

PLANNING BOARD FOR THE CITY OF CAMBRIDGE

GENERAL HEARING

Tuesday, December 16, 2014

7:00 p.m.

in

Second Floor Meeting Room

344 Broadway

Cambridge, Massachusetts

Hugh Russell, Chair

H. Theodore Cohen, Vice Chair

Tom Sieniewicz, Member

Louis Bacci, Jr., Member

Ahmed Nur, Associate Member

Catherine Preston Connolly, Associate Member

Thacher Tiffany, Associate Member

Brian Murphy, Assistant City Manager for
Community Development

Community Development Staff:

Liza Paden

Jeff Roberts

Stuart Dash

Suzannah Bigolin

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I N D E X

PAGE

GENERAL BUSINESS

Update, Brian Murphy, Assistant City Manager
for Community Development 4

Adoption of the Meeting Transcript(s) 7

Board of Zoning Appeal Cases 9

PUBLIC HEARINGS

7:00 p.m. City Council petition to rezone
the areas bounded by Garden and Walden
Streets and the park straddling Sherman
Street currently zoned Business A be rezoned
to Residence C-1 to be consistent with the
surrounding area. 9

8:00 p.m. Whitehead Institute Petition to
amend Article 14.000 of the Zoning Ordinance
of the City of Cambridge to increase the
gross floor area allowed up to an additional
60,000 square feet by Special Permit, create
a new section 14.72 Special Provisions
Applicable Outside of the Ames Street
District which would apply to the 60,000
square-foot incremental development, and
create a Community fund through a payment of
\$10.00 per square foot of office and biotech
uses in the incremental development upon the
issuance of the Final Certificate of
Occupancy 90

(Index Continued on the Following Page)

I N D E X (Continued)Page**GENERAL BUSINESS**

PB# 237 - 1924 Mass Avenue, approval of color scheme on the Porter Square Hotel.

PB#85-- 10 Museum Way, design review for the conversion of a ground floor retail space to residential condominium. This requires a determination as to whether a Minor or Major Amendment. If this is found to be a Major Amendment, the two public hearings will be scheduled as outlined in Section 12.37 167

Keyword Index

P R O C E E D I N G S

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HUGH RUSSELL: Good evening. This is a meeting of the Cambridge Planning Board, and the first item on our agenda is an update from Brian Murphy.

BRIAN MURPHY: Thank you. Just to let people know if anyone is here tonight for the Porter Square Hotel, that item has been withdrawn. Tonight, instead we'll simply be hearing the petition to rezone Garden and Walden Street area as well as the Whitehead Institute followed by General Business for design review for conversion of the ground floor retail space to residential condo at 10 Museum Way.

In terms of upcoming schedule: At last night's Council meeting there was discussion about the process of the Foundry. I think

it's fair to say to characterize that as generally positive. That will be moving forward and that's a preview of coming attractions at some point in the first quarter of '15. I think we can expect to see a process around the Foundry building before the Board.

On January 6th we will have election of the Chair as well as we hope the Volpe Zoning discussion. It's possible that may be, but we're not sure yet.

January 12th is the second City Council roundtable with the Planning Board.

January 20th we've got public hearings on Planning Board No. 179, Major Amendment for North Point second hearing. Planning Board 175, East Street Major Amendment, second hearing as well as under General Business the MBTA Lechmere Station relocation

plans and design discussions. So we're a North Point area evening.

January 27th we're scheduled to have a public hearing on the Normandy Twining Zones.

February 3rd we'll be at the Senior Center for Town Gown reports.

And February 10th the follow up for Town Gown reports at the Senior Center as well as quite possibly a public hearing although it has not been scheduled as of yet.

The other thing that people may be interested in is Thursday night we'll be sort of bringing together people after having had a series of focus groups talking about the Planning Board process and we'll be getting a sense of what the different recommendations were from the groups that met and bringing those forward and having -- presenting those to the City Manager. Some of them may make

their way back here in terms of staff recommendations for some possible rules consideration by the Board. Others may be more, you know, CDD policy. And still others may possibly rise to the level of Zoning.

HUGH RUSSELL: Thank you.

Do we have a transcript?

LIZA PADEN: Yes, we have the September 16th transcript and it's certified as accurate.

HUGH RUSSELL: Okay, is there a motion to approve that transcript? I see some blank stares here.

So, the -- as you can see, we usually have a person recording what we do and preparing a transcript, written transcript that then gets posted on the websites so everybody can access that. There is a requirement somewhere that we approve those.

The Board has decided that if the transcript is certified as being accurate, then we don't have to read it ourselves. So since it's provided it's certified, we make a motion to approve.

LOUIS BACCI: Motion to approve.

HUGH RUSSELL: Second?

Discussion?

All those in favor of approval?

(Show of hands.)

HUGH RUSSELL: And also you can always vote if there's -- the only time you can't vote will be if there are more than seven people who have heard a case for a Special Permit, in which case I have to pick one of the two alternates to whose vote who will be counted. Presumably I should do that before I hear what you say. But we've never had that happen I think in five years. So,

Okay. So we voted for that?

LIZA PADEN: Yes.

HUGH RUSSELL: Is there anything at the Board of Zoning Appeal?

LIZA PADEN: No, not for this week.

HUGH RUSSELL: So it being after seven p.m., we can go on to the City Council petition to rezone areas bounded by Garden and Walden Streets and the park straddling Sherman Street currently Zoned Business A. And that's a City Council petition.

Is that going to be presented by Councillor Cheung or is Jeff going to do that or is it a tag team?

JEFF ROBERTS: I defer.

COUNCILLOR LELAND CHEUNG: I'll just say a few words of background and then I think Jeff can fill in the details. I know there's a number of people from the public

who are here to testify on the petition and they'll make their views known more than I could for them.

I want to thank you the Planning Board and Mr. Chair. I filed this petition originally, it's now owned by obviously the Council body. Some residents in the neighborhood expressed concern over what might be developed in the area. This is following the sale of Masse's and some developments across the street. Some change in the neighborhood with the retail establishment across the street going out of business. A lot of residents were concerned about what was happening on this corner, and in this transition and this transition zone.

The petition to file to Res. C was what residents were concerned what was going to be developed in the area making sure it conforms

with the neighborhood and the look and feel. Concerning around massing, density, height, look and feel. We've had a couple of community meetings with very good attendance between 50 and 100 people at each meeting. And I want to thank the developer who has been I think quite good about coming to the meetings, presenting the plans, and trying to listen to community feedback and modifying what they're planning to do on one site within this Zone which is the lot across from where Masse's Hardware used to be where the storage was.

I think in fairness to the residents, I've heard a broad array of feedback on the petition and proposals for this area both -- I don't think -- I think the Council's job is a difficult job because the array of feedback I've heard is inherently contradictory and

not everyone will be happy. But there's been, I think, the issues that have come up that I've heard repeatedly, some concern about the height and massing, look and feel of the building proposed at the corner there. Also some issues around the issues have come up is about retail. People really like the retail that was at the corner there when Masse's Hardware was in business. And with the new, with the way that the Zoning is, is a set of eyes that retail be put back in. There's some question about the setbacks and the positioning of the building and whether or not we're pushing the building back on the corner and creating a tunnel effect for cars driving. That currently is a very, very busy street and often, they're either speeding or they're stuck, one or the other. But there's not much in between. We've spoken with

Community Development Department. I think that this Zone has had some problems with it, that have been identified. Again, the setbacks, the parking happened to be right under the building as opposed to this. There's a bigger lot that might be offset with some greenery on top of underground parking that would be there. Some broad desire from the neighborhood is to put that parking underground. Also some issue questions about the number of parking spots that are required in the Zoning, and the designated Zoning that we move to C-1. And also I think the question around parking is a broader one for the city and that we're actively trying to promote the use of greener transportation. We're talking about putting in more ZipCars. There is a ZipCar Ordinance coming before the Council within the next

year. Whether or not how the parking works, do we need the -- how can we incentivize less people having cars, and if we have a garage how can we encourage people to use the garages underneath the building. And largely also fitting in to the rest of the very residential and community-oriented neighborhood.

A number of Councillors attended the last meeting that we had at the Grand Park School. Just to be clear, it was less than five, so we did not violate the meeting law. The Councillors from what I heard have an appetite to look at this Zone and also the impact that this type of Zone will have across the city, and that these businesses where they're found, how we're making sure that we minimize the incentivizing development where we're -- the neighborhood

and fits into the neighborhood context.

From what I heard from the Council and certainly my own opinion, I'm eager to hear what all of you have to say and your thoughts as we try to weigh in on how we fit the development with the rest of the development. The retail and things about parking and setbacks and what about the parking needs to be directly under the building. We're looking I think for your thoughts on how we can best craft not only how we should -- not only whether or not we should just adopt the Zoning, but if we were to think about what Zoning should be in these types of areas, and the Council's open to thinking about how what zone should be for this area and amendments that are necessary to the Zoning Code and then also thinking about how the Zoning, how this might set a precedence for other areas

similar to the city.

I'll let the public I think share their thoughts, but I wanted to thank you for your consideration. Thank you for -- I think this is a -- so far my experience, this is a nutty problem, a challenging one, always fitting things in in the denser environment to make sure that we're sustaining the culture and the community and the atmosphere and the people like about where they live, and your help in trying to develop the Zoning that recommendations back to the Council would help us think about Zoning would be very much appreciated.

So I'll leave it at that and if you have any questions.

Thanks.

HUGH RUSSELL: Okay.

COUNCILLOR LELAND CHEUNG: And I

guess if I missed anything, I'll look to Jeff to fill that in.

Thanks.

JEFF ROBERTS: Mr. Chair, Jeff Roberts Community Development Department. Just in reference to the City Council petition, we prepared a little bit of background information just about the nuts and bolts and the proposal on some of the issues that we see as needing to be discussed. The proposal is to rezone the area that's currently shown on the map that's up there from Business A to Residence C-1. As you can see, Residence C-1 is the predominant district in a residential area surrounding the Business A, although there are a few others, higher density residential districts and the open space districts which are city owned parks.

The major characteristics of the Zoning, I won't go through all the details, but the Business A Zoning as was suggested by Councillor Cheung is -- has some fairly tricky Zoning requirements. Although it's called a Business Zone, it is and always has been considered a mixed use Zoning District, but there are different requirements that apply whether it's commercial or residential development that is built on a site.

Generally speaking the residential requirements are more or less restrictive, they provide more density and more height in order to encourage residential development, which is what has been part of the city's growth policy for a long time now. But it is also can be -- that residential development can be more restricted when it comes to setbacks and parking. And when it comes to

commercial development, there's a lower density that's allowed but the requirements for setbacks and open space and parking are somewhat more liberal. And as a result, mixed use development can be very complicated in Business A. So for both in I guess in this case and in other places throughout the city, we have seen development -- redevelopment in Business A Districts. A lot of the time it's either preserving a single use commercial type of building or it's developing a standalone residential building. While the Planning Board and the staff have always encouraged mixed use, it's been a challenge.

So, the change to Residence C-1, Residence C-1's fairly typical residential house lot style Zoning. It envisions 5,000 square foot-ish lots that would be developed

as single-family homes, two-family homes, or three-family homes. On larger lots multi-family residential development is allowed. So on a lot such as this, even if it were rezoned to Residence C-1, it would allow a number of units or a multi-unit apartment or townhouse building.

Just a few things about the characteristics of the current site, the -- and one correction to the information that's in my memo, the Masse, the site that's identified as the Masse building, it has received a Special Permit and Variance from the Board of Zoning Appeal. That was filed last month, and it didn't come to my attention until the memo was created. But the BZA had granted Special Permits and Variances required to convert the ground floor retail -- former retail space into two

residential dwelling units.

So bringing the total from what's indicated on their dimensional form, bringing it from four units existing to six units proposed.

The site that's the parking lot and the warehouse, I'm sure we'll hear much more about, there are about a half dozen other residential lots in the district. The density of those lots tends to be -- although the height is about three stories, the density of those lots tends to be somewhat higher than what would be allowed under Residence C-1, somewhat lower than what would be allowed under Business A. And there is a tiny portion of the Cambridge Montessori School which is included in that district and the change of Zoning wouldn't have a dramatic impact because most of the lots are in

Residence C-1 but that is a change to be noted.

As we conclude our analysis, we note that there are really two things to be considered:

One is the impact of the proposed Zoning on existing development where it would create many non-conformities for some of the existing residential lots in the district, but then also to look at what is the desired urban form and character of development, redevelopment that would occur on that parking lot.

And keeping the Business A Zoning would indicate that the desire is for a somewhat higher scale, residential development.

Rezoning to Residence C-1 would encourage a lower scale residential development with more setbacks and open space. We had suggested

that there are, there are Zoning Districts in between that somewhat split the difference, so we included that in our analysis as something for the Planning Board to think about. So, for instance, a Residence C-1A District would be about in between the dimensional limitations of a Business A and a Residence C-1. I'm happy to answer any questions and then we can go to the next phase.

(Nur Seated.)

HUGH RUSSELL: If there are no questions, then I recommend that we go to the public testimony.

LOUIS BACCI: I just have one.

HUGH RUSSELL: Sure.

LOUIS BACCI: Just curious, why would they want to move out of the BA Zoning?

JOHN HAWKINSON: Sorry?

LOUIS BACCI: Just curious why they need the change?

JAMES WILLIAMSON: Can you use the mic, please?

LOUIS BACCI: I'm just curious why they want to change the Zoning for that area. It adds a lot of flexibility to it.

JEFF ROBERTS: To maybe paraphrase some of what the Councillor said in his remarks, I think the concern was about the height and scale of residential development that would be allowed under Business A Zoning and how that might impact the lots that are around it as well as the overall character of the area. The type of development is certainly Business A in some ways is more flexible. There are certain requirements in the Business A District which I can talk about a little bit if people are interested

in going into it which place some constraints on residential development which make it somewhat difficult, but it would be a more permissive Zoning District than a rezoning to Residence C-1.

LOUIS BACCI: Right.

HUGH RUSSELL: Okay.

So, to give a little bit of background here, the Council is the one who votes for rezoning. We are required to give advice to the Council and that's what this hearing is about. So, think in your mind of what advice should the Planning Board give to the Council on this subject. Because it's a little different than if we were actually taking the action.

So I will call people who signed up to speak. If there are more people who haven't signed up, there will be an opportunity at

the end. And we have a three-minute rule which we ask people to limit their remarks to three minutes. So there are already about a dozen people signed up and Ted is going to be the timekeeper. So he will do something when three minutes are up; wiggle his ears or raise his eyebrows. We've, you know, we'd love to have one of those fancy meeting timer devices. I went on-line actually last month, and it's like, oh, I'll just go buy one. Well, but they're like \$800 or \$1,000. It's something that counts time and three colored lights.

JOHN HAWKINSON: That's why I offered to build one.

HUGH RUSSELL: So, we will start with Steve Bardige.

And after Steve will be Heidi Siebel.

STEVE BARDIGE: Thank you very much.

Steve, last name is Bardige, B-a-r-d-i-g-e.

My wife and I live at 55 Stern Street which is about a block away from Masse's. We've been there 41 years. We've raised our kids there. We've gone to the Cambridge public schools through high school. I think I've known David Masse maybe 40 out of those 41 years, frequenting his store numerous times. I was part of the group that put together the letter that each one of you has, and with that letter is a signature of some of our neighbors. There are additional signatures that you don't have. So the letter is fairly detailed. I won't go through all of the elements, but I want to give you just a feel for this neighborhood. And as expressed by the development department and by Leland Cheung, it's really about a Zoning that will allow development

that conforms with the essence of this community and that's what we seek.

The existing Zoning, while perhaps flexible, would permit development that is wholly out of character with the neighborhood, that would consume the entire footprint of the lot and whose width and density would far exceed those of any other structures in a residential neighborhood. The height of which could exceed existing residence by as much as 25 percent. The existing residence being one, two, and three-family houses for the most part.

And a development of this density would exacerbate traffic, parking problems, and create safety issues with pedestrians and bicycles.

Much of this neighborhood that surrounds the Masse parking lot were houses

that were built for workers in the clay pits and the brick factories beginning essentially in the early 1800s and being developed probably for the most part over the next 20 years after that.

Houses are relatively small. The lots are relatively small. And yet this neighborhood is now a diverse, vibrant residential neighborhood with one, two and three-family houses; lots of kids, dogs, cats, students and seniors, families and singles.

