHENTI: And the fact that this is a 6409(a) application doesn't make a difference, because there's no requirement under that law?

CONSTANTINE ALEXANDER: Talk to our legal department. Our legal department has said that we -- even with 6409(a) cases, we must have a zoning hearing. And at the zoning hearing you must comply with the requirements of our Ordinance, including the posting of a sign and maintaining it for the 14 days. You can debate that, but debate with the legal department, don't debate with us. We've been told this is where you have to go.

ATTORNEY SIMON BRIGHENTI: Okay. If I can ask one other question, then. And that sign apparently is missing. So we have to get a new one, because again we did post it.

CONSTANTINE ALEXANDER: Oh, yeah.

ATTORNEY SIMON BRIGHENTI: And then secondly, there is -- it's not in the instructions for posting, but it's in your application requirement, if you have more than 200 feet of frontage, you need two signs.

CONSTANTINE ALEXANDER: Right.

ATTORNEY SIMON BRIGHENTI: So we did post a sign right near -- again right by the entrance.

CONSTANTINE ALEXANDER: Yeah.

ATTORNEY SIMON BRIGHENTI: Is that sufficient or do we need -- because it's 265 feet of frontage.

CONSTANTINE ALEXANDER: Right. You need one by the front entrance and somewhere else in the building.

ATTORNEY SIMON BRIGHENTI: Well, we did one by the front entrance and we did this one on the interior. And that's --

CONSTANTINE ALEXANDER: Are you sure?

ATTORNEY SIMON BRIGHENTI: That was up the whole time.

CONSTANTINE ALEXANDER: Those two signs from my --

SEAN O'GRADY: I saw the one inside.

ATTORNEY SIMON BRIGHENTI: You saw the one inside.

CONSTANTINE ALEXANDER: Okay.

SEAN O'GRADY: Inside.

ATTORNEY SIMON BRIGHENTI: Which is visible from the street because you're right here.

CONSTANTINE ALEXANDER: And just keep it up. And you just change the -- we'll get to that in a second.

ANDREA HICKEY: But that inside sign alone is not enough.

CONSTANTINE ALEXANDER: That's right.

SEAN O'GRADY: The inside sign is not posting.

ATTORNEY SIMON BRIGHENTI: But it is within 20 feet of the street way.

SEAN O'GRADY: It's not visible from the public way.

JIM MONTEVERDE: He's got to put it on the inside of the glass or something like that so you can walk by and read the sign. I think that's the intent.

SEAN O'GRADY: And I walked the perimeter twice before I found that sign. Because at that point I was looking for people to ask.

BRENDAN SULLIVAN: 10.432.1, follow that. That's the ordinance.

AIDAN GRIFFIN: If I could just ask what the process would be we recognize that the sign's gone?

SEAN O'GRADY: Call Maria and she'll get you a new one.

CONSTANTINE ALEXANDER: Go down and see Mr. O'Grady and get a new sign.

AIDAN GRIFFIN: And so we have to put a new one up within 24 hours?

CONSTANTINE ALEXANDER: As soon as you can. There's no hard and fast rule. You know, you don't necessarily have to go every day. You know, other day, the sign is down, get another one up in a day. It's just substantial -- in this regard, if a sign's been torn down, we look at substantial compliance with the 14-day requirement. Not literal.

AIDAN GRIFFIN: Okay.

ATTORNEY SIMON BRIGHENTI: So what he posted on August 3rd?

AIDAN GRIFFIN: 3rd.

ATTORNEY SIMON BRIGHENTI: So what day -- did you get -- I mean, if it was up for seven days, that's not substantial? What days did you get a look at it?

CONSTANTINE ALEXANDER: I know you said you've done it. Two different people have checked and it wasn't there. So for a substantial period during the 14-day period there was no sign, and that's -- because of that we're not going to hear the case tonight.

What day do we have to continue the case to?

SEAN O'GRADY: We could do 9/27 again.

CONSTANTINE ALEXANDER: Okay.

The Chair moves that we continue this case until seven p.m. on August -- I'm sorry, September 27th subject to the following conditions.

The petitioner sign a waiver for time of decision. Failure to do that, the petition will be dismissed.

Second, that a new sign reflecting the date, September 27th,

and the signs, and the time seven p.m., be posted and reasonable efforts be maintained to be sure that that posted sign remains up there.

And that lastly, to the extent that you file and modify the dimensions, the photo simulations, the drawings for the relief being sought, that those must be in our files no later than five p.m. on the Monday before September 27th. So that gives us time and the citizens of the city time to examine and look at the plans.

ATTORNEY SIMON BRIGHENTI: So if there's no waiver form submitted, that would be a -- it would consider it to be no action?

CONSTANTINE ALEXANDER: No. We'll dismiss the case tonight on the grounds that you haven't complied with our Ordinance. Is that what you want?

ATTORNEY SIMON BRIGHENTI: One other question related. I came out last week from Western Mass. for the Planning Board and they ended up not having a quorum. So we've got to come back out on this Tuesday coming up. Is that -- does this Board or does Mr. O'Grady have any control? I mean, I didn't speak with them specifically about the sign posting so is that anything that they would be

concerned about, do you think? Should I speak to them directly?

CONSTANTINE ALEXANDER: I'm sorry, the Planning Board of Cambridge?

ATTORNEY SIMON BRIGHENTI: Yes. I came out this past Tuesday, and they said it was the first time in 33 years that they couldn't get a quorum at the Planning Board, and so we didn't have our meeting. It wasn't a public hearing. It was an advisory.

CONSTANTINE ALEXANDER: We welcome you meeting with the Planning Board. Sometimes the Planning Board gives us comments on what you're proposing, sometimes they don't. It's not essential. If we get nothing from the Planning Board by the 27th, we'll hear the case.

ATTORNEY SIMON BRIGHENTI: Okay.

So the sign posting wasn't an issue with the Planning Board as far as you know?

CONSTANTINE ALEXANDER: I have no idea if it was an issue with the Planning Board.

BRENDAN SULLIVAN: It was not, they would not.

CONSTANTINE ALEXANDER: Yeah, I would be very much surprised, but I don't want to speak for the Planning Board.

ATTORNEY SIMON BRIGHENTI: Okay. Can I borrow a pen?

ANDREA HICKEY: Gus, can you confirm for the record that this is a case not heard?

CONSTANTINE ALEXANDER: Yeah, I will do that. Thank you, Andrea.

As Andrea has pointed out, this is a case not heard which means that any five members of the Board can hear the case on the 27th. It doesn't mean that the five of us who are sitting here right now have to be on the case. And that's important from your perspective because sometimes things come up and a member can't make it.

ATTORNEY SIMON BRIGHENTI: Understand.

CONSTANTINE ALEXANDER: So I think we -- have we taken a vote? I made the motion and it's a case not heard.

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

(Aye.)

CONSTANTINE ALEXANDER: Five in favor. Thank you.

(Alexander, Sullivan, Green, Hickey, Monteverde.)

CONSTANTINE ALEXANDER: The case will be continued.

See you on the 27th.

ATTORNEY SIMON BRIGHENTI: Has there been any
comment in the file about this case?

CONSTANTINE ALEXANDER: I don't believe there's any.

* * * * *

(8:40 p.m.)

(Sitting Members Case BZA-016958-2018: Constantine Alexander, Brendan Sullivan, Janet Green, Andrea A. Hickey, Jim Monteverde.)

CONSTANTINE ALEXANDER: The Chair will call case No. 016958, 139 Lexington Avenue.

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

ADAM SIEGEL: Yes. Good evening. My name is Adam Siegel. I'm one of the owners of 139 Lexington Avenue along with my wife.

So we just purchased the property, this property in April and it needs a substantial renovation.

CONSTANTINE ALEXANDER: Right.

ADAM SIEGEL: And we're currently undergoing our renovation.

CONSTANTINE ALEXANDER: I've driven by the property and I can see it's in progress.

ADAM SIEGEL: Exactly.

So as part of the renovation we needed to replace the foundation. The interior is gutted. It's being really rebuilt from the ground up. Maintaining the existing envelope for the most part.

We're here to request relief for a Variance and a Special Permit. The Variance being as part of the renovation, we'd like to add exterior insulation to make the house more energy efficient, and that would be going into the setback in multiple locations. So that's the Variance.

The Special Permit being we're changing the layout of the interior to meet our needs, and as part of the interior layout changes, we had to reorganize some of the windows, remove windows, add windows. And a few of those windows are within the setback. And we're also adding a basement where -- we're changing the basement egress from the rear of the property to -- we want to add an egress on the side of the property.

CONSTANTINE ALEXANDER: I'm just puzzled. Add windows/door so you have it. Yeah, I wanted to make sure you properly

advertised the case and you have.

ADAM SIEGEL: Okay.

CONSTANTINE ALEXANDER: Okay.

BRENDAN SULLIVAN: What are you adding to the house?

Is it ridge insulation?

ADAM SIEGEL: Ridge insulation on the exterior.

BRENDAN SULLIVAN: Two inch?

ADAM SIEGEL: Two inches on the walls --

BRENDAN SULLIVAN: Yeah.

ADAM SIEGEL: -- and four inches on the roof.

BRENDAN SULLIVAN: Four inches on the roof?

ADAM SIEGEL: Yes.

JIM MONTEVERDE: Outboard of the sheathing line?

ADAM SIEGEL: Outboard of the sheathing line, yes.

There are actually two layers of siding on the house, so it won't be two additional inches, because during this process we will be stripping all the existing siding off. So it will be a little less than the two additional inches.

BRENDAN SULLIVAN: And the finished cladding will be?

ADAM SIEGEL: We're working with Cambridge Historical, it's going to be a mixture of cedar, clapboard, shingles. We haven't stripped all the siding off the house just yet, so it's going to be a mixture of clapboards and shingles.

BRENDAN SULLIVAN: Yeah.

CONSTANTINE ALEXANDER: Okay.

Anything else you want to present at this point?

ADAM SIEGEL: I don't think so.

CONSTANTINE ALEXANDER: You don't have to.

ADAM SIEGEL: No.

We sent out the plans to our neighbors, at 133 Lexington as well as 145 Lexington. And we walked our two abutting neighbors on either side around the property, told them what we'd like to do. Actually, I have a letter from 133 Lexington that they sent to me or addressed to you just saying --

CONSTANTINE ALEXANDER: I can keep it for our files?

ADAM SIEGEL: Yes.

CONSTANTINE ALEXANDER: Okay.

Because we have nothing else in our files.

ADAM SIEGEL: Okay.

CONSTANTINE ALEXANDER: No comments from neighbors is what I meant by that.

ADAM SIEGEL: Okay. I sent the plans to my rear abutter as well. He's not really affected, but I wanted to make sure he had the plans as well.

CONSTANTINE ALEXANDER: Okay. You're doing the right thing.

Questions from members of the Board? Jim.

JIM MONTEVERDE: Just out of curiosity, all the outboard insulation, is there any between the -- is it wood framing?

ADAM SIEGEL: Wood framing. That will be fully insulated as well.

JIM MONTEVERDE: It will be insulated as well?

ADAM SIEGEL: Yes. It's all two by four, existing and (inaudible).

JIM MONTEVERDE: Okay.

BRENDAN SULLIVAN: You're doing closed cell on the
inside?

ADAM SIEGEL: Decide between close cell and open cell.

BRENDAN SULLIVAN: Okay.

And the roof, underneath the roof -- so you've got four inches
on top of your sheathing.

ADAM SIEGEL: Exactly.

BRENDAN SULLIVAN: And what's on the --

ADAM SIEGEL: There's two-by-eight framing.

BRENDAN SULLIVAN: Yeah.

ADAM SIEGEL: So it's going to be fully filled, either closed
or open cell foam.

BRENDAN SULLIVAN: Okay. It's going to be tight. Yeah,
good.

ADAM SIEGEL: That's it.

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

Is there anyone here wishing to be heard on this --

FRANK PAOLITTO: I'm frank Paolitto --

CONSTANTINE ALEXANDER: Come a little closer, please,
sir.

FRANK PAOLITTO: Excuse me.

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

FRANK PAOLITTO: I'm Frank Paolitto, 147 Lexington
Avenue. P-A-O-L-I-T-T-O.

Mr. Siegel has spoken to me about the changes, and the only
concern I had was my concern that the entranceway which abuts my
driveway would have a negative effect over time on my driveway. He's
shown me his plans and has reassured me about that and I feel confident
that that's not a bad thing for him to be doing at this point. So I would
approve his request.

CONSTANTINE ALEXANDER: Good. Thank you for your
comments and taking the time to come down.

Anyone else wishing to be heard?

(No Response.)

CONSTANTINE ALEXANDER: Apparently not.

We are in receipt of one letter that was given to us by the petitioner from David Jacobson, J-A-C-O-B-S-O-N and Amanda Agee, A-G-E-E who reside at 133 Lexington Avenue, unit 2. (Reading) We are writing as the abutting neighbors of 139 Lexington Avenue. We have received and reviewed the proposed plans from the Siegels. We have no objection to the additional windows or insulation impacting our side of the house.

And that's all she wrote.

ADAM SIEGEL: May I add one?

CONSTANTINE ALEXANDER: Go ahead.

ADAM SIEGEL: I also sent the plans and communicated with the unit 1 owner as well, and they responded to me in an e-mail. I didn't print it out, but they didn't object to this proposal as well.

CONSTANTINE ALEXANDER: We'll take your representation of that, that's fine.

I'll close public testimony.

We have two votes, as the petitioner has indicated, a Variance and a Special Permit. I'll take the Variance first.

Any comments on the Variance?

(No Response.)

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

That a literal enforcement of the provisions would involve a substantial hardship. Such hardship being is that the structure is in need of improved insulation, and this is what's being done.

That the hardship is owing to the shape of the lot, such that any modification to the side intrudes on -- the insulation intrudes on the side yard setbacks.

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

In this regard the Chair would note what is being proposed will increase the energy efficiency of the structure and therefore is beneficial

to the community as a whole.

On the basis of these findings, the Chair moves that we grant the Variance requested on the condition that the work proceed in accordance with plans prepared by Peter Quinn Architect, LLC. They are dated -- most recent date is July 12, 2018, first page of which has been initialled by Chair.

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

(Aye.)

CONSTANTINE ALEXANDER: Variance granted.

(Alexander, Sullivan, Green, Hickey, Monteverde.)

CONSTANTINE ALEXANDER: Moving on to the Special Permit with regards to -- it deals with the windows in the setback.

The Chair moves we make the following findings:

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

That traffic generated or patterns of access or egress will not cause congestion, hazard, or substantial change in established neighborhood character.

That the continued operation of or development of adjacent uses as permitted in the Zoning Ordinance will not be adversely affected by what is being proposed. In this regard when it comes to windows and setbacks, the concern is generally intrusion of the privacy of the neighbors affected. But these neighbors have not objected to what is being proposed.

And in fact, one of the neighbors has submitted a written letter of support.

That the continued operation or development of adjacent uses will not be adversely affected by what is proposed.

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

So on the basis of these findings, the Chair moves we grant the Special Permit requested, again, subject to the condition that the work proceed in accordance with the plans previously identified with regard to

the Variance.

All those in favor, please say "Aye".

(Aye.)

CONSTANTINE ALEXANDER: Five in favor. Good luck.

(Alexander, Sullivan, Green, Hickey, Monteverde.)

ADAM SIEGEL: Thank you.

* * * * *

(8:50 p.m.)

(Sitting Members Case BZA-016966-2018: Constantine Alexander,
Brendan Sullivan, Janet Green, Andrea A. Hickey, Jim Monteverde.)

CONSTANTINE ALEXANDER: The Chair will call case No.
016966, 215 Prospect Street.

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

Good evening.

DANIEL MARTINS FERRARA: Good evening, ladies and
gentlemen. My name is Daniel Martins Ferrara from MF Engineering and

Designs. I'm here representing Rock and Roll Daycare. So they're trying to get a Special Permit for parking over at 215 Prospect Street.

The code which is --

CONSTANTINE ALEXANDER: Yeah, you have a minimum required parking space. Let me ask you a sort of an unrelated question. Are you taking over the City of Cambridge? How many of these -- every time I turn around, there's a new place.

JOHN HAMMAR: I'm John Hammar, director of finance, H-A-M-M-A-R.

MELISSA GARCIA: Melissa Garcia.

DANIEL MARTINS FERRARA: So, yes, so the code. Article 6.000, Section 36.3, subsection B.1 requires that there are three per two instructional rooms, and they're having -- they want to have four instructional rooms over there. And so we believe that the parking isn't really necessary because the majority of their clients do travel there on foot. And then the ones that do not travel there on foot, they would just be dropping off their children.

CONSTANTINE ALEXANDER: So the only place that would

use the parking lot, seems to me, would be staff?

DANIEL MARTINS FERRARA: Yes. And they also have multiple locations, at least three within a one mile radius of that location. So any parking that they would need to accommodate for, they can just ask those parents that are driving to go to an area that has, you know, some more parking, better parking rather than like the parents who are dropping their kids off foot traffic wise, they can go to the other one. And they also do rotate their kids around to the different locations, you know.

CONSTANTINE ALEXANDER: Oh, really? If student is going to one location for a period of time and goes to another location?

MELISSA GARCIA: Yes, sir. We do permit our families to have internal transfers and they do receive first priority. And so oftentimes with the new locations that are being brought on stream, it's to satisfy the need of the population from the distance that one family would either by walking or potentially driving in.

CONSTANTINE ALEXANDER: Okay.

You don't require your students to rotate?

MELISSA GARCIA: No, no, sir.

CONSTANTINE ALEXANDER: Okay. It's an accommodation for parents?

MELISSA GARCIA: Yes.

DANIEL MARTINS FERRARA: It also looks cute when you see all the kids walking down the street with the little leash.

CONSTANTINE ALEXANDER: With their suckers and holding a cord.

MELISSA GARCIA: Yes.

CONSTANTINE ALEXANDER: Okay.

Questions from members of the Board?

(No Response.)

CONSTANTINE ALEXANDER: We do have a letter -- come on up right now. I'll give you a chance. I'm going to open the matter up to public testimony. And I do have a letter of opposition, which I'll read into the record. I don't know maybe, sir, you're here for that letter or not?

JONATHAN GALL: I think it's one of my neighbors.

CONSTANTINE ALEXANDER: Anyway, your name and address.

JONATHAN GALL: My name is Jonathan Gall, G-A-L-L. I live at three St. Mary Road. It's right behind the building. It abuts the back of the building. And yeah, we just have concern about the Three Saint Mary Road, which is a very small street. I also have two kids, and we can walk to the daycare that we go to, but we often find that there are days that we have to drive as we're going to work right afterwards, and we do have to run, you know, quickly, try to quickly as we can run in, but sometimes it takes a while. And we have a neighbors which might be that letter that have told us they used to live near a daycare, and their driveway was often being used for that kind of drop off at the time. So we just don't see a spot for -- I mean on Prospect you can't -- there's not a place to stop on Prospect in front. It will be our street. I think that's the only street around. On the other side right now is a parking lot, but that will not be soon, and at 227 Prospect. So, yeah, I would just have a concern that it will only be a short time in the morning, but that's when everyone is trying to get out and get to work. And I -- although many people do walk, you know, it doesn't take that many for someone to pull into our driveway and then we can't get out and we're waiting 10, 15

minutes to, you know, get out to work and we're missing the bus and late for our first appointment.

CONSTANTINE ALEXANDER: Okay. And before you want to respond to that. What if we were to deny relief, what happens? Will you not, will you not have the facility here at this location?

DANIEL MARTINS FERRARA: We -- I just want it to be known on the record, they actually have an agreement with the Islamic center across the street, that they're allowing them to use two parking spots.

JOHN HAMMAR: Three actually.

DANIEL MARTINS FERRARA: Three spots? Okay.

JOHN HAMMAR: And we can open up -- it depends on how much we want to spend. We can rent ten spots.

JOHN HAWKINSON: Can you use the mic, please.

JOHN HAMMAR: Sorry.

The Islamic Center will allow us to rent multiple spots. We haven't negotiated in full with them at this point, but it's my understanding we can rent between 5 and 15 spots, and possibly more for drop off and

drop off and pick up during the day. I know for this particular case, that doesn't pertain because it's about parking right in front of the location, but we were actively looking for other spots for staff and faculty in the area and renting spots as well. So we --

DANIEL MARTINS FERRARA: And I just wanted to, we didn't put that into the official record because they didn't, they didn't let us. They didn't want us to --

CONSTANTINE ALEXANDER: I'm wondering off the top of the head whether this case is premature. Make your deal with, and be able to come down and say we have this additional park --

DANIEL MARTINS FERRARA: We do, we do have a contract with them. But when we tried to apply with the contract, they didn't accept it as viable parking spots for the Variance.

CONSTANTINE ALEXANDER: Who's they?

DANIEL MARTINS FERRARA: When I went to like apply for it, they said, no --

CONSTANTINE ALEXANDER: Apply to who?

DANIEL MARTINS FERRARA: When I went and applied to,

you know, the guys across the street, the inspectors. When I applied for the Special Permit, they told me that the contract that I had written -- because I put everything all together and I tried to apply for it. I e-mailed -- it was about a month ago, so I'm not exactly a hundred percent sure who I gave it to. But they -- there was included in the original documents and everything like that that we had five parking spaces rather than three, but they didn't accept those two additional spaces that we had on contract as official parking spots.

ANDREA HICKEY: It could be maybe the Islamic Center isn't licensed as a parking facility for this purpose.

JOHN HAMMAR: I believe that was part of the problem if I recall correctly. But they are willing to lease us several spots. We've been leasing at least two spots for the last few months ever since we've been on this location just to have them on record. Obviously, it didn't matter, but we can lease more and I envision a problem with pick up and drop off, again, parents could always drop off down the street at 166 Prospect Street where we have a parking lot. So hopefully that shouldn't be a problem. And at about at that location, I believe it's like 17 out of 36

or 37 families, because there are siblings there, do walk or bike to work. And center-wide we are probably, again, somewhere always changing somewhere between 55 and 60 percent of walking, biking. It's very regional in Cambridge.

BRENDAN SULLIVAN: How long is the lease on the spot that you have?

JOHN HAMMAR: I believe it's ten years with a five year renewal option.

CONSTANTINE ALEXANDER: I know where you're going with that question. But that's a ten year lease.

SEAN O'GRADY: Just to follow up on that. Have you cleared with the Inspectional Services that the Islamic Center has the right to rent you spaces?

JOHN HAMMAR: I only knew it was an issue with -- or potential issue as a reason we could not include that in this hearing.

SEAN O'GRADY: Yeah, I understand. If they don't have the right to rent you those spaces, they don't have to rent you those spaces.

JOHN HAMMAR: Understood.

ANDREA HICKEY: So you have even less spaces than you have.

JOHN HAMMAR: Well, I mean any of those spaces wouldn't be counted for this matter. Because we were told otherwise. I mean our argument is that the majority of -- the spaces we have, existing spaces we have would be sufficient for the students and the families as most people do commute via walking and biking.

SEAN O'GRADY: But you don't have them, that's what we're trying to say.

MELISSA GARCIA: We have three spaces currently.

SEAN O'GRADY: On the property?

MELISSA GARCIA: On the property.

DANIEL MARTINS FERRARA: And we have three existing spaces on the property.

MELISSA GARCIA: To permit us to open two classrooms, but because we have four classrooms, we're in need of an additional three. And so therefore we're presenting an argument that the majority of our families do walk to the school, therefore, we are requesting to have

this Special Permit.

JANET GREEN: So can you say a little more about how you decide -- know how many of your -- I assume you have kids that they come and they go and you get other families, so you can't give an exact representation at every given moment how many people walk to -- but do the people who drop their children off with cars all come around the same time or is there staggered timing for people? Do the older kids come later? I don't know. How does that work?

JOHN HAMMAR: As a parent who used to have two twin girls at the school for four years in the East Cambridge location, unfortunately, with traffic and life demands, yes, it would vary. I mean, we would show up any time between seven-thirty and eight o'clock depending on what time we would get there. In that case, we're probably a bad example for East Cambridge because we used to live in Charlestown. But the only daycare we could find was here. So we drove, but that's not part of the story. But, yes, we did drive and drop off. We were there maybe two minutes max just to get the kids in the door and we had to get out of there. We had to get to work or get the train or

whatever. So, but yes, we were there a few years ago as parents. I mean, most -- I feel like the majority of people would be walking with kids in school or strollers or bikes and specialized bikes that they have.

JANET GREEN: I guess my question was does the school open and start in the morning for all of the children at the same hour?

MELISSA GARCIA: Children typically fluctuate in between --

JOHN HAWKINSON: I'm sorry, can you use the microphone, please.

MELISSA GARCIA: Yes.

Children typically fluctuate in their arrival time being between 7:30 and 8:30 a.m. We do particularly like to start our academic morning at 8:30 a.m., so it would be within that morning hour.

CONSTANTINE ALEXANDER: What about in the evening at the end of the day?

MARIA GARCIA: In the evening it is -- it depends when families get out of work. We require pick up by six p.m. However, children do get picked up as early as 3:30 and it truly varies on day-to-day basis depending upon work schedules, appointments in the afternoon for

parents, and things of that nature.

DANIEL MARTINS FERRARA: I just have a quick question just on a -- so the code is requiring us to have these parking spots because of the amount of classrooms that we have. So if we were to reduce the amount of classrooms, wouldn't we as-right be allowed to have this go through because we only have two classrooms, therefore, we'd only need the three parking spaces?

CONSTANTINE ALEXANDER: Your parking is tied to the classrooms.

DANIEL MARTINS FERRARA: Yeah, so --

CONSTANTINE ALEXANDER: Fewer classrooms, fewer parking spaces required.

DANIEL MARTINS FERRARA: But what I don't understand is that the occupancy for the students and the amount of -- the size for the classrooms, they're not connected. So if we had two classrooms, we would still have the same amount of children and it would be an as-right situation. So it seems like this is a bit a redundancy if you do think about it.

CONSTANTINE ALEXANDER: Good point. But it should be addressed to the City Council who adopted the Ordinance. And we got the -- it's given to us by the City.

DANIEL MARTINS FERRARA: Yes.

JANET GREEN: Well, I guess I sort of assume that as you're running a business, if it became too hard for parents to drop off their children, the business would fall off. I mean, they kind of have to -- it's maybe sort of self-regulated.

DANIEL MARTINS FERRARA: They do also -- which address do you have the parking lot at?

JOHN HAMMAR: 166.

MELISSA GARCIA: 166.

DANIEL MARTINS FERRARA: And how many spaces do you have there?

MELISSA GARCIA: We have six.

DANIEL MARTINS FERRARA: Six spaces. And how many classrooms do you have in that location?

JOHN HAMMAR: Four.

MELISSA GARCIA: Four.

DANIEL MARTINS FERRARA: Four. So that then works out. All right, so. If --

BRENDAN SULLIVAN: But your licensed by the state?

MELISSA GARCIA: Correct.

BRENDAN SULLIVAN: And so, there are guidelines or mandates by them as to how many people you can have. Is it per square foot or something like that?

DANIEL MARTINS FERRARA: Yes, per square foot.

BRENDAN SULLIVAN: So that's what sort of generates that, which then the City in their wisdom and dictates the parking. And so it's, you're somewhat regulated as to the max that you could have for the space that you have.

DANIEL MARTINS FERRARA: Yeah.

BRENDAN SULLIVAN: Okay.

And then that then morphs into the amount of parking. I know what you're saying. There seems to be a contradiction as to -- you can't -- it's hard to connect the dots --

DANIEL MARTINS FERRARA: Yes.

BRENDAN SULLIVAN: -- on one as to the other. But I think a lot of it starts with your state mandate or restrictions that they put on you or allow.

MELISSA GARCIA: If I may speak to that. Currently the regulation states that you need 35 square foot per child to satisfy each particular classroom. And there is a max number per children, per classroom depending upon the age bracket. And so currently we actually enlarged the size of our classrooms to 45 square feet per child to ensure that they have additional space within that class area. And so we could technically satisfy with more children and put in more classrooms, but just to ensure that we're providing quality care and space for our children in a city environment, we've chosen to enlarge the spaces. So I'm not sure if this is relevant to the parking situation. However, yes, the state regulation is 35 square feet which does limit us to how many children you can place in the building, but we have chosen to increase that amount, which therefore would only require us to technically need six spaces with the four classrooms. And so because 50 percent of our families at this

point within our current locations do walk, we are requesting the Special Permit.

BRENDAN SULLIVAN: Okay. Still doesn't address the drop off and pick up issue?

CONSTANTINE ALEXANDER: No, right.

JIM MONTEVERDE: And pardon me if I didn't hear it initially, but what's the hardship in providing the parking that's required?

MELISSA GARCIA: We're currently in front of a bus line.