Over the years I've watched, and frankly, been proud and been part of the development of the neighborhood by its residents. So it is truly a desirable place to live. And what we're here for is to see if we can maintain that desirability and the residential quality of the neighborhood.

The Zoning petition is not a theoretical discussion. As people have already indicated, it goes to the heart of what kind of density should be available in this neighborhood.

H. THEODORE COHEN: Could you wrap up your comments?

STEVE BARDIGE: Oh. That was three minutes? Sorry.

Let me just say this: That we've read the report from the development department, and while it agrees that it is a residential area, we still think that the C-1 Zone makes the most sense. Is fully consistent with the existing neighborhood. And let me just summarize by saying this, to be clear, we prefer development to an empty lot and we look forward to it. But not any development or development that is consistent with the

neighborhood. And we look forward to having additional conversations with David and the developer and I suspect we'll be able to work something out. But pending that, we think that this is a residential area, it's surrounded by residents.

H. THEODORE COHEN: Wrap it up, please.

STEVE BARDIGE: Thank you.

HUGH RUSSELL: Okay. Heidi Siebel. And after Heidi, Andy Zucker.

HEIDI SIEBEL: Hi, good evening. My name is Heidi Siebel, S-i-e-b-e-l. And I've lived at 41 Stern Street for 27 years with my husband and two sons. I've lived in Cambridge for 37 years. Both my boys went to the Tobin School.

I'm here in support of the rezoning of the Walden/Sherman BA Zone to a C-1

Residential Zone.

Tonight I'm gonna talk about building height. Thank you, Steve, for painting a picture of the neighborhood.

In the BA Zone a building can be as high as 45 feet. A rezoning to C-1 would require any future building to be 35 feet in height and conform to the residential scale and character of the C-1 Zone. So, on the building here, I have the perspectives at the top. This was made by an architect with sketch-up and set into Google Maps. And so on the left you can see a four-story building with the FAR that would be appropriate for the BAC to be Zone. And on the right you would see a generic building that would be a C-1 FAR.

Down below I have the site plans so that you can see the footprint of the

building and how it doesn't really conform with the rooftops of the houses around. And so I have the larger building and then the C-1 building and then over -- I overlaid them and made the C-1 building blue so you can see the difference. There's more room in the site for setbacks and more -- different configurations with the C-1 building.

So most disturbing to me when I worked with the architect to do these studies, were the light studies. And if you look at the larger BA, C2 FAR building and you study it at December 21st, March 21st, and June 21st, you'll see that in December the -- all the -- the park that's directly behind, which is a little children's play park, and the houses that are north on Sherman Street, and even the houses across the street that are adjacent to the old Masse Hardware, would be

in shadow from eleven a.m. to four p.m. in the afternoon.

So why do I care so much about this? Getting the right height for a new building is as important to the contextual fabric of the neighborhood as is the building's use for its materials. In this neighborhood it's inappropriate, a 45-foot building, and will exert a powerful and potentially negative influence on the physical and psychological character of the neighborhood forever impacting the safety of its residents and the quality of life surrounding it by casting shadows, diminishing light, and obscuring sight lines.

H. THEODORE COHEN: Could you wrap up?

HEIDI SIEBEL: Yeah, I'm gonna wrap up.

I wanted to wrap up by quoting policy one from the Cambridge Plan for Growth Toward a Sustainable Future drafted in 1993 and updated in to 2007. It says: Existing residential neighborhoods or any portion of a neighborhood having existing and built character should be maintained at the prevailing pattern of development.

Thank you for taking the time to listen.

HUGH RUSSELL: Thank you.

AHMED NUR: Can I ask a question? You said a light study. Did you mean to say shadow study?

HEIDI SIEBEL: A light and shadow study I meant. I'm sorry.

HUGH RUSSELL: Next Andy Zucker and then Virginia Coleman.

ANDY ZUCKER: Thank you very much.

I'm Andy Zucker. That's Z-u-c-k-e-r. I live on Winslow Street, two blocks from Masse where I also shopped frequently.

And I want to point to the third page of the letter which shows on the top photograph typical rush hour traffic on Sherman Street. And you can make out a long line of red lights, of brake lights there. This is a very busy intersection already. It's -- Sherman is an artery that carries a lot of traffic out of Cambridge and to the suburbs.

In addition, there are two schools nearby. They let in, they let out. In addition you have the playing fields, and you have not only sports teams but special events taking place at these fields. So adding the developer's proposing 26, 29 units with parking for that many cars, adding this

addition of cars, several times a day, and for, you know, the errands and so on, will only make even for greater congestion on of top what there is already. Snow is an issue for parking. It's hard for me to imagine that all the cars of these new residents would fit in the garage. There will undoubtedly the other cars that are parked on the street. That's already a giant problem as you can see from the other photograph on page 3.

The city is interested in greater use of bicycles. I bicycle through that intersection and can say that it's narrow and so. It's already a problem because cars and bicycles don't comfortably fit together. People get impatient at the intersection and so it imposes danger. And so adding more traffic, whether bicycles or cars, would not

be helpful.

In terms of the recommendations, what I would suggest that, Mr. Chair and Members, is that the Zoning BA that would allow such a massive footprint building and so many residents and so many new vehicles is not appropriate to the neighborhood.

Thank you very much.

HUGH RUSSELL: Thank you.

Virginia Coleman. And after Virginia, James Mahoney.

VIRGINIA COLEMAN: Thank you. My name is Virginia Coleman, C-o-l-e-m-a-n. I own unit 1 at 51 Sherman Street which is directly adjacent to the Masse's parking lot. My son owns and lives in unit 2. There are only two units in the building. It's a very small building. I wanted to very briefly hit on a couple of topics which are dealt with in

greater detail in the letter of which I was one of the co-authors.

First the question of retail space. We are totally agnostic about retail. We -- fine with retail. We think it is problematic, but if retail were to come, you know, that splendid if a Zoning could be worked out that could have retail and the proper height and density, that's just fine. It's really height and density that matter to us and that I think matter to most of the individuals in the neighborhood.

So far as we can tell the zeal for retail is considerably less.

Second, just a word about spot zoning because the issue has previously been raised. This is not spot zoning. Since it's conforming, it is a district which of itself is aberration to this surrounding Zoning

which is C-1. So that, you know, I don't think that's anything that need concern the Board.

I did finally want to spend a minute and a half or however how much time I have left, on the CDD report which, which I thought was wonderful. It was very thorough, it was very informative. It was hugely helpful, and we agreed with a lot in it. In particular we agreed with this passage from their conclusion where they say, and this is in particular about the Masse's parking lot parcel: A change to Residence C-1 would indicate a desire for the corner to transition to housing of a moderate scale surrounded by yards and open space with parking potentially on the surface or partially covered. This option would result in a stronger uniformity with the surrounding

districts and probably result in the least impact on traffic.

Now, that, that we feel is -- this is what we want. We want uniformity with the neighborhood, the least impact on traffic, which is already very problematic there. Unfortunately the report goes on to say -- it really doesn't stop there, it says, well, this might give rise to delay. I don't know if it will give rise to delay. Nobody knows. But what is much more important, I would say, is to get this right. That building that goes up there is going to be with us for a long, long time. If it takes a little delay to get it right, then it's worth the delay.

Thank you very much.

HUGH RUSSELL: Thank you.

James Mahoney. And after James Mahoney, David Masse.

JAMES MAHONEY: Good evening. My name is James Mahoney, M-a-h-o-n-e-y. I'm a native son, born and bred in North Cambridge. First at Walden Street and then at Rindge Avenue. And now I live at 234-A Walden Street.

I think that the people who are most adamantly in favor of the rezoning are basically envisioning the worst possible development. The one that echoes the brick monoliths of the Walden Park apartments which are just up the street and directly across from my house. In fact, that's what I expected to see proposed as well. I was pleasantly surprised to learn at the first neighborhood meeting that the initial proposal was not at all like that. Instead the proposed exterior is wood and the look and feel is much more in keeping with the

neighborhood than the archetypical brick block. The revised plan that was presented at the second meeting addressed many of the comments that the residents expressed at the first meeting. It not only retained the harmonious exterior treatment, but it also included aspects that mitigate the mass of the building such as a gambrel-type treatment of the top floor. I'm not associated with the developer. In fact I did not know him prior to the neighborhood meetings. However, based on what I've seen and heard at those meetings, I think we're fortunate to have someone who demonstrably listens to and responds to the neighborhood opinions. The evolution of his plans, which incidentally don't push the limits of the BA Zoning, are -- make it clear to me that it's evidence of his being open to compromise and

accommodation. Someone is going to develop that lot. If the Zoning change makes it financially unfeasible for Mr. Hoagland to develop there, then the next developer might be more inclined to impose his limits within the law regardless of what the neighbors think. So that in my mind we are far better off and we'll be happier with the result negotiating with the local guy and positively influencing his plans than we are to immediately resort to pitchforks and torches. I don't see the need to rezone at this time for this developer. Should he withdraw and the situation changes, for example, if we sense that a new developer will figuratively clearcut silver maples, that would be an appropriate time to employ the force of rezoning. I don't think it's necessary now, and I think it is possibly even

counterproductive.

Thank you for your time.

HUGH RUSSELL: Thank you.

David Masse. And after him, Doug Brown.

DAVID MASSE: My name is David Masse. I own all of the property that's being questioned. We've owned it -- my grandfather started it back in 1888. He built a building. Most of the buildings counter to what you heard tonight have been there for hundreds of years. They weren't built for the brickyards. They were there long before the brickyards. We own the lot of them.

All I can say is I don't think down zoning is the right way to go here. I think you have -- we have a very good builder. He's eager to work with the people. If the

people will listen to him, he will listen to them. And I think this can be worked out relatively easily just by getting together, having the meeting, and talking sensibly. He has already changed his plans several times. We have already spent hundreds of thousands of dollars on this. We had -- it was all going to be built by right originally. It was all planned, accepted by the city, ready for the building permits, and then somebody proposed rezoning it and put a quash on the whole thing. I mean, we have spent a fortune on this so far and to have it knocked out from under us now I don't think is fair.

Thank you.

HUGH RUSSELL: Thank you.

Doug Brown. And after Doug, Eric Hoagland.

DOUG BROWN: Doug Brown, 35 Standish

Street. Regarding that last series of comments, after the second meeting when people had a chance to view the revised plans, a survey was taken, 89 percent of the neighbors still expressed concern with the design. 78 percent expressed concern with the height. Okay?

One thing to keep in mind, the new plans were actually a foot taller than the old plans. So whether the developer's listening to the neighbors, I'm not sure.

I'm gonna talk about Zoning, citywide and more locally. There's 40 different business zones in the city. Okay? And of those 40 they abut about 204 other parcels of zones.

What is most common among those 40 business zones is that they abut Residence C-1. 30 of those zones abut Residence C-1

zones, not C-2B as would be allowed here or even C-1A. C-1A zone is expressly reserved primarily for stuff along the railroad tracks, which is a very different neighborhood than what we're talking about here. Okay?

I reviewed the ten parcels that are in the -- currently in the BA Zone being discussed. In doing so, I found with a single exception, the overall height and density of the Zone is consistent with C-1 standards of 35 feet and an FAR of 0.75. The sole exception to that within the zone was ten parcels is the Masse's Hardware building today that exists today. It could not be built under current zoning. It has an FAR of 2.1. Okay?

When you exclude that one building, the entire rest of the buildings in the zone have

an FAR of 0.70, below the C-1 standard. When you do the same for the 18 parcels that abut the property, there I would recommend you exclude two properties; Danehy Park, which is 2.5 million square feet with an FAR of zero and Walden Park apartments which is taller than could be built under current zoning. It's an anomaly.

If you look at the other 16 parcels that abut this zoning, the FAR in those 16 parcels is 0.73. When you combine them all to form a neighborhood of 26, 25 separate parcels, the FAR overall is 0.73. Okay? There is not a single four-story building outside of Walden Park anywhere in that zone or any of the properties abutting that zone.

Regarding -- so what I would say is in my opinion, if CDD were to offer an alternative to the C-1A Zone that they

proposed, which only exists in three places in the entire city, a better standard might be BA-1 or BA-3, both of which are more in keeping with the neighborhood's desire to maintain a small retail presence while limiting height and overall size. The BA-1 designation has already found in Huron Village and on Observatory Hill, nearby. Two areas that have a lot in common with this particular neighborhood.

H. THEODORE COHEN: Could you wrap up your comments, please?

DOUG BROWN: Yep.

BA-1 and BA-3 designations can also be found in Strawberry Hill. Can also be found in Cambridgeport along River Street and along Western Ave., and along Broadway in mid-Cambridge. In fact, right next-door to this building. Okay? They're designed to

protect local retail at a scale appropriate for those residential neighborhoods. I don't believe that the C2-B scale is appropriate for this particular neighborhood.

HUGH RUSSELL: Okay, thank you.

Eric Hoagland. And after Eric, Ruth Allen.

ERIC HOAGLAND: Hi, my name is Eric Hoagland. I'm another Cantabrigian as well, born and bred. I make middle class housing, upper middle class housing. I would ask the Board not to down zone this because I believe the output would become luxury housing, smaller units, charge more which I don't do. We looked at the Zoning that was, I thought a lot of thought went in the Zoning, that was in place. We looked at the Zoning and we submitted permits for what the rules said we could do. That was presented. People came

back with pushback on what we presented as a plan that was a by-right project. We have gone out of our way to meet with people. I would hope that people would compromise, but sometimes compromise means compromise. It doesn't mean fighting. So my goal is to get us to a middle ground or a common ground. The concern I have is delay. Okay? Spot -- reverse spot zoning technically is what this would be called. It would be protracted legal battle more than likely. I don't think that's healthy for anybody. It revolves around courts and judges and laws and fences and lines and all different figures, figurative and literal translation.

The hope to compromise, we started looking with the first input that we got, you know, typically I've got a lot of feedback from people who want retail, retail's a tough

business up there. I think Dave can tell you it's a hard corner to work. But in my heart of hearts I think retail will be a benefit, but probably has to be a low use retail because of the traffic issues.

In terms of building height, we came back with the design that we felt mitigated those issues. We're below 45 feet. We're -- 40 was the original design, 41 was the second. It was a yet another Councilman's suggestion that we be at 41 to increase the height of the retail, that's why we got a foot higher. But we're trying to get input and respond. So we did one drawing. We've done another. We've been inadvertently invited to a couple of meetings and we tried to do our best to present the time that we'd like the Board to -- given put back to the Council of why reverse spot zoning is

something you don't want to do. Why compromise is something you do want to do. I think if people truly try to compromise, I think we'll get there. I want to see a building that people like. The last thing I wanted to have is people don't. We live in a city and we have challenges. We have needs for housing. We have needs for retail. We have traffic congestion. But at the end of the day I'm hopeful we can get there.

And I thank you for your time. I know you guys all volunteer and get yelled at and I appreciate it. Okay, good night.

Thank you.

HUGH RUSSELL: Okay.

Ruth Allen. And after Ruth, Jean Connor.

RUTH ALLEN: Hi. I'm Ruth Allen, A-l-l-e-n. I live at 48 Fenno Street but I

also run a business called Paddy's at 260 Walden Street so I have a dual thing going on here.

One thing I'd like to clarify is that, you know, when the first set of plans were put in, the neighborhood was not, not notified. The only reason why we did find it was on a whoops, because I had constantly asked is there, is there, is there any plans in there? No, we haven't, we haven't set plans at all. Okay. We went with what people said. It's kind of on the opposite end gave me a sort of bad taste in my mouth when I found out there were plans and they were put in two months before that. So basically by putting in the C-1 request that actually brought the developer to us as a neighborhood to say, yeah, this is what I'd like to do. So if that had been done before

the plans were submitted, we might not have had the negative sort of reaction -- knee-jerk reaction. So I would like to have that clarified, that the plans were submitted without our -- without the neighborhood input first.

When the neighborhood did find out, the only thing we could, we looked at all around. I own a business and it's a C-1 Zone. Across the street if they're gonna do all residential, and the height of that is really -- as a business owner, I should say yeah, bring in more people. But being a responsible business owner and a part of that neighborhood, I said wait a minute, how many people are we gonna have? How many parking spaces? How many -- what exactly is gonna be going on? I think retail should be in there. I think it's gonna draw to the neighborhood

and I think it's gonna slow people down. I think we're a walking neighborhood. And I think if the right retail is in there, it would help everybody around and kind of like revitalize the neighborhood.