JIM MONTEVERDE: So it doesn't fit. You don't have the space for it period.

MELISSA GARCIA: No.

CONSTANTINE ALEXANDER: This is a Special Permit, so hardship is not technically relevant.

JIM MONTEVERDE: Yeah, okay.

UNIDENTIFIED MEMBER FROM THE AUDIENCE: I would say the numbers that could can fit in the building on the permit, you know, potentially have 50 people in the building if it's totally maxed out or so. And so, yes, if the majority of 50 percent walk, that's still 25 people that

are taking the care, you know, everyday. It's just on a small street Saint Mary with no parking, there's a lot in the mornings and the evening. That's a lot of potential cars coming down. If they're not going to clearly stop at 166 Prospect as opposed to coming down Saint Mary.

CONSTANTINE ALEXANDER: Okay.

Other comments from members?

JOHN HAMMAR: We're not rolling 50, we're enrolling 45 is the goal right now. And it might go down a little bit from there, but --

JOHN HAWKINSON: We can't hear you. Could you please use the microphone?

JOHN HAMMAR: Sure.

We're not enrolling 50, we're enrolling 45 just for the record.

CONSTANTINE ALEXANDER: But again that could change.

MELISSA GARCIA: No, it can't.

CONSTANTINE ALEXANDER: No?

MELISSA GARCIA: No, sir. Because of the square footage per classroom.

CONSTANTINE ALEXANDER: Okay. You're right. Thank

you.

JANET GREEN: So can you speak to his question about Saint Mary's?

MELISSA GARCIA: Yes.

So, currently right now we anticipate to mandate parking for our families on where they can drop off and where they can't. And so, if that would be that we would mandate that parents are not permitted to either use Saint Mary's as a, you know, double parking or anything of that matter, we would absolutely satisfy that request, if it would allow the Special Permit to be granted. So there are regulations that we as a company as Rock and Roll Daycare can ensure that we put in place to therefore satisfy the requests of the neighbors as well.

CONSTANTINE ALEXANDER: Okay.

JANET GREEN: So did you know that or have you tried that or have you had any results from that?

UNIDENTIFIED MEMBER FROM THE AUDIENCE: I mean I don't -- we haven't -- we haven't had a daycare next to us so I don't know what it's like. And we haven't had the opportunity to speak with them.

MELISSA GARCIA: Well, thank you for coming.

CONSTANTINE ALEXANDER: Sean, did you want to speak?

SEAN O'GRADY: Yeah. We have no authority to do any sort of conditions on the street.

CONSTANTINE ALEXANDER: Because?

SEAN O'GRADY: Because we only control the lot.

CONSTANTINE ALEXANDER: Because of what?

SEAN O'GRADY: We only control the lot. Traffic and Parking controls the street.

CONSTANTINE ALEXANDER: I'm just wondering about that. That if we granted a condition that we approve the Special Permit subject to the petitioner taking on all reasonable steps to not allow parking or discourage parking of Saint Mary's, I don't know why we couldn't do that.

SEAN O'GRADY: Well, first of all, there's the obvious enforcement problem with us being traffic cops eight o'clock in the morning during counter hours trying to figure out who's double parked on

Saint Mary's street.

The second is we simply don't have the authority to go into the street and tell people --

CONSTANTINE ALEXANDER: Okay.

Andrea.

ANDREA HICKEY: In other cases, let's say with deliveries in Harvard Square, we've been able to put a condition that sort of delivery trucks not do certain things at a certain time. I'm not sure how this is different.

CONSTANTINE ALEXANDER: That's sort of my question rephrased. But Mr. O'Grady says it is different.

SEAN O'GRADY: Well, we've done -- delivery trucks have to use certain entrances.

CONSTANTINE ALEXANDER: Right.

SEAN O'GRADY: Not pick up on the street. But traffic enforcement every morning on Saint Mary's street is not something that the Building Department can get involved in.

MELISSA GARCIA: May I speak to Saint Mary's Street.

CONSTANTINE ALEXANDER: Go ahead.

MELISSA GARCIA: Currently right now as it stands, you have to travel up Prospect Street, take a right on Broadway, a right on that other street, and it's a complete square. At this point as someone who does drive into Cambridge from Beverly to work for Rock and Roll Daycare, that is a street and a square that I never want to travel, because it is just naturally, you know, high traffic area.

CONSTANTINE ALEXANDER: Right.

MELISSA GARCIA: So I can't imagine for a rushing parent in the morning trying to get to work, that they would even want to make that full square in order to get to the back parking lot where parking is satisfied to be able to drop off their child. So I would hope that they will consider using -- they would have to use the 166 parking lot and then it would become even more limited traffic because you would have 25 satisfied and the three behind Saint Mary's and then the other potential parents at the 166 location.

BRENDAN SULLIVAN: If we were to impose a two-year Special Permit and then have you come back for a renewal, would that be

something that you could entertain?

MELISSA GARCIA: Yes, sir.

CONSTANTINE ALEXANDER: There's our answer.

Any further comments at this point?

(No Response.)

CONSTANTINE ALEXANDER: We did have a letter I

wanted to read into the record from the residents at 5 Saint Mary Road.

Susan Fleischmann, F-L-E-I-S-C-H-M-A-N-N and Regina Berkowitz.

(Reading) We reside at 5 Saint Mary Road, unit 2. We strongly urge the BZA to deny the petition for the reduction of parking spaces for Rock and Roll Daycare at 215 Prospect Street. We will be away on the date of the hearing, otherwise we would be present. Saint Mary Road is a narrow, one way street, and an active pass-through. Typically most on-street parking used by those of us who live here. More recently residents in the newer units on Prospect Street, as well as those who live across Prospect by Gardner and Tremont, also park on Saint Mary. In the winter spaces are reduced by snow. The DPW is planning on street and sidewalk reconstruction this fall, which will preclude any parking while the project is

underway. Although the petitioner argues that most families live within walking distance, this is no assurance that they don't drive to work or choose to use their vehicles in inclement weather. Where will they leave their cars while they quickly drop off their children? In the street? In our driveways? This plan raises serious concerns about the safety of the children attending Rock and Roll Daycare as well as the many who live on our street.

It is notable that the renovation of 215 Broadway is almost complete, yet this petition is now just being filed.

And that's it.

I'm troubled by this case. I don't really know -- I can't get my hands around it frankly. I think there are legitimate issues that have been raised, but I also do believe in a lot of the things you've been saying. It's not like the parking's going to be there all day. It's two times during the day, a drop off and the pick up. And I wonder whether there's going to be problems on Saint Mary, but I don't know. And I think Mr. Sullivan's suggestion, which is something we've done many times with Special Permits, is a good one. Let's have a trial. Trial and see what happens.

I'm not sure if two years is necessary. I would suggest one year. But I'm happy, 18 months. If people prefer two years as an adequate testing period -- the reason I say two years, if it proves to be a disaster, it will be two years before the disaster can be rectified. So --

BRENDAN SULLIVAN: Well, if it's one year -- when do you plan on occupying the space?

MELISSA GARCIA: As of October 1st.

BRENDAN SULLIVAN: All right. So that if it were one year, then basically they have seven months, then they have to re -- you know, so that's --

CONSTANTINE ALEXANDER: What if we did 18 months though?

JANET GREEN: It's hard to have a business, though, isn't it to get set up and get the kids and enroll more people and then have to come back and then you don't have the parking?

CONSTANTINE ALEXANDER: That's the risk they have to take.

JANET GREEN: Yeah.

CONSTANTINE ALEXANDER: I mean, there are legitimate concerns about this. And the only -- this gives you a shot at doing this. And if you can prove that it's not going to be any impact on the neighborhood and that the fears of the Saint Mary residents are not well founded, we'll renew the Special Permit. I think it should be 18 months from now.

ANDREA HICKEY: Or could it be one year running on or after October 1st if that's their --

CONSTANTINE ALEXANDER: That's fair. That makes it roughly 14 months.

ANDREA HICKEY: I'd be inclined to support a term and --

CONSTANTINE ALEXANDER: Okay.

ANDREA HICKEY: -- and give it a try.

CONSTANTINE ALEXANDER: So it would be, we would give the condition -- we would give the Special Permit until October 1, 2019. People like that?

JIM MONTEVERDE: It works.

CONSTANTINE ALEXANDER: Okay.

The Chair moves that we make the following findings with regard to the Special Permit being sought.

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

That traffic generated or patterns of access or egress will not cause congestion, hazard or substantial change in established neighborhood character. This point has been -- this finding that we have to make to grant a Special Permit is a matter of contention right now and disagreement, and perhaps as I'm going to suggest at the end that we can resolve this by seeing actual experience by limiting the time when the Special Permit continues in effect.

That the continued operation or development of adjacent uses as permitted by the Ordinance will not be adversely affected by what is proposed. And, again, the same considerations apply that I've suggested before.

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

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

Again, as to this finding that we have to make, a trial -- what I'm going to call it a trial period, will resolve that issue or give us some better information that we have right now.

So on the basis of all of these findings the Chair moves that we grant the Special Permit requested. Such Special Permit will terminate on October 1, 2019, in which event the petitioner, if it wishes to continue at this premises, will have to come back before us and seek another Special Permit.

MELISSA GARCIA: Yes, sir.

CONSTANTINE ALEXANDER: Which might be for another period of time or might be indefinitely. We'll have to see the lay of the land at that point.

All those in favor of granting the Special Permit on this basis say "Aye".

(Aye.)

CONSTANTINE ALEXANDER: Special Permit granted.

Five in favor. Good luck.

(Alexander, Sullivan, Green, Hickey, Monteverde.)

* * * * *

(9:20 p.m.)

(Sitting Members Case BZA-016969-2018: Constantine Alexander,

Brendan Sullivan, Janet Green, Andrea A. Hickey, Jim Monteverde.)

CONSTANTINE ALEXANDER: The Chair will call case No. 016969, 33 Line Street, No. 1.

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

SHUANG LIANG: Good evening. My name is Shuang Liang. I'm the owner of unit 1 of 33 Line Street, Cambridge. We bought this unit in this winter and we -- after working with architect and designer, we have initiated a new layout of the unit. We added one more nursery and the one bedroom. Right now the Special Permit is related to open -- adding one more window.

CONSTANTINE ALEXANDER: Right.

SHUANG LIANG: To the nursery. I -- we faced the Cambridge Historic Commission about two months ago and we planned the same dimensions, same size, same architectural details to make sure the elevation, to make sure the elevation looks harmony. Since this one is like very close to the 35, so we need to go through this permit, Special Permit to move --

CONSTANTINE ALEXANDER: Have you spoken with the

owners of 35 about the issue you're proposing, the window?

SHUANG LIANG: Not really. I think --

MAGGIE KRAMER: May I speak?

CONSTANTINE ALEXANDER: I'm sorry, one second.

MAGGIE KRAMER: I'm the owner of the upstairs unit. My name is Maggie Kramer. I'm the owner of unit 2. And I did speak with him because the sign is posted outside.

CONSTANTINE ALEXANDER: Right.

MAGGIE KRAMER: And the units -- the neighbors came by when I was leaving and they said, what's this, a window? And I explained where it was going to go. And they said, we don't care. There are no windows on that facade.

CONSTANTINE ALEXANDER: Oh, okay. Why would they care?

MAGGIE KRAMER: Nobody is going to see it.

CONSTANTINE ALEXANDER: Right.

Thank you for that information.

JANET GREEN: That was very helpful.

CONSTANTINE ALEXANDER: Okay. She answered my question.

SHUANG LIANG: Yes.

CONSTANTINE ALEXANDER: Okay. Keep going. Anything else you want to add?

SHUANG LIANG: So this is the current. This is the plan. So basically it will allow us to one -- to add a one nursery and to bring some light and the fresh air. And more eco-friendly and more functional.

CONSTANTINE ALEXANDER: Right.

SHUANG LIANG: Yeah.

CONSTANTINE ALEXANDER: Okay.

SHUANG LIANG: Yeah, that's it.

CONSTANTINE ALEXANDER: Thank you. Questions or comments from members of the Board?

JANET GREEN: All good.

CONSTANTINE ALEXANDER: Didn't think so. Okay. I'll open the matter up to public testimony.

You already testified or you're free to testify some more if you

like.

(No Response.)

CONSTANTINE ALEXANDER: All set.

Anyone else wishing to testify?

(No Response.)

CONSTANTINE ALEXANDER: Apparently not. And we don't have any letters in our files.

I'll close public testimony. Ready for a vote.

JANET GREEN: Yes.

ANDREA HICKEY: Yes.

CONSTANTINE ALEXANDER: The Chair -- this is a Special Permit case. The Chair moves that we make the following findings with regard to the relief you're seeking:

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

That traffic generated or patterns of access or egress resulting from the additional window will not cause congestion, hazard, or substantial change in established neighborhood character. In this regard

the relief is rather modest in nature. And the person, the abutter most directly affected has expressed orally no objection whatsoever.

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

And, again, I would cite the oral evidence that we have that the -- it would be no impact, adverse impact on the adjacent uses.

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

On the basis of all these findings, the Chair moves that grant the Special Permit requested on the condition that the work proceed in accordance with plans prepared by Robert Therrian, T-H-E-R-R-I-A-N Architects. The date appears to be July 3rd -- no, that's wrong thing. Revisions.

JIM MONTEVERDE: Yeah, July 3, 2018.

CONSTANTINE ALEXANDER: July 3rd.

The point here, sir, is that these have to be the final plans. If you change the location of the windows or the size, you're going to have to come back before us. So you're satisfied that this is what you want to do?

SHUANG LIANG: Yes.

CONSTANTINE ALEXANDER: Okay.

All those in favor of granting the Special Permit subject to the condition I imposed, please say "Aye".

(Aye.)

CONSTANTINE ALEXANDER: Five in favor. Good luck.

(Alexander, Sullivan, Green, Hickey, Monteverde.)

SHUANG LIANG: Thank you.

CONSTANTINE ALEXANDER: Special Permit granted.

* * * * *

(9:25 p.m.)

(Sitting Members Case BZA-016974-2018: Constantine Alexander, Brendan Sullivan, Janet Green, Andrea A. Hickey, Jim Monteverde.)

CONSTANTINE ALEXANDER: The Chair will call case No. 016974, 103 Belmont Street.

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

LANA KIRBY: Hello. My name is Lana Kirby. I'm a designer and these are my clients, Anne Sterman and Sarah Smolik, owners of 103 Belmont Street. This is a project of a kitchen renovation, and we were proposing changing of some windows into facades which are encroaching the setbacks.

CONSTANTINE ALEXANDER: We've had a lot of window cases tonight. So you've heard a lot about them.

LANA KIRBY: Yes.

So the house is on the corner of Belmont Street and Sullivan Road so that really has two setbacks. So this is the property, and the

windows are actually not on the street facades. They're on facing one neighbor and then the other neighbor. And --

CONSTANTINE ALEXANDER: Had those neighbors expressed any views about the windows?

SARA SMOLIK: They have not. And on the side, on Belmont Street, our neighbor on Belmont Street is a very elderly woman who we've met a couple of times, but she actually doesn't ever leave her unit and she's blind and is hard of hearing. So I think it would be -- you know, it's just a little difficult.

LANA KIRBY: And these are the windows on Belmont Street. I can show you the photograph of these two. So there is a little bit of the land, our owner's land, and then their garage and driveway. And that's their house. So these two windows we are changing again into two windows that are ganged up and they're shorter because the regular appliances are three feet high and these windows are 27 inches high still which is old house.

CONSTANTINE ALEXANDER: A problem.

LANA KIRBY: Yeah.

So on the other facade, that would be this facade facing the other neighbor, this neighbor here. And that's window we're basically replacing. It is lower. I mean higher windowsill because that was a pantry window that was renovated. That was 1968 I believe was the last time the kitchen was renovated. So it doesn't really have much storage or anything. We submitted some photographs if you had a chance to look, but that's, that's basically it. Here's the window --

CONSTANTINE ALEXANDER: Yeah.

LANA KIRBY: -- that we're proposing. And the new windows are here the new windows. I think you can see them better on this elevation.

CONSTANTINE ALEXANDER: Yes.

LANA KIRBY: They're now casements instead of double hungs but we tried to pretend to look like double hungs. And they're casements because you have to open them up somehow across the counter. So that's basically it.

CONSTANTINE ALEXANDER: Okay.

Questions from members of the Board?

JANET GREEN: No.

JIM MONTEVERDE: No.

CONSTANTINE ALEXANDER: I'll open the matter up to public testimony. Unless this gentleman wants to speak.

UNIDENTIFIED MEMBER FROM THE AUDIENCE: I'm just curious.

CONSTANTINE ALEXANDER: No letters in the file. I will close public testimony. I think we're ready for a vote.

ANDREA HICKEY: Yes.

JANET GREEN: Yes.

CONSTANTINE ALEXANDER: Okay. And this again this is a Special Permit case.

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

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

That traffic generated or patterns of access or egress will not cause congestion, hazard, or substantial change in established

neighborhood character. As the petitioner has pointed out these windows are not on a street but almost I'll say buried in the side and back of the house.

That the continued operation or development of adjacent uses will not be adversely affected by what is proposed. And, again, I would cite the location of these modified windows.

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

So on the basis of these findings, the Chair moves that we grant the Special Permit requested on the condition that the work proceed in accordance with plans prepared by Lana, L-A-N-A Design, dated July 15, 2018, the first page of which has been initialed by the Chair.

I want to make it very clear that if you modify these in a material way, you're going to have to come back before us. So these are the final ones in your mind.

LANA KIRBY: Yes.

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

(Aye.)

CONSTANTINE ALEXANDER: Five in favor. Good luck.

(Alexander, Sullivan, Green, Hickey, Monteverde.)

* * * * *

(9:30 p.m.)

(Sitting Members Case BZA-016964-2018: Constantine Alexander,
Brendan Sullivan, Janet Green, Andrea A. Hickey, Jim Monteverde.)

CONSTANTINE ALEXANDER: The Chair will call case No.
016964, 330 Mount Auburn Street.

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

(No Response.)

CONSTANTINE ALEXANDER: No one does.

And the Chair would report, as with the other telecom case we
were to hear tonight, there was no sign posted. This address is the
Mount Auburn Hospital and just simply no sign. I checked, Sean

checked, and ain't any sign. So we have to continue this case.

What's the date, Sean?

SEAN O'GRADY: I think we can do another one 27th.

CONSTANTINE ALEXANDER: My God, we had many
before?

SEAN O'GRADY: It was an open night and now it's closed.

CONSTANTINE ALEXANDER: Telecom night. Do you
have a waiver of notice?

SEAN O'GRADY: I don't know. It will say right on the
corner, but I don't think we did. Maybe it is.

CONSTANTINE ALEXANDER: Letter of waiver. It's in
there.

Okay, the Chair moves we continue this case until seven p.m.
on September 27th subject to the following conditions:

That the first being has been satisfied already, that the
petitioner sign a waiver of time for decision.

Second, that this time around the petitioner post the sign and
signs I think it will be, required by our Ordinance, and at the location

required by our Ordinance. The hospital frontage is set back significantly from the street which means that the sign must be posted on the lawn in front of the hospital. And that the sign be maintained for the 14 days prior to the hearing as required by our Ordinance.

And lastly, to the extent that the petitioner decides to modify the material, the photo simulations, engineering drawings submitted or dimensional forms submitted with the application, that these must be in our files no later than five p.m. on the Monday before September 27th.

On the basis of all of these, all those in favor of continuing the case please say "Aye".

(Aye.)

CONSTANTINE ALEXANDER: Five in favor. Case continued.

(Alexander, Sullivan, Green, Hickey, Monteverde.)

(Whereupon, at 9:35 p.m., the

Board of Zoning Appeals Adjourned.)

* * * * *

ERRATA SHEET AND SIGNATURE INSTRUCTIONS

The original transcript and Errata Sheet has been delivered to
Inspectional Services Department.

INSTRUCTIONS

After reading this volume of the Zoning Board of Appeals
transcript, note any change or correction and the reason therefor on this
sheet. Sign and date this Errata Sheet.

PAGE	LINE	
_____	_____	CHANGE: _____ REASON: _____
_____	_____	CHANGE: _____ REASON: _____
_____	_____	CHANGE: _____ REASON: _____
_____	_____	CHANGE: _____ REASON: _____
_____	_____	CHANGE: _____ REASON: _____
_____	_____	CHANGE: _____ REASON: _____

I have read the foregoing transcript of the Zoning Board of Appeals, and except for any corrections or changes noted above, I hereby subscribe to the transcript as an accurate record of the statement(s) made by me.

C E R T I F I C A T E**COMMONWEALTH OF MASSACHUSETTS
BRISTOL, SS.**

I, Catherine Lawson Zelinski, a Certified Shorthand Reporter, the undersigned Notary Public, certify:

That the hearing herein before set forth is a true and accurate record of the proceedings.

IN WITNESS WHEREOF, I have hereunto set my hand this 14th day of September, 2018.

Catherine L. Zelinski
Notary Public
Certified Shorthand Reporter
License No. 147703

My Commission Expires:
April 29, 2022

**THE FOREGOING CERTIFICATION OF THIS TRANSCRIPT DOES NOT
APPLY TO ANY REPRODUCTION OF THE SAME IN ANY RESPECT
UNLESS UNDER THE DIRECT CONTROL AND/OR DIRECTION OF THE
CERTIFYING REPORTER.**

0

016703 [1] - 6:6
016758 [1] - 77:6
016783 [1] - 42:6
016852 [1] - 128:6
016867 [1] - 96:6
016894 [1] - 131:6
016958 [1] - 146:6
016964 [1] - 214:6
016966 [1] - 161:6
016969 [1] - 199:6
016974 [1] - 207:6
02139 [1] - 1:7
07/26/18 [2] - 2:3, 2:4

1

1 [8] - 2:4, 2:11,
 116:2, 155:16,
 195:5, 197:8, 199:6,
 199:10
10 [2] - 19:4, 167:5
10-by-20 [1] - 8:3
10-foot [1] - 108:14
10.432.1 [1] - 138:5
103 [3] - 2:12, 207:6,
 207:11
12 [2] - 108:12,
 157:17
128 [1] - 2:7
131 [1] - 2:8
133 [3] - 150:16,
 151:1, 155:5
139 [4] - 2:9, 146:6,
 146:11, 155:7
14 [7] - 58:4, 130:7,
 132:17, 133:1,
 134:18, 194:16,
 216:8
14-day [3] - 131:16,
 139:4, 139:17
145 [1] - 150:16
146 [1] - 2:9
147 [1] - 154:4
147703 [1] - 219:12
14th [1] - 219:8
15 [5] - 39:10, 101:14,
 167:5, 168:11,
 213:4
161 [1] - 2:10
166 [6] - 171:6,
 178:17, 178:18,
 183:11, 189:11,

189:15
17 [1] - 171:9
174 [1] - 96:12
18 [5] - 2:7, 128:6,
 193:1, 193:13,
 194:10
1815 [3] - 2:8, 131:6,
 132:2
1839 [1] - 79:16
1903 [1] - 100:2
1907 [1] - 98:18
1968 [1] - 209:16
199 [1] - 2:11
1994 [1] - 79:17
1st [2] - 193:8, 194:13

2

2 [7] - 2:6, 96:6,
 96:15, 120:13,
 155:6, 190:13,
 200:17
2,765 [1] - 113:12
20 [5] - 19:4, 99:1,
 99:10, 104:16,
 137:13
200 [4] - 8:3, 29:5,
 60:2, 135:13
2000s [1] - 16:16
2015 [1] - 33:5
2018 [6] - 1:4, 123:13,
 157:17, 205:11,
 213:4, 219:8
2019 [2] - 195:5,
 197:8
2022 [1] - 219:13
207 [1] - 2:12
214 [1] - 2:13
215 [5] - 2:10, 161:6,
 161:14, 190:15,
 192:1
22 [1] - 117:12
22,342 [1] - 40:17
227 [1] - 166:16
23 [1] - 1:4
24 [2] - 79:17, 138:15
247 [1] - 29:7
25 [3] - 123:13, 183:6,
 189:13
25th [5] - 55:2, 55:3,
 57:14, 58:1, 58:9
265 [1] - 136:1
27 [1] - 209:7
270 [1] - 29:4

27th ^[13] - 129:11,
129:12, 129:17,
130:12, 140:8,
140:14, 141:5,
143:1, 144:2, 145:2,
215:1, 215:14,
216:16
29 ^[1] - 219:13

3

3 ^[1] - 205:11
3-D ^[1] - 11:18
33 ^[4] - 2:11, 142:10,
 199:6, 199:10
330 ^[2] - 2:13, 214:6
35 ^[4] - 180:18,
 181:14, 200:6,
 200:9
36 ^[2] - 88:14, 171:9
36.3 ^[1] - 162:7
37 ^[3] - 93:5, 93:8,
 171:9
39 ^[1] - 93:2
3:30 ^[1] - 176:14
3rd ^[4] - 139:8, 139:9,
 205:9, 205:12

4

4 ^[3] - 98:16, 99:2,
 100:18
40 ^[5] - 2:5, 77:6,
 77:14, 92:1, 92:9
42 ^[1] - 2:4
43 ^[1] - 92:15
45 ^[5] - 111:14,
 114:12, 181:5,
 183:16, 184:4
45A ^[2] - 113:1, 113:4
45B ^[1] - 111:10
47 ^[1] - 92:17

5

5 ^[3] - 168:11, 190:10,
 190:12
5,000 ^[1] - 113:14
50 ^[5] - 182:1, 183:4,
 183:6, 183:15,
 184:3
50-years-old
^[1] - 55:16
55 ^[1] - 171:12
58 ^[1] - 110:16
58A ^[2] - 110:15,
 111:2
58C ^[1] - 111:17
58E ^[1] - 112:8

6

6.000 ^[1] - 162:7
6/59 ^[1] - 2:3

60 ^[1] - 171:13
617.786.7783/617.63
9.0396 ^[1] - 1:17
6409(a) ^[2] - 134:9,
 134:14

7

77 ^[1] - 2:5
7:00 ^[2] - 1:4, 3:3
7:05 ^[1] - 6:1
7:30 ^[2] - 42:1, 176:5
7:40 ^[1] - 59:1
7:50 ^[1] - 77:1
7th ^[1] - 95:11

8

8.2.2.C ^[1] - 78:2
8/8/2018 ^[1] - 63:9
806 ^[1] - 1:6
83 ^[1] - 68:18
84 ^[1] - 77:12
85 ^[3] - 2:2, 6:6, 59:7
8:10 ^[1] - 96:1
8:30 ^[4] - 128:1,
 131:1, 176:5, 176:7
8:40 ^[1] - 146:1
8:50 ^[1] - 161:1

9

9 ^[1] - 19:4
9/27 ^[1] - 140:4
96 ^[1] - 2:6
9:20 ^[1] - 199:1
9:25 ^[1] - 207:1
9:30 ^[1] - 214:1
9:35 ^[1] - 217:6

A

a.m ^[2] - 176:5, 176:7
abandoned
^[3] - 109:1, 116:2,
 116:16
ability ^[1] - 9:16
able ^[15] - 13:1, 27:3,
 65:4, 67:4, 68:11,
 72:14, 72:15, 72:18,
 83:15, 105:5, 105:6,
 106:10, 169:7,
 187:15, 189:9
absolutely
^[2] - 71:12, 185:4
abuts ^[4] - 7:14,
 113:4, 154:8,

165:16

abutter [5] - 92:2,
126:9, 126:13,
151:14, 204:4

abutters [1] - 32:9

abutting [4] - 56:13,
102:18, 150:17,
155:6

academic [1] - 176:6

accept [2] - 169:11,
170:10

acceptable
[2] - 36:16, 38:1

accepting [1] - 30:1

access [11] - 19:9,
39:5, 68:12, 72:9,
74:17, 87:2, 94:4,
158:16, 195:15,
203:18, 211:18

accessed [1] - 60:11

accommodate
[3] - 31:18, 78:4,
163:4

accommodation
[1] - 164:10

accomplishes
[1] - 79:11

accordance
[9] - 63:7, 76:3, 95:9,
123:11, 125:3,
157:14, 160:6,
205:7, 213:3

according [2] - 21:1,
133:9

account [1] - 66:11

accurate [2] - 218:16,
219:6

achieve [1] - 92:11

acknowledge
[1] - 23:13

act [1] - 45:15

action [1] - 141:9

active [1] - 190:18

actively [1] - 168:16

actual [3] - 4:13, 12:1,
196:4

ADAM [25] - 146:9,
146:16, 147:2,
148:11, 148:15,
148:18, 149:2,
149:6, 149:9, 150:1,
150:11, 150:14,
151:6, 151:10,
151:13, 152:6,