As far as the C-1 Zone goes, that's really -- I mean, I'd love to see a lower building and that's what I want to do. And I'm very happy that Eric did come back after the two meetings with a new set of plans for us, but it was only until we did the C-1 petition in that area that that was actually -- the work was being done to ask us for the neighborhood because we didn't know what was going on. So, I really, I think the neighborhood in general really wants this to work, it wants to work for David who actually has owned my building -- his grandfather owned my building before my grandparents

could even buy it. You know, I mean we're going back. It's a neighborhood thing. The one thing we agree on in Cambridge is to disagree. You know, we go on and things happen and we go by it. But the thing is in this neighborhood, and somebody said it very well, whatever we have planned for that corner is gonna be it for a long time. I've lived in my house all my life. I'm a third generation in that house. My neighbors the same thing. So what I would suggest --

H. THEODORE COHEN: Could you wrap up?

RUTH ALLEN: Yeah.

What I would suggest is that the recommendations are to keep the dialogue going for the neighborhood but also to take into consideration what the neighborhood is. So, thank you for your time.

HUGH RUSSELL: Okay, thank you.

Jean Connor. After Jean, James
Williamson.

JEAN CONNOR: Hi, my name is Jean
Connor, C-o-n-n-o-r. I live at 12 Sherman
Street. Like Dave Masse my family has been
there for over 100 years. And they have
shopped at Masse's if that's what we're
talking about. Longevity of the
neighborhood. What we're looking at is not a
spot zoning, we're trying to look at an
appropriate Zoning for what's gonna work for
this neighborhood. I think Heidi and what
she made with this poster has put it all
together, the perspective. This part of
Walden Street going down, we have had the --
this, them come and analyze the -- do surveys
of the street. It's never gonna have the
bicycle zoning that would be appropriate for

a house or -- I'm sorry, a building that Eric is proposing that would be really bike friendly. Sherman Street is the passway to go to Route 2A -- I mean to go to Route 2. If you look at that, what one of the neighbors had pointed out, at five o'clock in the evening, that is like a parking lot all the way down Walden Street and all the way down Sherman Street to get to Route 2. So if you start to add to this, you're gonna add more to the neighborhood of parking, traffic. And when you look at what the neighborhood is all about, it's families, it's home. We were here many years ago to try to down zone this C-1 to a B many years ago, because what you don't see inside of this, this is just a little small area that is C-1. The majority of the area around that is a B Zoning. So, we lost that, and it's nice to see that some

of you are still all here, especially Mr. Russell. I think you've been here forever. And you know the city better than most and you know the Zoning. You know that this is a very congested area. You know that this is not really a good plan to have that. I think your recommendation as a Board to be -- so that this area does not have a building that supersedes any other building in the area except of course that eyesore that we all have to live with. The parking that goes with that, one of the neighbors talk about when you go with it, now you have to pay for parking inside of there. So that parking lot is empty all the time because all of the people don't want to pay for parking when they can get a permit parking and park in this neighborhood. So this neighborhood is congested as it is; one, because of that

one apartment building. And two, because it's a congested area as it is. So I don't think I'd have anything more to offer than what some of the people who have done analysis of this. Take what their analysis says. And Mr. Bacci why wouldn't you want to make it appropriate if it's going to be residence and only residence, then make it residence zoning.

Thanks.

HUGH RUSSELL: James Williamson.

And after James, Heather Hoffman.

JAMES WILLIAMSON: Thank you. James Williamson, 1000 Jackson Place. On the other ends of Sherman Street I live in a building that's actually built on a former clay pit so I can relate to the history of the area.

I -- although I was interested to hear that the buildings may have actually preceded

the workers' cottages for people who were brought to work in the brickyards and the clay pits.

I am with Ruth -- I'm with Paddy's on this. I thought those comments were great. I don't think you have to -- if you have a one dollar hot dog like you did at your anniversary block party, I don't think you have to worry about drawing people.

FROM THE AUDIENCE: They were free.

JAMES WILLIAMSON: Also, I remember five years earlier at the block party there was almost a fistfight with people on the ground that whether somebody -- whether somebody could legitimately claim he was from West Cambridge. I know about the neighborhood battles.

I have a question first of all about what was going on with the BZA on this? I

mean, I think -- I didn't get it. I'm sorry, I didn't get a lot of sleep last night so I'm a little confused. All of a sudden there was some approval at the BZA prior to this hearing, and I guess I don't understand what this is about and how that fits into this. But what sense it makes to have something happening before this has gotten sorted out in whatever ways, hopefully it can be.

I also wasn't able to get a copy of the letter that was alluded to earlier that had some stuff about traffic, and that would be great if the relevant information were available to the public at these hearings.

Thinking about just the goals, I share the goal of a modest scale. I mean, looking at those images, I much prefer and would hope that you would see the sense of the image on the right at the top as opposed to the one on

the left. Something consistent with the residential character of the neighborhood. But also that allows for some retail in the way that I think Ruth was saying. After all Paddy's is a business. It's been around for over 50 years, and as is Masse's. And I think as I come through that intersection that seeing some kind of retail on that corner is, you know, anchors the residential character of the neighborhood in an interesting way and in a useful way and it would be nice to think there could be some appropriate retail in scale and it wouldn't -- maybe the current building could be, you know, maybe grandfathered in and something could be done within the current envelope of that building, but it wouldn't have to mean that the building across the street is gonna be larger in the ways that

Doug Brown said that the neighbors are concerned about.

So, finally, I think 45 feet -- C-1A allows 45 feet. I think that would be a mistake. I think maybe Doug's suggestions are worth looking -- I'm sure they're worth considering, but I think it is --

H. THEODORE COHEN: Could you wrap up?

JAMES WILLIAMSON: -- it is important to get an as-of-right. Because we don't know what's going to happen if you allow something to happen, the tendency is to try to do it. And, again, Ruth made a great point about how the proposal to change the Zoning has actually brought people to the table.

So thank you.

HUGH RUSSELL: Okay, thank you.

Does anyone else wish to speak?

John?

JOHN HAWKINSON: Good evening, members of the Board. John Hawkinson, 84 Mass. Ave. I'm a little concerned that I didn't hear mention of a little bit of context, that I think is important, and it gets to Mr. Bacci's question of why. Though it's been implied by a lot of the testimony, and that is that a Building Permit was applied for by Mr. Masse and his developers in July and a proposed development is a four-story building designed by Peter Quinn, with a 26,000 square foot GFA and a 1.92 FAR. Current max there is 2.75. So I think that's worth thinking about. It's not directly on point.

Also I think there's a planning question that comes up here that's been

unmentioned so far, and that's the tension between the Article 19 special project review threshold in the BA District, which is 20,000 square feet and the inclusionary housing bonus, because that applies to this project. The past practice appears to have been that inclusionary housing bonus GFA is not counted against the special permit threshold. But -- and I understand the ISD Commissioner is reevaluating that. And he's requesting an opinion from the City Solicitor. But fundamentally the Zoning Ordinance is silent on that question so it's been open to interpretation and rightly so. I think it might be wise for the Planning Board to opine to the Council on their thinking of the balance between those two. It's been suggested to me that the Council is prepared to discuss that question on the Ordinance

Committee meeting on this petition, and of course it's relevant to the project. It may not be relevant to the petition per se. I don't know exactly how you resolve that, but I think it's something that you should think about, if not in the context of this petition at least more generally. It does not come up very often, but it does come up in the proposed project.

Thank you.

HUGH RUSSELL: Thank you.

Does anyone else wish to speak?

(No Response.)

HUGH RUSSELL: I don't see anyone else who wishes to speak.

Does anyone on the Board have any knowledge of the proposal that -- on the warehouse site?

CATHERINE PRESTON CONNOLLY: No.

HUGH RUSSELL: So I just want that to be understood that you've all seen stuff we haven't seen so we have no way of evaluating that material. And I'd say the relevance is kind of, I'd suggest a way of thinking about this. That a number of people have said we like to essentially see if we can work out a mutually acceptable compromise that will allow development to go forward. If that were to happen, and then if it required Zoning action by the Council to make it work, it might. Then that would probably be the best outcome, the discussion about the design, about the neighborhood. So how can we as a Planning Board facilitate that? And I would suggest that if we have a strong opinion about the Zoning matter, in particular, if we show that we feel that the question of what the appropriate density

is not just Business A, but we should be considering other things. Once we start going down that road, it sends a message to the development team that -- it gives them an incentive to try to make a compromise.

Now if we say right off the bat, oh, well C-1 is the only answer, then there's no incentive for the people who think C-1 is the right answer to compromise. So I think what we need to do is actually just sort of talk about what our reaction to this is and we'll find out as we listen to each other, and you'll find out at the same time.

I guess I will just kick it off by saying that the -- you know, if I had to choose between the brown building and the white building, I would say neither of them are really nice enough for that corner, but so -- they're not nice enough. I think

something smaller is better. Something -- of course, in those are not intended to be building designs, they're intended to be essentially envelopes that show what the maximum development committed under Zoning of that volume looks like.

I'm not -- I think it would be more difficult to bring new retail into the area, into this place, because we find that most retail through that sort of isolated has trouble. You know, industries change. So that that's one thing that happens. I mean, clearly there's a successful business across the street from what we've heard tonight. It's been there a very long time. And I would -- although I've never visited that business, I'm sure it serves a good neighborhood function. I have -- I used to be a regular at Masse Hardware while I was in

the early seventies while I was getting my house in shape. And it was not very convenient because my house is sort of across the street from here, but there were things you had that I could only get there and, you know, there was advice to be had that, again, was very valuable. So I'm sad that this business which served me well and it served many other people so well is no longer there, but, you know, that's -- we're not going to do anything here tonight that's going to convince Dave to go into the hardware business on that site, I don't believe.

DAVID MASSE: Life goes on.

HUGH RUSSELL: So I think the reason that this is a Business A District is that Masse Hardware was there before the Zoning was established. And one of the things that happened is that when the Zoning map was

drawn, they tried to identify these corners and put them into little business districts scattered around the city. As somebody said, they're -- there might be 40 or 50 such zones.

In the seventies, Business A had this peculiar provision that you could build a lot more housing than you could retail. Some proposals came forward. I remember one in Inman Square which had, and still does have Business A Zoning in part of Inman Square, and people looked and said at that time 85 feet was the height limit for the associated housing. And so it was made and it was said well, we need to cut that height down, and we need to find the places where Zoning would be completely inappropriate. Why was Masse's left? I think it's probably because of the density of the current Masse building.

Because we, as a Planning Board, tend to feel that where there's an existing Zoning density that we don't want to -- we want to pay attention to that potentially. I heard some conflicting testimony about that and I think we might want to go back to Jeff. Because you seem to tell us that some of the buildings were beyond C-1 density. And we had other testimony that said that -- and I'm wondering whether we're talking about individual cases versus an average or -- so that's --

FROM THE AUDIENCE: Jeff is true and my statement is true as well. If you go parcel by parcel there are some that are over -- if you look at overall average, it's under.

HUGH RUSSELL: Okay. So that's the explanation.

JEFF ROBERTS: Well, what I was going to say that what I was looking at just to make sure that that's on the record, is the data available and the assessing database which is not entirely consistent with what Zoning determines to be gross floor area, but in general the reason for having those lots, that individual lots being at a relatively high density, although the houses, you know, look -- you know, have the look of three-story houses, is just simply that the buildings are relatively close together in that district and the lots are somewhat smaller than what would be founded.

DOUG BROWN: That said, the assessor's report tend to be under FAR.

HUGH RUSSELL: So, you know, my own feelings are somewhat mixed here. I think there might be a development they could

compromise that would be greater than C-1. If you just made it C-1, you would, if it was developable it would be smaller. So what would that be the best development? I don't know.

Who wants to speak next?

CATHERINE PRESTON CONNOLLY: I'll go.

HUGH RUSSELL: Catherine.

CATHERINE PRESTON CONNOLLY: So, for eight years ending in 2010 I lived on the corner of Walden and Newell Street which is right in this area. So I know the area really well and have a pretty good feel for how it feels to be around and what the density in the area is. And, you know, I was there when Masse's was still operating and have really experienced a lot of what the neighbors have talked about. My own feeling

is -- I lived in a triple decker, which aside from the large block apartment buildings, was basically the tallest thing around and it felt tall. And I have to say from my own perspective, I think that's probably what should be the tallest thing around.

You know, Jeff is triple decker height typically 35 feet?

JEFF ROBERTS: That tends to be an average. If you go building by building, you find some that are a little higher and some a little lower. But three stories is generally around 30 to 35 feet.

CATHERINE PRESTON CONNOLLY: Around 35 feet. Okay.

So that's -- that to me feels like what should be the right height for the neighborhood.

As to the rest of it, I think there

have been a lot of good ideas thrown out in terms of should there be retail? Should there be flexibility for retail? You know, the comments that this -- that C-1 is not the only district that might fit this need, that there may be other business districts that would give more flexibility while still maintaining a 35-foot height, I think are things that we should look at and perhaps have some alternatives to play with and talk to the developers about. But I do think that the idea that there would be more buildings in the area that would be on that 45-foot scale feels out of keeping with the surrounding area, and that to me seems off.

HUGH RUSSELL: Thank you.

Ahmed.

AHMED NUR: I second that as well as all of the public that had commented. Found

it extremely helpful. I don't want to repeat what everyone is saying. I'll take Ruth Allen that keep the dialogue going. It's really important. We've had a big building that I voted against on Bolton Street on Sherman. I don't know what I would do in the neighborhood. I live here in Harvard Square, but a lot of times when you have kids playing soccer and all that sort, I go through there a lot. Whether going to Route 2 or shopping or the cinema or the golf course, it's a throughway. That place is just jammed with traffic no matter what time of the day. It's surrounded by railroads, highways of Route 2, people going to those areas. It's really hard and there's no place to run to. If Mass. Avenue is backed up, Sherman's backed up, the railroad's coming down, and so I agree with Catherine and everyone else that

the smaller the building the density in that neighborhood. It really needs a thorough study to figure out I suppose to put a new (inaudible).

And one more other thing. So we don't normally do this, I guess Doug Brown spoke back there. If you do happen to speak while you're in the public, which we don't recommend, please state your name so that way we record everything that's being recorded as to who is saying what.

Thank you.

HUGH RUSSELL: Yes, just to follow up on that. We actually don't encourage crosstalk, but I had asked the question that -- about Mr. Brown's testimony and Jeff's and so that was why I allowed that to occur.

Other comments?

LOUIS BACCI: I'm good.

HUGH RUSSELL: Ted.

H. THEODORE COHEN: Well, I'm similarly conflicted. In general I do not care for Zoning petitions that are brought when a developer or an owner is in the midst of working on their project when suddenly the neighbors say oh, gee, this has been allowed for the past 50 years but suddenly when something is happening, I don't want it. Having said that, you know, looking at those, those give one pause as to what could be developed. I would mostly miss retail here. I drive up and down Walden Street many times a day. I know what the traffic is like at various times of day, and it's actually quite delightful to get to that one particular block where Paddy's and the spa and Masse's is, and it's one of those nice little retail pockets in Cambridge that, you know, it's,

you know, between Huron Avenue and Mass. Ave. and it's a nice thing to see. And the retail on Garden Street and Sherman, Church Street are nice to see. So I'm actually somewhat, you know, unhappy with the fact that the old hardware store is no longer going to be retail and is going to become residential. And I would be glad if there could be some commercial retail activity in the other location.

I agree that 35 feet does seem about the right height. Triple decker height does seem the right height. You know, it's, again, it's difficult commenting on the proposal we haven't seen and know nothing about and other people are talking about. And whether there is some benefit to the 40, 41 feet, I don't know. So it's difficult to say.

Contrary to what my colleagues said, I think the development on Bolton Street is a rather nice development. It fits very nicely into the neighborhood. It seems to me the right height. It, you know, it really does, I think a very nice thing for that particular parcel of land. What is the right thing for Walden and Sherman Street, you know, I'm not really sure, but I do agree that something, you know, in the 35-ish height range seems to be appropriate.

I guess my other comment, I don't know if it was -- had a discussion, you know, a year or so ago whether it was Jeff or Liza perhaps, when we talked about triple deckers, that triple deckers are not being built these days. And so when we think well, it would be great to have two or three triple deckers right there, I think realistically that's

simply not going to happen. And so we're talking about some sort of other structure, one or more structures that's going to be there, and it's not going to look like, you know, the triple decker that we all think about and probably love.

HUGH RUSSELL: Tom.

TOM SIENIEWICZ: Yes, just quickly, my views on this maintain the pattern of development in the community, I agree that's a tenant. But I would argue this corner with Masse's there is a different kind of a corner, it's a special corner, it's a threshold to the park beyond. And so part of the pattern of communities is they're punctuated from time in special corners and this is one of them. So what's the pattern there? The pattern might be a larger building. I'm very definitely not a retail

agnostic. I am a mixed use abhorrent and convert and I think that absolutely retail should be allowed on this corner and in fact in most districts.

I'm concerned about one more thing. I was interested to hear that the developer says that he builds middle class housing. I think that's great. I think we need more of it in the city, but I'm uncomfortable for everybody identifying himself and then everybody identifying one particular project in the context of the Zoning, down zoning petition because that begins to smell and look like spot zoning if there's one particular project that's the center of this discussion. And I know the district is very small, it's a relatively small, but it -- I agree with my colleague to my left here that that doesn't seem right to me, and I want

that on the record.

LOUIS BACCI: I guess my question again is why? It seems like there's a lot of flexibility in the Zoning that's existing. We try to build housing and retail and all the mixed use and so forth, it seems like it's there already. We don't know what you plan on building, don't know what it looks like, don't know what you're proposing. Those questions aren't answered now.

ERIC HOAGLAND: Those --

LOUIS BACCI: I know this doesn't represent your --

ERIC HOAGLAND: The volume trick study is not what we're proposing.

LOUIS BACCI: That's what we have to look at. And I'm not sure you can't work this out along the way here. I agree.

THACHER TIFFANY: I don't have to

add anything. I think people have pointed out the tension very well and I agree with my colleagues.

HUGH RUSSELL: Okay. So my recommendation would be for us to take no action tonight in the hopes that there can be direct conversations between the affected parties and that maybe they can make a deal. I think the one thing -- themes that I see is that there seems to be a strong sentiment of -- for something that looks like it's about 35 feet tall, which I think really means like three stories per se. It's another way of saying that. And now I'm an architect. And I'm doing a project that's a three-story building and I found ways to make it look like a three-story building and still in places get the density that's needed to make the project feasible, maybe. Give a

better shot at feasibility. So I wouldn't -- I think it's the -- what does it look like from the neighborhood, from the streets particularly? You know Sherman and Walden. I think Tom's notion that it doesn't have to be a three decker, it can be more substantial building, that makes sense to me and I think it probably would make sense to most of us.

CATHERINE PRESTON CONNOLLY: Yes.

HUGH RUSSELL: And so that we're not looking for a rubber stamp that stamps up more three deckers, but -- and you can see that there's a strong sentiment, if not universal, for some continued retail use that perhaps helps support the other retail uses that are nearby.

So if that's acceptable somewhere to my colleagues, then I think we'll say that we encourage you to go and talk to each other

and hope that you'll be able to work a deal and not have to drag this out a long time and force the City Council into a lot of action. They've got plenty on their plate. And while I'm sure they all have opinions on this, they probably share our view that a mutual compromise is acceptable, that's the winning solution.

So thank you very much for coming and we're going to go on to our one last item of business.

We'll take up again in ten minutes.

(A short recess was taken.)

HUGH RUSSELL: Okay, so we're going to resume. And I think -- so, Rich, are you going to kick things off?

RICHARD McKINNON: I am.

HUGH RUSSELL: We're talking about the Whitehead Institution petition to amend

the Article 14.000 of the Zoning Ordinance.

RICHARD McKINNON: Thank you, Mr. Chairman. My name is Rich McKinnon and I'm here tonight happily to represent the Whitehead Institute. I've been associated with it one way another for nearly 40 years. We're here tonight to ask comparatively for a small Zoning petition for square footage allowed. We have to do it because we're in a district that has a cap on the amount of square footage and all of the three million square feet that's been used up. So for us we have to go through an awful lot of process and a change of Zoning is a part of it.

The Whitehead has been in our city a long time. For ten years of its founding. It was designated the leading institution in the world for molecular biology and genetic research. That and in spite of the fact that

it was very, very small compared to the larger institutions and universities, and it's really maintained that type of reputation for all of these years.

Just so I can locate it for folks.

That's us with the red box. We are -- whoops, excuse me, Stuart. Across from MIT, Housing Authority, (inaudible) down here, residential up above, and of course we're on a wonderful stretch here, the T station, all of the restaurants, shops, the Marriott Hotel. And we are happy we are here.

It wasn't like that when David Baltimore and Jack Whitehead decided to come to Kendall Square. Believe it or not this is what it looked like in 1980. We thought NASA was going to move here in 1969. They notified the city that they were in fact going to be moving to Texas, to Houston, and

we were left with all of Kendall Square having been demolished, 93 businesses gone, and with no idea what to do with it quite frankly. It remained like that for almost ten years. When the Whitehead Institute decided to move into Main Street, it was a very, very big deal. It signalled an institution led by a Nobel award winner was going to mark its place in Kendall Square. I had to do a review for the Mayor's office back then. We were delighted, one of the things that the Mayor did to persuade them to come to Kendall Square was to name the street Galileo, Galilei Way. The most wonderful thing, the most wonderful thing he could do for anyone was to do something in Italian. So in 1983 it was named.

I hope the Board can keep that in mind, really, how very much unlike today it was

when Whitehead decided to move there.

We have reached a point -- this, our building is up on the left. We've reached the point that we had filled all of the space that we have in the building. We have an opportunity to increase our faculty by three or four members from 17 believe it or not. It's only that, up to 20, and they have a collaborative group of people working under them. And so for us to make that change, we need to expand by 50 or 60,000 square feet into a building that we have some idea of how we would like it to look. But that will allow us to make this final change to our property on Main Street.

So we have spent a lot of time trying to figure out what's the best way to proceed. There is a K2 study. As you know, we've talked to our neighbors in East Cambridge,

where Brian and his staff have been wonderful. We've had collaborative meetings with the CD staff, with the CRA, with Boston Properties, all of us in the room trying to figure out what's the best way to proceed. It would have been easier for us just to tag on to a big petition run by Boston Properties, but it seemed to us the more we looked at it, it just was untenable. There are going to be a number of things that you're going to want to do that are right in the K2 study. For example, have a couple hundred thousand square feet of housing built before you proceed to have commercial space built. Our whole project is only 60,000 square feet. So it just becomes a very uncomfortable fit.

What we decided to do instead was really take the K2 study and just draft from

it all the things we could do. And the memo from the staff said, you see many things in there that are very much are in keeping with the K2 study.

We're also going to need a City Council vote for the Zoning, but later because there's a change in the open space plan.

CRA review, we're also going to need to agreed with Jason and Tom that we're going to be doing a design review with the CRA. Much like I believe we did with the Ames Street project where they'll go through a public process with the CRA before we come to the Planning Board. This is of course after the Zoning is done. And then the -- because the BP petition at some point will be coming along either on their own or with CRA, it's going to call for about a million square feet. They're going to do a MEFA

notification, a notification of product change. And so we agreed to keep our 60,000 square feet would be a part of that and it will wait on the outcome of that before we proceed if we're fortunate enough to get the Zoning and come back to you.

So where we can work collaboratively with the CRA and with Boston Properties, we're very happy to do so. It's just that the particular Zoning piece created problems.

So that we don't miss things, there is Planning Board review called for. The Planning Board design review. And so there are a lot of discretionary permits that we will need. And if we've missed some of the things that you feel are important in the K2 study, you'll have an opportunity to pick them up under that process.

Big question for us was where do we put

the 60,000 square feet. And first we thought about putting it on the roof. The problem with putting it -- there are a number of problems with putting it on the roof. But one of the problems you're still left with a building that does not conform at all to any of the planning principles that we have today. It's set back, it has a bumper mentality, it's been an elevated public plaza in front. And if I ever came to the Planning Board now with the request to build this building, I don't think I'd get very far. It just simply doesn't conform to any of the design principles we have.

By building on the plaza, it allows us to put in a new face on the building which hasn't been universally loved as a great piece of architecture, but it also let's us begin to conform to the K2 principles to

bring the building out to the sidewalk so it meets the public to have a very open lobby on the ground floor to put a restaurant on the ground floor and to, and to engage the street the way you're asking every building in Kendall Square to engage the street.

The other reason quite frankly was terribly important for us and we've looked at this in great detail. We've had good consultants, the Richman Group helping us. If we were to put it on the roof, we have to combine all the -- we have to shut the building down and stop our research for two years. And it becomes more than a two-year problem because of the nature of the research, the grantsmanship, it really just throws the flow of research off terribly. Whereas if we go in front, we can conform to the KSA, we can give the building a new base.

The Mayor said that's the face that reminds him of my face, only a mother could love either of them. So it lets us accomplish a lot of things, but it also lets us frankly build the new building while the existing building is continuing to function and then we open up, it's a connection between the two of them when we're done, that just means the world to us. And it's just a happy coincidence that it also, from a planning perspective, satisfies a lot of your goals.

We've tried to make this a modest proposal. You know, we could build a 250-foot building on the site. We're only asking for 120, 130 feet. We're going to leave behind probably 150 square feet of GFA that the site itself could handle with the understanding it's part of a larger picture as well.

And to us, I mean, I've spent a lot of time in front of this Board over the passed year and we've had an opportunity to talk a lot about traffic, the problems it creates, its impacts, and parking always becomes a big part of that conversation. Whitehead has done a real good inventory. They really have done, you know, some soul searching about this, and we've decided that we're going to be able to ask for a 60,000-square foot addition without asking for an additional parking space. That's as light as we can make in that regard.

So that's kind of where we are. And, Mr. Chairman, how we got there, the thinking behind it, we've been encouraged by a number of Councillors to take this approach. It's going to allow them to look at the big petition and ask of that petition the types

of things that we would expect to ask of a petition that's going to be asking for a million square feet of development rights.

I'd like to just take a minute, Martin Mullins is here, the Vice President of MIT. Excuse me, of the Whitehead Institute, just to talk a little bit about, to me which is one of the important things of this petition, and that's the type of research that goes on inside the building.

Thank you.

MARTIN MULLINS: Thank you, Rich. So my thanks to Rich, Mr. Chairman, and I'm delighted to be here on behalf of Whitehead Institute and to share a little bit about the institute with you. I'm kind of a quiet Irish voice so if you can't hear me, let me know and I'll speak up a bit.

Okay, so Whitehead Institute. So we're

basically about exploring biology's most fundamental questions of humanity. It was founded by Jack Whitehead. Very interesting guy. He and his father took a loan of \$5,000 in 1939, operated out of a one-room office in the Bronx, and built a company called Technicon that they later sold for 400,000,000. And he wanted to build -- he wanted to give money back. He founded the institute basically with David Baltimore, the founding director. It was a new model for life science research. It was a pursuit of the most fundamental and challenging questions in biology, and he wanted it to have a major impact on health.

Today we're 17 faculty members. Amongst them are three national medal of science winners, that's the highest accolade that the U.S. can bestow on a scientist. And

there are five hard used medical institute members, five in the National Academy of Science. And 251 Whitehead Institute staff live in Cambridge, including me. I live on Mass. Ave. And a huge proportion of our post-docs who do a lot of research in Cambridge for four of our Whitehead faculty live in Cambridge. And it's interesting, most of the in-coming junior faculty want to live in Cambridge so they can walk to work.

We have for 25 years had a fairly extensive outreach program of education, and here you can see that this is a high school teacher's program that runs every year where teachers come on the first Monday of every month between October and June and they get updated on the latest in biomedical research. And then they have a dinner afterwards with faculty and post-docs and they have the

ability to work, to get support from post-doctoral students in the institution. And actually six teachers from Cambridge Rindge and Latin have attended the program over the last few years.

Then we have a number of programs for high school students at different grade levels. This is one which is about a CSI-type approach on forensics. And the reasons they're wearing these paper mustaches, they were studying a particular case that had -- where one of the suspects had a mustache and they were very taken by him.

And here is an officer from Cambridge showing them how to do fingerprints, and Cindy Ling which is from our faculty, teaching an older group.

Whitehead has also had a huge impact in

terms of the number of people who have come through the doors and went on to leader positions.

So the current director of the Koch Institute is Tyler Jackson.

Eric Lander who founded the Broad Institute. You know that the Broad Institute was originally part of Whitehead and spun out to be a Whitehead Institute. He was a faculty member.

George Daley a Whitehead fellow and now he heads the stem cell transportation unit at Children's Hospital.

Nancy Andrews, the postdoctoral fellow. First woman Dean of Duke Medical School and only woman dean of a top ten rated medical school in the U.S.

And Jeff Flier is a visiting scientist.

And Kate Rubins was a Whitehead fellow

and went on to join the 20th in-taking group of astronauts at NASA.

Let me tell you a little bit about the research that we do. This is a few investigators. This is Bob Weinberg, a towering figure in the world of cancer and he's understanding the cancer metastaticism (sic). He has discovered the gene who has had or knows someone who has had breast cancer, this is the protein that Herceptin binds to and are used to treat women who have breast cancer that present with the HER-2 protein that represent with patients. And then Bob went on in later years to realize that to the discovery in tumors that there are two sets of types of cells in tumors. You have cancer cells and you actually have cancer stem cells, and that these cancer stem cells divide and make a daughter cancer cell.

But also a daughter stem cell, and that one of the issues may be that certain drugs kill cancer cells, but not cancer stem cells.

Those are a pretty interesting finding, and he's very interested right now in what causes metastacism because you don't really die of a primary tumor. It can be removed by a surgeon. And so the process by which a cell leaves a tumor can burrow its way in vasculature and arteries and veins and then form in our lungs or bone, our brain and why only a small portion of those actually lead to tumors that kill us. Many of them, thousands of them never grow any larger when they get to the foreign site.

David Page is the current director of the Whitehead Institute. David Page is best known for sequencing the white chromosome.

The white chromosome is what makes those of

us who are men, men. And he's -- so he -- and about a year and a half ago, he ended a controversy that had been going on in the field for a long time, and that was -- in each of our cells of our body we have 23 pairs of chromosomes that carry our DNA, and one of those is sex chromosomes. One the men have X and a Y and the Y is quite short. And it had been taught that actually it might eventually disappear with men. And he published a paper about a year and a half ago to show that it's true that the white chromosome has been losing genes, but the genes that it retains are very specific and they have, and they are required. And they actually are evolving quite quickly. He also discovered in a paper published more recently that the gene -- there are certain genes on the white chromosome that are also on the X

chromosome, but the proteins they make are actually slightly different. And they are expressed not only in the testes but throughout the body so that the sex chromosome genes are expressed throughout all the genes in our body. And so he's now focusing on what is it that causes disease differences in men and women? Why is it that women have a higher incidence of autoimmune disease, men present higher incidence of cardiac disease? For 50 years people have put this down to hormones. He thinks that understanding the influence of these genes on sex chromosomes may help us to understand these disease differences between men and women.

Susan Lindquist works on chromosome folding. RNA which makes proteins and proteins are what function. They have a

function in cells. But they're made as a long linear strings of amino acids and they have to fold in a cell which is a very tight place. And frequently they misfold causing diseases like Parkinson's or Huntington's disease.

And she also works on prion diseases like mad cow disease which are also distortions in the way proteins are made and. Let me say a little something about (inaudible) who has two particular interests. She works with a frog model and a zebra fish model to understand first how is the primary mouth, how is the mouth made? When an embryo is formed, we have to make a tube that goes from the mouth all the way to the anus and this is to evolve -- and actually not a lot was known about how its positioned. Like, why is it in the right place? And so that's

one area for work.

And the second is working with zebra fish to study autism and schizophrenia, and this is a model she's always been interested in development of brain and the nervous system. And the interesting thing about zebra fish when they're very young when they're alive, you can look through a microscope and see their brains and they're transparent and they make a fabulous model.

The faculty of Whitehead have always been innovative, and if you look at the companies around the Kendall Square area, many of them involve, involve developments that flow from Whitehead Institute.