152:10, 152:15,
 153:2, 153:4, 153:7,
 153:11, 155:13,
 155:15, 160:15

Adam ^[1] - 146:10

add ^[15] - 54:8, 77:18,
 82:8, 92:1, 113:15,
 126:7, 126:11,
 129:3, 147:10,
 148:1, 148:5, 148:8,
 155:13, 201:18,
 202:3

added ^[3] - 81:13,
 87:2, 199:14

adding ^[4] - 14:2,
 148:2, 148:13,
 199:16

addition ^[16] - 12:18,
 14:4, 15:1, 35:9,
 51:5, 51:11, 65:1,
 67:3, 77:18, 78:8,
 78:17, 81:13, 81:15,
 85:1, 85:3, 106:11

additional

^[18] - 13:16, 15:8,
 29:3, 30:18, 63:2,
 67:7, 68:6, 68:14,
 78:12, 114:15,
 149:12, 149:15,
 155:9, 169:8,
 170:10, 173:16,
 181:6, 203:18

address ^[16] - 15:16,
 27:2, 33:11, 33:13,
 56:15, 88:12, 96:8,
 117:6, 120:2, 120:4,
 131:8, 154:3,
 165:13, 178:16,
 182:6, 214:13

addressed

^[3] - 112:9, 151:2,
 178:5

adequate ^[1] - 193:2

adjacent ^[10] - 75:4,
 85:7, 94:9, 108:18,
 159:2, 159:12,
 196:7, 204:8,
 204:13, 212:7

adjoining ^[5] - 75:15,
 95:4, 196:17, 205:1,
 212:16

Adjourned ^[1] - 217:7

adopted ^[1] - 178:6

adverse ^[1] - 204:13

adversely ^[7] - 75:5,
 94:10, 159:3,
 159:13, 196:8,
 204:9, 212:8
advertise ^[2] - 43:2,
 45:15
advertised ^[5] - 43:5,
 45:9, 45:16, 45:18,
 148:9
advertisement
^[3] - 43:5, 45:4, 54:4
advertises ^[1] - 45:4
advise ^[1] - 4:9
advisory ^[1] - 142:13
affect ^[1] - 67:11
affected ^[13] - 75:5,
 75:7, 89:2, 94:10,
 94:13, 151:15,
 159:3, 159:7,
 159:13, 196:8,
 204:5, 204:9, 212:8
affects ^[2] - 8:9, 65:16
afford ^[1] - 31:15
affordability
^[1] - 31:14
afternoon ^[2] - 43:9,
 176:16
afterwards ^[1] - 166:4
age ^[1] - 181:3
Agee ^[1] - 155:4
AGEE ^[1] - 155:5
agenda ^[2] - 3:14,
 47:6
ages ^[1] - 109:11
Agnus ^[1] - 93:1
ago ^[9] - 79:17, 99:1,
 101:8, 101:9,
 114:17, 117:11,
 170:5, 175:10,
 200:2
agree ^[6] - 24:7,
 24:18, 45:8, 48:2,
 91:3, 107:5
agreed ^[2] - 83:11,
 100:15
agreement
^[2] - 44:16, 167:14
agrees ^[1] - 66:9
ahead ^[12] - 16:1,
 28:5, 28:6, 36:5,
 42:10, 49:2, 52:5,
 70:4, 107:18,
 119:12, 155:14,
 188:12

Aidan ^[1] - 131:12

aidan ^[1] - 132:15

AIDAN ^[4] - 138:7,

138:14, 139:6,

139:9

ain't ^[1] - 214:15

air ^[4] - 20:14, 26:17,

27:6, 202:4

Alexander ^[28] - 1:8,

3:4, 6:3, 42:3,

58:15, 59:3, 76:12,

77:3, 95:16, 96:3,

124:1, 125:13,

127:1, 128:3,

130:17, 131:3,

144:17, 146:3,

158:5, 160:13,

161:3, 198:4, 199:3,

206:8, 207:3,

213:16, 214:3,

217:4

alexander ^[1] - 63:17

ALEXANDER

^[310] - 3:7, 5:6, 6:5,

6:10, 8:1, 9:8, 9:13,

10:15, 11:5, 11:9,

11:13, 12:15, 15:10,

15:17, 16:1, 18:1,

19:15, 21:2, 23:12,

28:4, 28:8, 28:15,

29:1, 29:7, 29:11,

33:16, 34:6, 34:9,

34:14, 35:13, 36:1,

36:12, 37:9, 38:5,

38:8, 38:11, 40:1,

40:14, 42:5, 42:17,

43:17, 44:5, 44:11,

44:18, 45:7, 45:12,

46:6, 46:17, 47:4,

47:12, 48:5, 48:10,

48:16, 49:2, 49:6,

49:10, 49:17, 50:4,

50:8, 51:13, 52:3,

52:8, 52:11, 52:14,

52:18, 53:3, 53:10,

54:11, 54:17, 55:3,

55:7, 56:6, 57:1,

57:5, 57:10, 58:13,

59:5, 59:13, 59:16,

60:3, 61:12, 61:16,

63:15, 64:1, 66:1,

66:5, 67:9, 68:10,

68:15, 69:1, 69:4,

69:15, 70:8, 70:18,

71:5, 73:10, 73:16,
74:2, 74:7, 76:10,
77:5, 78:7, 78:13,
78:15, 79:5, 79:12,
80:12, 81:18, 82:3,
82:11, 86:4, 87:5,
87:8, 88:2, 88:6,
88:11, 91:7, 91:13,
95:15, 96:5, 96:16,
97:5, 97:9, 97:15,
98:2, 99:9, 99:12,
101:2, 102:8,
102:13, 103:4,
103:13, 103:16,
104:2, 104:8,
104:11, 105:17,
106:4, 106:7,
106:15, 107:10,
107:14, 107:18,
109:13, 110:1,
110:9, 111:1, 112:5,
116:9, 116:18,
117:15, 118:15,
118:18, 119:8,
119:12, 121:1,
121:18, 122:2,
123:18, 124:3,
125:8, 125:10,
125:12, 125:14,
126:10, 126:18,
127:2, 128:5,
128:10, 129:12,
130:15, 131:5,
131:14, 132:10,
132:16, 133:5,
133:12, 133:18,
134:4, 134:6,
134:12, 135:8,
135:14, 135:17,
136:3, 136:9,
136:12, 136:17,
137:4, 137:9,
138:12, 138:16,
139:14, 140:5,
141:10, 142:6,
142:14, 143:5,
143:9, 143:16,
144:9, 144:15,
145:1, 145:5, 146:5,
146:15, 146:18,
148:7, 148:12,
150:8, 150:12,
151:4, 151:7,
151:11, 151:17,

153:12, 153:17,
 154:2, 154:14,
 155:1, 155:14,
 156:2, 156:10,
 158:4, 158:7,
 160:11, 161:5,
 161:16, 162:16,
 163:12, 164:5,
 164:9, 164:15,
 164:18, 165:3,
 165:12, 167:8,
 169:5, 169:13,
 169:16, 172:1,
 176:9, 177:9,
 177:12, 178:4,
 182:7, 182:16,
 183:13, 184:5,
 184:8, 184:11,
 185:10, 186:3,
 186:8, 186:11,
 186:14, 187:11,
 187:18, 188:5,
 188:12, 189:4,
 190:4, 190:8,
 193:13, 194:1,
 194:4, 194:15,
 195:1, 195:3, 195:8,
 197:13, 198:2,
 199:5, 199:17,
 200:8, 200:13,
 201:1, 201:7,
 201:11, 201:14,
 201:17, 202:6,
 202:8, 202:10,
 202:13, 203:1,
 203:4, 203:10,
 205:12, 206:1,
 206:6, 206:11,
 207:5, 207:16,
 208:8, 209:9, 210:4,
 210:8, 210:14,
 210:18, 211:5,
 211:10, 213:11,
 213:14, 214:5,
 214:10, 215:2,
 215:6, 215:11,
 217:2

ALISON ^[12] - 38:14,
 39:6, 39:14, 40:4,
 40:7, 40:11, 40:16,
 55:11, 71:13, 72:7,
 73:2, 73:7

Alison ^[5] - 1:10, 3:5,
 6:4, 42:4, 59:4

allow ^[9] - 10:7, 20:7,
 62:17, 65:4, 168:8,
 180:16, 185:5,
 186:18, 202:2
allowed ^[3] - 23:8,
 38:17, 177:5
allowing ^[3] - 38:13,
 114:15, 167:15
allows ^[3] - 20:13,
 38:18, 39:10
almost ^[2] - 192:2,
 212:4
alone ^[1] - 137:8
alternatively
^[1] - 35:6
Amanda ^[1] - 155:4
amend ^[1] - 59:18
amount ^[7] - 18:8,
 177:3, 177:4,
 177:16, 177:18,
 180:8, 181:17
AND ^[1] - 218:1
AND/OR ^[1] - 219:15
Andrea ^[17] - 1:9, 3:5,
 6:4, 42:4, 59:4,
 77:4, 96:4, 128:4,
 131:4, 143:17,
 143:18, 146:4,
 161:4, 187:12,
 199:4, 207:4, 214:4
ANDREA ^[22] - 19:18,
 24:7, 24:17, 32:10,
 33:10, 45:8, 47:16,
 53:15, 53:18, 61:15,
 71:2, 74:1, 137:7,
 143:14, 170:12,
 172:15, 187:13,
 194:12, 194:17,
 195:2, 203:9, 211:8
animals ^[1] - 115:12
Anne ^[1] - 207:11
answer ^[4] - 49:6,
 49:7, 108:6, 190:5
answered ^[1] - 201:15
anticipate ^[2] - 19:4,
 184:16
ANY ^[2] - 219:15,
 219:15
anyway ^[6] - 44:7,
 72:12, 99:13,
 103:10, 117:16,
 165:12
apologize ^[1] - 9:9
APPEAL ^[1] - 1:1

Appeals ^[4] - 3:8,
 217:7, 218:6,
 218:15
appear ^[1] - 37:12
appliances ^[1] - 209:6
application
^[7] - 59:15, 111:18,
 112:12, 114:4,
 134:9, 135:12,
 216:14
applied ^[2] - 169:18,
 170:1
APPLY ^[1] - 219:15
apply ^[5] - 169:11,
 169:15, 169:16,
 170:4, 196:10
appointment
^[1] - 167:7
appointments
^[1] - 176:16
appreciate ^[6] - 9:18,
 67:15, 90:10, 91:9,
 92:6, 112:1
approach ^[2] - 81:3,
 81:5
approached
^[1] - 89:17
appropriate
^[1] - 67:17
approve ^[4] - 69:5,
 91:4, 154:13,
 186:16
approved ^[3] - 76:7,
 76:11, 114:18
april ^[1] - 219:13
April ^[1] - 146:13
Architect ^[1] - 157:15
architect ^[10] - 7:6,
 13:10, 18:9, 42:12,
 64:12, 64:14, 65:18,
 89:10, 96:11,
 199:12
architects ^[1] - 77:15
Architects ^[3] - 6:17,
 63:9, 205:8
architectural
^[4] - 27:16, 114:7,
 115:9, 200:3
area ^[16] - 12:2,
 16:11, 20:5, 22:14,
 25:17, 27:12, 27:15,
 29:17, 37:6, 39:11,
 78:14, 163:6,
 168:17, 181:7,

189:3

areas [1] - 31:15

argues [1] - 191:10

argument [2] - 173:2,
173:17

arrival [1] - 176:5

arrow [1] - 16:12

Article [2] - 40:16,
162:7

as-right [2] - 177:5,
178:1

ascending [1] - 68:4

aspects [1] - 56:12

assist [1] - 4:12

Associate [2] - 1:10,
1:10

Associates
[2] - 96:13, 123:12

assume [3] - 46:3,
174:5, 178:10

assuming [2] - 45:17,
50:18

assurance
[1] - 191:11

attached [1] - 114:12

attaches [1] - 65:8

attendees [1] - 4:7

attending [1] - 191:17

attention [1] - 43:9

attorney [1] - 131:10

ATTORNEY [88] - 6:9,
6:11, 6:18, 9:3, 9:9,
10:4, 10:17, 11:7,
11:11, 11:14, 12:17,
14:11, 15:12, 17:1,
17:6, 18:3, 20:3,
23:2, 23:15, 24:8,
25:6, 27:9, 28:13,
28:17, 29:2, 29:9,
29:13, 32:2, 32:12,
36:7, 37:16, 38:2,
38:6, 38:10, 38:12,
39:3, 39:16, 40:6,
40:9, 40:13, 40:18,
59:9, 59:14, 59:17,
60:5, 60:10, 60:14,
60:17, 61:3, 61:10,
64:3, 66:2, 66:7,
67:14, 70:1, 70:5,
72:13, 73:8, 77:9,
78:10, 78:14, 78:18,
79:6, 131:10, 132:8,
132:12, 133:2,
133:8, 133:15,

134:8, 135:4, 135:9,
 135:15, 135:18,
 136:6, 136:10,
 136:15, 137:1,
 137:12, 139:7,
 139:10, 141:7,
 141:14, 142:8,
 143:2, 143:12,
 144:8, 145:3

Auburn ^[3] - 2:13,
 214:6, 214:14

audience ^[1] - 59:6

AUDIENCE

^[3] - 183:1, 185:14,
 211:3

audio ^[1] - 3:18

August ^[2] - 139:8,
 140:7

AUGUST ^[1] - 1:4

authority ^[2] - 186:6,
 187:9

availability ^[2] - 24:2,
 24:3

available ^[4] - 34:2,
 114:16, 116:4,
 129:9

Ave ^[1] - 2:8

Avenue ^[9] - 1:6, 2:9,
 131:6, 132:2, 146:6,
 146:11, 154:5,
 155:5, 155:7

aware ^[4] - 65:12,
 65:13, 65:18, 103:1

awfully ^[1] - 49:9

Aye ^[23] - 58:11,
 58:12, 63:13, 63:14,
 76:8, 76:9, 95:13,
 95:14, 123:16,
 123:17, 125:6,
 125:7, 126:17,
 130:13, 130:14,
 144:13, 144:14,
 158:3, 160:10,
 198:1, 206:5,
 213:13, 217:1

Aye" ^[6] - 158:2,
 160:9, 197:18,
 206:4, 213:12,
 216:18

B

B.1 ^[1] - 162:8

babysitter ^[1] - 14:1

backs ^[1] - 110:17
backyard ^[4] - 8:7,
 21:8, 86:11, 120:10
bad ^[2] - 154:12,
 175:2
bait ^[1] - 49:18
balance ^[1] - 31:17
ball ^[1] - 51:7
BARON ^[24] - 96:10,
 97:3, 97:7, 98:1,
 98:16, 99:11, 99:18,
 101:4, 101:7, 102:9,
 102:16, 108:4,
 108:8, 115:18,
 116:15, 117:2,
 118:7, 119:16,
 120:3, 120:6,
 120:15, 120:18,
 121:4, 121:10
Baron ^[3] - 96:10,
 96:13, 123:12
BARRY ^[9] - 6:16,
 9:11, 69:8, 71:9,
 71:12, 72:4, 72:11,
 72:15, 73:13
Barry ^[2] - 68:8, 73:8
barry ^[1] - 6:16
base ^[1] - 82:16
basement ^[4] - 84:11,
 87:3, 148:3
basing ^[1] - 50:12
basis ^[17] - 58:11,
 63:5, 75:18, 95:6,
 123:8, 124:18,
 126:6, 132:6,
 144:13, 157:12,
 160:3, 176:15,
 197:5, 197:18,
 205:4, 212:18,
 216:17
Bates ^[2] - 2:7, 128:6
bathroom ^[6] - 14:17,
 14:18, 15:2, 15:5,
 15:7, 86:2
bathrooms ^[1] - 85:9
became ^[1] - 178:11
become ^[2] - 22:8,
 189:12
bed ^[1] - 14:16
bedroom ^[4] - 14:15,
 14:17, 72:6, 199:15
beginning ^[2] - 4:6,
 89:3
behind ^[2] - 165:16,

189:14
believes [1] - 45:3
Belmont [7] - 2:12,
 207:6, 207:12,
 208:2, 208:11,
 208:18
below [2] - 87:2,
 100:14
beneficial [1] - 157:11
benefit [1] - 106:17
benign [1] - 22:7
Berkowitz
 [1] - 190:12
best [1] - 83:13
better [10] - 16:7,
 33:3, 55:11, 68:8,
 72:8, 80:18, 163:7,
 197:4, 210:7
between [9] - 13:10,
 115:13, 152:4,
 152:15, 168:11,
 171:12, 174:17,
 175:18, 176:5
Beucler [2] - 93:4,
 93:7
BEUCLER [1] - 93:4
BEUZEKOM
 [38] - 42:11, 43:8,
 44:1, 44:8, 44:13,
 45:6, 45:11, 46:1,
 46:10, 46:15, 47:9,
 47:14, 48:1, 48:8,
 48:12, 48:18, 49:3,
 49:14, 50:3, 50:6,
 50:9, 50:14, 51:6,
 51:16, 52:4, 52:10,
 52:12, 52:17, 53:2,
 53:9, 53:13, 53:17,
 54:1, 54:16, 55:18,
 56:4, 56:9, 57:9
Beuzekom [1] - 42:12
Beverly [1] - 188:18
beyond [1] - 101:18
big [3] - 12:12, 51:3,
 67:1
bike [1] - 171:10
bikes [2] - 175:13
biking [2] - 171:13,
 173:5
Bill [2] - 92:14, 92:17
birds [2] - 115:12,
 117:16
bit [14] - 16:4, 17:12,
 22:2, 25:4, 28:17,

35:1, 38:18, 40:15,
66:18, 68:16, 178:2,
183:17, 209:1

blank [2] - 51:1, 52:2

blind [1] - 208:14

block [2] - 16:13,
117:3

blocking [1] - 109:4

BOARD [1] - 1:1

Board [39] - 3:8, 7:4,
7:9, 8:11, 8:13,
19:16, 27:14, 33:15,
44:3, 49:15, 56:15,
63:4, 64:13, 66:9,
68:1, 70:6, 77:10,
87:10, 88:18, 99:1,
114:18, 141:16,
142:1, 142:7,
142:11, 142:15,
142:16, 143:1,
143:4, 143:6,
143:11, 144:2,
152:1, 165:1,
202:11, 210:15,
217:7, 218:6,
218:15

board [13] - 6:12, 7:6,
7:17, 35:10, 45:1,
49:12, 73:18, 87:6,
98:3, 99:13, 104:4,
107:15, 128:13

Board's [1] - 98:11

boarded [1] - 101:1

borrow [1] - 143:13

Boston [2] - 31:8,
77:12

bottom [1] - 17:14

bought [4] - 30:3,
31:13, 79:17,
199:11

bracket [1] - 181:4

Brattle [1] - 31:10

break [1] - 119:2

Brendan [15] - 1:8,
3:4, 6:3, 42:3,
50:16, 59:3, 77:3,
96:3, 128:3, 131:3,
146:3, 161:3, 199:3,
207:3, 214:3

BRENDAN

[35] - 21:12, 24:1,
35:17, 37:1, 41:2,
50:11, 50:18, 52:1,
55:9, 55:13, 56:3,

126:8, 138:5, 143:7,
 148:13, 148:17,
 149:1, 149:4,
 149:17, 150:7,
 152:13, 152:17,
 153:3, 153:6, 153:9,
 171:15, 179:10,
 179:13, 180:1,
 180:7, 180:13,
 182:5, 189:17,
 193:6, 193:9

briefly ^[1] - 79:9

BRIGHENTI

^[25] - 131:10, 132:8,
 132:12, 133:2,
 133:8, 133:15,
 134:8, 135:4, 135:9,
 135:15, 135:18,
 136:6, 136:10,
 136:15, 137:1,
 137:12, 139:7,
 139:10, 141:7,
 141:14, 142:8,
 143:2, 143:12,
 144:8, 145:3

Brighenti ^[1] - 131:11

bring ^[3] - 80:1,
 109:9, 202:3

bringing ^[1] - 30:5

BRISTOL ^[1] - 219:3

Broadway

^[2] - 188:15, 192:2

brought ^[5] - 17:4,
 43:9, 101:7, 101:8,
 163:18

buffer ^[1] - 115:13

build ^[2] - 78:5, 83:16

Building ^[2] - 65:14,
 188:8

building ^[10] - 8:7,
 65:1, 78:12, 133:14,
 136:5, 165:16,
 165:17, 181:16,
 183:3, 183:4

built ^[10] - 16:15,
 23:13, 24:15, 79:16,
 88:16, 98:18, 100:2,
 100:13, 102:1

buried ^[1] - 212:4

bus ^[3] - 115:6, 167:6,
 182:12

business ^[3] - 178:10,
 178:12, 193:16

busy ^[1] - 16:9

BZA ^[1] - 190:13

BZA-016703-2018

^[3] - 2:2, 6:2, 59:2

BZA-016758-2018

^[2] - 2:5, 77:2

BZA-016783-2018

^[2] - 2:4, 42:2

BZA-016852-2018

^[2] - 2:7, 128:2

BZA-016867-2018

^[2] - 2:6, 96:2

BZA-016894-2018

^[2] - 2:8, 131:2

BZA-016958-2018

^[2] - 2:9, 146:2

BZA-016964-2018

^[2] - 2:13, 214:2

BZA-016966-2018

^[2] - 2:10, 161:2

BZA-016969-2018

^[2] - 2:11, 199:2

BZA-016974-2018

^[2] - 2:12, 207:2

C

C-1 ^[2] - 40:6, 40:12

C-1A ^[1] - 40:11

Cadwallader

^[1] - 111:16

CADWALLADER

^[1] - 111:17

CAMBRIDGE ^[1] - 1:2

Cambridge ^[22] - 1:7,

26:18, 27:1, 31:12,

90:17, 92:11, 96:12,

98:7, 98:9, 114:14,

114:18, 117:5,

121:12, 142:7,

150:2, 162:1,

171:14, 174:15,

175:2, 188:17,

199:11, 200:1

cannot ^[8] - 8:5,

74:15, 94:1, 128:15,

158:13, 195:13,

203:15, 211:15

canopy ^[1] - 12:13

cantilevered

^[1] - 100:12

capital ^[1] - 113:8

CAPTURING

^[1] - 1:16

car ^[11] - 97:2,

103:12, 105:5,
 107:2, 107:3,
 108:11, 108:12,
 108:16, 115:1,
 115:14
cards [1] - 97:16
care [4] - 181:10,
 183:7, 201:6, 201:8
carefully [1] - 128:18
CARR [2] - 88:10,
 88:13
Carr [1] - 88:13
carries [1] - 22:9
carry [1] - 125:15
cars [5] - 109:3,
 114:14, 174:9,
 183:10, 191:14
CASE [1] - 2:1
Case [12] - 6:2, 42:2,
 59:2, 77:2, 96:2,
 128:2, 131:2, 146:2,
 161:2, 199:2, 207:2,
 214:2
case [96] - 6:6, 7:1,
 15:11, 23:4, 23:5,
 25:11, 28:3, 37:10,
 37:11, 38:3, 41:4,
 42:6, 43:2, 43:5,
 45:14, 45:16, 45:17,
 45:18, 46:5, 47:6,
 47:8, 47:11, 47:13,
 47:17, 48:17, 51:4,
 53:1, 53:4, 53:5,
 53:6, 53:7, 53:8,
 53:12, 54:5, 54:13,
 54:14, 54:15, 55:4,
 55:5, 57:2, 57:3,
 57:13, 58:10, 58:13,
 59:7, 77:6, 78:6,
 79:1, 87:10, 87:11,
 93:14, 96:6, 116:10,
 128:6, 128:15,
 129:5, 129:13,
 129:16, 130:3,
 130:16, 131:6,
 132:3, 132:7, 134:7,
 140:1, 140:2, 140:7,
 141:11, 143:1,
 143:15, 143:18,
 144:2, 144:4,
 144:11, 144:13,
 145:1, 145:4, 146:6,
 148:9, 161:6,
 168:14, 169:6,

175:1, 192:5, 199:6,
203:11, 207:6,
211:11, 214:6,
214:12, 214:16,
215:14, 216:18,
217:3

casements

[2] - 210:9, 210:11

cases [7] - 3:11, 8:15,
121:12, 134:14,
187:13, 207:17

catch [1] - 117:12

Catherine [2] - 219:4,
219:10

cavernous [1] - 66:18

cedar [1] - 150:3

ceiling [1] - 14:6

cell [4] - 152:14,
152:15, 152:16,
153:8

center [2] - 167:14,
171:11

Center [4] - 1:5,
168:8, 170:13,
172:6

center-wide

[1] - 171:11

Centerline

[2] - 131:11, 131:12

century [1] - 100:2

certain [3] - 187:16,
188:4

certainly [8] - 8:4,
10:15, 18:13, 25:10,
30:2, 31:10, 31:12,
99:18

CERTIFICATION

[1] - 219:14

Certified [2] - 219:4,
219:11

certify [1] - 219:5

CERTIFYING

[1] - 219:16

chair [3] - 4:16, 14:9,
14:12

Chair [54] - 1:8, 1:8,
3:7, 3:17, 4:3, 4:6,
6:5, 42:5, 57:12,
59:7, 61:16, 63:5,
74:9, 74:11, 75:6,
76:1, 77:5, 93:15,
94:11, 95:7, 95:12,
96:5, 122:2, 123:3,
123:9, 123:14,

124:4, 125:1, 128:5,
 128:12, 129:15,
 131:5, 140:6, 146:5,
 156:10, 157:8,
 157:12, 157:18,
 158:10, 160:4,
 161:5, 195:9, 197:6,
 199:5, 203:10,
 203:11, 205:5,
 207:5, 211:12,
 213:1, 213:5, 214:5,
 214:11, 215:13

Chairman ^[1] - 77:10

chance ^[2] - 165:5,
 210:1

CHANGE ^[6] - 218:8,
 218:9, 218:10,
 218:11, 218:12,
 218:13

change ^[14] - 39:18,
 51:3, 70:6, 75:1,
 78:3, 94:6, 137:5,
 158:17, 184:6,
 195:16, 204:2,
 205:14, 212:1,
 218:6

changed ^[2] - 43:18,
 130:10

changes ^[8] - 34:5,
 71:5, 99:9, 104:16,
 115:7, 147:17,
 154:7, 218:16

changing ^[6] - 81:10,
 147:15, 148:3,
 171:12, 207:13,
 209:4

character ^[6] - 75:2,
 94:7, 158:18,
 195:17, 204:3,
 212:2

charge ^[1] - 73:13

Charles ^[2] - 77:15,
 95:9

Charlestown

^[1] - 175:3

Chase ^[3] - 77:14,
 79:16, 92:3

Chase-Russells

^[1] - 79:16

checked ^[3] - 139:16,
 214:15

child ^[5] - 20:8, 23:7,
 181:1, 181:6,
 189:10

children ^[14] - 162:15,
 174:9, 175:16,
 175:17, 176:4,
 176:13, 178:1,
 178:12, 181:3,
 181:8, 181:10,
 181:15, 191:14,
 191:17
choice ^[1] - 37:15
choose ^[2] - 128:17,
 191:12
chose ^[1] - 129:8
chosen ^[4] - 75:7,
 116:4, 181:11,
 181:16
Christine ^[1] - 110:14
cite ^[2] - 204:11,
 212:9
cited ^[1] - 51:5
citizen ^[1] - 4:10
citizens ^[10] - 45:4,
 62:18, 75:13, 94:18,
 106:16, 141:5,
 159:17, 196:14,
 204:17, 212:13
CITY ^[1] - 1:2
city ^[12] - 4:10, 45:5,
 62:18, 94:18,
 106:17, 126:4,
 141:6, 159:17,
 181:11, 196:14,
 204:17, 212:14
City ^[5] - 98:7, 162:1,
 178:5, 178:7, 180:2
City's ^[1] - 98:11
cladding ^[1] - 149:18
clapboard ^[1] - 150:3
clapboards
^[1] - 150:5
clarify ^[1] - 13:9
class ^[1] - 181:7
classic ^[1] - 23:5
classroom
^[3] - 181:2, 181:3,
 184:10
classrooms
^[13] - 173:15, 177:3,
 177:4, 177:6,
 177:10, 177:12,
 177:16, 177:18,
 179:5, 181:5, 181:9,
 182:1
cleanly ^[1] - 61:1
clear ^[2] - 8:17, 213:6

cleared ^[1] - 172:5
clearly ^[2] - 30:5,
 183:11
client ^[3] - 13:10,
 20:2, 85:17
clients ^[3] - 77:17,
 162:12, 207:10
close ^[9] - 34:16,
 93:12, 111:14,
 118:18, 152:15,
 156:4, 200:5, 203:6,
 211:6
closed ^[3] - 152:13,
 153:8, 215:5
closely ^[1] - 85:6
closer ^[3] - 7:7, 103:7,
 153:18
closes ^[1] - 20:7
closet ^[3] - 14:9,
 14:10, 14:12
code ^[3] - 161:14,
 162:7, 177:1
Code ^[3] - 38:17,
 65:14
college ^[1] - 30:9
columns ^[1] - 83:2
comfort ^[1] - 57:11
comfortable ^[1] - 89:8
coming ^[6] - 25:11,
 71:15, 141:18,
 183:10, 183:12,
 186:2
comment ^[3] - 71:14,
 75:8, 145:4
comments
^[13] - 15:17, 73:17,
 91:8, 107:15,
 115:17, 116:1,
 142:16, 151:11,
 154:15, 156:8,
 183:14, 190:6,
 202:11
Commission
^[6] - 48:13, 81:3,
 83:11, 87:14, 200:1,
 219:13
committee
^[3] - 30:16, 83:12,
 88:17
COMMONWEALTH
^[1] - 219:2
communicated
^[1] - 155:16
Communications

[1] - 131:11
community
 [1] - 157:11
Community
 [2] - 8:11, 97:10
commute [1] - 173:5
company [1] - 185:7
compare [1] - 84:5
compared [2] - 22:12,
 43:4
compensate
 [2] - 70:14, 86:8
complete [4] - 38:4,
 103:18, 188:16,
 192:2
complex [1] - 16:17
compliance
 [1] - 139:4
complied [1] - 141:12
comply [4] - 51:9,
 51:10, 134:16
component [2] - 18:6,
 18:14
concern [7] - 89:17,
 111:15, 154:7,
 154:8, 159:5,
 165:17, 166:17
concerned [8] - 18:7,
 26:10, 26:14, 30:8,
 90:2, 90:3, 90:6,
 142:4
concerns [11] - 7:4,
 9:5, 13:5, 13:14,
 15:16, 89:5, 89:6,
 90:11, 92:8, 191:16,
 194:5
concrete [1] - 82:16
concurrence
 [1] - 75:9
condition [16] - 63:7,
 76:2, 95:8, 122:10,
 122:13, 123:11,
 125:2, 125:18,
 157:14, 160:5,
 186:16, 187:15,
 195:4, 205:6, 206:3,
 213:2
conditions
 [5] - 57:14, 129:18,
 140:9, 186:6,
 215:15
condo [1] - 16:17
condos [1] - 16:15
conduct [1] - 4:5

confident ^[1] - 154:11

confirm ^[2] - 32:5,
143:14

conforming

^[14] - 51:14, 62:11,
64:8, 78:1, 78:8,
78:11, 78:16, 78:17,
81:8, 81:15, 82:9,
85:4, 122:14

conformities

^[2] - 51:17, 52:6

congested

^[1] - 113:16

congestion

^[6] - 74:18, 94:5,
158:16, 195:15,
204:1, 211:18

connect ^[1] - 180:11

connected ^[2] - 25:8,
177:17

connection ^[1] - 76:4

consider ^[5] - 16:17,
68:2, 92:7, 141:9,
189:11

considerations

^[2] - 10:5, 196:9

considered

^[3] - 36:16, 38:16,
70:16

considering

^[1] - 55:14

Constantine

^[14] - 1:8, 3:4, 6:3,
42:3, 59:3, 77:3,
96:3, 128:3, 131:3,
146:3, 161:3, 199:3,
207:3, 214:3

CONSTANTINE

^[310] - 3:7, 5:6, 6:5,
6:10, 8:1, 9:8, 9:13,
10:15, 11:5, 11:9,
11:13, 12:15, 15:10,
15:17, 16:1, 18:1,
19:15, 21:2, 23:12,
28:4, 28:8, 28:15,
29:1, 29:7, 29:11,
33:16, 34:6, 34:9,
34:14, 35:13, 36:1,
36:12, 37:9, 38:5,
38:8, 38:11, 40:1,
40:14, 42:5, 42:17,
43:17, 44:5, 44:11,
44:18, 45:7, 45:12,
46:6, 46:17, 47:4,

47:12, 48:5, 48:10,
48:16, 49:2, 49:6,
49:10, 49:17, 50:4,
50:8, 51:13, 52:3,
52:8, 52:11, 52:14,
52:18, 53:3, 53:10,
54:11, 54:17, 55:3,
55:7, 56:6, 57:1,
57:5, 57:10, 58:13,
59:5, 59:13, 59:16,
60:3, 61:12, 61:16,
63:15, 64:1, 66:1,
66:5, 67:9, 68:10,
68:15, 69:1, 69:4,
69:15, 70:8, 70:18,
71:5, 73:10, 73:16,
74:2, 74:7, 76:10,
77:5, 78:7, 78:13,
78:15, 79:5, 79:12,
80:12, 81:18, 82:3,
82:11, 86:4, 87:5,
87:8, 88:2, 88:6,
88:11, 91:7, 91:13,
95:15, 96:5, 96:16,
97:5, 97:9, 97:15,
98:2, 99:9, 99:12,
101:2, 102:8,
102:13, 103:4,
103:13, 103:16,
104:2, 104:8,
104:11, 105:17,
106:4, 106:7,
106:15, 107:10,
107:14, 107:18,
109:13, 110:1,
110:9, 111:1, 112:5,
116:9, 116:18,
117:15, 118:15,
118:18, 119:8,
119:12, 121:1,
121:18, 122:2,
123:18, 124:3,
125:8, 125:10,
125:12, 125:14,
126:10, 126:18,
127:2, 128:5,
128:10, 129:12,
130:15, 131:5,
131:14, 132:10,
132:16, 133:5,
133:12, 133:18,
134:4, 134:6,
134:12, 135:8,
135:14, 135:17,

136:3, 136:9,
136:12, 136:17,
137:4, 137:9,
138:12, 138:16,
139:14, 140:5,
141:10, 142:6,
142:14, 143:5,
143:9, 143:16,
144:9, 144:15,
145:1, 145:5, 146:5,
146:15, 146:18,
148:7, 148:12,
150:8, 150:12,
151:4, 151:7,
151:11, 151:17,
153:12, 153:17,
154:2, 154:14,
155:1, 155:14,
156:2, 156:10,
158:4, 158:7,
160:11, 161:5,
161:16, 162:16,
163:12, 164:5,
164:9, 164:15,
164:18, 165:3,
165:12, 167:8,
169:5, 169:13,
169:16, 172:1,
176:9, 177:9,
177:12, 178:4,
182:7, 182:16,
183:13, 184:5,
184:8, 184:11,
185:10, 186:3,
186:8, 186:11,
186:14, 187:11,
187:18, 188:5,
188:12, 189:4,
190:4, 190:8,
193:13, 194:1,
194:4, 194:15,
195:1, 195:3, 195:8,
197:13, 198:2,
199:5, 199:17,
200:8, 200:13,
201:1, 201:7,
201:11, 201:14,
201:17, 202:6,
202:8, 202:10,
202:13, 203:1,
203:4, 203:10,
205:12, 206:1,
206:6, 206:11,
207:5, 207:16,

208:8, 209:9, 210:4,
 210:8, 210:14,
 210:18, 211:5,
 211:10, 213:11,
 213:14, 214:5,
 214:10, 215:2,
 215:6, 215:11,
 217:2

constitutes

[1] - 78:16

constraint [1] - 24:6

constraints [1] - 26:2

constrict [1] - 25:14

construction

[4] - 28:1, 48:9, 80:2,
 90:14

contact [2] - 34:2,

111:8

contacted [1] - 67:12

contemporary

[1] - 80:2

contention [1] - 196:1

context [1] - 80:7

continuance

[4] - 43:14, 47:1,
 47:2, 54:4

continuation [1] - 7:1

continue [12] - 45:14,

53:1, 57:2, 57:12,
 128:16, 129:15,
 140:2, 140:6, 197:9,
 214:16, 215:13

continued [18] - 3:10,

3:13, 45:17, 46:5,
 53:7, 53:12, 54:12,
 58:13, 75:3, 94:8,
 130:16, 145:2,
 159:1, 159:11,
 196:6, 204:7, 212:6,
 217:3

continues [1] - 196:5

continuing

[5] - 54:15, 58:10,
 74:10, 144:12,
 216:18

Continuing

[1] - 114:3

contract [4] - 169:10,

169:11, 170:2,
 170:11

contractor

[2] - 65:17, 101:9

contradiction

[1] - 180:10

contrast ^[1] - 84:5
control ^[3] - 142:2,
 186:9, 186:12
CONTROL
^[1] - 219:15
controls ^[1] - 186:13
controversial
^[1] - 87:11
convenience
^[3] - 106:5, 124:9,
 126:1
convenient
^[1] - 109:9
copies ^[1] - 103:15
cops ^[1] - 187:5
copy ^[2] - 16:11, 34:4
cord ^[1] - 164:16
cordal ^[1] - 100:6
corner ^[6] - 30:15,
 98:14, 120:6, 121:1,
 208:2, 215:9
correct ^[11] - 13:12,
 60:10, 60:14, 67:14,
 78:18, 97:3, 108:4,
 119:16, 119:18,
 120:3, 179:12
corrected ^[1] - 122:11
correction ^[1] - 218:7
corrections
^[1] - 218:16
correctly ^[2] - 108:2,
 170:16
cost ^[2] - 66:3, 100:16
Cottage ^[11] - 2:5,
 77:6, 77:14, 88:14,
 92:1, 92:9, 92:16,
 92:18, 93:2, 93:5,
 93:8
cottage ^[1] - 83:7
cottage-style
^[1] - 83:7
Council ^[1] - 178:5
counted ^[1] - 172:18
counter ^[2] - 187:6,
 210:13
couple ^[4] - 30:4,
 30:11, 117:18,
 208:13
course ^[1] - 30:12
covered ^[1] - 81:14
create ^[1] - 113:9
created ^[7] - 64:6,
 75:11, 94:16,
 159:14, 196:11,

204:14, 212:11

creation ^[1] - 90:16

cross ^[2] - 50:2, 65:5

cup ^[1] - 20:9

curb ^[5] - 106:13,

106:15, 109:4,

111:5, 111:12

curiosity ^[1] - 152:3

curious ^[2] - 108:17,

211:4

current ^[6] - 49:16,

62:5, 80:8, 124:11,

182:2, 202:1

Currie ^[1] - 93:2

CURRIE ^[1] - 93:2

curtains ^[1] - 86:3

custom ^[1] - 3:10

cut ^[8] - 106:13,

106:15, 111:5,

111:12, 111:13,

117:9, 117:11,

117:14

cute ^[1] - 164:13

cutting ^[1] - 115:10

D

DANIEL ^[22] - 161:9,

162:6, 163:1,

164:12, 167:12,

167:18, 169:1,

169:9, 169:14,

169:17, 173:12,

176:18, 177:11,

177:14, 178:8,

178:15, 179:1,

179:4, 179:8,

179:17, 180:6,

180:12

Daniel ^[2] - 112:13,

161:10

dark ^[2] - 20:10, 66:18

Date ^[2] - 2:3, 2:4

date ^[14] - 3:12,

45:14, 46:2, 47:17,

54:12, 54:17, 58:1,

129:9, 140:14,

157:16, 190:16,

205:8, 214:17,

218:7

dated ^[5] - 63:9,

95:10, 123:13,

157:16, 213:4

dates ^[1] - 46:11

David ^[1] - 155:3

day-to-day

^[1] - 176:15

Daycare ^[5] - 161:12,

185:7, 188:18,

190:15, 191:17

daycare ^[4] - 166:2,

166:9, 175:4,

185:16

daylight ^[1] - 86:10

days ^[9] - 58:4, 130:7,

132:17, 133:1,

134:18, 139:12,

166:3, 216:8

deal ^[4] - 105:10,

107:7, 121:5, 169:7

deals ^[1] - 158:8

dealt ^[1] - 89:18

Dear ^[1] - 32:3

Deb ^[8] - 96:14,

100:5, 100:10,

101:8, 102:9, 109:7,

109:9, 117:9

Deb's ^[2] - 100:14,

101:11

debate ^[3] - 134:18,

135:1, 135:2

Deborah ^[2] - 111:3,

113:5

DEBORAH

^[27] - 96:14, 97:4,

97:8, 97:14, 101:5,

102:15, 103:5,

103:8, 103:14,

104:1, 104:15,

106:3, 106:6,

106:14, 107:1,

107:11, 108:5,

110:6, 110:17,

112:3, 118:3,

118:10, 119:7,

119:17, 120:10,

121:8, 121:14

decent ^[1] - 18:8

decide ^[2] - 152:15,

174:4

decides ^[1] - 216:11

decision ^[4] - 57:16,

130:2, 140:11,

215:18

deck ^[64] - 7:5, 7:8,

7:10, 8:2, 8:5, 8:8,

8:13, 9:1, 10:2,

10:11, 11:1, 11:17,

12:12, 16:12, 18:6,
 19:3, 19:6, 19:10,
 20:1, 20:12, 22:1,
 22:5, 23:6, 23:8,
 23:13, 26:3, 28:10,
 28:11, 29:4, 30:14,
 35:8, 35:12, 35:18,
 36:4, 36:14, 37:8,
 37:15, 38:18, 39:11,
 59:11, 60:8, 61:6,
 63:11, 63:12, 68:4,
 69:13, 71:8, 71:17,
 83:1, 100:3, 100:4,
 100:8, 101:1,
 101:12, 101:15,
 102:1, 102:2,
 103:11, 104:10,
 112:11, 113:6,
 113:7, 123:10

decks ^[20] - 16:5,
 16:10, 16:16, 17:9,
 22:7, 22:13, 22:14,
 25:3, 26:12, 27:12,
 27:18, 28:2, 30:1,
 30:11, 37:2, 96:18,
 111:5, 119:6, 122:5,
 122:16

decrease ^[1] - 115:7

defaced ^[1] - 132:5

defeated ^[2] - 35:4,
 35:7

defective ^[2] - 122:5,
 122:15

defer ^[1] - 31:1

deliberations

^[1] - 34:17

delivered ^[1] - 218:3

deliveries ^[1] - 187:14

delivery ^[2] - 187:15,
 188:4

demands ^[1] - 174:16

demolition

^[2] - 87:15, 87:17

denied ^[4] - 124:10,
 125:17, 127:3,
 130:4

dense ^[5] - 20:11,
 24:3, 37:2, 37:7,
 115:8

deny ^[3] - 53:10,
 167:10, 190:13

Department

^[3] - 42:18, 188:9,
 218:4

department

[4] - 121:16, 134:13,
135:1

depicted [1] - 13:8

derogate [6] - 75:16,
95:4, 160:1, 196:17,
205:2, 212:16

derogating

[4] - 62:15, 123:1,
124:16, 157:6

described [1] - 89:13

Design [1] - 213:4

design [3] - 52:5,
81:5, 90:11

designations

[1] - 13:12

designed [1] - 44:14

designer [2] - 199:13,
207:10

Designs [1] - 161:11

desirable [1] - 62:17

desires [1] - 78:5

despite [1] - 31:14

detail [1] - 89:13

detailed [2] - 80:17,
90:11

details [2] - 18:16,
200:3

detriment

[12] - 62:14, 66:10,
75:11, 94:16,
122:18, 124:15,
126:5, 157:5,
159:15, 196:12,
204:15, 212:12

Development

[2] - 8:11, 97:11

development

[7] - 75:4, 94:9,
159:2, 159:12,
196:7, 204:8, 212:7

dictates [1] - 180:3

die [1] - 47:3

difference [7] - 27:5,
66:14, 67:1, 107:12,
107:13, 129:14,
134:10

different [12] - 23:14,
31:11, 35:5, 43:18,
44:7, 116:13, 118:9,
131:18, 139:15,
163:11, 187:17,
188:2

differently [1] - 71:16

difficult [2] - 12:11,
208:16

dig [1] - 105:13

dimension [2] - 29:3,
73:10

dimensional
[5] - 11:2, 50:12,
59:18, 130:10,
216:13

dimensions
[3] - 69:16, 141:1,
200:2

diminish [1] - 17:16

dining [2] - 114:6,
115:16

DIRECT [1] - 219:15

direct [1] - 32:8

direction [1] - 65:11

DIRECTION
[1] - 219:16

directly [5] - 94:13,
105:7, 115:15,
142:5, 204:5

director [1] - 162:3

dirty [1] - 119:9

disagreement
[1] - 196:2

disappeared
[1] - 28:11

disaster [3] - 46:16,
193:3, 193:4

discourage
[2] - 115:1, 187:1

discouraged
[1] - 97:11

discourages
[1] - 114:14

discuss [3] - 36:8,
37:18, 38:7

discussed [3] - 7:2,
57:7, 92:4

discussion
[1] - 36:11

dishes [1] - 119:9

dishwater [1] - 119:9

dismiss [2] - 45:17,
141:11

dismissed [2] - 130:3,
140:12

distance [5] - 9:6,
105:11, 115:6,
164:2, 191:11

distributed [1] - 32:4

district [13] - 40:4,

40:8, 75:15, 95:3,
95:4, 160:1, 196:16,
196:17, 205:1,
205:2, 212:15,
212:16

divinity ^[1] - 121:15

division ^[1] - 81:4

documents

^[1] - 170:8

DOES ^[1] - 219:15

done ^[12] - 7:12, 10:1,

50:5, 57:16, 57:17,

58:3, 99:16, 109:5,

139:15, 156:17,

188:3, 192:15

door ^[8] - 27:7, 82:9,

84:2, 88:15, 100:6,

108:14, 133:6,

175:7

doors ^[2] - 15:6, 78:4

dormer ^[1] - 85:1

dot ^[1] - 50:2

dots ^[1] - 180:11

double ^[4] - 185:3,

187:7, 210:10,

210:11

doubt ^[1] - 55:5

down ^[38] - 8:8,

16:15, 22:14, 31:10,

37:4, 42:8, 43:14,

44:10, 45:5, 48:15,

49:4, 55:14, 56:2,

56:10, 84:10, 84:11,

87:18, 91:9, 101:14,

109:2, 115:10,

117:10, 117:11,

117:14, 128:18,

133:3, 133:7,

138:12, 139:1,

139:3, 154:16,

164:13, 169:8,

171:5, 183:10,

183:12, 183:17

DPW ^[1] - 191:6

drafting ^[1] - 73:13

drag ^[1] - 105:11

draw ^[2] - 18:4, 70:18

drawing ^[2] - 7:6,

108:2

drawings ^[5] - 68:7,

101:17, 114:8,

141:2, 216:12

drawn ^[1] - 114:5

drill ^[1] - 58:7

drive ^[4] - 166:3,
 175:6, 188:17,
 191:12
driven ^[1] - 146:18
driveway ^[11] - 113:9,
 113:15, 114:4,
 114:8, 115:15,
 116:11, 154:9,
 154:10, 166:9,
 167:4, 209:3
driveways ^[8] - 109:4,
 114:13, 114:15,
 116:3, 116:7, 117:3,
 117:4, 191:15
driving ^[3] - 105:11,
 163:6, 164:3
drop ^[14] - 83:15,
 166:10, 168:12,
 171:4, 171:5, 174:9,
 175:6, 178:11,
 182:6, 184:18,
 189:9, 191:14,
 192:11
dropping ^[2] - 162:15,
 163:8
drove ^[1] - 175:4
dual ^[2] - 20:4, 21:7
due ^[1] - 69:12
Dunbar ^[2] - 77:15,
 79:8
DUNBAR ^[6] - 79:14,
 80:14, 82:1, 82:4,
 82:12, 86:5
duplex ^[1] - 98:17
during ^[9] - 20:7,
 21:11, 83:10,
 131:16, 139:17,
 149:13, 168:13,
 187:6, 192:11

E

e-mail ^[1] - 155:17
e-mailed ^[1] - 170:4
early ^[3] - 16:16,
 54:18, 176:14
East ^[2] - 174:15,
 175:2
easy ^[2] - 21:17,
 115:5
eco ^[1] - 202:4
eco-friendly
^[1] - 202:4
Ed ^[1] - 93:4

edge ^[3] - 9:14,
 100:13, 102:2
edged ^[1] - 67:10
editorially ^[1] - 129:4
EDRICK ^[38] - 42:11,
 43:8, 44:1, 44:8,
 44:13, 45:6, 45:11,
 46:1, 46:10, 46:15,
 47:9, 47:14, 48:1,
 48:8, 48:12, 48:18,
 49:3, 49:14, 50:3,
 50:6, 50:9, 50:14,
 51:6, 51:16, 52:4,
 52:10, 52:12, 52:17,
 53:2, 53:9, 53:13,
 53:17, 54:1, 54:16,
 55:18, 56:4, 56:9,
 57:9
Edrick ^[1] - 42:12
effect ^[2] - 154:9,
 196:5
effective ^[1] - 96:18
efficiency ^[2] - 80:18,
 157:10
efficient ^[2] - 80:4,
 147:12
effort ^[2] - 7:18, 8:2
efforts ^[2] - 92:9,
 140:15
egress ^[15] - 74:17,
 82:8, 83:14, 83:15,
 84:10, 94:4, 97:1,
 100:18, 122:6,
 148:4, 148:5,
 158:16, 195:15,
 203:18, 211:18
eight ^[3] - 153:4,
 174:18, 187:5
either ^[7] - 22:8, 44:4,
 98:5, 150:17, 153:8,
 164:3, 185:2
elderly ^[1] - 208:12
element ^[1] - 90:12
elevation ^[4] - 82:16,
 200:4, 210:7
elevations ^[1] - 82:13
eliminating ^[1] - 84:1
empty ^[2] - 33:1, 33:3
encroaching
^[1] - 207:14
encyclopedia
^[1] - 39:15
end ^[3] - 49:18,
 176:10, 196:3

ended ^[1] - 141:17
energy ^[4] - 80:3,
 80:18, 147:11,
 157:9
enforcement
^[6] - 62:1, 122:7,
 124:6, 156:13,
 187:4, 188:7
Engineering
^[1] - 161:11
engineering
^[1] - 216:12
English ^[1] - 22:17
enjoy ^[1] - 90:8
enlarge ^[1] - 181:11
enlarged ^[2] - 86:7,
 181:4
enlarging ^[1] - 83:6
enormous ^[1] - 66:13
enroll ^[1] - 193:17
enrolling ^[3] - 183:16,
 184:3
ensure ^[3] - 181:6,
 181:9, 185:7
entertain ^[3] - 70:4,
 70:6, 190:2
entire ^[4] - 86:17,
 89:3, 99:3, 100:16
entirely ^[4] - 25:15,
 30:6, 36:17, 50:11
entrance ^[3] - 135:16,
 136:4, 136:7
entrances ^[1] - 188:4
entranceway
^[1] - 154:8
envelope ^[1] - 147:6
environment
^[2] - 115:8, 181:11
envision ^[1] - 171:4
equipment ^[1] - 4:4
ERRATA ^[1] - 218:1
Errata ^[2] - 218:2,
 218:7
especially ^[2] - 26:4,
 98:13
essential ^[1] - 142:18
essentially ^[2] - 21:8,
 65:5
established
^[6] - 75:1, 94:6,
 158:17, 195:16,
 204:2, 212:1
estate ^[1] - 24:6
etcetera ^[2] - 86:3,

112:11

evening ^[12] - 6:9,
6:10, 77:9, 88:10,
88:11, 146:9, 161:8,
161:9, 176:10,
176:11, 183:9,
199:9

event ^[1] - 197:8

everyday ^[2] - 133:17,
183:7

everywhere

^[1] - 25:10

evidence ^[2] - 132:14,
204:12

exact ^[2] - 69:16,
174:7

exactly ^[6] - 31:8,
60:18, 61:3, 147:2,
153:2, 170:5

examine ^[1] - 141:6

example ^[1] - 175:2

except ^[8] - 12:15,
23:9, 35:5, 63:9,
76:5, 84:8, 89:12,
218:15

exception ^[1] - 70:2

exchange ^[1] - 115:11

excuse ^[1] - 154:1

exhausts ^[1] - 115:14

exist ^[2] - 15:2, 47:18

existing ^[20] - 14:15,
20:3, 50:13, 50:15,
67:2, 72:5, 81:14,
83:3, 84:1, 84:7,
84:13, 84:14, 84:17,
86:11, 100:14,
147:6, 149:14,
152:11, 173:3,
173:13

exists ^[1] - 66:16

expand ^[1] - 96:18

expanding ^[2] - 15:3,
122:5

expected ^[1] - 85:14

expecting ^[1] - 10:12

expensive ^[1] - 31:15

experience

^[2] - 26:11, 196:4

Expires ^[1] - 219:13

explain ^[1] - 39:4

explained ^[1] - 201:4

explaining

^[1] - 110:11

express ^[1] - 99:14

expressed ^[5] - 32:6,
65:13, 67:13, 204:5,
208:9

expressing ^[1] - 34:5

expression

^[1] - 93:10

extending ^[1] - 81:13

extends ^[1] - 65:2

extension ^[2] - 88:16,
90:2

extent ^[6] - 58:5,

63:10, 65:15, 130:8,
140:18, 216:10

exterior ^[2] - 147:11,

148:16

extremely ^[2] - 89:1,

105:16

F

facade ^[4] - 70:7,

201:6, 209:11,
209:12

facades ^[2] - 207:14,

208:5

face ^[1] - 113:6

faced ^[1] - 200:1

faces ^[1] - 59:6

facility ^[2] - 167:11,

170:14

facing ^[4] - 67:18,

68:18, 208:6,
209:12

fact ^[13] - 12:2, 16:10,

23:4, 44:13, 45:3,
68:3, 69:12, 97:12,

114:11, 116:8,

126:11, 134:8,

159:9

faculty ^[1] - 168:17

fail ^[1] - 100:15

failed ^[1] - 128:13

failing ^[3] - 101:13,

130:3

failure ^[1] - 140:11

fair ^[1] - 194:15

fall ^[3] - 71:17,

178:12, 191:8

familiar ^[1] - 59:5

families ^[9] - 163:16,

171:9, 173:4,

173:18, 174:6,

176:12, 182:2,

184:17, 191:10

family ^[7] - 41:3,
79:18, 80:9, 80:15,
91:1, 113:13, 164:2

fan ^[1] - 37:1

fans ^[1] - 4:17

far ^[10] - 16:5, 18:18,
22:1, 26:14, 31:1,
32:16, 55:9, 55:13,
90:1, 143:4

fast ^[1] - 138:17

favor ^[33] - 35:12,
35:14, 37:2, 57:8,
58:10, 63:13, 63:15,
76:8, 76:10, 95:13,
95:15, 97:17,
123:15, 123:18,
125:5, 125:8,
126:15, 126:18,
130:13, 130:15,
144:12, 144:15,
158:1, 160:9,
160:11, 197:17,
198:3, 206:2, 206:6,
213:12, 213:14,
216:18, 217:2

Fax ^[1] - 1:17

fears ^[1] - 194:8

fee ^[1] - 73:14

feet ^[21] - 8:3, 9:12,
9:15, 19:5, 19:8,
29:4, 29:5, 29:7,
60:2, 69:14, 108:10,
108:12, 113:12,
113:14, 114:9,
135:13, 136:1,
137:13, 181:5,
181:14, 209:6

felt ^[1] - 22:16

fence ^[1] - 99:5

FERRARA

^[22] - 161:9, 162:6,
163:1, 164:12,
167:12, 167:18,
169:1, 169:9,
169:14, 169:17,
173:12, 176:18,
177:11, 177:14,
178:8, 178:15,
179:1, 179:4, 179:8,
179:17, 180:6,
180:12

Ferrara ^[1] - 161:11

few ^[5] - 101:9,
114:10, 148:1,

170:18, 175:10
fewer [2] - 177:12,
 177:13
Fifth [1] - 30:15
figure [2] - 83:15,
 187:6
file [7] - 18:2, 34:15,
 46:7, 74:8, 141:1,
 145:4, 211:6
filed [2] - 46:2, 192:3
files [9] - 57:6, 58:7,
 130:9, 130:11,
 141:3, 151:5, 151:9,
 203:5, 216:14
filled [2] - 116:8,
 153:8
fills [1] - 99:3
final [3] - 30:4,
 205:14, 213:9
finance [1] - 162:4
findings [22] - 61:17,
 63:5, 74:12, 75:18,
 93:16, 95:6, 122:3,
 123:8, 124:5,
 124:18, 126:7,
 126:16, 156:11,
 157:12, 158:11,
 160:3, 195:10,
 197:5, 203:12,
 205:4, 211:13,
 212:18
fine [7] - 8:18, 48:14,
 61:7, 73:4, 73:5,
 112:15, 156:3
finish [2] - 15:11,
 45:13
finished [1] - 149:17
Fire [1] - 65:14
firm [2] - 77:11, 96:13
first [19] - 19:5, 19:8,
 30:17, 42:8, 47:7,
 64:12, 95:11, 97:6,
 123:13, 142:10,
 156:7, 157:17,
 163:17, 167:7,
 187:3, 213:4,
 215:16
First [1] - 1:6
fit [3] - 84:12, 182:13,
 183:2
five [29] - 19:5, 19:8,
 49:13, 58:8, 63:15,
 76:10, 95:15,
 102:10, 108:10,