So Alnylan and Genzyme, and just you know ultimately all of this work is about ensuring that we get to treat diseases. And so this is a product called Tafamidis. Which

is developed by a company Whitehead and the collaborator of the research institute, Jeff Kelly, and the company was acquired by Pfizer and it treats a form of disease that's a form of polyneuropathy. So basically these patients lose control of their limbs, and particularly from their 40s onward, and it's because a protein made in their liver that's -- that carries, that travels throughout their body, misfolds and bind to another copy, another protein, the same protein, and then it gets deposited into the nerves and legs and arms and this particular drug stabilizes that protein.

And this I think is a really interesting story. Here is Harvey Lodish, and Harvey together with seven other investigators at MIT founded Genzyme and together with Henri Termeer, they began

working on Gaucher's disease. And here is Harvey much later with his daughter and grandson who was born with Gaucher's disease. And it is a disease whereby patients built up deposits of fats basically in different cells in large numbers and spleens and it can be very painful. And I think it's a terrific story of somebody who has dedicated their career to basic research and lived to see it really impact both their own family and lots of other patients.

So as Rich said, we are at this stage of wanting to recruit three to four more faculty and to expand. And most of the researchers who would join are post-docs. Of population right now of post-docs 70 percent work in Cambridge. They walk to work. I appreciate your time.

Thank you.

HUGH RUSSELL: Thank you.

RICHARD McKINNON: Mr. Chairman, we have a few sketches that I've handed out to all of you as to the ideas we have what the building might look like, but we're not here tonight with the -- seeking a Special Permit for a building. We'd be happy to just talk about those later with our architects Jacobus if you would like, but we'll probably at the end of the presentation time and we'd like to allow you to go to public testimony if that's okay with you.

HUGH RUSSELL: Sure. Any other questions?

THACHER TIFFANY: I have a question.

HUGH RUSSELL: Sure.

THACHER TIFFANY: Maybe this is a question for, Jeff, maybe for you. What -- could you explain a little bit more about the

process and the relationship between what we're being asked to -- I guess we're being asked to recommend to City Council this Zoning petition?

HUGH RUSSELL: Right.

THACHER TIFFANY: Or comment on it?

HUGH RUSSELL: Yes.

THACHER TIFFANY: What's the relationship to this and what Boston Properties would have to do and Planning to do? I didn't quite follow how this interacted. And just to focus the question, at one point you said that they will need to get their approvals before you could go ahead and actually plan and execute this expansion? Maybe I misheard that.

RICHARD MCKINNON: Yeah, just a little bit different. Let me just explain that the Cambridge Redevelopment Authority

and Boston Properties are preparing a very large petition, Zoning petition that's going to be coming in where they'll be asking the Planning Board to recommend to the Council adoption of a petition that will allow for another million square feet of development in Kendall Square. And we --

HUGH RUSSELL: It's associated to the K2 study which was divided up into segments.

RICHARD McKINNON: That's right.

And very hard to take all of the considerations that you're going to be looking at under the square feet and put them into the 60,000 square foot addition. Which is why we said let's conform as much as we can through the K2 study but go ahead on our own but give you Planning Board when we come back for a Special Permit, if the Council

chooses to adopt this Zoning petition that we have in front of you, still gives the Planning Board -- we need a Special Permit. We can't go to the Building Department and pull a permit. That's the relationship between what we want to do and what we're doing now. We first have to get through Zoning to allow it.

HUGH RUSSELL: And the other part of Thatcher's question was, I think, related to the environmental impact statement.

RICHARD McKINNON: Excuse me?

HUGH RUSSELL: You said that you were going to have to -- the Boston Properties petition triggered an environmental review.

RICHARD McKINNON: That's correct.

HUGH RUSSELL: And so that was going to be a document prepared that would bind you

as well as Boston Properties --

RICHARD McKINNON: When we met with the -- it would be actually the CRA is preparing to do the notice of project change for the development area, and it will encompass all of the square footage, the million plus, including our 60,000. And so we will be a part of that much larger study of all of the environmental effects. And we've agreed with the CRA that we won't go forward until that is concluded as well. Yeah, right? Okay.

HUGH RUSSELL: But the goal is to try to speed this on, not get stuck behind Boston Properties in a sense?

RICHARD McKINNON: And also get us out of the way quite frankly --

HUGH RUSSELL: Right.

RICHARD McKINNON: -- so that you

can take a look at it. And just as I said, a number of folks just didn't want to get their good feelings for what we're doing to try and juggle that with some much bigger goals that require much more square footage to accomplish.

HUGH RUSSELL: Okay. Any more questions?

(No Response.)

HUGH RUSSELL: So, the only person who signed up is Heather Hoffman.

HEATHER HOFFMAN: While Rich is getting up the picture that I wanted to talk about, my name is Heather Hoffman. I live at 213 Hurley Street. No, it's the next one. There.

And that plaza is what I want to talk about. There were -- there's a fair amount of paved space in Kendall Square that's

really pretty unsightly and not used. This on the other hand is paved space that a lot of people use. And that wall has lots of people who sit on it when -- especially when there are festivals in Kendall Square like the Caribbean Festival, that whole area is chockablock with people. And I like it because I stilt and that's the place that I can sit on to take my stilts off. There really is nothing else like it. But in addition, during -- there's skateboarders who go along there, and I would really hate to lose open space in Kendall Square that's actually popular and used. Now, I have no beef with the Whitehead Institute. I believe that they will actually do the things that they talked to the East Cambridge Planning Team about with making their new space open and welcoming to the public and all of that.

But there are some features of what they have now that, that are unique, and that I hope we can come up with a way to keep.

Thanks.

HUGH RUSSELL: Thank you.

Does anyone else wish to speak?

BARBARA BROUSSARD: Barbara Broussard, 148 Third Street in Cambridge. I agree with a lot of what Heather said. I also worked across the street at Polaroid and used the Whitehead cafeteria for five years. I enjoy open space. Too many of the buildings were allowed to have closed open space. One of which horrifies me still is the Broad Institute. However, there are times when this is not used, and I'd like to figure out how Whitehead could get space that it will need and should have for research while we can have some sort of open space

that could be open to the public twelve months of the year, 365 days.

Thank you.

HUGH RUSSELL: Thank you.

Does anyone else wish to speak?

(No Response.)

HUGH RUSSELL: I don't see anyone.

We have a report here of some six pages and appendices from CDD.

Do you want to -- Jeff, do you want to take us through that or do the high points or --

JEFF ROBERTS: Certainly, Mr. Chair. I'll hit the high points and then answer any questions.

This is a Zoning petition which it's a unique Zoning District. The Planning Board was looking at this district, the Ames Street proposal a couple of weeks ago. It has an

overall development cap in the entire area, and that's the main development control. So although this proposal focuses that new development on a particular area, it requires a Zoning change for the requirements for the entire district.

It appears that the proponent has taken, has taken measures to ensure that that, that that proposed rezoning would only impact the site that's being discussed and would not have any unforeseen or any unanticipated consequences. It is related to the Kendall Square study. If you look at the amount of, the amount of floor area that's being requested, in proportion to the size of the site, it's about comparable to the approximately one million square feet that the Kendall Square study recommended be added to the MXD Zoning District. That

recommendation was to allow about a million square feet of additional development to, to have a large proportion of that be housing, which is not proposed in this case. But the intent is that throughout the entire district there would be some commercial development and some residential development as well.

In terms of the specific proposal, we had a few comments. We did note some of the areas where they are meeting the standards that are recommended for new development in Kendall Square area in terms of not constructing new parking is generally consistent with what's being proposed. Establishing retail and active uses on the ground floor are an important component of the Kendall Square study. Also including payments into the affordable housing trust fund pursuant to the -- I'm sorry, incentive

Zoning requirements which currently don't apply in the MXD District. Those are proposed to be added, as well as contributions to a community improvements or a benefit fund that would be used to support open space, transit, and workforce development programs benefitting the entire Kendall Square area.

There are a couple of areas where I think in our opinion we think that proposal could do better or be a bit stronger in meeting the Kendall Square standards. Those include bicycle parking, which the K2 study represents be provided according to the recently adopted citywide standards. Those standards say if you increase a building size or intensity of use by more than 15 percent, then you should provide the bicycle parking for that entire use. Bicycle parking itself

is exempted from gross floor area so it's really just a matter of finding a way to fit it. And so the recommendation would be that if the, if the building is being expanded by about 25 percent as is being proposed here, that they should provide bicycle parking that would serve the entire building.

Another key aspect of the K2 recommendation is sustainable standards, including a LEED Gold standard with a particular focus on energy provisions. Investigating district steam, and there's -- and some other requirements, some of which are now folded into the recently adopted Building Energy Use Disclosure Ordinance in terms of energy monitoring and disclosure over time.

Aside from those there's, there's sort of the general issue which I think has been

raised in a lot of this discussion of the balance between larger area site planning and development proposals that are looked at on their own, and that, I think that comes into play particularly when you look at open space. The K2 recommendations acknowledge that it sometimes is more beneficial to look more holistically at an area, figure out what's the best way to provide open space, to serve that entire area rather than having a site by site open space requirement. Maybe it could be better provided in a more planned way. And one of the issues with this proposal is not just that it, that there is a sort of a transfer or a transplant of what is now open space to another desired use which is active ground floors, but that it doesn't, it doesn't take into account what might happen or what improvements might be made to

create a more connected sense of open space throughout the district. So that is an issue that may not be easily addressed at this stage and for this particular petition, but we think it's something that should be pointed out, and maybe through some discussion of this petition there might be ways to investigate improvements that can be made both on this site to provide a better open space feel and to look at other areas of the block that might be better connected to what's there now.

So I think that covers just about everything. I'm happy to answer any questions or to have other staff add.

HUGH RUSSELL: So the current parking for the institute is an allocation in the garage that's in the middle of the block you're in, is that how it works?

RICHARD McKINNON: Yes. We're at 100 parking spaces for 200,000 square feet of development and some of it is under the building, but other is leased from Boston Properties in the adjacent garage.

HUGH RUSSELL: Okay.

RICHARD McKINNON: Mr. Chairman, if I might just, just in terms of the open space, and in our conversations with the neighbors and certainly with the CRA and the city staff, one of the reasons we did the Special Permit process is that we fully expect open space is going to be a central issue when we come for a Special Permit and that we don't feel, and certainly the CRA doesn't feel that the discussion has to be confined only to our site because there are other open space subjectives outside of our site that we may be able to participate in

and hope to advance. So we think it's -- we don't expect to have a very small discussion about open space as we go through the process. We think it will be pretty wholesome, pretty large.

STUART DASH: And, Hugh, if I could add to Jeff's comments, Suzannah and I looked at it in terms of the positive and the adjacent open space that's between the Broad Institute and the Whitehead and put some language into the CDD memo that I think that we very much would like the Planning Board to consider in terms of the Zoning in terms of starting to laying out criteria for what both the members of the East Cambridge Planning Team mentioned, what you might hope to gather, get from an internal space and what kind of connections and that you hope for the open space or the internal space in the

building itself to be sort of maintained or try to accommodate.

HUGH RUSSELL: Is there -- what's in the proposal there was some reference to the character of the ground floor uses in the addition which sounded like it wasn't going to be just oh, we're going to lease it to some retail operation. Could you talk more about that?

RICHARD MCKINNON: That's right. The ground floor will be somewhere between eight and ten thousand square feet. What we want to do is confine the lobby to really the minimal amount that a research institute needs as opposed to do a commercial building with a flashy lobby. So we think it will proceed with a lobby that's only 1500 to 2,000 square feet. We'd like to have a restaurant as part of it out at the ground

level, but we also had -- also made commitments to talk about how we realize this, but take the other half of the lobby, perhaps going out towards Galileo Way and make it a like a winter garden or some sort of public space that is real, that truly is open to the public 24 -- you know, not 24 hours a day, but twelve months a year, and that the public understands it's public open space. So, yeah, we don't know exactly -- we expect there's going to be a lot of conversation with the Board and others on how best to do that as well as whether or not that alone is sufficient in terms of our open space obligations.

HUGH RUSSELL: All right. It seems that there aren't many such -- I mean, out in the suburbia you go to the mall and the high school kids cruise the mall, and they're

closed as spaces that people can be treated as public. And there aren't many spaces like that in the city. And so it's exploring what you might be able to do seems to be an interesting exploration.

TOM SIENIEWICZ: I guess, I went down there and went to the plaza, and maybe I'll take a slightly more radical position on the question of open space that's at hand. Very compelling story about the Whitehead Institute, my favorite institute maybe. You should get whatever you need to advance science, absolutely. Go to 250 feet. But the question before the Planning Board as I see it, is do we trade public space where there is another solution, right? You could build on top of the building. It's not higher than the Zoning allows. There's a lot of FAR that's unused there. I understand

that that's disruptive and a more complicated in the building process. But this is a public open space that's at an intersection that's a rare condition geometry. You see the Stata Center from there, you see the pick tower or the Broad Center. There's a way in which this intersection's unusual in Kendall Square and it connects a lot of institutes and is in fact a threshold I believe to the campus, for some of the best corners of the campus of MIT. And so it's a very privileged piece of open space. I think it also is orientation to the south means that it can be used unlike other open spaces many, many times of the year. And so I would be sad to see it taken over with a building footprint especially when -- I think that might be a short sided planning move taking the long view here. I think that building would be

much better if it was a 100 feet better and get more researchers and get many, many more researchers in there which is probably what the Whitehead Institute may not need today or maybe should get. I know it's an unpopular view. I mean, I'm in the minority but I just wanted to say that.

HUGH RUSSELL: Catherine.

CATHERINE PRESTON CONNOLLY: So I agree with a lot of what Tom said, but I guess my worry is that given what you've talked about with the difficulty of building on top of the building, that the choice is not really between building adjacent to and building on top of it, it's between building adjacent to and having the Whitehead find space it needs elsewhere and building a brand new building, possibly not even in Cambridge, in order to get the space they need. Because

I can't imagine, and correct me if I'm wrong, that you're shutting down for two years. I mean that just seems unlikely. The reality is there are an awful lot of communities both in Cambridge and in Boston and in lots of areas that would love to host an even bigger Whitehead building in a different location. And that's my fear despite agreeing exactly with what Tom has said about that space. It is a great corner. And I do think it's appropriate that when we get to the Special Permit portion of this, we figure out how to preserve that very important part of that corner in terms of it being an excess, between all of the interesting institutes, the intersection of MIT and Broad and Whitehead. And all of that activity, even the -- you know, the activity that Heather was talking about with skateboarders and

stilt walkers, and, you know, all of that life that occurs in that place, that's very important. But, gosh, I don't want to hold out for that -- keeping that space as it is at the cost and say no, we really want to you go higher and then have you turn around and say then we have to build another building elsewhere. That to me would be a disaster. And that's my fear of where we end up with this if we push too hard to keep that space.

HUGH RUSSELL: Ahmed.

AHMED NUR: Yes, I'm a little conflicted on Tom's comments as well. I agree with him that the expansion of the research is really important and, therefore, that we can look into the Zoning and also the guidelines, the criteria from the K2. However, I -- that park to me just, I worked in the 80's at 545 Technology Square at MIT

and the Polaroid building at 575, those buildings, and that park was there. And just with the Whitehead building sign there it almost just said to me psychological keep away, this is a private party. Don't climb on this wall. Read the sign kind of a thing, so I never really thought of it as a public space and I'm okay with it for it being used of those biologists that I appreciate being introduced to.

But on the other hand, I don't know, we have a public hearing tonight and it's really sort of don't have a lot of information to work with if you don't know what the building looks like. We don't know what the lot looks like. We don't know what we're proposing. And I know it's more like testing the waters, so on and so forth. But going forward, I wish we had something to look at so that way

we could consider it, talk about what we're proposing here.

HUGH RUSSELL: Ted.

H. THEODORE COHEN: Well, Ahmed, you just took the words right out of my mouth. I've never felt that public space to feel very public. It always seemed like it was part of the Whitehead Institute and I never felt I would be welcome walking around it, not being a skateboarder or a stilt walker, I've never used it for those purposes. I also think that with the rest of Main Street and Kendall Square now it -- that building just looks odd being set back from the street, and I -- while I think it would be improved to be taller, too, I think coming out to the sidewalk and finishing off the sidewalk would really be an improvement to that area.