108:17, 114:12,
 116:6, 117:5, 117:8,
 123:18, 130:12,
 130:15, 141:4,
 144:1, 144:3,
 144:15, 160:11,
 170:9, 171:18,
 198:3, 206:6,
 213:14, 216:15,
 217:2

fixed [4] - 72:1, 72:8,
 73:2, 73:11

flat [2] - 60:15, 60:17

Fleischmann

[1] - 190:11

FLEISCHMANN

[1] - 190:11

Floor [1] - 1:6

floor [10] - 14:1,
 14:14, 23:18, 29:17,
 30:17, 30:18, 69:10,
 79:12, 100:3,
 100:18

fluctuate [2] - 175:18,
 176:4

foam [1] - 153:8

focus [1] - 13:8

focusing [1] - 12:7

focussed [1] - 44:6

foliage [1] - 13:3

folks [1] - 129:4

follow [4] - 61:11,
 129:8, 138:5, 172:4

following [15] - 57:14,
 61:17, 74:12, 93:15,
 113:10, 122:3,
 124:5, 129:17,
 140:8, 156:11,
 158:10, 195:10,
 203:12, 211:13,
 215:15

food [1] - 115:12

foot [7] - 102:3,
 162:13, 162:14,
 163:8, 179:15,
 179:18, 181:1

footage [5] - 29:4,
 29:6, 60:1, 100:10,
 184:10

footprint [4] - 48:4,
 81:11, 82:18, 84:14

FOR [1] - 1:1

foregoing [1] - 218:15

FOREGOING

[1] - 219:14
form [3] - 50:12,
 130:10, 141:8
formal [1] - 21:9
formally [2] - 47:17,
 52:13
forms [1] - 216:13
forth [4] - 22:3, 89:8,
 109:10, 219:6
forthcoming
 [1] - 89:1
forward [3] - 18:11,
 59:6, 90:13
foundation
 [4] - 84:12, 86:14,
 86:18, 147:4
foundations [1] - 84:7
founded [1] - 194:9
four [13] - 35:2, 83:7,
 149:2, 149:4,
 152:10, 153:1,
 162:10, 173:15,
 174:14, 179:6,
 179:7, 179:8,
 181:18
frame [1] - 83:1
framing [3] - 152:5,
 152:6, 153:5
FRANK [3] - 153:16,
 154:1, 154:4
frank [1] - 153:16
Frank [1] - 154:4
frankly [8] - 10:11,
 23:6, 23:8, 24:13,
 27:11, 43:2, 44:5,
 192:7
free [1] - 202:16
fresh [1] - 202:4
friendly [1] - 202:4
FROM [3] - 183:1,
 185:14, 211:3
front [47] - 8:14,
 18:11, 80:10, 80:13,
 81:8, 82:12, 82:14,
 82:15, 82:17, 85:15,
 97:2, 97:10, 97:13,
 97:18, 98:8, 98:9,
 98:12, 98:14, 99:1,
 99:3, 99:4, 99:7,
 102:13, 103:2,
 105:8, 106:1,
 106:11, 106:12,
 117:3, 119:6, 120:5,
 120:8, 120:14,

120:18, 121:2,
 121:4, 124:4, 125:1,
 126:3, 126:12,
 133:13, 136:4,
 136:7, 166:13,
 168:15, 182:11,
 216:7

frontage [3] - 135:13,
 136:2, 216:5

fronts [1] - 120:17

full [5] - 64:17, 68:2,
 110:12, 168:9,
 189:7

fully [4] - 31:3, 85:3,
 152:7, 153:7

fumes [1] - 115:14

function [2] - 30:6,
 39:8

functional [2] - 39:7,
 202:5

functionally [1] - 7:15

furniture [1] - 19:7

future [3] - 45:15,
 62:6, 91:2

G

G-A-D-D [1] - 92:13

G-A-L-L [1] - 165:15

Gadd [2] - 92:13,
 92:15

gaining [1] - 15:1

GALL [2] - 165:10,
 165:14

Gall [1] - 165:14

game [2] - 51:7, 129:7

GANEK [10] - 6:16,
 9:11, 63:8, 69:8,
 71:9, 71:12, 72:4,
 72:11, 72:15, 73:13

Ganek [3] - 6:16, 63:8

ganged [1] - 209:5

garage [2] - 81:16,
 209:2

garages [1] - 109:1

GARCIA [28] - 162:5,
 163:15, 164:8,
 164:11, 164:17,
 173:8, 173:11,
 173:14, 175:17,
 176:3, 176:11,
 178:18, 179:3,
 179:7, 179:12,
 180:17, 182:11,

182:15, 184:7,
 184:9, 184:15,
 186:1, 188:10,
 188:13, 189:5,
 190:3, 193:8,
 197:12
Garcia ^[1] - 162:5
garden ^[3] - 20:13,
 39:9, 90:9
Garden ^[1] - 96:12
gardening ^[2] - 10:13,
 19:11
Gardner ^[1] - 191:5
gate ^[3] - 20:6, 21:1,
 21:5
gather ^[1] - 98:10
GENERAL ^[1] - 1:3
general ^[1] - 36:18
generally ^[7] - 75:13,
 95:2, 159:6, 159:17,
 196:15, 204:18,
 212:14
generated ^[6] - 74:16,
 94:3, 158:15,
 195:14, 203:17,
 211:17
generates ^[1] - 180:2
gentleman
^[2] - 74:10, 211:2
gentlemen
^[1] - 161:10
geometry ^[1] - 107:2
girls ^[1] - 174:14
given ^[9] - 8:6, 43:3,
 47:17, 62:10, 80:5,
 124:10, 155:3,
 174:7, 178:7
glad ^[1] - 64:13
glass ^[4] - 85:17,
 133:11, 133:13,
 137:17
goal ^[3] - 80:4, 92:11,
 183:16
God ^[2] - 26:12, 215:2
Goldhor ^[1] - 111:9
GOLDHOR
^[1] - 111:10
gonna ^[3] - 24:9,
 24:11, 64:11
Gore ^[6] - 2:2, 6:6,
 11:13, 30:15, 59:8,
 68:18
Gorham ^[9] - 2:6,
 96:6, 96:15, 98:17,

99:2, 114:5, 120:2,
120:13, 121:16

grade ^[3] - 83:16,
84:10, 87:2

grandfathered
^[1] - 113:13

grant ^[18] - 8:13, 53:6,
63:6, 74:15, 76:1,
95:7, 97:10, 123:9,
125:1, 157:13,
160:4, 195:13,
195:18, 197:6,
203:15, 205:5,
211:16, 213:1

granted ^[15] - 62:13,
63:16, 76:4, 87:15,
87:16, 99:1, 122:17,
124:14, 129:6,
157:4, 158:4, 185:6,
186:15, 198:3,
206:12

granting ^[6] - 50:1,
123:15, 125:5,
158:1, 197:17,
206:2

great ^[4] - 15:12,
105:5, 107:7, 121:5

greatly ^[1] - 90:7

Greek ^[4] - 79:15,
80:10, 82:13, 82:15

GREEN ^[43] - 5:1,
15:18, 16:2, 26:9,
33:1, 35:12, 35:15,
47:10, 55:6, 55:8,
70:9, 73:15, 103:7,
104:6, 104:10,
104:12, 117:17,
118:5, 118:8,
118:14, 119:10,
119:13, 120:1,
120:4, 120:7,
120:12, 121:3,
121:13, 133:16,
134:2, 134:5, 174:3,
175:14, 178:9,
184:13, 185:11,
193:15, 194:3,
201:13, 202:12,
203:8, 210:16,
211:9

Green ^[28] - 1:9, 3:5,
6:4, 42:4, 58:15,
59:4, 63:17, 76:12,
77:4, 95:16, 96:4,

124:1, 125:9, 128:4,
130:17, 131:4,
144:17, 146:4,
158:5, 160:13,
161:4, 198:4, 199:4,
206:8, 207:4,
213:16, 214:4,
217:4

green ^[10] - 26:16,
38:16, 39:2, 39:5,
39:7, 39:8, 39:11,
40:2, 114:16, 115:8

grew ^[1] - 117:11

Griffin ^[2] - 131:12,
132:15

GRIFFIN ^[4] - 138:7,
138:14, 139:6,
139:9

groceries ^[1] - 109:9

ground ^[1] - 147:5

grounds ^[1] - 141:11

guess ^[10] - 21:13,
36:14, 52:12, 56:16,
68:8, 106:8, 117:4,
127:4, 175:14,
178:9

guidelines

^[1] - 179:14

Gus ^[1] - 143:14

gutted ^[1] - 147:4

guys ^[4] - 31:2, 38:16,
56:18, 169:18

H

H-A-M-M-A-R

^[1] - 162:4

half ^[8] - 7:11, 21:7,
27:3, 67:18, 69:3,
99:17, 110:7,
110:10

HALLETT

^[27] - 96:14, 97:4,
97:8, 97:14, 101:5,
102:15, 103:5,
103:8, 103:14,
104:1, 104:15,
106:3, 106:6,
106:14, 107:1,
107:11, 108:5,
110:6, 110:17,
112:3, 118:3,
118:10, 119:7,
119:17, 120:10,

121:8, 121:14

Hallett ^[4] - 96:15,
111:4, 113:17,
115:10

Hallett's ^[1] - 113:5

HAMMAR

^[14] - 162:3, 167:17,
168:2, 168:7,
170:15, 171:17,
172:8, 172:14,
172:17, 174:13,
178:17, 179:6,
183:15, 184:2

Hammar ^[1] - 162:3

Hammer ^[8] - 1:10,
3:6, 6:4, 42:4,
58:16, 59:4, 63:18,
76:13

HAMMER ^[12] - 38:14,

39:6, 39:14, 40:4,
40:7, 40:11, 40:16,
55:11, 71:13, 72:7,
73:2, 73:7

Hammond

^[5] - 110:15, 110:16,
111:2, 111:17,
112:9

Hancock ^[2] - 2:4,

42:6

hand ^[1] - 219:8

hands ^[2] - 125:11,
192:6

hanging ^[1] - 118:12

happy ^[6] - 15:16,

30:7, 103:11,
112:12, 116:12,
193:1

hard ^[6] - 23:10,

138:17, 178:11,
180:11, 193:15,
208:14

harder ^[1] - 4:17

hardship ^[18] - 62:3,

62:8, 106:2, 106:5,
122:8, 122:9,
122:12, 124:8,
124:12, 126:1,
126:2, 156:14,
156:15, 156:18,
182:9, 182:17

harmony ^[1] - 200:5

Harvard ^[2] - 121:6,
187:14

hatch ^[1] - 60:12

HAWKINSON

[6] - 4:16, 5:4, 50:16,
168:5, 176:1,
183:18

hazard [12] - 74:18,
75:10, 94:5, 94:15,
158:17, 159:14,
195:16, 196:11,
204:1, 204:14,
212:1, 212:11

head [1] - 169:6

health [6] - 75:11,
94:16, 159:15,
196:12, 204:15,
212:12

hear [13] - 4:17, 9:4,
53:4, 87:9, 128:15,
132:6, 134:7, 140:1,
143:1, 144:2, 182:9,
183:18, 214:12

heard [29] - 6:7,
26:10, 34:11, 42:7,
54:14, 55:4, 57:13,
74:4, 77:7, 88:9,
91:10, 96:7, 109:16,
117:7, 128:7,
129:13, 129:16,
131:7, 143:15,
144:1, 144:11,
146:7, 153:14,
154:17, 161:7,
199:7, 207:7,
207:17, 214:7

hearing [14] - 43:12,
44:9, 46:2, 55:15,
56:11, 58:4, 134:15,
142:12, 172:10,
190:16, 208:15,
216:9, 219:6

HEARING [1] - 1:3

Hearing [2] - 2:3, 2:4

heavy [1] - 22:3

height [9] - 14:6,
44:15, 56:17, 67:18,
68:2, 69:3, 69:11,
70:17, 71:3

hello [2] - 6:11, 207:9

help [3] - 9:10, 47:2,
92:10

helped [2] - 13:7, 13:9

helpful [6] - 23:3,
56:14, 104:18,
105:3, 105:16,
201:13

hereby ^[1] - 218:16
herein ^[1] - 219:6
hereunto ^[1] - 219:7
HERMAN ^[6] - 42:14,
 54:2, 54:7, 54:10,
 56:12, 57:4
Herman ^[1] - 42:14
hickey ^[1] - 1:9
HICKEY ^[22] - 19:18,
 24:7, 24:17, 32:10,
 33:10, 45:8, 47:16,
 53:15, 53:18, 61:15,
 71:2, 74:1, 137:7,
 143:14, 170:12,
 172:15, 187:13,
 194:12, 194:17,
 195:2, 203:9, 211:8
Hickey ^[28] - 3:5, 6:4,
 42:4, 58:15, 59:4,
 63:17, 76:12, 77:4,
 95:16, 96:4, 124:1,
 125:13, 127:1,
 128:4, 130:17,
 131:4, 144:17,
 146:4, 158:5,
 160:13, 161:4,
 198:4, 199:4, 206:8,
 207:4, 213:16,
 214:4, 217:4
high ^[3] - 189:3,
 209:6, 209:7
higher ^[2] - 71:3,
 209:14
himself ^[1] - 132:15
historic ^[3] - 25:18,
 82:15, 83:11
Historic ^[4] - 81:3,
 83:10, 87:14, 200:1
Historical ^[3] - 48:13,
 55:16, 150:2
historically ^[1] - 81:2
history ^[1] - 80:6
hobbling ^[1] - 55:11
hold ^[1] - 103:7
holding ^[1] - 164:16
home ^[12] - 16:13,
 18:11, 19:9, 30:3,
 30:4, 30:7, 31:14,
 62:4, 65:3, 65:9,
 113:3, 113:17
homeowner
^[2] - 6:15, 66:3
homeowner's
^[1] - 33:13

homeowners

[3] - 7:6, 10:11,
66:14

homes [2] - 25:7,
114:12

hope [6] - 15:13,
17:16, 66:9, 91:3,
91:4, 189:10

hopefully [6] - 19:13,
30:4, 53:3, 80:3,
128:16, 171:7

hoping [3] - 7:7, 7:17,
85:18

Hospital [1] - 214:14

hospital [2] - 216:4,
216:7

hour [2] - 175:16,
176:8

hours [3] - 18:15,
138:15, 187:6

house [75] - 7:13,
7:14, 11:3, 11:10,
11:12, 11:15, 11:16,
12:5, 12:6, 22:6,
22:11, 23:16, 23:17,
24:10, 24:11, 24:14,
25:1, 25:5, 25:9,
25:12, 25:13, 26:7,
27:7, 37:7, 50:13,
51:8, 52:7, 55:10,
55:14, 64:10, 64:17,
65:5, 65:7, 65:8,
66:13, 77:18, 79:15,
79:17, 80:2, 80:8,
81:12, 82:5, 83:4,
83:8, 83:9, 84:15,
86:11, 88:15, 89:15,
90:8, 90:9, 90:16,
99:5, 100:1, 101:11,
105:7, 109:10,
110:7, 110:8, 113:5,
113:10, 114:6,
120:5, 147:11,
148:14, 149:12,
150:4, 155:11,
208:2, 209:3, 209:8,
212:5

houses [7] - 16:5,
21:17, 22:5, 22:18,
98:18, 115:13,
117:18

housing [1] - 90:17

HUGHES [27] - 96:14,
97:4, 97:8, 97:14,

101:5, 102:15,
 103:5, 103:8,
 103:14, 104:1,
 104:15, 106:3,
 106:6, 106:14,
 107:1, 107:11,
 108:5, 110:6,
 110:17, 112:3,
 118:3, 118:10,
 119:7, 119:17,
 120:10, 121:8,
 121:14

Hughes [5] - 96:15,
 111:4, 113:5,
 113:17, 115:10

HUGHES-HALLETT

[27] - 96:14, 97:4,
 97:8, 97:14, 101:5,
 102:15, 103:5,
 103:8, 103:14,
 104:1, 104:15,
 106:3, 106:6,
 106:14, 107:1,
 107:11, 108:5,
 110:6, 110:17,
 112:3, 118:3,
 118:10, 119:7,
 119:17, 120:10,
 121:8, 121:14

Hughes-Hallett
 [4] - 96:15, 111:4,
 113:17, 115:10

Hughes-Hallett's
 [1] - 113:5

hundred [1] - 170:6

hung [2] - 22:10, 23:1

hung [2] - 210:10,
 210:11

hypothetically
 [1] - 28:11

I

I's [1] - 50:2

idea [2] - 98:15, 143:5

identical [1] - 91:15

identified [5] - 92:15,
 125:4, 125:18,
 126:13, 160:7

identify [2] - 91:16,
 106:2

ignore [1] - 17:12

image [2] - 17:2,
 17:12

imagine ^[1] - 189:5
imaging ^[1] - 12:1
immediate
^[1] - 113:18
impact ^[6] - 26:5,
40:3, 83:17, 194:7,
204:13
impacted ^[1] - 65:11
impacting
^[1] - 155:10
impacts ^[6] - 7:16,
10:14, 11:1, 17:16,
22:5, 26:4
impair ^[6] - 75:14,
95:3, 159:18,
196:16, 205:1,
212:15
importance
^[1] - 26:16
important ^[2] - 42:10,
144:5
impose ^[2] - 4:3,
189:17
imposed ^[1] - 206:4
improve ^[2] - 20:15,
67:6
improved ^[2] - 123:4,
156:16
improvement
^[1] - 90:15
improving ^[2] - 14:5,
15:4
IN ^[2] - 219:7, 219:15
inaudible
^[1] - 152:11
Inc ^[1] - 63:9
INC ^[1] - 1:16
inch ^[1] - 148:17
inches ^[7] - 148:18,
149:2, 149:4,
149:13, 149:16,
153:1, 209:7
inclement
^[1] - 191:13
inclined ^[1] - 194:17
include ^[1] - 172:10
included ^[1] - 170:7
including ^[5] - 81:8,
99:12, 106:1,
114:10, 134:17
incorporate ^[1] - 18:9
increase ^[4] - 63:1,
98:12, 157:9,
181:16

incredibly ^[1] - 14:8
indefinitely
^[1] - 197:15
indicated ^[4] - 56:1,
76:7, 93:9, 156:6
individual ^[2] - 16:18,
116:5
inform ^[2] - 4:7, 88:17
informally ^[1] - 35:1
information
^[3] - 34:2, 197:4,
201:12
informed ^[2] - 112:4,
112:5
inherited ^[1] - 81:5
initialed ^[1] - 213:5
initialled ^[3] - 95:12,
123:14, 157:17
initiated ^[1] - 199:13
inner ^[1] - 102:4
input ^[2] - 32:3, 83:12
inside ^[14] - 13:9,
24:15, 85:5, 85:18,
133:6, 133:10,
133:13, 136:14,
136:16, 136:18,
137:7, 137:10,
137:17, 152:14
inspected
^[2] - 131:16, 131:18
Inspectional
^[3] - 42:18, 172:5,
218:3
inspectors ^[1] - 170:1
instead ^[1] - 210:10
instructional
^[2] - 162:9, 162:10
instructions
^[1] - 135:11
INSTRUCTIONS
^[2] - 218:1, 218:5
insulated ^[2] - 152:7,
152:8
insulation
^[7] - 147:11, 148:14,
148:15, 152:4,
155:10, 156:16,
157:2
integrity ^[6] - 75:14,
95:3, 159:18,
196:16, 205:1,
212:15
intending ^[1] - 91:4
intent ^[11] - 62:16,

75:16, 95:5, 123:2,
124:17, 138:1,
157:7, 160:1,
196:18, 205:2,
212:17

interfere ^[1] - 4:5

interior ^[11] - 13:6,
14:3, 23:17, 29:2,
29:3, 29:8, 63:1,
136:8, 147:4,
147:16, 147:17

internal ^[1] - 163:16

interrupt ^[1] - 28:7

introduce ^[1] - 42:8

intrudes ^[2] - 157:2

intrusion ^[1] - 159:6

intrusive ^[2] - 22:8,
22:17

involve ^[4] - 62:2,

122:8, 124:7,
156:14

involved ^[2] - 101:3,

188:9

involves ^[1] - 129:5

involving ^[1] - 132:3

Islamic ^[4] - 167:14,

168:8, 170:13,
172:6

issue ^[13] - 42:10,

44:7, 66:6, 66:8,
106:12, 131:15,
143:3, 143:6, 172:8,
172:9, 182:6, 197:3,
200:9

issues ^[4] - 65:17,

101:3, 122:10,
192:7

itself ^[4] - 23:16,

23:17, 24:10, 27:18

J

Jacobson ^[1] - 155:4

JACOBSON

^[1] - 155:4

Janet ^[14] - 1:9, 3:5,

6:3, 42:3, 59:3,
77:3, 96:3, 128:3,
131:3, 146:3, 161:3,
199:3, 207:3, 214:3

JANET ^[43] - 5:1,

15:18, 16:2, 26:9,
33:1, 35:12, 35:15,
47:10, 55:6, 55:8,

70:9, 73:15, 103:7,
 104:6, 104:10,
 104:12, 117:17,
 118:5, 118:8,
 118:14, 119:10,
 119:13, 120:1,
 120:4, 120:7,
 120:12, 121:3,
 121:13, 133:16,
 134:2, 134:5, 174:3,
 175:14, 178:9,
 184:13, 185:11,
 193:15, 194:3,
 201:13, 202:12,
 203:8, 210:16,
 211:9

JEFFREY ^[24] - 96:10,
 97:3, 97:7, 98:1,
 98:16, 99:11, 99:18,
 101:4, 101:7, 102:9,
 102:16, 108:4,
 108:8, 115:18,
 116:15, 117:2,
 118:7, 119:16,
 120:3, 120:6,
 120:15, 120:18,
 121:4, 121:10

Jeffrey ^[1] - 96:10

JIM ^[17] - 104:5,
 107:17, 108:1,
 108:7, 118:17,
 122:1, 137:16,
 149:7, 152:3, 152:8,
 152:12, 182:8,
 182:13, 182:18,
 195:7, 205:11,
 210:17

Jim ^[11] - 1:10, 77:4,
 96:4, 128:4, 131:4,
 146:4, 152:2, 161:4,
 199:4, 207:4, 214:4

John ^[1] - 162:3

JOHN ^[20] - 4:16, 5:4,
 50:16, 162:3,
 167:17, 168:2,
 168:5, 168:7,
 170:15, 171:17,
 172:8, 172:14,
 172:17, 174:13,
 176:1, 178:17,
 179:6, 183:15,
 183:18, 184:2

Jon ^[1] - 6:14

Jonathan ^[2] - 6:13,

165:14

JONATHAN

[32] - 6:14, 14:10,
16:6, 17:4, 17:18,
18:5, 20:17, 21:4,
28:6, 29:18, 32:8,
32:11, 32:14, 33:2,
33:12, 33:18, 36:10,
36:13, 38:1, 67:15,
68:11, 68:17, 69:2,
69:9, 69:18, 70:2,
70:15, 72:2, 72:17,
73:4, 165:10,
165:14

July [5] - 157:16,
205:9, 205:11,
205:12, 213:4

June [2] - 95:10,
123:13

K

KATIE [1] - 42:16

Katie [1] - 42:16

keep [6] - 18:1, 36:2,
83:2, 137:4, 151:4,
201:17

keeping [2] - 84:7,
86:16

KeyWordIndex

[1] - 2:14

kids [9] - 163:8,
163:10, 164:13,
166:1, 174:5,
174:11, 175:7,
175:12, 193:17

kind [17] - 12:13,
18:15, 21:5, 23:5,
23:14, 23:17, 25:14,
25:18, 27:6, 27:15,
38:16, 66:18, 81:5,
85:6, 86:6, 166:10,
178:13

KIRBY [7] - 207:9,
208:1, 208:17,
209:10, 210:5,
210:9, 213:10

Kirby [1] - 207:10

Kit [1] - 112:8

kitchen [4] - 114:7,
115:16, 207:12,
209:17

knock [1] - 87:18

knowing [1] - 27:10

knowledge

[1] - 113:17

known [2] - 50:7,
167:13**Korsgaard**

[1] - 110:14

KORSGAARD

[1] - 110:15

KRAMER[4] - 200:12, 200:15,
201:2, 201:9**Kramer** [1] - 200:16**L****L-A-Z-A-R** [1] - 110:4**lack** [1] - 75:8**ladies** [1] - 161:10**LANA** [8] - 207:9,208:1, 208:17,
209:10, 210:5,
210:9, 213:4,
213:10**Lana** [2] - 207:9,
213:3**land** [3] - 197:16,
209:1, 209:2**landing** [1] - 83:16**landscaping**

[1] - 10:9

Laredo [1] - 117:6**large** [5] - 8:2, 12:2,
25:14, 31:16, 81:7**largely** [1] - 7:4**larger** [4] - 69:6,

70:13, 71:16, 73:6

last [13] - 7:3, 38:15,43:11, 56:16, 58:5,
93:6, 100:1, 112:16,
115:14, 117:6,
141:15, 170:18,
209:17**lastly** [3] - 130:8,
140:18, 216:10**late** [3] - 43:10, 54:18,
167:6**lattice** [1] - 83:1**Laurie** [1] - 92:12**LAURIE** [1] - 92:13**law** [2] - 77:11,
134:11**Law** [1] - 6:13**lawn** [1] - 216:7**Lawson** [1] - 219:4

lawyer ^[1] - 31:7
lay ^[2] - 97:16, 197:15
layers ^[1] - 149:11
layout ^[3] - 147:16,
 147:17, 199:13
Lazar ^[1] - 110:4
leaded ^[1] - 85:17
leafed ^[1] - 12:4
lease ^[4] - 170:17,
 171:3, 171:15,
 172:3
leash ^[1] - 164:14
leasing ^[1] - 170:18
least ^[6] - 31:9, 44:7,
 53:16, 93:6, 163:2,
 170:18
leave ^[2] - 191:13,
 208:14
leaves ^[1] - 53:15
leaving ^[1] - 201:3
Lee ^[1] - 101:10
left ^[6] - 11:10, 11:11,
 11:16, 12:5, 14:16,
 25:13
legal ^[3] - 134:12,
 134:13, 135:1
legitimate ^[3] - 43:1,
 192:7, 194:5
lend ^[1] - 24:11
lends ^[1] - 27:17
length ^[2] - 107:3
lengthier ^[1] - 112:18
less ^[6] - 7:11, 81:1,
 89:15, 107:2,
 149:15, 172:15
letter ^[33] - 32:4, 33:8,
 34:4, 91:15, 91:16,
 92:12, 92:14, 92:17,
 93:1, 93:4, 93:6,
 103:1, 110:3, 110:5,
 110:10, 110:14,
 111:9, 111:16,
 112:8, 112:13,
 112:16, 112:18,
 117:10, 126:8,
 151:1, 155:2,
 159:10, 165:4,
 165:6, 165:9, 166:8,
 190:9, 215:11
letters ^[16] - 34:15,
 74:8, 79:3, 91:14,
 91:17, 93:1, 93:9,
 94:12, 95:1, 102:10,
 103:6, 103:10,

110:2, 113:8, 203:5,
211:5

level [2] - 37:2, 65:5

Lexington [9] - 2:9,

146:6, 146:11,

150:16, 151:2,

154:5, 155:5, 155:7

LIANG [9] - 199:9,

199:18, 200:11,

201:16, 202:1,

202:7, 202:9,

205:18, 206:10

Liang [1] - 199:10

License [1] - 219:12

licensed [2] - 170:13,

179:10

life [3] - 80:1, 107:8,

174:16

light [11] - 20:13,

25:11, 26:2, 26:17,

27:6, 32:1, 65:4,

70:14, 73:6, 86:1,

202:4

Lilly [1] - 112:8

LILLY [1] - 112:8

limit [3] - 90:5,

114:16, 181:15

limited [1] - 189:13

limiting [1] - 196:4

line [16] - 18:4, 18:10,

18:12, 19:1, 19:14,

25:8, 64:9, 64:11,

64:16, 84:18,

108:13, 108:16,

114:9, 149:8,

149:10, 182:12

Line [3] - 2:11, 199:6,

199:10

LINE [1] - 218:8

lines [1] - 115:6

listed [1] - 118:6

listened [1] - 89:4

literal [5] - 62:1,

122:7, 124:6, 139:5,

156:13

live [16] - 33:4, 80:13,

88:14, 88:15, 96:15,

107:6, 110:6,

110:16, 111:2,

165:15, 166:8,

175:3, 191:2, 191:4,

191:10, 191:18

liveability [1] - 67:7

lived [3] - 104:18,

107:7, 117:5

lives ^[1] - 106:9

living ^[4] - 24:13,
62:5, 63:2, 86:9

LLC ^[1] - 157:16

located ^[2] - 72:5,
115:15

location ^[18] - 8:6,
12:3, 12:14, 62:10,
83:13, 163:3,
163:13, 163:14,
167:11, 168:16,
171:1, 171:8,
174:15, 179:5,
189:16, 205:15,
212:9, 216:4

locations

^[5] - 147:13, 163:2,
163:11, 163:18,
182:3

logical ^[1] - 104:13

look ^[23] - 7:7, 9:17,
11:16, 17:2, 17:8,
22:1, 22:2, 22:4,
40:16, 65:10, 71:1,
90:13, 101:16,
108:3, 108:13,
133:9, 133:16,
139:3, 139:13,
141:6, 210:2,
210:11

looking ^[11] - 8:8,
11:15, 17:14, 18:4,
21:13, 33:16, 65:6,
73:5, 78:3, 138:4,
168:16

looks ^[5] - 5:2, 11:16,
40:11, 164:12,
200:5

lost ^[1] - 68:16

loud ^[1] - 30:8

lovely ^[2] - 14:7,
105:12

low ^[2] - 14:6, 17:15

lower ^[1] - 209:14

lowered ^[1] - 44:14

luck ^[5] - 8:14,
160:12, 198:3,
206:7, 213:15

Lynn ^[4] - 100:6,
100:9, 110:3,
111:16

M**M-A-R-C-H-M-A-N-D**

[1] - 112:15

MAGGIE [4] - 200:12,
200:15, 201:2,
201:9

Maggie [1] - 200:16

mail [1] - 155:17

mailed [1] - 170:4

maintain [3] - 129:1,
130:6, 132:17

maintained [3] - 58:3,
140:16, 216:8

maintaining

[2] - 134:18, 147:6

majority [5] - 162:12,
173:2, 173:18,
175:11, 183:5

MAK [7] - 42:14,
42:16, 54:2, 54:7,
54:10, 56:12, 57:4

Mak [2] - 42:14, 42:16

manage [1] - 106:10

mandate [3] - 180:15,
184:17, 185:1

mandates

[1] - 179:14

Marchand

[1] - 112:14

Margaret [1] - 93:7

Maria [3] - 46:9,
132:13, 138:10

MARIA [1] - 176:11

Marian [1] - 110:14

mark [1] - 17:13

MARTINS

[22] - 161:9, 162:6,

163:1, 164:12,

167:12, 167:18,

169:1, 169:9,

169:14, 169:17,

173:12, 176:18,

177:11, 177:14,

178:8, 178:15,

179:1, 179:4, 179:8,

179:17, 180:6,

180:12

Martins [1] - 161:10

Mary [10] - 165:15,

165:18, 183:8,

183:12, 190:10,

190:12, 190:17,

191:5, 192:13,

194:9

Mary's ^[7] - 184:14,
185:2, 187:1, 187:7,
188:8, 188:11,
189:14

Mass ^[2] - 2:8, 141:16

MASSACHUSETTS

^[1] - 219:2

Massachusetts

^[4] - 1:6, 1:7, 131:6,
132:2

master ^[3] - 14:16,
15:2, 72:6

match ^[2] - 51:17,
83:7

matches ^[1] - 102:3

material ^[2] - 213:7,
216:11

materials ^[1] - 65:16

matter ^[30] - 6:8,
34:10, 34:12, 42:7,
61:5, 74:3, 74:5,
77:8, 88:7, 88:9,
91:11, 96:8, 106:5,
109:14, 109:17,
128:8, 131:8, 146:8,
153:13, 161:8,
165:5, 171:3,
172:18, 185:4,
196:1, 199:8,
202:14, 207:8,
211:1, 214:8

matters ^[1] - 65:15

max ^[3] - 175:7,
180:4, 181:2

maxed ^[1] - 183:5

maximizing

^[1] - 18:17

mean ^[39] - 10:8,
18:5, 20:11, 23:4,
23:7, 25:6, 27:3,
27:18, 30:2, 30:3,
36:14, 37:3, 39:6,
39:16, 45:2, 46:15,
50:14, 64:16, 80:16,
90:5, 98:8, 104:12,
116:3, 116:10,
120:12, 121:10,
132:18, 139:11,
142:2, 144:3,
166:11, 172:17,
173:1, 174:17,
175:11, 178:12,
185:15, 194:4,

209:14

means [5] - 82:7,
83:13, 100:17,
144:1, 216:6

meant [2] - 14:17,
151:12

meantime [1] - 44:9

medium [1] - 4:2

meet [3] - 39:1, 65:1,
147:16

meeting [10] - 3:8,
4:1, 4:5, 4:6, 4:7,
4:14, 4:15, 7:3,
142:12, 142:15

MELISSA [27] - 162:5,
163:15, 164:8,
164:11, 164:17,
173:8, 173:11,
173:14, 175:17,
176:3, 178:18,
179:3, 179:7,
179:12, 180:17,
182:11, 182:15,
184:7, 184:9,
184:15, 186:1,
188:10, 188:13,
189:5, 190:3, 193:8,
197:12

Melissa [1] - 162:5

Member [4] - 1:9, 1:9,
1:10, 1:10

member [1] - 144:6

MEMBER [3] - 183:1,
185:14, 211:3

members [22] - 6:12,
7:17, 19:16, 35:10,
45:1, 45:7, 49:12,
61:14, 73:17, 77:10,
87:6, 98:3, 99:12,
104:3, 107:15,
128:12, 144:1,
152:1, 165:1,
183:14, 202:11,
210:15

Members [13] - 3:4,
6:2, 42:2, 59:2,
77:2, 96:2, 128:2,
131:2, 146:2, 161:2,
199:2, 207:2, 214:2

mention [2] - 5:4,
44:3

mentioned
[3] - 38:15, 64:15,
100:7

merit ^[1] - 45:2
merits ^[1] - 48:6
met ^[9] - 74:15, 94:1,
 101:8, 102:9,
 158:13, 195:13,
 203:15, 208:12,
 211:16
Mexico ^[1] - 117:7
Meyer ^[2] - 77:15,
 95:10
MF ^[1] - 161:11
mic ^[2] - 50:17, 168:5
MICHAEL ^[5] - 77:9,
 78:10, 78:14, 78:18,
 79:6
Michael ^[1] - 77:11
microphone
^[2] - 176:2, 184:1
microphones ^[1] - 5:2
might ^[11] - 10:8,
 25:5, 34:18, 38:9,
 41:2, 51:4, 129:3,
 166:7, 183:16,
 197:13, 197:14
mile ^[1] - 163:3
mind ^[3] - 36:16,
 43:18, 213:9
minimal ^[1] - 26:4
minimalist ^[1] - 28:18
minimalistic
^[1] - 19:13
minimize ^[5] - 10:1,
 10:14, 19:3, 26:6,
 83:17
minimizes ^[1] - 85:12
minimum ^[1] - 161:17
minutes ^[3] - 101:15,
 167:5, 175:7
missing ^[2] - 135:6,
 167:6
mixture ^[2] - 150:2,
 150:5
modern ^[4] - 17:15,
 23:18, 28:1, 80:17
modest ^[2] - 90:4,
 204:4
modesty ^[1] - 89:17
modification
^[2] - 129:5, 157:1
modifications
^[1] - 36:15
modified ^[3] - 76:5,
 130:10, 212:10
modify ^[5] - 35:7,

58:6, 141:1, 213:7,
216:11

moment [4] - 30:10,
32:17, 32:18, 174:8

Monday [4] - 58:8,
130:12, 141:4,
216:15

MONTEVERDE

[17] - 104:5, 107:17,
108:1, 108:7,
118:17, 122:1,
137:16, 149:7,
152:3, 152:8,
152:12, 182:8,
182:13, 182:18,
195:7, 205:11,
210:17

Monteverde

[21] - 1:10, 77:4,
95:17, 96:4, 124:2,
125:9, 128:4,
130:18, 131:4,
144:18, 146:4,
158:6, 160:14,
161:4, 198:5, 199:4,
206:9, 207:4,
213:17, 214:4,
217:5

month [2] - 55:17,
170:5

months [10] - 54:12,
79:2, 101:9, 171:1,
193:1, 193:11,
193:14, 194:11,
194:16, 200:2

moratorium

[2] - 55:17, 56:2

morning [7] - 166:18,
175:15, 176:7,
176:8, 187:5, 188:7,
189:6

mornings [1] - 183:9

morphs [1] - 180:8

most [15] - 19:12,
75:7, 89:1, 90:3,
94:13, 105:4,
121:11, 141:3,
147:6, 157:16,
173:4, 175:11,
191:1, 191:10,
204:5

mostly [1] - 15:4

motion [3] - 74:9,
125:14, 144:10

Mount ^[2] - 214:6,
214:13

move ^[7] - 23:13,
34:17, 82:8, 99:17,
100:11, 200:7

moved ^[3] - 14:18,
33:6, 117:7

moves ^[24] - 57:12,
61:16, 63:6, 74:11,
76:1, 93:15, 95:7,
122:3, 123:9, 124:5,
125:1, 129:15,
140:6, 156:11,
157:13, 158:10,
160:4, 195:9, 197:6,
203:11, 205:5,
211:12, 213:1,
215:13

moving ^[4] - 15:2,
101:15, 124:3,
158:7

Mt ^[1] - 2:13

mulberry ^[1] - 115:11

multi ^[1] - 41:3

multi-family ^[1] - 41:3

multiple ^[3] - 147:13,
163:2, 168:9

Museum
^[11] - 111:10,
111:12, 111:14,
113:1, 113:4, 114:5,
114:11, 114:12,
116:6, 120:1,
121:15

must ^[5] - 58:7,
134:14, 134:16,
216:6, 216:14

N

name ^[17] - 6:12,
42:12, 77:11, 88:12,
88:13, 96:8, 96:10,
96:12, 131:8,
146:10, 154:3,
161:10, 165:12,
165:14, 199:9,
200:16, 207:9

name's ^[1] - 42:14

narrow ^[2] - 25:17,
190:18

naturally ^[1] - 189:2

nature ^[4] - 43:3,
124:11, 176:17,

204:4

near ^[3] - 30:6,
135:16, 166:8

necessarily
^[2] - 104:14, 138:18

necessary ^[3] - 20:2,
162:12, 192:18

need ^[38] - 9:10, 13:7,
15:14, 27:2, 28:10,
28:12, 28:14, 35:9,
45:3, 47:11, 51:2,
51:12, 53:18, 59:17,
60:4, 61:11, 68:14,
79:10, 84:9, 86:13,
86:17, 106:13,
116:11, 116:12,
122:10, 125:15,
133:16, 135:13,
136:1, 136:3,
156:16, 163:4,
164:1, 173:16,
177:7, 180:18,
181:18, 200:6

needed ^[3] - 82:8,
90:18, 147:3

needing ^[1] - 85:10

needs ^[5] - 39:1, 45:9,
101:6, 146:13,
147:16

negative ^[1] - 154:9

negotiated ^[1] - 168:9

neighbor ^[21] - 9:18,
64:17, 67:10, 67:11,
67:18, 71:15, 75:6,
79:7, 83:12, 85:7,
92:3, 97:12, 100:6,
102:17, 111:3,
128:16, 208:6,
208:7, 208:11,
209:12, 209:13

Neighbor ^[1] - 32:3

neighbor's ^[8] - 8:9,
9:17, 9:18, 65:3,
65:7, 65:8, 72:10,
85:13

neighborhood
^[26] - 17:10, 20:12,
22:12, 24:3, 26:12,
26:14, 27:17, 30:2,
30:10, 31:10, 32:3,
37:3, 37:8, 66:10,
75:1, 80:7, 94:6,
104:18, 113:16,
113:18, 123:6,

158:18, 194:8,
195:17, 204:2,
212:2

neighborhoods

[3] - 16:4, 27:13,
115:1

neighboring

[5] - 7:14, 9:15, 22:6,
25:9, 25:13

neighbors [30] - 7:17,

17:17, 26:5, 30:8,
32:6, 44:15, 49:11,
56:13, 57:7, 79:2,
89:18, 92:6, 92:8,
93:11, 102:10,
102:11, 105:4,
150:15, 150:17,
151:12, 155:7,
159:7, 159:9,
165:11, 166:7,
185:9, 201:3, 208:9

NetZero [1] - 92:11

never [3] - 105:1,
132:4, 189:1

new [31] - 45:3, 46:2,

47:6, 47:11, 47:13,
48:9, 48:17, 50:12,
51:7, 51:8, 53:4,
53:6, 54:13, 57:6,
57:18, 58:1, 58:2,
58:7, 64:5, 84:13,
90:16, 135:6,
138:11, 138:13,
138:15, 140:13,
162:2, 163:18,
199:13, 210:6

newer [1] - 191:3

Newton [1] - 33:4

next [21] - 27:7, 38:3,

47:2, 49:5, 55:14,
80:1, 88:15, 100:6,
108:14, 112:2,
114:6, 114:10,
114:14, 114:17,
115:3, 115:7, 115:9,
115:14, 118:1,
128:17, 185:16

Next [2] - 114:3,

115:5

next-door [4] - 27:7,

88:15, 100:6,
108:14

NG [1] - 42:16

Ng [1] - 42:16

NG-MAK ^[1] - 42:16
Ng-Mak ^[1] - 42:16
nice ^[1] - 68:5
night ^[2] - 215:4,
 215:6
nobody ^[2] - 103:3,
 201:9
non ^[10] - 51:14,
 51:17, 52:6, 62:11,
 64:8, 78:8, 78:17,
 81:8, 82:9, 122:14
non-conforming
^[8] - 51:14, 62:11,
 64:8, 78:8, 78:17,
 81:8, 82:9, 122:14
non-conformities
^[1] - 52:6
none ^[1] - 114:12
nonetheless
^[2] - 16:7, 33:4
nonvisible ^[1] - 18:12
normal ^[1] - 4:18
normally ^[1] - 113:14
northwest ^[2] - 81:9,
 83:9
NOT ^[1] - 219:15
notable ^[1] - 192:1
Notary ^[2] - 219:4,
 219:11
note ^[9] - 4:16, 73:9,
 73:11, 75:6, 112:10,
 112:15, 123:3,
 157:8, 218:6
noted ^[1] - 218:16
nothing ^[2] - 142:18,
 151:8
notice ^[1] - 215:7
notifying ^[1] - 3:17
November ^[1] - 54:18
nuances ^[1] - 30:5
nuisance ^[7] - 22:18,
 75:10, 94:15,
 159:14, 196:11,
 204:14, 212:11
nullifying ^[4] - 62:15,
 123:1, 124:16,
 157:6
number ^[11] - 4:3,
 16:10, 16:14, 18:15,
 22:14, 30:9, 71:2,
 98:12, 106:8, 132:3,
 181:2
numbers ^[1] - 183:2
nursery ^[3] - 199:14,

199:18, 202:3

O

o'clock ^[2] - 174:18,
187:5

O'Grady ^[5] - 1:12,
131:18, 138:13,
142:1, 188:1

O'GRADY

^[40] - 39:13, 46:8,
46:12, 46:18, 47:7,
49:8, 51:2, 51:7,
54:6, 54:8, 55:1,
60:7, 60:11, 60:15,
61:1, 61:7, 71:7,
71:10, 120:17,
129:10, 136:14,
136:18, 137:10,
137:14, 138:2,
138:10, 140:4,
172:4, 172:11,
173:6, 173:10,
186:5, 186:9,
186:12, 187:3,
188:3, 188:6,
214:18, 215:4,
215:8

object ^[3] - 113:6,
113:9, 155:18

objected ^[2] - 103:3,
159:8

objecting ^[1] - 103:1

objection ^[4] - 56:16,
102:17, 155:9,
204:6

objects ^[1] - 97:12

obstructing

^[1] - 68:12

obtrusive ^[1] - 18:6

obvious ^[1] - 187:4

obviously ^[8] - 28:2,
29:1, 64:17, 67:9,
69:10, 93:7, 110:10,
171:2

occupancy

^[1] - 177:15

occupant ^[6] - 75:12,
94:17, 159:16,
196:13, 204:16,
212:13

occupants ^[2] - 62:5,
62:6

occupied ^[1] - 22:7

occupying ^[1] - 193:7

occur ^[1] - 44:6

October ^[9] - 54:18,
55:1, 57:14, 58:1,
58:9, 193:8, 194:13,
195:5, 197:8

October's ^[1] - 46:14

OF ^[6] - 1:1, 1:2,
219:2, 219:14,
219:15, 219:16

off-street ^[4] - 97:2,
105:2, 114:11,
124:10

office ^[5] - 13:16,
13:17, 15:6, 96:11,
129:1

OFFICIAL ^[1] - 1:16

official ^[3] - 71:10,
169:2, 170:11

officials ^[1] - 126:5

offset ^[1] - 85:2

often ^[3] - 105:9,
166:2, 166:9

oftentimes
^[1] - 163:17

old ^[6] - 13:18, 25:18,
50:13, 84:4, 84:12,
209:8

older ^[2] - 62:4,
174:11

on-street ^[1] - 191:1

once ^[3] - 23:13,
51:18, 132:18

one ^[81] - 3:12, 8:13,
8:15, 10:5, 10:7,
13:12, 13:13, 14:4,
16:18, 18:4, 23:3,
23:7, 24:9, 25:12,
26:13, 29:15, 35:2,
38:14, 42:6, 42:14,
53:1, 53:3, 54:2,
56:12, 66:17, 67:4,
67:5, 70:3, 71:13,
78:11, 97:2, 97:6,
99:13, 102:17,
103:10, 105:9,
107:17, 113:12,
118:1, 119:5,
119:10, 128:10,
130:1, 135:5, 135:7,
136:4, 136:7,
136:14, 136:16,
138:11, 138:15,
139:2, 141:14,

146:10, 155:2,
 155:13, 159:9,
 163:3, 163:9,
 163:13, 164:2,
 165:10, 180:13,
 190:18, 192:16,
 192:18, 193:6,
 193:10, 194:12,
 199:14, 199:16,
 200:5, 200:13,
 202:3, 208:6,
 214:10, 215:1
ones ^[3] - 71:6,
 162:13, 213:9
open ^[32] - 3:18,
 20:15, 21:4, 23:18,
 31:5, 31:9, 31:12,
 32:1, 34:9, 46:14,
 72:14, 72:18, 74:2,
 88:7, 99:5, 109:14,
 121:5, 121:7, 121:9,
 121:10, 152:16,
 153:8, 153:12,
 165:5, 168:2,
 173:14, 175:15,
 199:16, 202:14,
 210:12, 210:18,
 215:4
openable ^[1] - 73:12
opened ^[1] - 21:1
opening ^[1] - 83:18
openings ^[3] - 64:5,
 86:8
operable ^[2] - 72:9,
 73:3
operation ^[8] - 4:4,
 75:3, 94:8, 159:1,
 159:11, 196:6,
 204:7, 212:6
opinion ^[1] - 98:15
opportunity
^[1] - 185:17
opposed ^[6] - 36:17,
 71:18, 109:11,
 125:10, 125:12,
 183:12
opposition
^[9] - 30:13, 31:2,
 65:13, 67:13, 88:1,
 93:10, 126:13,
 165:7
option ^[2] - 53:16,
 171:18
oral ^[1] - 204:11

orally ^[1] - 204:5
order ^[6] - 3:9, 19:4,
 81:15, 82:4, 84:10,
 189:8
ordinance ^[1] - 138:6
Ordinance ^[31] - 62:2,
 62:16, 74:14, 75:17,
 93:18, 94:10, 95:5,
 123:2, 124:7,
 124:17, 128:14,
 129:2, 130:7,
 134:17, 141:12,
 157:7, 158:12,
 159:3, 160:2, 178:6,
 195:12, 196:8,
 196:18, 203:14,
 204:9, 205:3,
 211:15, 212:17,
 216:3, 216:4, 216:9
original ^[4] - 7:11,
 56:16, 170:7, 218:2
Original ^[2] - 2:3, 2:4
otherwise ^[9] - 59:15,
 75:15, 95:4, 160:1,
 173:1, 190:17,
 196:17, 205:2,
 212:16
outboard ^[3] - 149:7,
 149:9, 152:4
outdoor ^[3] - 20:4,
 21:10, 24:4
outset ^[3] - 3:9, 3:15,
 99:15
outside ^[3] - 20:8,
 87:4, 200:18
outvoted ^[1] - 8:18
overbearing ^[1] - 22:2
owing ^[4] - 62:8,
 122:12, 124:12,
 156:18
own ^[1] - 113:3
owner ^[6] - 7:14,
 87:13, 155:16,
 199:10, 200:15,
 200:17
owner's ^[1] - 209:2
owners ^[7] - 13:14,
 33:4, 42:15, 77:14,
 146:10, 200:9,
 207:11
ownership ^[1] - 115:2
owns ^[1] - 113:17
oxygen ^[1] - 115:11

P**P-A-O-L-I-T-O**

[1] - 154:5

p.m [26] - 1:4, 3:3,
6:1, 42:1, 57:13,
58:2, 58:8, 59:1,
77:1, 96:1, 128:1,
129:16, 130:12,
131:1, 140:7,
140:15, 141:4,
146:1, 161:1,
176:13, 199:1,
207:1, 214:1,
215:14, 216:15,
217:6

page [4] - 95:11,
123:13, 157:17,
213:5

PAGE [2] - 2:1, 218:8

panels [1] - 85:17

pantry [1] - 209:15

PAOLITTO

[3] - 153:16, 154:1,
154:4

Paolitto [2] - 153:16,
154:4

paper [4] - 51:1, 52:2,
118:6, 118:13

parallel [1] - 109:3

pardon [1] - 182:8

parent [3] - 23:9,
174:13, 189:6

parents [9] - 163:5,
163:8, 164:10,
171:5, 175:10,
176:17, 178:11,
185:1, 189:15

park [3] - 117:3,
169:8, 191:5

parked [5] - 106:7,
106:9, 108:12,
109:3, 187:7

parking [80] - 8:14,
21:6, 21:8, 21:9,
27:4, 97:2, 97:10,
97:13, 97:18, 98:8,
98:9, 98:12, 98:15,
99:2, 99:7, 102:14,
103:12, 104:7,
105:2, 105:8,
105:10, 106:1,
106:11, 106:12,
106:16, 107:6,

108:8, 108:10,
 109:6, 114:11,
 116:3, 116:6,
 116:12, 116:16,
 119:6, 119:15,
 120:9, 120:11,
 124:4, 124:10,
 125:2, 126:4,
 126:12, 161:14,
 161:17, 162:11,
 162:17, 163:4,
 163:7, 166:15,
 167:16, 168:15,
 169:12, 170:9,
 170:11, 170:13,
 171:7, 177:2, 177:7,
 177:9, 177:13,
 178:16, 180:3,
 180:9, 181:13,
 182:10, 183:8,
 184:17, 185:3,
 186:18, 187:1,
 189:8, 189:9,
 189:12, 190:14,
 191:1, 191:8,
 193:18

Parking ^[1] - 186:13

parking's ^[2] - 51:9,
 192:10

part ^[14] - 16:17, 19:6,
 19:9, 19:10, 27:14,
 81:12, 100:9,
 104:17, 147:3,
 147:7, 147:10,
 147:17, 170:15,
 175:5

particular ^[3] - 11:3,
 168:14, 181:1

particularly
^[4] - 104:16, 105:12,
 106:12, 176:6

parties ^[1] - 23:11

Partners ^[1] - 95:10

parts ^[4] - 26:18,
 27:1, 65:9, 96:17

party ^[1] - 68:1

pass ^[2] - 5:3, 191:1

pass-through

^[1] - 191:1

passer ^[1] - 12:9

passer-by ^[1] - 12:9

past ^[2] - 8:12, 142:9

Patricia ^[1] - 112:18

Patrick ^[1] - 77:12

patterns [6] - 74:16,
94:3, 158:15,
195:14, 203:17,
211:17

pen [2] - 17:13,
143:13

people [31] - 12:11,
22:9, 22:16, 23:10,
24:13, 26:10, 26:11,
27:18, 91:16, 94:12,
107:6, 116:2, 116:7,
116:10, 126:7,
132:4, 138:4,
139:15, 167:2,
173:4, 174:8, 174:9,
174:11, 175:11,
179:15, 183:4,
183:6, 187:10,
193:1, 193:17,
195:5

per [8] - 162:8,
179:15, 179:17,
181:1, 181:2, 181:3,
181:5, 184:10

percent [5] - 39:10,
170:6, 171:13,
182:1, 183:6

perfect [1] - 30:7

perhaps [4] - 40:12,
68:1, 105:18, 196:2

perimeter
[2] - 101:16, 138:2

period [10] - 10:2,
97:10, 131:16,
139:17, 163:13,
182:14, 193:2,
197:3, 197:14

permission [1] - 49:4

permit [6] - 87:15,
87:17, 163:15,
173:14, 183:3,
200:6

Permit [51] - 7:2, 15:9,
38:7, 64:2, 64:4,
66:8, 67:6, 74:13,
74:15, 76:1, 76:11,
89:14, 93:14, 93:16,
94:1, 95:7, 147:9,
147:15, 156:6,
158:8, 158:13,
160:4, 161:13,
170:2, 174:2, 182:4,
182:17, 185:5,
186:16, 189:18,

194:10, 195:5,
 195:11, 195:13,
 196:1, 196:5, 197:6,
 197:7, 197:11,
 197:18, 198:2,
 199:15, 200:7,
 203:11, 203:16,
 205:5, 206:3,
 206:11, 211:11,
 211:16, 213:1

Permits ^[1] - 192:16

permits ^[1] - 30:18

permitted ^[5] - 94:9,
 159:2, 185:2, 196:7,
 204:8

permitting

^[1] - 113:15

persnickety

^[2] - 49:12, 49:13

person ^[5] - 3:17,

23:14, 99:13, 103:2,
 204:4

personal ^[1] - 13:13

perspective

^[1] - 144:5

pertain ^[1] - 168:14

Peter ^[1] - 157:15

petition ^[6] - 52:13,

67:12, 91:18,
 140:11, 190:14,
 192:2

petitioner

^[19] - 57:15, 75:9,
 110:3, 112:9, 124:9,
 128:13, 130:1,
 130:2, 130:6,
 140:10, 155:3,
 156:5, 186:17,
 191:9, 197:8, 212:2,
 215:17, 216:2,
 216:11

petitioners ^[1] - 23:5

phase ^[1] - 80:1

phone ^[1] - 34:1

phonetic ^[1] - 110:4

photo ^[3] - 12:3,

141:1, 216:12

photograph

^[1] - 208:18

photographs

^[2] - 11:18, 210:1

physically ^[2] - 12:6,

73:1

physicians ^[1] - 13:15

physics ^[1] - 121:16

pick ^[8] - 54:11,
129:1, 168:13,
171:4, 176:13,
182:6, 188:6,
192:12

picked ^[1] - 176:14

picture ^[3] - 16:8,
16:9, 68:9

pictures ^[1] - 132:15

piece ^[6] - 51:1, 52:2,
82:15, 86:10, 86:14,
86:18

pieces ^[2] - 81:4,
81:11

pitfalls ^[1] - 56:7

place ^[8] - 19:11,
85:18, 105:2, 162:2,
162:16, 166:12,
181:15, 185:8

placed ^[1] - 57:18

placeholder

^[1] - 54:14

placement ^[1] - 4:3

plain ^[1] - 22:17

plan ^[13] - 10:9, 14:1,
23:18, 60:8, 65:12,
69:8, 73:9, 82:1,
85:5, 91:3, 191:15,
193:7, 202:2

planned ^[1] - 200:2

planning ^[3] - 4:14,
89:2, 191:7

Planning ^[11] - 98:10,

114:18, 141:16,
142:7, 142:11,
142:15, 142:16,
142:18, 143:4,
143:6, 143:11

plans ^[46] - 7:8, 13:8,

17:7, 35:7, 36:5,
57:7, 58:6, 58:7,
59:12, 63:8, 63:10,
69:4, 69:5, 69:10,
69:16, 71:1, 71:6,
71:9, 71:11, 76:3,
76:5, 76:7, 79:9,
89:4, 92:4, 95:9,
111:4, 113:7, 113:9,
115:10, 123:12,
125:3, 130:8, 141:6,
150:15, 151:13,
151:16, 154:10,
155:8, 155:15,