The concept of a winter garden, you know, sounds really spectacular. I don't know whether you're going to have enough space to do it, but, you know, there are several in Manhattan, you know, the Ford foundation building, the Sony building, the CBS building, you know, are really incredible indoor public spaces that the way Kendall Square is developing now and with the way that the number of people are trying to, you know, they go out and use the coffee shops now as a place to go out and sit on their computers or iPads or whatever. If there was a public space in this building, that would allow people to do it, I think that would be great.

RICHARD McKINNON: Thank you, Ted.

HUGH RUSSELL: Louis.

LOUIS BACCI: I also agree with a

couple of my colleagues. I don't think I'm really willing to give up that public space.

JOHN HAWKINSON: Sorry, is your mic on?

CATHERINE PRESTON CONNOLLY: Yes.

LOUIS BACCI: Yes.

I think you can make some good design here that will open that up to the public and be able to keep you in your -- I'm sure you have the height there you can use. You would think you would be able to work this out. I agree that it's kind of tucked back and needs to be brought out to the face, but that southern exposure in that corner, kind of makes a gateway. I think you can give it the -- the problem with enclosed buildings is they tend to get locked, access gets denied a lot. You need something very public and that's about all I have.

HUGH RUSSELL: So on the open space question I think I'm hopeful that the public open space can be preserved on that site, probably enclosed exactly what the scale of it is and the height of it is. I think it's -- it requires study and -- but I think, I think it's possible to do that. If it -- if you say well, gee, we need 50 feet in height and you've got to go up another story to keep your research space and that's a little inconvenient because -- but that might be the price of making that volume of space work. And I don't think that's what we have to do tonight.

RICHARD McKINNON: No.

HUGH RUSSELL: I think we have to make sure that -- I think we should comment that we feel the preservation of space that is successful to the public and useful is an

important piece of this and it's got to be significant. And I don't think there's anything that -- in here that particularly precludes that from happening. And I think we can -- we can make it happen in the design review process.

Now it's not going to be open to the sky because that would then defeat the purpose of finding a place for three principle investigators and a dozen or two post-docs that work with them. I'm also concerned that -- but sort of a few other things. But one thing I'm concerned is, is this addition big enough.

TOM SIENIEWICZ: Right.

HUGH RUSSELL: You know, how long will three -- how long will it be before you say oh, God, we need another three and there's no place? So that's a question that

I throw back to you.

Do you have an answer?

MARTIN MULLINS: So, so we have an affiliation agreement with MIT which allows us to hold up to 20 faculty positions. It's just that we've never gone to 20. So that's -- we can have up to 20 faculty positions.

HUGH RUSSELL: Right.

RICHARD McKINNON: It's lasted 31 years, Mr. Chairman.

TOM SIENIEWICZ: But why limit yourself to 60,000 square feet? I don't know if the site with the fitting patterns of Kendall Square would take much more FAR than that. If you're going to go through this whole process, I don't know, it seems very, it seems incremental, short sided.

HUGH RUSSELL: I think I agree with

you, but a 30,000 square foot building here seems pretty big.

Okay, some of the other -- I think you need to, need to tell the Council a little bit more about why you're convinced you can do the parking without adding any cars. I think it's -- have some data about what your usage is and how you came to that conclusion. And I don't think --

RICHARD McKINNON: I agree.

HUGH RUSSELL: -- I don't think we have to hold you up so that you have to convince us, but that data should be there.

The bicycle parking, I would think there should be enough bicycle parking to serve the entire complex. I don't know what that, what enough constitutes and nobody does. The city's taking the approach of setting up a formula, but we're in a place

where bicycle usage is growing rapidly. We don't know what's going to happen. So it's sort of like we're here, is it going there? We're sort of planning to say well, we want, we want to have a good comfortable way that it -- usage can grow, because particularly those of us who are like Stuart and I who are bicyclists, we understand how handy it is and how even on a day like today bicycling is actually kind of pleasant.

RICHARD McKINNON: We hope to say something more specific by the time we get to the Ordinance Committee. We just didn't know if we could make it fit and work especially since we weren't adding the garage space to accommodate it, but we're optimistic that we can do better.

HUGH RUSSELL: I think you can get eight bicycles in a parking space, is that

the number, eight to ten, some number like that?

JEFF ROBERTS: More than that.

HUGH RUSSELL: The fact that you actually had some of your own parking, I didn't remember.

RICHARD McKINNON: Right, that's correct.

HUGH RUSSELL: So you've got the ability I think to work with that, and I think that needs more work.

Is there some reason you can't sign up for LEED Gold?

RICHARD McKINNON: Well, we certainly can't sign up for it in the existing building.

HUGH RUSSELL: Agreed.

RICHARD McKINNON: That is a problem.

HUGH RUSSELL: It's a 1980 building.

RICHARD McKINNON: And in terms of even the addition, from what our engineers tell us is that we simply don't know what that looks like as of yet. I know MIT signed up for it, but I also know that they're going to be issuing green bonds to accommodate it, and I don't think it has been quantified specifically as yet. So we're just -- you know, I mean obviously, Mr. Chairman, it's not a big addition. So we're just -- how much we can place on it is a question?

HUGH RUSSELL: Having done some LEED buildings and I'm aware of the sort of intricate and arcane language of the documents that are used. And it's highly codified and it changes. We built the same building a few years apart, same construction, one Silver, one's Gold. Why?

Because we built it under a different LEED category because it opened up as the most appropriate category for a multi-family building. It wasn't available two months previous.

Now, I take that by saying well, what you did two years ago now should be retroactively Gold because it's, you know, but we're not going to spend \$100,000 to change the paperwork.

Harvard I think has a list of 60 LEED Gold buildings as -- it's got the longest list of any academic institution. They've basically demonstrated over a wide variety of building projects that they can achieve the standard, that is getting less and less difficult to achieve. I think the problem that you have is you've got some very able lawyers here who want to keep you out of

trouble.

RICHARD McKINNON: Speaking of documents --

HUGH RUSSELL: And you -- nobody in this room knows whether it's, whether this is going to be some mad -- you know, poison pill in the regs that's going to prevent you from doing it.

RICHARD McKINNON: Yes.

HUGH RUSSELL: But if there's a way to indicate that you're going to strive to reach that and use all feasible methods to -- it's not -- you've also got a lawyer who can write language, too, you know, that --

RICHARD McKINNON: Without my lawyer I can tell you that we could absolutely do that. And, you know, Whitehead's, you know, it's the way they try and operate their existing building, too, with great

efficiency.

HUGH RUSSELL: I mean, my friend was an architect for Harvard building that didn't get LEED Gold because it was a book warehouse and there's no real good standard for book warehouses in the LEED system since there are only 30 of them in the country. And but, you know, we did a lot. It's just the paperwork didn't work. So I think we're looking for you to do a lot.

RICHARD McKINNON: Mr. Chairman --

HUGH RUSSELL: How you describe that.

RICHARD McKINNON: -- if it's confined to the addition, then we'd be happy to get it up to Gold.

HUGH RUSSELL: Right. I mean you -- I'm sure you could retrofit, you could make the whole building Gold. How many years of

shutdown it would take to replace all of the mechanical equipment, I don't know. But I --

RICHARD McKINNON: It comes back to that. And that is just not a small issue. It just isn't.

HUGH RUSSELL: Right. To me that's the -- that's the -- I understand you cannot build on top of the building without really compromising your mission.

CATHERINE PRESTON CONNOLLY: Yes.

HUGH RUSSELL: And that's -- and so I -- I'm one of the people who believe that we as a city and as a city Board need to look at, you know, what's good for people who are working for the benefit of mankind in the city and not stand in the way.

RICHARD McKINNON: And we hope we've given the Planning Board the tools to talk about open space when we come back for our

Special Permit.

CATHERINE PRESTON CONNOLLY: Right.

HUGH RUSSELL: I think, you know, the reason that the K2 process for the Boston Properties CRA site didn't proceed right after MIT was because of the reconstitution of the CRA board, the reexamination of their mission, and some -- probably some hard discussions for Boston Properties to hear about what the city's goals were for them and the property that they own. I think that's, that's now reaching a conclusion. But I -- I don't like the idea that we tell you or advise the Council to tell you well, wait for that. I don't think that's the right answer here.

CATHERINE PRESTON CONNOLLY: I agree.

HUGH RUSSELL: This is -- so.... I

would like to send a favorable recommendation tonight.

H. THEODORE COHEN: I have --

HUGH RUSSELL: -- to the Council.

Because I believe while there are still items to be addressed, they could be addressed within the Council process.

But -- Ted.

H. THEODORE COHEN: I have one issue which relates to the provision about public benefits that you have -- this would grant you an exemption in perpetuity from anything in the future that the City Council might in their wisdom decide to impose upon everybody else in the MX District, and I don't see why you should get such an exemption, that I think you should be in no better position than any other non-conforming building that would be in the MX District at the time the

City Council might so act.

RICHARD McKINNON: That was a love letter from Adam Weisenberg to you directly, Mr. Cohen.

Adam, would you like to speak to that.

HUGH RUSSELL: Identify yourself for the record.

ATTORNEY ADAM WEISENBERG: Adam Weisenberg from Sullivan, Worcester I'm representing Whitehead. This is a -- this is a little different than other provisions in the Zoning in the sense that it really sort of -- it's really more lying down a market because a future City Council can't. City Council does. We can write and they can come in and change anything in the future. But what it's trying to do, and there are other instances in the code where you find similar types of language that said look, and it's

more of an issue, frankly, because of the sequence where there's going to be, as Rich talked about a lot of issues with respect to the larger thing that goes on. We are simply looking at this and saying okay, we would like to not get surprised in the near term by something else that happens there that wasn't even intended necessarily to affect us. So this is a reminder in the Zoning to, to keep that from happening.

RICHARD McKINNON: Thank you. I think we're put in a hard position in asking the Cambridge Planning Board to ask the City Council to tie their own hands. And I'm not so sure. And also to create a -- what looks like in this language almost a generic exception that I think is gonna cause both you and the Council problems in the future. Adam's being a good lawyer, but this one I

think puts us in, puts you frankly making a recommendation to do it and tying us to a decision.

H. THEODORE COHEN: Yes, it does put us in a position and I understand your point of view, but I think perhaps it can be written in such a way that you reference, you know, if there's a -- you know, you're using I think the October 2014 date in other provisions in here, and that you might rewrite that to a similar way that, you know, you're complying with benefits and requirements that are in existence as of a certain date. But if subsequently City Council does something that's going to apply to everyone else in the district, I think it ought to apply to you and let you fight with them at the time about why you shouldn't have to.

RICHARD McKINNON: And I think as a practical matter it only, you know, Adam's concern is between the time the Zoning is adopted and a Special Permit is issued and filed with the City Clerk in the appeal period. And after that that gives you the protection, but I think I'm willing to do my best to argue about not going backwards on my own but not to ask you to do it generically.

HUGH RUSSELL: So are we prepared to act tonight?

(All members nodding.)

HUGH RUSSELL: Was the condition of open space, the open space strong enough for you or can you figure of ways to strengthen that?

TOM SIENIEWICZ: Well, the sense of the Board has been pretty clear that we're very concerned about the nature detailed

quality of public accessibility to a site that has historically been available to the public which will now be enclosed and so, the petitioner, the City Council should be reassured that the Planning Board will scrutinize the proposal in detail when it comes before us. So that's where I think the sense of the Board is right now. It's the consistent where I am personally but that's okay.

HUGH RUSSELL: Any other comments?

LOUIS BACCI: Do we necessarily want to include enclosed?

HUGH RUSSELL: I don't, my own mind I can see something that might not be fully enclosed to glass out to the property.

LOUIS BACCI: Right.

TOM SIENIEWICZ: Right.

H. THEODORE COHEN: The roof.

RICHARD McKINNON: Well, you'll get to weigh in on that when we apply for at Special Permit.

HUGH RUSSELL: Right.

So, you know, besides your architects would love an international tour of all the winter gardens in the world until they come up with the best one.

ATTORNEY ADAM WEISENBERG: You have to send the lawyers, too.

HUGH RUSSELL: I think someone should make a motion that we recommend this favorably to the Council with the comments and questions and further follow-up information that would weigh in on our discussion.

CATHERINE PRESTON CONNOLLY: So moved.

HUGH RUSSELL: Is there a second?

LOUIS BACCI: Second.

HUGH RUSSELL: I saw Louis first.

Jeff, do you need anything more in the motion?

JEFF ROBERTS: Is it the desire of the Board to communicate a list of the issues and concerns raised by the Board? Another option would be to try to suggest any text changes that might remedy those but that might require coming back to the Board. I just wanted to raise that as an option, two ways that the Planning Board could communicate those thoughts to the Council.

HUGH RUSSELL: I guess I prefer the first one. You know, if the -- well, certainly if language develops and the Council wants us to review it, we can do that, but usually once, once they take off, they take off. And that's not to say they

don't use the staff very heavily in doing this. I guess I would throw that on to staff's discretion if there's something -- there's a discussion going on and they want our advice, they can bring that to us as an item of general business.

JEFF ROBERTS: So to try to go through the -- just to list actual items, the open space discussion. I don't know if the Board wanted to communicate comments about the overall size of the proposal in height and the amount of space?

HUGH RUSSELL: Yes, the only comments were that we weren't, we wondered whether maybe they should, we're not asking for (inaudible).

JEFF ROBERTS: Is that something the Board would like to include?

TOM SIENIEWICZ: Sure.

HUGH RUSSELL: Yes. Right, that they, were they looking far enough ahead at the institutional goals.

JEFF ROBERTS: So, and then the comments about the parking and providing data to the Council to justify the new parking.

The feeling that the bicycle parking should be provided to serve the entire complex, and the discussion of LEED Gold which I guess is a somewhat qualified idea that they should be seeking to meet Gold, LEED Gold and whatever the -- they should be able to do the maximum that's feasible given its addition to an existing building.

CATHERINE PRESTON CONNOLLY: And the public benefit.

H. THEODORE COHEN: The public benefit.

CATHERINE PRESTON CONNOLLY: And you

need to include the public benefit discussion as well in that recommendation.

JEFF ROBERTS: To modify the final text about the public benefit.

CATHERINE PRESTON CONNOLLY: Yes.

AHMED NUR: I'm not sure if I should probably wait for the design review in terms of height. The thing that you mentioned, the abutter, the northwest corner depending on height, it could be an issue that the abutters are not brought into the height issue because it will block an entire sun side of their building. So I don't know if you want to put in language with regards to that or if we should just wait for the design review.

HUGH RUSSELL: Well, I think part of the criteria for the design review is, are those considerations, so I don't think we

have to add anything into the Zoning language. We'll catch it.

RICHARD McKINNON: Right.

HUGH RUSSELL: So we have a motion. It's been seconded. It's been reviewed by staff for completeness.

Is there any more discussion?

(No Response.)

HUGH RUSSELL: Then on the motion, all those voting in favor?

(Show of hands.)

HUGH RUSSELL: And all members voting in favor.

Okay.

RICHARD McKINNON: Thank you very much, Members of the Board. We really appreciate it.

HUGH RUSSELL: We have one last item on our agenda which we'll start in a couple

of minutes.

All right, so the last item on our agenda is the Planning Board case 85, 10 Museum Way, where there's a proposal to convert ground floor retail space to a residential condominium.

I also want to make a disclosure that I had nothing to do with the design of this building, but my firm did draw the condominium documents. Or Suzannah drew them and I stamped them when it was converted to a condominium a few years ago, quite a few years ago now I guess. So, let the record show that at some point I was involved in the project.

So, would you like to explain what you want to do?

ALLISON HAMMER: Good evening. My name is Allison Hammer, H-a-m-m-e-r. And I

am a consultant to the owner of condominium unit, commercial unit 7, condominium at 10 Museum Way at the Regatta Riverview Condominium Building, this is my colleague Morris Schopf.

MORRIS SCHOPF: My name is spelled S-c-h-o-p-f. I'm an architect and we are here to discuss the conversion of a commercial condominium to a residential condominium. We presented a letter to the Board which outlines the history of the Regatta Riverview and also the history of unit CU-7 which is the one we're here to discuss. If you have any questions, we'd be happy to --

HUGH RUSSELL: The copy of the letter that I received was a sketch but it was not attached to my copy. So....

ALLISON HAMMER: We have a couple of

copies here we're happy to pass around.

HUGH RUSSELL: It was just a place that showed the outline but not the interior arrangement.

MORRIS SCHOPF: For you, sir.

HUGH RUSSELL: Thank you.