157:15, 160:6,
 205:7, 205:14,
 213:3

plants [1] - 10:10

plate [1] - 133:13

play [1] - 20:8

plenty [1] - 98:9

point [37] - 8:10, 9:4,
 9:5, 10:18, 12:8,
 13:4, 15:14, 19:2,
 19:17, 24:16, 34:5,
 34:7, 36:3, 43:11,
 47:15, 48:3, 48:13,
 54:3, 55:12, 56:10,
 67:10, 89:6, 104:3,
 107:12, 107:16,
 138:4, 150:10,
 154:13, 168:10,
 178:4, 182:2,
 188:17, 190:6,
 195:17, 197:16,
 205:13

pointed [3] - 44:2,
 143:18, 212:3

points [1] - 14:4

pole [1] - 111:13

policies [1] - 98:7

policy [4] - 25:3,
 98:10, 98:11

population [1] - 164:2

porch [2] - 81:14,
 82:17

portion [4] - 68:13,
 81:7, 84:8, 84:9

portrays [1] - 16:9

position [1] - 66:9

positive [1] - 32:6

possible [2] - 19:1,
 49:14

possibly [1] - 168:12

post [5] - 128:13,
 132:14, 135:7,
 135:15, 216:2

postage [1] - 37:4

posted [7] - 132:18,
 139:8, 140:15,
 140:16, 200:18,
 214:13, 216:6

posting [8] - 57:18,
 130:6, 132:4,
 134:17, 135:11,
 137:11, 142:3,
 143:3

potential [3] - 172:9,

183:10, 189:15

potentially

[2] - 164:3, 183:3

potted [1] - 10:10

preclude [1] - 191:8

prefer [1] - 193:1

premature [1] - 169:7

premises [1] - 197:9

prepared [9] - 36:8,
63:8, 95:9, 123:12,
132:6, 134:6,
157:15, 205:7,
213:3

prepares [1] - 4:13

present [5] - 18:14,

69:11, 132:13,

150:9, 190:17

presenting

[1] - 173:17

pressure [1] - 102:5

presumably [1] - 62:6

pretend [1] - 210:10

pretty [5] - 9:7, 14:6,

17:10, 25:17, 87:4

prevent [1] - 111:13

previously [3] - 76:3,

125:4, 160:7

price [1] - 24:16

primary [2] - 39:1,

80:4

print [1] - 155:18

priority [1] - 163:17

privacies [1] - 86:2

privacy [4] - 8:10,

67:11, 85:8, 159:6

private [2] - 115:1

privately [1] - 43:13

problem [13] - 9:1,

10:2, 24:5, 48:14,

49:18, 111:6,

111:11, 132:4,

170:16, 171:4,

171:8, 187:4, 209:9

problems [1] - 192:13

procedural [3] - 42:9,

42:10, 54:3

proceed [9] - 63:7,

76:2, 95:8, 123:11,

125:3, 157:14,

160:6, 205:6, 213:2

proceedings

[1] - 219:6

process [7] - 81:6,

83:10, 87:1, 89:3,

90:14, 138:8,
149:13

profile ^[1] - 17:15

program ^[1] - 82:6

progress ^[1] - 147:1

project ^[6] - 42:13,
92:4, 96:11, 110:13,
191:9, 207:12

prominent ^[1] - 17:11

prop ^[1] - 86:16

proper ^[1] - 19:12

properly ^[2] - 45:9,
148:9

properties ^[1] - 100:5

property ^[32] - 9:15,
9:17, 32:16, 33:7,
33:11, 43:7, 58:1,
58:3, 78:2, 81:17,
87:10, 92:6, 99:4,
100:9, 100:13,
108:18, 114:9,
115:5, 123:4,
126:11, 131:16,
132:1, 146:12,
146:13, 147:1,
148:4, 148:6,
150:18, 173:10,
173:11, 173:13,
208:4

proposal ^[5] - 36:5,
49:16, 80:8, 126:12,
156:1

propose ^[1] - 62:12

proposed ^[24] - 7:5,
68:5, 71:4, 75:5,
75:14, 94:5, 94:11,
95:2, 123:5, 155:8,
157:9, 159:4, 159:8,
159:13, 159:16,
159:18, 196:9,
196:13, 196:15,
204:10, 204:16,
204:18, 212:8,
212:14

proposing ^[10] - 28:3,
43:3, 43:4, 48:4,
89:9, 89:11, 142:17,
200:10, 207:13,
210:5

Prospect ^[12] - 2:10,
161:6, 161:14,
166:11, 166:13,
166:16, 171:6,
183:11, 188:14,

190:15, 191:3,
191:4
prove ^[1] - 194:7
proves ^[1] - 193:3
provide ^[6] - 16:8,
21:1, 21:5, 31:5,
63:2, 97:1
provided ^[2] - 11:2,
110:2
provides ^[3] - 7:15,
115:11, 115:13
providing
^[2] - 181:10, 182:10
provisions ^[4] - 62:2,
122:8, 124:7,
156:14
public ^[21] - 34:10,
34:16, 62:14, 74:3,
88:7, 93:12, 109:14,
118:18, 122:18,
124:15, 126:5,
137:15, 142:12,
153:13, 156:4,
157:5, 165:6,
202:14, 203:6,
211:1, 211:6
Public ^[2] - 219:4,
219:11
pull ^[1] - 167:3
pulled ^[3] - 7:12, 9:6,
9:11
pulling ^[1] - 26:6
purchased
^[3] - 32:17, 33:5,
146:12
purpose ^[14] - 20:5,
21:7, 37:5, 62:16,
75:16, 95:5, 123:2,
124:17, 157:7,
160:2, 170:14,
196:18, 205:3,
212:17
pursue ^[1] - 53:11
pushed ^[2] - 18:18,
90:5
pushing ^[1] - 102:3
put ^[15] - 16:8, 65:3,
67:16, 71:2, 98:14,
133:6, 133:12,
137:16, 138:14,
169:2, 170:3,
180:15, 181:8,
185:8, 187:15
putting ^[2] - 18:16,

67:8

puzzled ^[1] - 148:7

puzzling ^[1] - 129:3

Q

quality ^[2] - 80:5,

181:10

query ^[1] - 64:13

questionable

^[1] - 30:12

questions

^[12] - 19:16, 34:7,

87:6, 92:8, 104:3,

107:15, 111:8,

118:16, 152:1,

165:1, 202:11,

210:15

quick ^[2] - 54:2, 177:1

quickly ^[4] - 47:5,

166:5, 191:14

quiet ^[1] - 23:6

Quinn ^[1] - 157:15

quite ^[8] - 8:2, 13:11,

16:9, 17:11, 20:10,

25:14, 26:4, 31:14

quorum ^[2] - 141:17,

142:11

R

radius ^[2] - 16:13,

163:3

rail ^[1] - 102:4

railing ^[6] - 17:2,

17:8, 17:13, 17:15,

19:2, 19:12

railings ^[2] - 17:8,

17:11

raise ^[1] - 72:16

raised ^[3] - 42:18,

79:17, 192:8

raises ^[2] - 122:10,

191:16

Ranjit ^[2] - 43:13,

45:2

rather ^[5] - 71:18,

105:7, 163:7, 170:9,

204:3

ratio ^[1] - 29:17

re ^[6] - 43:2, 45:15,

45:16, 45:18, 46:2,

193:11

re-advertise

^[2] - 43:2, 45:15

re-advertised

[2] - 45:16, 45:18

re-filed [1] - 46:2**reach** [1] - 87:3**reached** [2] - 33:18,
89:6**read** [13] - 3:15, 9:10,
91:16, 95:1, 103:17,
112:2, 113:1, 114:2,
114:3, 137:18,
165:7, 190:9,
218:15**readily** [1] - 115:4**reading** [1] - 218:6**Reading** [8] - 91:18,
111:2, 111:11,
111:18, 112:10,
113:3, 155:6,
190:12**ready** [6] - 61:13,
61:15, 79:18, 93:13,
203:6, 211:7**real** [5] - 7:18, 24:6,
49:12, 60:8, 90:15**realize** [1] - 89:14**really** [23] - 8:9, 13:7,
19:8, 20:10, 20:15,
22:5, 24:14, 24:18,
26:3, 26:17, 37:6,
40:2, 43:6, 96:17,
122:15, 147:5,
151:14, 162:11,
163:12, 192:6,
200:11, 208:3,
209:18**rear** [15] - 10:10, 14:3,
14:4, 15:1, 19:9,
26:5, 64:6, 64:7,
67:4, 77:18, 92:1,
114:5, 148:4,
151:14**reason** [13] - 3:12,
21:15, 27:11, 28:9,
63:3, 63:4, 106:18,
109:7, 127:2, 129:8,
172:9, 193:2, 218:7**REASON** [6] - 218:9,
218:10, 218:11,
218:12, 218:13,
218:14**reasonable** [3] - 4:2,
140:15, 186:18**reasons** [3] - 21:15,
29:14, 113:11

reassured

[1] - 154:11

rebuild [3] - 77:17,

96:18, 100:16

rebuilding [3] - 82:18,

102:5, 122:5

rebuilt [2] - 80:17,

147:5

receipt [3] - 91:14,

110:2, 155:2

receive [1] - 163:17**received** [3] - 33:9,

33:14, 155:8

recent [2] - 16:15,

157:16

recently [4] - 33:5,

117:7, 118:2, 191:2

recess [2] - 37:10,

37:17

recessed [2] - 41:4,

59:7

recognition

[1] - 27:14

recognize [3] - 26:16,

31:6, 138:8

recognized

[1] - 26:18

recollection [1] - 20:1**recommended**

[1] - 81:2

reconfiguring

[1] - 82:5

reconstruct

[2] - 92:1, 111:5

reconstruction

[1] - 191:7

RECORD [1] - 1:16**record** [15] - 4:15,

34:4, 95:1, 103:17,

103:18, 126:14,

143:15, 165:7,

167:13, 169:3,

171:2, 184:4, 190:9,

218:16, 219:6

recorder [1] - 4:11**recording** [3] - 3:18,

4:8, 4:11

recordings [1] - 4:10**records** [1] - 4:12**rectified** [1] - 193:5**redeveloped**

[1] - 80:16

reduce [2] - 18:10,

177:4

reduced ^[3] - 7:10,
 7:12, 191:6
reduces ^[1] - 7:16
reducing ^[2] - 10:6,
 60:1
reduction ^[1] - 190:14
redundancy
^[1] - 178:3
refer ^[2] - 23:16, 95:1
reference ^[1] - 94:12
referred ^[3] - 76:3,
 112:17
referring ^[2] - 39:4,
 68:7
reflect ^[1] - 43:6
reflecting ^[1] - 140:13
refresh ^[1] - 19:18
regard ^[23] - 25:5,
 37:13, 61:17, 62:17,
 67:12, 69:5, 74:12,
 75:6, 93:16, 94:11,
 98:8, 122:4, 123:3,
 123:10, 139:3,
 156:12, 157:8,
 159:4, 160:7,
 195:10, 203:12,
 204:3, 211:13
regarding ^[2] - 56:15,
 56:17
regards ^[1] - 158:8
Regina ^[1] - 190:11
regional ^[1] - 171:14
regular ^[2] - 3:14,
 209:6
regulated
^[2] - 178:14, 180:4
regulation
^[2] - 180:18, 181:14
regulations
^[1] - 185:6
related ^[5] - 28:9,
 49:1, 65:15, 141:15,
 199:15
relationship
^[1] - 100:7
relevant ^[6] - 40:8,
 40:12, 63:11, 114:1,
 181:12, 182:17
relief ^[36] - 8:13, 21:6,
 31:18, 45:18, 50:1,
 51:2, 51:12, 51:17,
 52:6, 53:6, 53:11,
 62:12, 62:13, 63:16,
 67:6, 78:1, 79:10,

86:13, 94:13, 99:8,
 99:17, 110:11,
 122:16, 122:17,
 123:7, 124:14,
 125:17, 129:6,
 130:4, 141:2, 147:8,
 157:4, 167:10,
 203:13, 204:3,
 211:13

remain ^[2] - 61:6,
 84:17

remains ^[1] - 140:17

remember ^[1] - 44:12

remind ^[1] - 15:14

remove ^[2] - 100:8,
 147:18

removed ^[2] - 132:5,
 133:3

removing ^[1] - 81:16

renderings ^[1] - 18:13

renew ^[1] - 194:9

renewal ^[2] - 171:18,
 190:1

renovate ^[2] - 79:18,
 113:7

renovated
^[2] - 209:16, 209:17

renovation
^[7] - 53:14, 146:14,
 146:17, 147:3,
 147:10, 192:1,
 207:13

rent ^[6] - 168:4,
 168:8, 168:11,
 172:6, 172:12,
 172:13

rental ^[2] - 32:16,
 33:7

rentals ^[1] - 30:9

renting ^[1] - 168:18

reorganize
^[1] - 147:18

reorganized ^[1] - 85:5

reorientation
^[1] - 90:18

repair ^[1] - 122:15

repairing ^[1] - 119:5

rephrased ^[1] - 188:1

replace ^[3] - 84:9,
 86:17, 147:4

replacement
^[2] - 122:14, 122:15

replacing ^[3] - 84:2,
 119:5, 209:14

report ^[2] - 128:12,
214:11

Reporter ^[2] - 219:4,
219:11

REPORTER
^[1] - 219:16

REPORTERS
^[1] - 1:16

representation
^[2] - 156:3, 174:7

represented ^[1] - 57:6

representing
^[2] - 77:13, 161:12

represents ^[1] - 16:12

REPRODUCTION
^[1] - 219:15

request ^[10] - 15:9,
37:14, 60:2, 63:12,
111:7, 119:3,
119:15, 147:8,
154:13, 185:4

requested ^[16] - 29:5,
63:6, 64:4, 66:12,
87:13, 87:17, 93:17,
94:2, 95:7, 129:6,
157:13, 158:14,
160:5, 197:7, 205:6,
213:2

requesting
^[2] - 174:1, 182:3

requests ^[2] - 119:3,
185:8

require ^[8] - 29:9,
30:18, 56:2, 67:5,
122:16, 164:6,
176:13, 181:17

required
^[10] - 116:16,
128:14, 129:2,
130:7, 161:17,
177:13, 182:10,
216:3, 216:4, 216:9

requirement
^[3] - 134:10, 135:12,
139:5

requirements
^[8] - 4:2, 74:14,
93:18, 134:16,
158:12, 195:12,
203:14, 211:15

requires ^[4] - 62:4,
62:12, 113:14,
162:8

requiring ^[1] - 177:2

reside [3] - 113:1,
155:5, 190:12

residence
[1] - 106:10

residents
[4] - 114:10, 190:10,
191:3, 194:9

resides [7] - 92:15,
92:17, 93:2, 93:5,
93:8, 110:15,
111:10

resolve [2] - 196:3,
197:3

respect [2] - 76:6,
80:6

RESPECT
[1] - 219:15

respond [2] - 132:9,
167:9

responded
[1] - 155:17

response [4] - 7:3,
32:7, 33:9, 110:10

Response [14] - 34:8,
34:13, 74:6, 87:7,
91:12, 109:18,
128:9, 154:18,
156:9, 165:2, 190:7,
202:18, 203:3,
214:9

responsibility
[1] - 134:2

responsive [2] - 89:5,
90:12

restoring [1] - 80:9

restrictions
[1] - 180:15

result [1] - 90:15

resulting [3] - 74:17,
94:4, 203:18

results [1] - 185:12

resume [1] - 59:7

reviewed [2] - 92:4,
155:8

revised [1] - 7:8

revisions [1] - 205:10

revival [3] - 79:15,
80:11, 82:15

RHATIGAN [58] - 6:9,
6:11, 6:18, 9:3, 9:9,
10:4, 10:17, 11:7,
11:11, 11:14, 12:17,
14:11, 15:12, 17:1,
17:6, 18:3, 20:3,

23:2, 23:15, 24:8,
 25:6, 27:9, 28:13,
 28:17, 29:2, 29:9,
 29:13, 32:2, 32:12,
 36:7, 37:16, 38:2,
 38:6, 38:10, 38:12,
 39:3, 39:16, 40:6,
 40:9, 40:13, 40:18,
 59:9, 59:14, 59:17,
 60:5, 60:10, 60:14,
 60:17, 61:3, 61:10,
 64:3, 66:2, 66:7,
 67:14, 70:1, 70:5,
 72:13, 73:8

Rhatigan [2] - 6:12,
 59:10

ridge [3] - 84:18,
 148:14, 148:15

rights [1] - 116:5

risers [1] - 101:13

risk [1] - 194:1

risky [1] - 49:9

Road [6] - 165:15,
 165:18, 190:10,
 190:13, 190:17,
 208:3

road [2] - 16:15,
 105:6

Robert [1] - 205:7

Robin [2] - 77:13,
 92:3

Rock [5] - 161:12,
 185:7, 188:18,
 190:15, 191:17

Roll [5] - 161:12,
 185:7, 188:18,
 190:15, 191:17

rolling [1] - 183:15

roof [62] - 7:5, 7:10,
 7:16, 8:5, 8:8, 8:13,
 9:1, 10:2, 11:1,
 11:17, 12:12, 16:5,
 16:10, 16:12, 16:16,
 17:2, 17:9, 18:6,
 19:3, 19:6, 19:10,
 20:1, 20:12, 26:3,
 27:12, 27:18, 28:10,
 28:11, 30:1, 30:14,
 38:16, 39:5, 39:7,
 39:9, 39:11, 40:2,
 56:17, 59:11, 60:12,
 60:15, 60:18, 61:4,
 61:6, 63:10, 63:11,
 65:6, 68:4, 68:12,

69:13, 70:12, 71:7,
 71:18, 72:10,
 100:15, 100:17,
 112:11, 149:3,
 149:5, 152:18
room [7] - 8:4, 13:11,
 66:18, 67:2, 111:15,
 114:6, 115:16
rooms [2] - 162:9,
 162:10
rot [1] - 102:7
rotate [2] - 163:10,
 164:7
roughly [2] - 33:6,
 194:16
round [1] - 51:11
routine [1] - 18:17
ROY [2] - 87:12, 88:3
Roy [4] - 77:13,
 87:12, 88:18, 92:3
rubber [1] - 25:3
rubble [1] - 84:12
rule [3] - 116:13,
 133:9, 138:17
rules [1] - 129:7
run [2] - 166:5, 166:6
running [3] - 13:18,
 178:10, 194:13
rushing [1] - 189:6
Russell [3] - 77:13,
 87:12, 92:3
RUSSELL [2] - 87:12,
 88:3
Russells [1] - 79:16
Ryan [2] - 92:14,
 92:17

S

safely [1] - 20:8
safety [10] - 75:11,
 94:16, 101:3,
 122:10, 123:4,
 159:15, 191:16,
 196:12, 204:15,
 212:12
Saint [15] - 165:18,
 183:8, 183:12,
 184:14, 185:2,
 187:1, 187:7, 188:7,
 188:10, 189:14,
 190:10, 190:12,
 191:5, 192:13,
 194:8

saint ^[1] - 190:17
salary ^[1] - 73:15
sale ^[1] - 118:1
SAME ^[1] - 219:15
SARA ^[1] - 208:10
SARAH ^[58] - 6:9,
6:11, 6:18, 9:3, 9:9,
10:4, 10:17, 11:7,
11:11, 11:14, 12:17,
14:11, 15:12, 17:1,
17:6, 18:3, 20:3,
23:2, 23:15, 24:8,
25:6, 27:9, 28:13,
28:17, 29:2, 29:9,
29:13, 32:2, 32:12,
36:7, 37:16, 38:2,
38:6, 38:10, 38:12,
39:3, 39:16, 40:6,
40:9, 40:13, 40:18,
59:9, 59:14, 59:17,
60:5, 60:10, 60:14,
60:17, 61:3, 61:10,
64:3, 66:2, 66:7,
67:14, 70:1, 70:5,
72:13, 73:8
Sarah ^[5] - 6:12, 24:2,
59:10, 112:14,
207:11
satisfied ^[4] - 189:9,
189:14, 205:17,
215:16
satisfy ^[5] - 164:1,
181:1, 181:8, 185:4,
185:8
save ^[1] - 48:16
saw ^[2] - 136:14,
136:15
SCALER ^[1] - 36:13
SCALERA ^[29] - 6:14,
14:10, 16:6, 17:4,
17:18, 18:5, 20:17,
21:4, 28:6, 29:18,
32:8, 32:11, 32:14,
33:2, 33:12, 33:18,
36:10, 38:1, 67:15,
68:11, 68:17, 69:2,
69:9, 69:18, 70:2,
70:15, 72:2, 72:17,
73:4
Scalera ^[1] - 6:14
schedules
^[1] - 176:16
school ^[5] - 121:15,
173:18, 174:14,

175:12, 175:15

screening [2] - 10:7,
10:10

SEAN [40] - 39:13,
46:8, 46:12, 46:18,
47:7, 49:8, 51:2,
51:7, 54:6, 54:8,
55:1, 60:7, 60:11,
60:15, 61:1, 61:7,
71:7, 71:10, 120:17,
129:10, 136:14,
136:18, 137:10,
137:14, 138:2,
138:10, 140:4,
172:4, 172:11,
173:6, 173:10,
186:5, 186:9,
186:12, 187:3,
188:3, 188:6,
214:18, 215:4,
215:8

Sean [11] - 1:12,
39:14, 44:1, 46:6,
54:18, 59:17,
120:15, 129:9,
186:3, 214:15,
214:17

seating [1] - 19:11

second [12] - 66:16,
83:13, 97:6, 100:3,
100:18, 113:17,
130:5, 137:6,
140:13, 187:8,
200:14, 216:1

secondly [1] - 135:10

Section [1] - 162:7

see [34] - 11:17,
11:18, 12:3, 12:9,
12:11, 13:2, 14:2,
16:14, 18:13, 19:6,
19:12, 24:14, 33:17,
34:15, 40:14, 59:5,
64:12, 68:18, 82:1,
84:3, 85:2, 109:2,
111:11, 118:12,
120:12, 138:12,
145:2, 147:1,
164:13, 166:11,
192:17, 197:15,
201:9, 210:7

seeing [3] - 24:18,
27:11, 196:4

seek [1] - 197:10

seeking [5] - 77:17,

78:1, 96:17, 112:10,
203:13

seem ^[1] - 89:16

segregated
^[1] - 13:17

self ^[1] - 178:14

self-regulated
^[1] - 178:14

send ^[2] - 33:10, 54:5

Senior ^[1] - 1:5

sense ^[4] - 31:6,
49:15, 72:14,
118:11

sent ^[8] - 32:14, 33:8,
33:13, 117:10,
150:15, 151:2,
151:13, 155:15

separate ^[2] - 91:17,
119:4

separated ^[1] - 15:7

September
^[10] - 129:10,
129:12, 129:17,
130:12, 140:8,
140:14, 141:4,
215:14, 216:16,
219:8

September's
^[1] - 46:13

serious ^[1] - 191:16

serve ^[2] - 21:7, 47:7

serves ^[1] - 37:5

services ^[1] - 115:3

Services ^[3] - 42:18,
172:5, 218:3

sessions ^[1] - 4:1

set ^[8] - 47:1, 85:1,
121:18, 193:16,
203:1, 216:5, 219:6,
219:7

setback ^[14] - 29:12,
29:15, 64:7, 78:3,
84:17, 84:18, 85:3,
86:12, 90:6, 108:15,
147:13, 148:2,
158:9

setbacks ^[7] - 82:9,
83:5, 101:17, 157:3,
159:5, 207:15,
208:4

setting ^[1] - 47:1

seven ^[11] - 19:5,
57:13, 58:2, 117:10,
129:16, 139:11,

140:7, 140:15,
 174:18, 193:10,
 215:14

seven-thirty
 [1] - 174:18

several [7] - 28:2,
 79:3, 91:14, 101:8,
 101:11, 170:17

shaded [1] - 84:4

shape [4] - 62:9,
 86:15, 124:12,
 156:18

share [1] - 64:16

shared [2] - 72:10,
 89:4

sharing [1] - 110:8

sheathing [3] - 149:8,
 149:9, 153:1

shed [1] - 85:1

sheers [1] - 61:1

SHEET [1] - 218:1

Sheet [2] - 218:2,
 218:7

sheet [1] - 218:7

shelter [1] - 115:12

shift [1] - 85:10

shingles [2] - 150:3,
 150:6

short [1] - 166:18

shorter [2] - 69:12,
 209:5

Shorthand
 [2] - 219:4, 219:11

shortly [1] - 33:6

shot [1] - 194:6

show [14] - 7:9, 10:9,
 12:1, 49:11, 50:15,
 63:10, 69:6, 69:10,
 69:16, 71:3, 79:9,
 125:11, 174:17,
 208:18

showing [1] - 58:1

shown [4] - 32:7,
 67:17, 111:4,
 154:10

shows [2] - 69:8, 69:9

shrinking [1] - 37:4

SHUANG [9] - 199:9,
 199:18, 200:11,
 201:16, 202:1,
 202:7, 202:9,
 205:18, 206:10

Shuang [1] - 199:10

siblings [1] - 171:10

side ^[42] - 7:13, 12:5,
 13:15, 25:12, 25:13,
 26:7, 64:9, 64:17,
 65:2, 66:17, 67:5,
 78:1, 78:2, 78:11,
 81:9, 83:4, 83:8,
 83:9, 83:18, 84:8,
 85:7, 86:7, 86:9,
 88:15, 89:15, 90:8,
 99:3, 102:18,
 104:13, 105:9,
 113:5, 113:10,
 148:5, 150:18,
 155:10, 157:2,
 157:3, 166:15,
 208:11, 212:4

sides ^[2] - 26:5, 32:6

sidewalk ^[2] - 12:8,
 191:7

sideways ^[1] - 107:4

siding ^[3] - 149:11,
 149:14, 150:4

siegel ^[1] - 154:6

SIEGEL ^[25] - 146:9,
 146:16, 147:2,
 148:11, 148:15,
 148:18, 149:2,
 149:6, 149:9, 150:1,
 150:11, 150:14,
 151:6, 151:10,
 151:13, 152:6,
 152:10, 152:15,
 153:2, 153:4, 153:7,
 153:11, 155:13,
 155:15, 160:15

Siegel ^[1] - 146:10

Siegels ^[1] - 155:9

sign ^[38] - 57:15,
 57:18, 58:2, 128:14,
 129:1, 130:1, 130:2,
 130:6, 131:15,
 131:17, 132:1,
 132:4, 132:11,
 132:14, 134:3,
 134:17, 135:5,
 135:16, 137:7,
 137:10, 137:18,
 138:3, 138:13,
 139:1, 139:18,
 140:10, 140:13,
 140:16, 142:3,
 143:3, 200:18,
 214:13, 214:14,
 214:15, 215:17,

216:2, 216:6, 216:8

Sign ^[1] - 218:7

sign's ^[2] - 138:8,
139:3

SIGNATURE

^[1] - 218:1

signed ^[1] - 92:12

significant ^[3] - 9:7,
27:5, 81:2

significantly

^[2] - 27:11, 216:5

signs ^[6] - 118:11,

132:5, 135:13,
136:12, 140:14,
216:2

similar ^[3] - 31:7,

92:14, 99:8

similarly ^[2] - 66:12,

67:3

SIMON ^[25] - 131:10,

132:8, 132:12,
133:2, 133:8,
133:15, 134:8,
135:4, 135:9,
135:15, 135:18,
136:6, 136:10,
136:15, 137:1,
137:12, 139:7,
139:10, 141:7,
141:14, 142:8,
143:2, 143:12,
144:8, 145:3