I think it got submitted with the electronic. This paper folk didn't get it.

TOM SIENIEWICZ: This goes to the heart of what's before us which is how does this unit work as a dwelling unit given its location to driveways and streets?

ALLISON HAMMER: Well, I would say that this unit primarily has an entrance which is on the street, and there are some windows which do face the drive, but they are shielded by greenery. And you can see that in the, in the first two pictures on page 4 of the proposal. I honestly, personally when

I look at this, these images, this really seems to be a continuation of the residential units above and it has the feel of another residential unit already nestled behind the greenery and facing out on to the street.

HUGH RUSSELL: What's the area of this unit?

MORRIS SCHOPF: I think it's about 11 or 1200 square feet.

ALLISON HAMMER: And the idea would be to turn that into a two-bedroom condominium unit with a study which should be very liveable unit for a family.

Furthermore, as we kind of spoke to in our letter, this space has, and in fact this Special Permit in general has been through many variations over the years. We're already 15 amendments on record as the area, and the uses have changed. And this

particular commercial condominium unit has been vacant for the past ten years. It's just been kind of sitting unused. It's a very difficult space to tenant because first of all, the ground level is about four feet below the sidewalk level which makes it very difficult for a handicapped access which would be required by any business which would operate there.

Furthermore, the location of this commercial unit is a mid-block location in an area without high pedestrian traffic, and therefore, has just not been a very desirable place for retail to locate. And as such it has been vacant for quite a long time. And were this to be converted into a condominium as soon as construction was completed, it would be occupied and become an active use on the streetscape which we believe is certainly

in keeping with the East Cambridge design guidelines and the intent of the Cambridge Zoning Ordinance in regards to the Zoning District.

HUGH RUSSELL: So, we have to do this in two steps. Two or three steps.

First step --

LIZA PADEN: Well, two or three, yes.

HUGH RUSSELL: All right.

So first step is for us to find that this is either a Minor Amendment or a Major Amendment. And if it's a Minor Amendment, then we can do it tonight. We can make a decision tonight. If we find it's a Major Amendment, then it requires a two hearing process that will take a couple months to get through. So I'm inclined to think it's a Minor Amendment. They've cited the standards

and I think, you know, although I was on the Board when the Zoning for this area was established in fact, I was a member of the Board who said if you really want housing there, you better allow for an extra height because that's where the value is. And for those of you who are not familiar with this project, it was a very expensive warehouse for liquor property and the developer acquired it paid an enormous amount of money for it. And he was unable -- he intended to do commercial development and he was unable to do it because of the way the economy was working at the time. He bought, he bought this so he had this tremendous amount of money tied up in it and so he felt well, it seems unlikely that, you know, next to this elevated highway and warehouses out here, you have people are talking about a park, they're

starting to plan a park, but it's really a wasteland out here. And, but he went forward and did it, and now the nature of the neighborhood is of course transformed in part by this project, but it was, it was very different when they did this. And I think this really was a very important project for the city if not the most handsome tower ever to be built in the city. Unfortunately it draws a line directly on the line of Cambridge Street which was a real shock. And when you can see it from Inman Square, but I do think this is a Minor Amendment.

This will not change the character of the project. It won't affect the neighborhood. It's a residential use which is -- building's predominantly non-residential. I think it's easy to find. It's a Minor Amendment. And I think it's

easy to say this is not a bad idea.

CATHERINE PRESTON CONNOLLY: I agree.

HUGH RUSSELL: Other comments?

TOM SIENIEWICZ: I agree.

CATHERINE PRESTON CONNOLLY: I concur.

H. THEODORE COHEN: I concur. I don't see how having had a vacant space for ten years one can argue that we're, you know, changing the nature of the project. You know, and that putting something in there will be a benefit to everyone.

HUGH RUSSELL: And the floor level problem is....

CATHERINE PRESTON CONNOLLY: Yes.

HUGH RUSSELL: So, and this building was -- was this building built before 1991? I think so.

LIZA PADEN: Yes. It was at least in construction if it wasn't occupied.

HUGH RUSSELL: Yes, see, because that's the fair housing accessibility date. That would propose an interesting problem --

LIZA PADEN: It would.

HUGH RUSSELL: -- for the city's Building Department.

Is this a unit accessible from the inside of the building?

ALLISON HAMMER: Currently there are multiple accesses into this unit. I believe there are three entries into the unit currently. I think the plan ultimately is going to eliminate one of them. Access is directly into the gym and another one into a hallway which also has stairs down into the space. The space was -- has been quite a few uses. It was part of a fitness club. I

think at some point a pool was intended -- so a lot of people have taken a cut. So we think its final resting place will be as a home.

LIZA PADEN: And, Mr. Chair, I'd like to point out that the abutting property owner EF International sent a letter in support of the proposal.

HUGH RUSSELL: Okay, thank you.

So we need a motion then to find this is a Minor Amendment and then to grant it.

TOM SIENIEWICZ: I move that the Board find this to be a Minor Amendment and that we grant it.

LOUIS BACCI: Second.

HUGH RUSSELL: Any further discussion?

(No Response.)

HUGH RUSSELL: On the motion, all

those in favor?

(Show of hands.)

HUGH RUSSELL: All those voting in favor.

MORRIS SCHOPF: Thank you all very much.

ALLISON HAMMER: Thank you.

HUGH RUSSELL: Okay. And I believe there's nothing else on our agenda so we are adjourned.

(Whereupon, at 10:05 p.m., the
Planning Board Adjourned.)

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<p style="text-align: center;">\$</p> <p>\$1,000 [1] - 26:11 \$10.00 [1] - 2:15 \$100,000 [1] - 150:9 \$5,000 [1] - 103:4 \$800 [1] - 26:11</p>	<p>1969 [1] - 92:17 1980 [2] - 92:16, 149:1 1983 [1] - 93:17 1991 [1] - 175:18 1993 [1] - 35:3</p> <p style="text-align: center;">2</p>	<p>37 [1] - 31:16 3rd [1] - 6:5</p> <p style="text-align: center;">4</p> <p>4 [2] - 2:3, 169:18 40 [8] - 27:7, 47:13, 47:15, 47:17, 53:9, 74:4, 83:17, 91:6 400,000,000 [1] - 103:8 40s [1] - 113:7 41 [6] - 27:4, 27:8, 31:14, 53:9, 53:11, 83:18 45 [4] - 32:6, 53:8, 66:3, 66:4 45-foot [2] - 34:8, 79:13 48 [1] - 54:19</p>	<p>8:00 [1] - 2:10</p> <p style="text-align: center;">9</p> <p>9 [2] - 2:5, 2:9 90 [1] - 2:17 93 [1] - 93:2</p> <p style="text-align: center;">A</p>	<p>acquired [2] - 113:3, 173:10 act [2] - 156:1, 159:11 action [4] - 25:16, 70:11, 88:6, 90:3 active [3] - 125:15, 128:17, 171:18 actively [1] - 13:16 activity [3] - 83:9, 137:17, 137:18 actual [1] - 163:8 Adam [3] - 156:3, 156:5, 156:8 ADAM [2] - 156:8, 161:9 Adam's [2] - 157:19, 159:2 adamantly [1] - 42:8 add [6] - 60:10, 88:1, 129:15, 131:7, 166:1 added [2] - 124:18, 126:3 adding [5] - 36:17, 36:19, 37:18, 146:6, 147:15 addition [12] - 36:13, 36:15, 37:1, 101:11, 117:15, 121:11, 132:6, 144:14, 149:3, 149:11, 152:15, 164:14 additional [5] - 2:12, 27:12, 31:2, 101:11, 125:2 addressed [4] - 43:3, 129:3, 155:6 adds [1] - 24:7 adjacent [6] - 33:19, 38:15, 130:5, 131:9, 136:14, 136:16 adjourned [1] - 178:10 Adjourned [1] - 178:12 adopt [2] - 15:12, 118:1 adopted [3] - 126:15, 127:14, 159:4 adoption [1] - 117:5 Adoption [1] - 2:4 advance [2] - 131:1, 134:12 advice [4] - 25:10, 25:12, 73:6, 163:5 advise [1] - 154:14 affect [2] - 157:8, 174:15 affected [1] - 88:7 affiliation [1] - 145:4 affordable [1] -</p>
<p style="text-align: center;">'</p>	<p>2 [5] - 38:16, 60:4, 60:9, 80:10, 80:14</p>	<p>400,000,000 [1] - 103:8</p>	<p>A-I-I-e-n [1] - 54:19</p>	<p>acquired [2] - 113:3, 173:10</p>
<p>'15 [1] - 5:5</p>	<p>2,000 [1] - 132:18 2.1 [1] - 48:17 2.5 [1] - 49:5 2.75 [1] - 67:15</p>	<p>40s [1] - 113:7 41 [6] - 27:4, 27:8, 31:14, 53:9, 53:11, 83:18</p>	<p>a.m [1] - 34:1 aberration [1] - 39:19 abhorrent [1] - 86:1</p>	<p>act [2] - 156:1, 159:11</p>
<p style="text-align: center;">0</p>	<p>20 [5] - 29:4, 94:8, 145:5, 145:6, 145:7 20,000 [1] - 68:3 200,000 [1] - 130:2 2007 [1] - 35:4 2010 [1] - 77:11 2014 [2] - 1:3, 158:9 2015 [2] - 181:11, 181:16</p>	<p>45 [4] - 32:6, 53:8, 66:3, 66:4 45-foot [2] - 34:8, 79:13 48 [1] - 54:19</p>	<p>ability [3] - 105:1, 148:10, 181:10 able [10] - 31:3, 64:10, 90:1, 101:10, 130:19, 134:4, 142:9, 142:11, 150:18, 164:13 absolutely [3] - 86:2, 134:13, 151:16 abut [5] - 47:15, 47:18, 47:19, 49:2, 49:10</p>	<p>action [4] - 25:16, 70:11, 88:6, 90:3</p>
<p>0.70 [1] - 49:1 0.73 [2] - 49:11, 49:13 0.75 [1] - 48:12</p>	<p>204 [1] - 47:15 20th [2] - 5:14, 107:1 213 [1] - 120:15 21st [3] - 33:13 23 [2] - 109:5, 181:16 234-A [1] - 42:5 237 [1] - 3:4 24 [2] - 133:7 25 [4] - 28:11, 49:12, 104:11, 127:5 250 [1] - 134:13 250-foot [1] - 100:14 251 [1] - 104:3 26 [2] - 36:18, 49:12 26,000 [1] - 67:14 260 [1] - 55:1 27 [1] - 31:14 27th [1] - 6:3 29 [1] - 36:18 2A [1] - 60:4</p>	<p>5</p> <p>5,000 [1] - 19:18 50 [7] - 11:5, 65:6, 74:4, 82:8, 94:11, 110:11, 143:8 51 [1] - 38:14 545 [1] - 138:19 55 [1] - 27:2 575 [1] - 139:1</p>	<p>abutting [2] - 49:16, 177:6 academic [1] - 150:13 Academy [1] - 104:2 acceptable [3] - 70:8, 89:17, 90:7 accepted [1] - 46:9 access [4] - 7:18, 142:17, 171:7, 176:15 accesses [1] - 176:12 accessibility [2] - 160:1, 176:4 accessible [1] - 176:9 accolade [1] - 103:18 accommodate [3] - 132:2, 147:16, 149:7 accommodation [1] - 44:1 accomplish [2] - 100:3, 120:6 according [1] - 126:14 account [1] - 128:18 accurate [4] - 7:10, 8:2, 180:17, 181:9 achieve [2] - 150:15, 150:17 acids [1] - 111:2 acknowledge [1] - 128:6</p>	<p>active [3] - 125:15, 128:17, 171:18</p>
<p style="text-align: center;">1</p>	<p>3 [1] - 37:11 30 [3] - 47:19, 78:13, 152:7 30,000 [1] - 146:1 31 [1] - 145:10 344 [1] - 1:6 35 [8] - 32:7, 46:19, 48:12, 78:8, 78:13, 78:15, 83:11, 88:12 35-foot [1] - 79:8 35-ish [1] - 84:10 365 [1] - 123:2</p>	<p>6</p> <p>60 [1] - 150:11 60,000 [9] - 2:12, 2:14, 94:11, 95:15, 97:2, 98:1, 117:15, 119:7, 145:13 60,000-square [1] - 101:10 617.786.7783/617.639.0396 [1] - 1:18 6th [1] - 5:8</p>	<p>7</p> <p>7 [2] - 2:4, 168:2 70 [1] - 114:16 78 [1] - 47:6 7:00 [2] - 1:4, 2:7</p>	<p>added [2] - 124:18, 126:3</p>
<p>1 [1] - 38:14 1.92 [1] - 67:14 10 [4] - 3:5, 4:15, 167:3, 168:2 100 [4] - 11:5, 59:7, 130:2, 136:1 1000 [1] - 62:14 10:05 [1] - 178:11 10th [1] - 6:7 11 [1] - 170:9 12 [1] - 59:5 12.37 [1] - 3:8 12/16/2014 [1] - 180:1 120 [1] - 100:15 1200 [1] - 170:9 12th [2] - 5:12, 181:11 130 [1] - 100:15 14.000 [2] - 2:11, 91:1 14.72 [1] - 2:13 147703 [1] - 181:15 148 [1] - 122:8 15 [2] - 126:17, 170:18 150 [1] - 100:16 1500 [1] - 132:17 16 [3] - 1:3, 49:9, 49:10 167 [1] - 3:8 16th [1] - 7:9 17 [2] - 94:7, 103:16 175 [1] - 5:17 179 [2] - 5:15, 180:7 18 [1] - 49:2 1800s [1] - 29:3 1888 [1] - 45:9 19 [1] - 68:2 1924 [1] - 3:4 1939 [1] - 103:5</p>	<p>2015 [2] - 181:11, 181:16 204 [1] - 47:15 20th [2] - 5:14, 107:1 213 [1] - 120:15 21st [3] - 33:13 23 [2] - 109:5, 181:16 234-A [1] - 42:5 237 [1] - 3:4 24 [2] - 133:7 25 [4] - 28:11, 49:12, 104:11, 127:5 250 [1] - 134:13 250-foot [1] - 100:14 251 [1] - 104:3 26 [2] - 36:18, 49:12 26,000 [1] - 67:14 260 [1] - 55:1 27 [1] - 31:14 27th [1] - 6:3 29 [1] - 36:18 2A [1] - 60:4</p>	<p>5</p> <p>5,000 [1] - 19:18 50 [7] - 11:5, 65:6, 74:4, 82:8, 94:11, 110:11, 143:8 51 [1] - 38:14 545 [1] - 138:19 55 [1] - 27:2 575 [1] - 139:1</p>	<p>7</p> <p>7 [2] - 2:4, 168:2 70 [1] - 114:16 78 [1] - 47:6 7:00 [2] - 1:4, 2:7</p>	<p>adding [5] - 36:17, 36:19, 37:18, 146:6, 147:15</p>
<p>1 [1] - 38:14 1.92 [1] - 67:14 10 [4] - 3:5, 4:15, 167:3, 168:2 100 [4] - 11:5, 59:7, 130:2, 136:1 1000 [1] - 62:14 10:05 [1] - 178:11 10th [1] - 6:7 11 [1] - 170:9 12 [1] - 59:5 12.37 [1] - 3:8 12/16/2014 [1] - 180:1 120 [1] - 100:15 1200 [1] - 170:9 12th [2] - 5:12, 181:11 130 [1] - 100:15 14.000 [2] - 2:11, 91:1 14.72 [1] - 2:13 147703 [1] - 181:15 148 [1] - 122:8 15 [2] - 126:17, 170:18 150 [1] - 100:16 1500 [1] - 132:17 16 [3] - 1:3, 49:9, 49:10 167 [1] - 3:8 16th [1] - 7:9 17 [2] - 94:7, 103:16 175 [1] - 5:17 179 [2] - 5:15, 180:7 18 [1] - 49:2 1800s [1] - 29:3 1888 [1] - 45:9 19 [1] - 68:2 1924 [1] - 3:4 1939 [1] - 103:5</p>	<p>3</p> <p>3 [1] - 37:11 30 [3] - 47:19, 78:13, 152:7 30,000 [1] - 146:1 31 [1] - 145:10 344 [1] - 1:6 35 [8] - 32:7, 46:19, 48:12, 78:8, 78:13, 78:15, 83:11, 88:12 35-foot [1] - 79:8 35-ish [1] - 84:10 365 [1] - 123:2</p>	<p>6</p> <p>60 [1] - 150:11 60,000 [9] - 2:12, 2:14, 94:11, 95:15, 97:2, 98:1, 117:15, 119:7, 145:13 60,000-square [1] - 101:10 617.786.7783/617.639.0396 [1] - 1:18 6th [1] - 5:8</p>	<p>8</p> <p>80's [1] - 138:19 84 [1] - 67:4 85 [2] - 74:12, 167:3 89 [1] - 47:4</p>	<p>addition [12] - 36:13, 36:15, 37:1, 101:11, 117:15, 121:11, 132:6, 144:14, 149:3, 149:11, 152:15, 164:14</p>
<p>1 [1] - 38:14 1.92 [1] - 67:14 10 [4] - 3:5, 4:15, 167:3, 168:2 100 [4] - 11:5, 59:7, 130:2, 136:1 1000 [1] - 62:14 10:05 [1] - 178:11 10th [1] - 6:7 11 [1] - 170:9 12 [1] - 59:5 12.37 [1] - 3:8 12/16/2014 [1] - 180:1 120 [1] - 100:15 1200 [1] - 170:9 12th [2] - 5:12, 181:11 130 [1] - 100:15 14.000 [2] - 2:11, 91:1 14.72 [1] - 2:13 147703 [1] - 181:15 148 [1] - 122:8 15 [2] - 126:17, 170:18 150 [1] - 100:16 1500 [1] - 132:17 16 [3] - 1:3, 49:9, 49:10 167 [1] - 3:8 16th [1] - 7:9 17 [2] - 94:7, 103:16 175 [1] - 5:17 179 [2] - 5:15, 180:7 18 [1] - 49:2 1800s [1] - 29:3 1888 [1] - 45:9 19 [1] - 68:2 1924 [1] - 3:4 1939 [1] - 103:5</p>	<p>3</p> <p>3 [1] - 37:11 30 [3] - 47:19, 78:13, 152:7 30,000 [1] - 146:1 31 [1] - 145:10 344 [1] - 1:6 35 [8] - 32:7, 46:19, 48:12, 78:8, 78:13, 78:15, 83:11, 88:12 35-foot [1] - 79:8 35-ish [1] - 84:10 365 [1] - 123:2</p>	<p>8</p> <p>80's [1] - 138:19 84 [1] - 67:4 85 [2] - 74:12, 167:3 89 [1] - 47:4</p>	<p>8</p> <p>80's [1] - 138:19 84 [1] - 67:4 85 [2] - 74:12, 167:3 89 [1] - 47:4</p>	<p>additional [5] - 2:12, 27:12, 31:2, 101:11, 125:2</p>
<p>1 [1] - 38:14 1.92 [1] - 67:14 10 [4] - 3:5, 4:15, 167:3, 168:2 100 [4] - 11:5, 59:7, 130:2, 136:1 1000 [1] - 62:14 10:05 [1] - 178:11 10th [1] - 6:7 11 [1] - 170:9 12 [1] - 59:5 12.37 [1] - 3:8 12/16/2014 [1] - 180:1 120 [1] - 100:15 1200 [1] - 170:9 12th [2] - 5:12, 181:11 130 [1] - 100:15 14.000 [2] - 2:11, 91:1 14.72 [1] - 2:13 147703 [1] - 181:15 148 [1] - 122:8 15 [2] - 126:17, 170:18 150 [1] - 100:16 1500 [1] - 132:17 16 [3] - 1:3, 49:9, 49:10 167 [1] - 3:8 16th [1] - 7:9 17 [2] - 94:7, 103:16 175 [1] - 5:17 179 [2] - 5:15, 180:7 18 [1] - 49:2 1800s [1] - 29:3 1888 [1] - 45:9 19 [1] - 68:2 1924 [1] - 3:4 1939 [1] - 103:5</p>	<p>3</p> <p>3 [1] - 37:11 30 [3] - 47:19, 78:13, 152:7 30,000 [1] - 146:1 31 [1] - 145:10 344 [1] - 1:6 35 [8] - 32:7, 46:19, 48:12, 78:8, 78:13, 78:15, 83:11, 88:12 35-foot [1] - 79:8 35-ish [1] - 84:10 365 [1] - 123:2</p>	<p>8</p> <p>80's [1] - 138:19 84 [1] - 67:4 85 [2] - 74:12, 167:3 89 [1] - 47:4</p>	<p>8</p> <p>80's [1] - 138:19 84 [1] - 67:4 85 [2] - 74:12, 167:3 89 [1] - 47:4</p>	<p>addressed [4] - 43:3, 129:3, 155:6 adds [1] - 24:7 adjacent [6] - 33:19, 38:15, 130:5, 131:9, 136:14, 136:16 adjourned [1] - 178:10 Adjourned [1] - 178:12 adopt [2] - 15:12, 118:1 adopted [3] - 126:15, 127:14, 159:4 adoption [1] - 117:5 Adoption [1] - 2:4 advance [2] - 131:1, 134:12 advice [4] - 25:10, 25:12, 73:6, 163:5 advise [1] - 154:14 affect [2] - 157:8, 174:15 affected [1] - 88:7 affiliation [1] - 145:4 affordable [1] -</p>