Simon ^[1] - 131:11

simply ^[2] - 187:8,

214:14

simulations

^[2] - 141:2, 216:12

Singer ^[1] - 112:18

single ^[1] - 80:15

single-family

^[1] - 80:15

sit ^[1] - 42:8

site ^[1] - 82:1

sitting ^[3] - 14:13,

100:8, 144:3

Sitting ^[13] - 3:4, 6:2,

42:2, 59:2, 77:2,
96:2, 128:2, 131:2,
146:2, 161:2, 199:2,
207:2, 214:2

situation ^[6] - 14:5,

21:16, 22:11, 24:5,
178:2, 181:13

six ^[8] - 16:16, 55:17,

103:6, 103:10,
 176:13, 179:3,
 179:4, 181:18

six-month ^[1] - 55:17

size ^[11] - 7:4, 7:10,
 7:11, 8:3, 10:6,
 63:1, 70:7, 177:16,
 181:5, 200:3,
 205:15

skylight ^[2] - 61:4,
 61:5

skylights ^[1] - 65:10

skyline ^[1] - 31:8

slider ^[1] - 15:6

slightly ^[1] - 25:16

slopes ^[1] - 8:7

small ^[12] - 14:18,
 15:5, 20:5, 31:4,
 62:4, 62:10, 72:1,
 84:8, 98:13, 108:11,
 166:1, 183:8

smaller ^[3] - 62:18,
 70:10, 91:1

Smolik ^[1] - 207:11

SMOLIK ^[1] - 208:10

snow ^[1] - 191:6

snowing ^[1] - 105:13

someone ^[4] - 9:14,
 133:2, 167:3,
 188:17

someplace
^[1] - 109:12

sometimes
^[6] - 21:17, 22:1,
 142:15, 142:17,
 144:6, 166:6

somewhat ^[4] - 15:3,
 23:18, 26:1, 180:4

somewhere
^[3] - 136:4, 171:12

soon ^[3] - 47:8,
 138:16, 166:16

sooner ^[1] - 50:7

Soronya ^[1] - 110:4

sorry ^[17] - 11:3,
 14:17, 15:18, 28:4,
 32:15, 39:14, 50:17,
 58:14, 68:15, 70:4,
 103:8, 119:13,
 140:7, 142:6, 168:7,
 176:1, 200:13

sort ^[24] - 10:9, 13:11,
 13:16, 14:12, 15:6,
 17:11, 17:15, 17:16,

20:1, 20:4, 20:5,
 25:1, 25:2, 46:16,
 70:13, 109:6,
 117:12, 161:18,
 178:9, 178:13,
 180:1, 186:6,
 187:15, 187:18
sought ^[8] - 61:18,
 74:13, 94:14, 122:4,
 141:3, 156:12,
 195:11, 211:14
sound ^[2] - 22:9,
 67:17
south ^[1] - 102:18
southeast ^[2] - 83:4,
 86:7
space ^[56] - 7:15,
 10:7, 13:6, 13:7,
 13:9, 13:13, 13:17,
 14:2, 14:3, 14:5,
 14:7, 14:8, 14:13,
 14:15, 15:1, 15:6,
 20:4, 20:10, 20:14,
 20:15, 21:11, 24:4,
 26:16, 31:5, 31:9,
 31:12, 32:1, 38:18,
 62:5, 63:2, 67:8,
 78:12, 86:1, 86:9,
 99:2, 99:6, 99:7,
 103:12, 105:8,
 105:14, 105:15,
 106:16, 108:8,
 108:10, 114:16,
 115:8, 121:5, 121:7,
 121:9, 121:11,
 161:17, 180:5,
 181:6, 181:10,
 182:14, 193:7
spaces ^[25] - 85:10,
 107:6, 109:6, 116:3,
 116:6, 116:16,
 170:9, 170:10,
 172:7, 172:13,
 172:16, 172:18,
 173:2, 173:3, 173:8,
 173:13, 177:8,
 177:13, 179:2,
 179:4, 181:12,
 181:18, 190:14,
 191:6
speaking ^[3] - 8:4,
 51:18
speaks ^[1] - 15:9
Special ^[52] - 7:2,

15:9, 38:7, 64:2,
 64:4, 66:8, 67:5,
 74:13, 74:15, 76:1,
 76:11, 89:14, 93:14,
 93:16, 94:1, 95:7,
 147:9, 147:15,
 156:6, 158:8,
 158:13, 160:4,
 161:13, 170:1,
 174:1, 182:3,
 182:16, 185:5,
 186:16, 189:18,
 192:15, 194:10,
 195:5, 195:10,
 195:13, 196:1,
 196:5, 197:6, 197:7,
 197:11, 197:18,
 198:2, 199:15,
 200:7, 203:11,
 203:15, 205:5,
 206:3, 206:11,
 211:11, 211:16,
 213:1

Specialist ^[1] - 1:12

specialized

^[1] - 175:13

specifically

^[1] - 142:3

spelling ^[1] - 93:7

spend ^[2] - 18:15,

168:3

spent ^[1] - 18:8

spoken ^[5] - 44:15,

50:9, 132:13, 154:6,

200:8

spot ^[4] - 21:8, 108:2,

166:11, 171:16

spots ^[13] - 21:9,

167:16, 167:18,

168:4, 168:9,

168:11, 168:17,

168:18, 169:12,

170:11, 170:17,

170:18, 177:2

Square ^[1] - 187:14

square ^[19] - 8:3,

29:3, 29:4, 29:5,

29:6, 60:1, 60:2,

100:10, 113:12,

113:14, 179:15,

179:17, 181:1,

181:5, 181:14,

184:10, 188:16,

189:1, 189:8

SS ^[1] - 219:3
St ^[1] - 165:15
staff ^[2] - 162:18,
 168:17
stage ^[1] - 107:13
staggered
^[1] - 174:10
stair ^[4] - 72:5, 84:11,
 84:13
staircase ^[3] - 18:17,
 68:4
stairs ^[10] - 18:10,
 69:12, 70:11, 85:8,
 97:1, 113:6, 113:8,
 122:6, 122:16,
 123:10
stairways ^[1] - 102:2
stairwell ^[3] - 68:12,
 72:18, 85:16
stamp ^[1] - 37:4
stamping ^[1] - 25:3
stand ^[4] - 12:8,
 17:11, 31:17, 85:15
standard ^[1] - 66:9
standards ^[1] - 80:3
standing ^[1] - 9:14
stands ^[1] - 188:14
start ^[3] - 3:10,
 175:15, 176:6
started ^[1] - 3:11
starting ^[2] - 52:1,
 100:15
starts ^[1] - 180:14
State ^[2] - 65:14,
 77:12
state ^[3] - 179:11,
 180:15, 181:14
statement ^[1] - 3:16
statement(s)
^[1] - 218:17
states ^[2] - 114:4,
 180:18
stations ^[1] - 115:6
steal ^[1] - 21:10
stenographer
^[5] - 4:12, 88:12,
 96:9, 131:9, 154:3
Stephen ^[1] - 112:18
stepping ^[1] - 25:2
steps ^[2] - 83:17,
 186:18
Sterman ^[1] - 207:11
STEVEN ^[2] - 88:10,
 88:13

Steven ^[1] - 88:13
stewards ^[1] - 92:5
still ^[16] - 7:15, 8:2,
 8:3, 9:16, 28:12,
 28:13, 35:8, 46:14,
 48:9, 50:15, 86:11,
 100:4, 177:18,
 182:5, 183:6, 209:7
stop ^[2] - 166:12,
 183:11
storage ^[1] - 209:18
story ^[3] - 60:9,
 66:16, 175:5
strange ^[1] - 109:6
stream ^[1] - 164:1
street ^[56] - 11:15,
 11:18, 12:12, 18:7,
 18:12, 19:1, 19:7,
 19:14, 21:9, 25:15,
 25:16, 25:18, 92:2,
 97:2, 105:1, 105:2,
 105:10, 106:8,
 106:9, 107:4, 107:5,
 108:13, 108:15,
 109:3, 109:12,
 114:11, 116:13,
 121:6, 121:11,
 124:10, 137:2,
 137:13, 164:14,
 166:1, 166:13,
 166:14, 167:15,
 169:18, 171:6,
 183:8, 186:7,
 186:13, 187:7,
 187:9, 188:6, 188:8,
 188:16, 189:1,
 190:18, 191:1,
 191:7, 191:15,
 191:18, 208:5,
 212:3, 216:6
Street ^[66] - 2:2, 2:4,
 2:5, 2:6, 2:7, 2:10,
 2:11, 2:12, 2:13,
 6:6, 11:13, 31:11,
 42:6, 59:8, 68:18,
 77:6, 77:12, 77:14,
 88:14, 92:2, 92:9,
 92:16, 92:18, 93:3,
 93:5, 93:8, 96:6,
 96:12, 96:15, 98:17,
 110:16, 111:2,
 111:11, 111:12,
 111:14, 111:17,
 112:9, 113:1, 113:4,

114:5, 114:11,
 114:13, 116:6,
 120:1, 120:2,
 120:13, 121:15,
 121:17, 128:6,
 161:6, 161:14,
 171:6, 188:11,
 188:14, 190:15,
 191:3, 199:6,
 199:11, 207:6,
 207:12, 208:3,
 208:11, 208:12,
 208:18, 214:6
stripped ^[1] - 150:4
stripping ^[1] - 149:14
strollers ^[1] - 175:12
stronger ^[1] - 80:18
strongly ^[2] - 113:9,
 190:13
structure ^[26] - 8:6,
 9:2, 9:7, 10:3,
 51:15, 62:7, 62:9,
 62:11, 64:6, 75:12,
 78:9, 78:17, 79:15,
 80:6, 80:9, 80:17,
 81:7, 92:10, 100:14,
 113:13, 122:9,
 122:13, 122:14,
 124:11, 156:15,
 157:10
structure's
^[1] - 101:14
structures ^[5] - 16:14,
 62:18, 63:2, 64:18,
 80:18
student ^[1] - 163:13
students ^[4] - 24:12,
 164:6, 173:4,
 177:15
stuff ^[2] - 31:11,
 32:14
style ^[4] - 17:13,
 17:14, 27:17, 83:7
styles ^[1] - 27:16
subdivided
^[2] - 100:1, 100:2
subject ^[10] - 4:2,
 57:14, 76:2, 123:10,
 129:17, 140:8,
 160:5, 186:17,
 206:3, 215:14
submit ^[2] - 59:14,
 68:6
submitted ^[8] - 7:9,

58:6, 91:17, 141:8,
159:10, 210:1,
216:12, 216:13

subscribe

[1] - 218:16

subsection

[1] - 162:7

substantial

[23] - 62:3, 62:14,
75:1, 94:6, 106:2,
122:8, 122:18,
124:8, 124:15,
126:1, 126:2, 126:5,
139:2, 139:4,
139:12, 139:17,
146:13, 156:14,
157:5, 158:17,
195:16, 204:2,
212:1

substantially

[6] - 7:9, 62:15, 67:7,
123:1, 124:16,
157:6

successful [1] - 90:18

suckers [1] - 164:16

sufficient [2] - 136:1,

173:3

suggest [6] - 39:14,

54:11, 75:8, 119:2,
192:18, 196:3

suggested [3] - 31:7,

44:9, 196:10

suggestion [3] - 36:3,

37:12, 192:14

suits [1] - 91:1

SULLIVAN

[35] - 21:12, 24:1,
35:17, 37:1, 41:2,
50:11, 50:18, 52:1,
55:9, 55:13, 56:3,
126:8, 138:5, 143:7,
148:13, 148:17,
149:1, 149:4,
149:17, 150:7,
152:13, 152:17,
153:3, 153:6, 153:9,
171:15, 179:10,
179:13, 180:1,
180:7, 180:13,
182:5, 189:17,
193:6, 193:9

Sullivan [31] - 1:8,

3:5, 6:3, 24:18,
42:3, 58:15, 59:3,

63:17, 76:12, 77:3,
 95:16, 96:3, 124:1,
 125:13, 127:1,
 128:3, 130:17,
 131:3, 144:17,
 146:3, 158:5,
 160:13, 161:3,
 198:4, 199:3, 206:8,
 207:3, 208:3,
 213:16, 214:3,
 217:4

Sullivan's ^[1] - 192:14

summer ^[2] - 21:11,
 27:4

summertime

^[1] - 20:7

support ^[17] - 8:5,
 35:18, 36:13, 79:3,
 79:7, 91:18, 92:9,
 94:12, 103:6,
 103:10, 110:12,
 111:7, 111:18,
 112:12, 123:6,
 159:10, 194:18

supporting

^[2] - 94:13, 102:11

supports ^[1] - 103:11

suppose ^[1] - 13:1

surprised ^[1] - 143:10

surrounding

^[5] - 16:5, 22:5, 22:9,
 22:12, 22:18

Susan ^[4] - 77:15,

79:8, 111:9, 190:10

SUSAN ^[6] - 79:14,

80:14, 82:1, 82:4,

82:12, 86:5

suspect ^[2] - 55:4,

98:2

sustainable

^[1] - 92:10

sword ^[1] - 67:10

T

T's ^[1] - 50:2

table ^[2] - 59:18,

97:16

tall ^[1] - 12:13

taller ^[1] - 10:13

tape ^[1] - 4:11

taxi ^[1] - 115:3

tea ^[1] - 20:9

teaching ^[1] - 103:9

tear ^[7] - 43:14, 44:10,
45:5, 49:4, 56:2,
56:10

tearing ^[1] - 48:15

technically

^[3] - 181:8, 181:18,
182:17

telecom ^[2] - 214:12,
215:6

telecommunication

s ^[1] - 132:3

ten ^[6] - 9:12, 9:14,

114:17, 168:4,

171:17, 172:3

Tennant ^[2] - 92:13,
92:15

TENNANT ^[1] - 92:13

Tennant-Gadd

^[1] - 92:15

term ^[1] - 194:18

termed ^[1] - 83:2

terminate ^[1] - 197:7

terms ^[6] - 10:6, 11:1,

13:13, 31:2, 32:2,

66:14

testified ^[1] - 202:16

testify ^[2] - 202:17,

203:2

testimony

^[14] - 34:10, 34:16,

74:3, 88:8, 93:12,

109:15, 119:1,

153:13, 156:4,

165:6, 202:15,

203:6, 211:1, 211:6

testing ^[1] - 193:2

Texas ^[1] - 117:6

THE ^[9] - 1:1, 1:16,

183:1, 185:14,

211:3, 219:14,

219:15, 219:15,

219:16

themselves ^[4] - 23:5,

24:12, 31:5, 128:18

therefor ^[1] - 218:7

therefore ^[9] - 86:5,

111:3, 128:14,

157:10, 173:17,

174:1, 177:7,

181:17, 185:8

Therrian ^[1] - 205:8

THERRIAN ^[1] - 205:8

they've ^[14] - 55:18,

82:7, 89:3, 89:4,

89:5, 89:6, 89:16,
 89:18, 90:4, 108:14,
 109:5, 116:4,
 116:15, 117:7

thinking [3] - 24:1,
 26:15, 35:11

third [3] - 14:1, 14:14,
 60:9

thirty [1] - 174:18

THIS [1] - 219:14

thoroughly [1] - 79:2

thoughtfully
 [1] - 92:7

three [19] - 5:1, 11:2,
 13:18, 69:14, 93:1,
 125:12, 125:15,
 126:18, 162:8,
 163:2, 165:15,
 167:17, 170:9,
 173:8, 173:13,
 173:16, 177:7,
 189:14, 209:6

Three [2] - 165:18,
 167:18

three-dimensional
 [1] - 11:2

three-year-old
 [1] - 13:18

throw [1] - 119:9

THURSDAY [1] - 1:4

tied [1] - 177:10

tight [1] - 153:10

timing [1] - 174:11

tired [1] - 103:9

TO [1] - 219:15

today [1] - 82:10

together [4] - 16:8,
 67:16, 98:18, 170:3

Tom [1] - 101:10

tomorrow [2] - 46:3,
 46:7

tonight [12] - 5:2,
 8:16, 56:14, 77:16,
 79:7, 128:15, 132:7,
 134:7, 140:1,
 141:11, 207:17,
 214:12

took [3] - 7:7, 56:13,
 133:3

top [8] - 11:4, 17:12,
 22:2, 30:17, 37:7,
 65:5, 153:1, 169:6

torn [2] - 101:14,
 139:3

total ^[1] - 71:3
totally ^[5] - 48:14,
 51:7, 71:14, 107:5,
 183:4
touching ^[1] - 81:10
toward ^[1] - 90:2
townhouses
^[2] - 108:14, 108:18
traditional ^[3] - 80:10,
 82:17, 83:1
traffic ^[13] - 74:16,
 94:3, 158:15, 163:9,
 174:16, 186:13,
 187:5, 188:7, 189:3,
 189:13, 195:14,
 203:17, 211:17
train ^[1] - 175:9
transcript ^[5] - 4:13,
 218:2, 218:6,
 218:15, 218:16
TRANSCRIPT
^[1] - 219:14
transfers ^[1] - 163:16
transmit ^[1] - 4:1
travel ^[4] - 162:13,
 162:14, 188:14,
 189:2
treads ^[1] - 101:13
treated ^[1] - 102:5
tree ^[10] - 12:2, 12:4,
 12:9, 12:13, 20:6,
 115:11, 117:9,
 117:11, 117:13,
 117:14
trees ^[1] - 12:1
Tremont ^[1] - 191:5
Trex ^[1] - 102:6
trial ^[4] - 192:16,
 192:17, 197:2,
 197:3
Tricia ^[1] - 113:3
tried ^[5] - 85:11,
 169:10, 170:4,
 185:12, 210:10
Trilogy ^[1] - 6:13
troubled ^[1] - 192:5
trucks ^[2] - 187:16,
 188:4
true ^[3] - 25:9, 25:10,
 219:6
truly ^[1] - 176:14
trust ^[1] - 4:14
try ^[5] - 18:10, 18:11,
 105:14, 166:5,

195:2

trying ^[13] - 11:8,
13:16, 18:9, 19:2,
26:6, 27:2, 31:4,
56:7, 161:13, 167:1,
173:7, 187:6, 189:6

Tuesday ^[3] - 43:9,
141:18, 142:9

turn ^[2] - 80:8, 162:2

turned ^[2] - 22:14,
86:6

turning ^[1] - 15:5

turns ^[1] - 85:6

twice ^[1] - 138:3

twin ^[1] - 174:14

two ^[63] - 4:9, 8:12,
14:4, 16:13, 21:9,
29:14, 29:16, 35:4,
54:12, 64:18, 67:4,
67:10, 80:9, 81:4,
82:6, 83:6, 96:17,
112:6, 113:13,
114:9, 115:6,
115:18, 116:8,
119:3, 120:17,
120:18, 121:2,
121:4, 125:8,
135:13, 136:12,
139:15, 148:17,
148:18, 149:11,
149:12, 149:15,
150:17, 152:10,
153:4, 156:5, 162:8,
166:1, 167:15,
170:10, 170:18,
173:14, 174:14,
175:6, 177:6,
177:17, 189:18,
192:11, 192:17,
193:1, 193:3, 193:4,
200:1, 208:3, 209:1,
209:3, 209:4

two-by-eight

^[1] - 153:4

two-edged ^[1] - 67:10

two-family ^[2] - 80:9,
113:13

two-year ^[1] - 189:18

type ^[1] - 65:16

typical ^[1] - 25:3

typically ^[3] - 175:17,
176:4, 191:1

U

- Uber** ^[1] - 115:3
- unanimous**
^[1] - 123:6
- unchanged**
^[1] - 59:15
- UNDER** ^[1] - 219:15
- under** ^[7] - 20:6,
 60:16, 78:2, 84:13,
 84:14, 86:18,
 134:10
- undergoing**
^[1] - 146:17
- underneath**
^[1] - 152:18
- undersigned**
^[1] - 219:4
- understood**
^[2] - 28:16, 172:14
- underway** ^[1] - 191:9
- unfenestrated**
^[1] - 61:8
- unfortunately**
^[1] - 174:15
- UNIDENTIFIED**
^[3] - 183:1, 185:14,
 211:3
- unique** ^[7] - 21:16,
 22:11, 23:17, 25:1,
 25:5, 25:16
- unit** ^[16] - 80:10,
 82:14, 83:14, 84:7,
 84:16, 90:16, 91:1,
 155:5, 155:16,
 190:13, 199:10,
 199:11, 199:14,
 200:16, 200:17,
 208:14
- units** ^[3] - 82:6, 191:3,
 201:2
- University's**
^[1] - 121:6
- unless** ^[7] - 25:4,
 61:13, 74:15,
 195:13, 203:15,
 211:1, 211:16
- UNLESS** ^[1] - 219:15
- unrelated** ^[2] - 87:9,
 161:18
- unusual** ^[1] - 35:1
- up** ^[56] - 7:16, 22:10,
 23:1, 27:7, 30:5,
 30:14, 34:10, 37:8,

43:12, 49:11, 51:11,
 61:11, 68:4, 69:13,
 72:5, 74:3, 80:2,
 86:17, 88:7, 99:3,
 101:1, 102:3,
 109:14, 129:1,
 134:3, 136:10,
 137:5, 138:15,
 139:2, 139:11,
 140:17, 141:17,
 141:18, 144:6,
 147:5, 153:13,
 165:4, 165:5, 168:2,
 168:13, 171:4,
 172:4, 174:17,
 176:13, 176:14,
 182:6, 188:6,
 188:14, 192:12,
 193:16, 202:14,
 209:5, 210:12,
 211:1

upstairs ^[1] - 200:16

urban ^[1] - 115:8

urge ^[1] - 190:13

usability ^[1] - 66:15

usable ^[2] - 20:10,

114:13

useful ^[1] - 14:8

user ^[1] - 23:6

uses ^[8] - 75:4, 94:9,

159:2, 159:12,

196:7, 204:8,

204:13, 212:7

utility ^[1] - 85:9

V

valuables ^[1] - 115:4

VAN ^[38] - 42:11,

43:8, 44:1, 44:8,

44:13, 45:6, 45:11,

46:1, 46:10, 46:15,

47:9, 47:14, 48:1,

48:8, 48:12, 48:18,

49:3, 49:14, 50:3,

50:6, 50:9, 50:14,

51:6, 51:16, 52:4,

52:10, 52:12, 52:17,

53:2, 53:9, 53:13,

53:17, 54:1, 54:16,

55:18, 56:4, 56:9,

57:9

van ^[1] - 42:12

Variance ^[47] - 7:2,

7:3, 15:11, 28:10,
 28:12, 28:14, 29:10,
 35:3, 37:13, 61:18,
 63:6, 63:12, 69:6,
 76:4, 87:13, 87:16,
 87:18, 88:3, 88:5,
 96:17, 97:17,
 104:11, 105:18,
 111:7, 112:11,
 119:3, 122:4, 123:9,
 123:16, 124:4,
 125:1, 125:4, 125:6,
 125:17, 127:3,
 147:9, 147:14,
 156:6, 156:7, 156:8,
 156:12, 157:13,
 158:2, 158:4, 160:8,
 169:12

varies ^[1] - 176:15

vary ^[1] - 174:17

vehicles ^[1] - 191:12

verify ^[1] - 120:16

vetted ^[1] - 79:1

via ^[1] - 173:5

viable ^[1] - 169:12

Vice ^[1] - 1:8

video ^[1] - 3:18

view ^[12] - 9:5, 11:3,

11:4, 11:5, 11:7,

43:18, 45:1, 54:3,

63:4, 67:11, 90:8,

90:9

viewing ^[1] - 85:12

views ^[5] - 9:16, 11:2,

99:14, 126:4, 208:9

visible ^[4] - 18:7,

19:14, 137:2,

137:14

vistas ^[1] - 86:2

visual ^[2] - 17:16,

115:13

volume ^[4] - 81:11,

84:17, 86:16, 218:6

vote ^[10] - 10:3, 35:2,

35:3, 61:13, 93:13,

97:17, 98:5, 144:10,

203:7, 211:7

votes ^[3] - 36:3,

119:4, 156:5

voting ^[2] - 8:17,

35:11

W

wait ^[3] - 38:8, 38:9,
38:11

waiting ^[1] - 167:5

waiver ^[7] - 57:15,
130:2, 140:10,
141:8, 215:7,
215:11, 215:17

walk ^[12] - 19:7, 79:9,
101:12, 105:6,
137:18, 166:2,
167:2, 171:10,
173:18, 174:8,
182:3, 183:6

walked ^[2] - 138:2,
150:17

walking ^[8] - 19:7,
115:5, 164:3,
164:13, 171:13,
173:5, 175:12,
191:10

wall ^[3] - 64:8, 64:16,
68:1

walls ^[1] - 148:18

wants ^[6] - 66:4, 75:9,
100:10, 109:7,
211:2

warn ^[1] - 56:7

warrant ^[1] - 25:2

weather ^[4] - 133:3,
133:5, 133:7,
191:13

week ^[2] - 47:2,
141:15

welcome ^[1] - 142:14

welfare ^[6] - 75:12,
94:17, 159:16,
196:13, 204:16,
212:13

Western ^[1] - 141:16

Weston ^[1] - 77:12

whatsoever
^[1] - 204:6

WHEREOF ^[1] - 219:7

whichever ^[1] - 53:5

whole ^[3] - 25:12,
136:11, 157:11

wide ^[2] - 84:12,
171:11

width ^[3] - 70:15,
70:16, 107:2

wife ^[4] - 30:3, 88:18,
113:3, 146:11

WIGGINS ^[5] - 77:9,
78:10, 78:14, 78:18,

79:6

Wiggins ^[1] - 77:11

Wikler ^[1] - 112:13

WIKLER ^[1] - 112:13

willing ^[1] - 170:17

winder ^[2] - 18:9,

69:12

window ^[43] - 64:5,

64:8, 64:12, 65:3,

65:6, 66:16, 66:17,

67:18, 68:2, 68:7,

68:17, 69:6, 69:10,

69:11, 69:17, 70:7,

70:13, 71:1, 71:16,

72:1, 72:4, 72:8,

73:1, 73:3, 73:6,

73:11, 75:7, 76:6,

84:1, 101:1, 133:13,

199:16, 200:10,

201:4, 204:1,

207:17, 209:13,

209:15, 210:3

windows ^[43] - 8:9,

15:8, 64:18, 65:9,

66:12, 67:4, 67:9,

74:18, 78:4, 82:8,

83:6, 83:7, 84:4,

85:11, 85:14, 86:12,

89:12, 89:14, 90:1,

90:7, 113:5, 114:7,

115:16, 147:18,

148:1, 155:10,

158:9, 159:5, 201:6,

205:15, 207:14,

208:5, 208:9,

208:17, 209:4,

209:7, 210:6, 212:3,

212:10

windows/door

^[1] - 148:8

windowsill

^[1] - 209:15

wing ^[1] - 81:1

winter ^[5] - 20:18,

21:4, 21:6, 191:6,

199:12

wintertime ^[1] - 12:16

wisdom ^[1] - 180:3

wise ^[1] - 163:9

wish ^[4] - 4:9, 42:7,

50:6, 97:13

wishes ^[2] - 91:10,

197:9

wishing ^[17] - 6:7,

34:11, 74:4, 77:7,
88:8, 96:7, 109:16,
128:7, 131:7, 146:7,
153:14, 154:17,
161:7, 199:7, 203:2,
207:7, 214:7

withdraw ^[7] - 36:4,
37:14, 47:14, 52:13,
53:7, 59:11, 98:4

withdrawn
^[2] - 61:13, 63:12

withdrew ^[1] - 88:4

WITNESS ^[1] - 219:7

woman ^[1] - 208:12

wonder ^[3] - 27:10,
71:15, 192:12

wonderfully
^[1] - 105:3

wondering
^[2] - 169:5, 186:15

wood ^[5] - 83:1,
83:16, 102:5, 152:5,
152:6

word ^[2] - 73:12,
112:2

words ^[2] - 112:6,
128:17

works ^[5] - 7:15, 44:2,
104:14, 179:9,
195:7

world ^[2] - 31:11,
104:16

worse ^[1] - 86:15

writing ^[3] - 56:5,
111:6, 155:6

written ^[4] - 110:12,
112:7, 159:10,
170:3

wrote ^[1] - 155:12

**www.reportersinc.c
om** ^[1] - 1:17

Y

yadda ^[2] - 22:3

yadda-yadda
^[1] - 22:3

yard ^[30] - 8:7, 8:14,
27:5, 81:14, 85:13,
97:2, 97:10, 97:13,
97:18, 98:8, 98:9,
98:12, 98:14, 99:1,
99:3, 99:4, 99:7,
102:14, 103:2,

106:1, 106:11,
 106:13, 119:6,
 120:8, 124:4, 125:2,
 126:3, 126:12,
 157:3

yards ^[3] - 31:16,

121:2, 121:5

year ^[8] - 13:18,

171:18, 172:3,

189:18, 192:18,

193:7, 193:10,

194:12

years ^[21] - 22:15,

35:4, 79:17, 99:1,

99:10, 101:8,

104:16, 105:1,

106:8, 114:17,

117:5, 117:8,

117:10, 142:10,

171:17, 174:14,

175:10, 192:18,

193:2, 193:3, 193:4

yelling ^[1] - 103:9

young ^[1] - 23:7

younger ^[2] - 24:13,

107:8

yourself ^[1] - 42:8

Z

Zelinski ^[2] - 219:4,

219:10

zero ^[4] - 25:8, 64:9,

64:11, 64:15

ZipCars ^[1] - 114:18

ZONING ^[1] - 1:1

zoning ^[12] - 27:16,

40:4, 51:16, 61:5,

62:12, 66:5, 66:8,

116:17, 122:16,

128:18, 134:15

Zoning ^[8] - 1:12, 3:8,

38:17, 77:10, 159:3,

217:7, 218:6,

218:15