<p>125:18 afternoon [1] - 34:2 afterwards [1] - 104:18 agenda [4] - 4:5, 166:19, 167:3, 178:9 agnostic [2] - 39:4, 86:1 ago [9] - 60:14, 60:15, 84:14, 109:2, 109:11, 123:19, 150:7, 167:12, 167:13 agree [18] - 58:3, 80:19, 83:11, 84:9, 85:10, 86:18, 87:18, 88:2, 122:9, 136:10, 138:14, 141:19, 142:12, 145:19, 146:10, 154:18, 175:3, 175:5 agreed [6] - 40:9, 40:10, 96:9, 97:2, 119:10, 148:17 agreeing [1] - 137:8 agreement [1] - 145:4 agrees [1] - 30:12 ahead [3] - 116:14, 117:17, 164:2 AHMED [4] - 35:12, 79:18, 138:12, 165:6 ahmed [2] - 79:17, 138:11 Ahmed [2] - 1:9, 140:4 alive [1] - 112:8 Allen [4] - 51:7, 54:16, 54:18, 80:3 ALLEN [2] - 54:18, 58:14 ALLISON [6] - 167:18, 168:19, 169:13, 170:10, 176:11, 178:7 Allison [1] - 167:19 allocation [1] - 129:17 allow [13] - 20:6, 27:19, 38:4, 66:13, 70:9, 94:14, 101:18, 115:11, 117:5, 118:8, 125:1, 141:15, 173:5 allowed [12] - 2:12, 19:2, 20:4, 21:13, 21:15, 24:12, 48:1, 81:17, 82:7, 86:3, 91:9, 122:13 allows [5] - 65:3, 66:4, 98:15, 134:18,</p>	<p>145:4 alluded [1] - 64:11 almost [4] - 63:13, 93:4, 139:4, 157:16 Alnylan [1] - 112:16 alone [1] - 133:14 alternates [1] - 8:16 alternative [1] - 49:19 alternatives [1] - 79:10 amend [2] - 2:11, 90:19 Amendment [13] - 3:7, 3:8, 5:15, 5:17, 172:12, 172:13, 172:16, 172:19, 174:13, 174:19, 177:11, 177:13 amendments [2] - 15:16, 170:18 Ames [3] - 2:13, 96:11, 123:18 amino [1] - 111:2 amount [8] - 91:10, 120:18, 124:14, 132:14, 163:12, 173:10, 173:15 analysis [4] - 22:3, 23:3, 62:5 analyze [1] - 59:17 anchors [1] - 65:9 AND [2] - 179:1, 179:18 AND/OR [1] - 181:19 Andrews [1] - 106:14 Andy [3] - 31:11, 35:17, 36:1 ANDY [1] - 35:19 anniversary [1] - 63:8 anomaly [1] - 49:8 answer [7] - 23:8, 71:7, 71:9, 123:14, 129:14, 145:2, 154:15 answered [1] - 87:10 anus [1] - 111:16 ANY [2] - 181:18, 181:18 apart [1] - 149:18 apartment [3] - 20:7, 62:1, 78:2 apartments [2] - 42:11, 49:6 appeal [1] - 159:5 Appeal [3] - 2:5, 9:4, 20:14 appendices [1] - 123:9 appetite [1] - 14:14 Applicable [1] - 2:13 applied [1] - 67:11</p>	<p>applies [1] - 68:5 apply [6] - 2:14, 18:9, 126:2, 158:15, 158:17, 161:2 APPLY [1] - 181:18 appreciate [4] - 54:13, 114:18, 139:9, 166:17 appreciated [1] - 16:14 approach [3] - 101:17, 105:9, 146:18 appropriate [13] - 32:14, 38:7, 44:17, 51:1, 51:3, 59:12, 59:19, 62:7, 65:13, 70:19, 84:11, 137:11, 150:3 approval [3] - 3:4, 8:9, 64:4 approvals [1] - 116:14 approve [4] - 7:12, 7:19, 8:5, 8:6 april [1] - 181:16 arcane [1] - 149:15 archetypical [1] - 43:1 architect [5] - 32:11, 33:10, 88:15, 152:3, 168:7 architects [2] - 115:8, 161:5 architecture [1] - 98:18 area [47] - 2:9, 2:12, 4:12, 6:2, 10:9, 10:19, 11:16, 15:16, 17:12, 17:15, 24:6, 24:15, 30:13, 31:5, 57:12, 60:17, 60:18, 61:5, 61:8, 61:10, 62:2, 62:17, 72:8, 76:6, 77:13, 77:16, 79:13, 79:15, 112:1, 112:13, 119:5, 121:6, 124:1, 124:4, 124:14, 125:12, 126:8, 127:1, 128:2, 128:8, 128:10, 140:19, 170:6, 170:18, 171:12, 173:2 areas [10] - 2:7, 9:8, 15:14, 15:19, 50:9, 80:15, 125:10, 126:9, 129:10, 137:6 argue [3] - 85:11, 159:8, 175:10</p>	<p>arms [1] - 113:13 arrangement [1] - 169:4 array [2] - 11:15, 11:18 arteries [1] - 108:10 artery [1] - 36:10 Article [3] - 2:11, 68:2, 91:1 as-of-right [1] - 66:11 aside [2] - 78:1, 127:18 aspect [1] - 127:8 aspects [1] - 43:7 assessing [1] - 76:4 assessor's [1] - 76:16 Assistant [2] - 1:11, 2:3 Associate [3] - 1:9, 1:10, 1:10 associated [4] - 43:9, 74:13, 91:5, 117:8 astronauts [1] - 107:2 atmosphere [1] - 16:9 ATTACH [1] - 180:1 attached [1] - 168:18 attendance [1] - 11:4 attended [2] - 14:9, 105:4 attention [2] - 20:16, 75:4 ATTORNEY [2] - 156:8, 161:9 attractions [1] - 5:4 AUDIENCE [2] - 63:10, 75:13 Authority [2] - 92:8, 116:19 authors [1] - 39:2 autism [1] - 112:3 autoimmune [1] - 110:9 available [5] - 30:4, 64:14, 76:4, 150:4, 160:2 Ave [4] - 50:17, 67:5, 83:1, 104:5 Avenue [4] - 3:4, 42:5, 80:17, 83:1 average [3] - 75:11, 75:16, 78:10 award [1] - 93:8 aware [1] - 149:14 awful [2] - 91:13, 137:4</p>	<p>32:5, 33:12, 38:4, 43:17, 48:8, 68:3 BA-1 [3] - 50:3, 50:6, 50:14 BA-3 [2] - 50:3, 50:14 BAC [1] - 32:15 BACCI [16] - 8:6, 23:15, 23:17, 24:1, 24:5, 25:6, 81:19, 87:2, 87:12, 87:16, 141:19, 142:6, 160:12, 160:17, 162:1, 177:15 Bacci [2] - 1:9, 62:6 Bacci's [1] - 67:8 backed [2] - 80:17 background [3] - 9:17, 17:8, 25:8 backwards [1] - 159:8 bad [2] - 55:13, 175:1 balance [2] - 68:17, 128:2 Baltimore [2] - 92:14, 103:10 BARBARA [1] - 122:7 Barbara [1] - 122:7 Bardige [2] - 26:17, 27:1 BARDIGE [3] - 26:19, 30:8, 31:9 base [1] - 99:19 based [1] - 43:12 basic [1] - 114:9 bat [1] - 71:6 battle [1] - 52:11 battles [1] - 63:17 become [3] - 51:13, 83:7, 171:18 becomes [3] - 95:16, 99:14, 101:5 bedroom [1] - 170:11 beef [1] - 121:15 began [1] - 113:19 begin [1] - 98:19 beginning [1] - 29:2 begins [1] - 86:13 behalf [1] - 102:14 behind [5] - 33:15, 100:16, 101:16, 119:14, 170:4 below [4] - 32:18, 49:1, 53:8, 171:6 beneficial [1] - 128:7 benefit [9] - 53:3, 83:17, 126:5, 153:15, 164:16, 164:18, 165:1, 165:4, 175:13 benefits [2] - 155:11, 158:12 benefitting [1] - 126:7</p>
			<p style="text-align: center;">B</p> <p>B-a-r-d-i-g-e [1] - 27:1 BA [8] - 23:18, 31:19,</p>	

best [13] - 15:11, 53:17, 70:13, 77:4, 94:17, 95:5, 108:17, 128:9, 133:13, 135:10, 159:8, 161:8, 181:10
bestow [1] - 103:19
better [14] - 44:7, 50:2, 61:3, 72:1, 89:1, 126:11, 128:12, 129:9, 129:11, 136:1, 147:17, 155:17, 173:5
between [21] - 11:5, 12:19, 23:2, 23:6, 68:2, 68:17, 71:16, 83:1, 88:7, 100:7, 104:16, 110:15, 116:1, 118:6, 128:2, 131:9, 132:11, 136:14, 136:15, 137:15, 159:3
beyond [2] - 75:8, 85:14
bicycle [10] - 37:13, 59:19, 126:13, 126:18, 126:19, 127:6, 146:14, 146:15, 147:1, 164:7
bicycles [5] - 28:17, 37:13, 37:16, 37:19, 147:19
bicycling [1] - 147:9
bicyclists [1] - 147:8
big [9] - 80:4, 93:7, 95:7, 97:19, 101:5, 101:18, 144:14, 146:2, 149:11
bigger [3] - 13:6, 120:4, 137:6
Bigolin [1] - 1:15
bike [1] - 60:2
bind [2] - 113:10, 118:19
binds [1] - 107:11
biologists [1] - 139:9
biology [2] - 91:18, 103:14
biology's [1] - 103:1
biomedical [1] - 104:17
biotech [1] - 2:15
bit [12] - 17:7, 24:19, 25:8, 67:6, 102:7, 102:15, 102:18, 107:3, 115:19, 116:18, 126:11, 146:5
blank [1] - 7:13

block [10] - 27:3, 43:2, 63:8, 63:12, 78:2, 82:17, 129:11, 129:18, 165:12, 171:11
blocks [1] - 36:2
blood [1] - 181:6
blue [1] - 33:5
board [1] - 154:7
BOARD [2] - 1:1, 180:1
Board [59] - 2:5, 4:4, 5:7, 5:13, 5:15, 5:17, 6:15, 7:3, 8:1, 9:4, 10:4, 19:13, 20:14, 23:4, 25:13, 40:3, 51:12, 53:18, 61:7, 67:4, 68:15, 69:16, 70:15, 75:1, 93:18, 96:14, 97:12, 97:13, 98:11, 101:2, 117:4, 117:18, 118:3, 123:17, 131:12, 133:12, 134:14, 153:13, 153:18, 157:13, 159:18, 160:5, 160:8, 162:6, 162:7, 162:10, 162:12, 163:10, 163:18, 166:16, 167:3, 168:11, 173:2, 173:4, 177:13, 178:12, 179:13, 180:4, 180:16
Bob [2] - 107:5, 107:14
body [5] - 10:7, 109:5, 110:4, 110:6, 113:10
Bolton [2] - 80:5, 84:2
bolts [1] - 17:9
bonds [1] - 149:7
bone [1] - 108:11
bonus [2] - 68:5, 68:7
book [2] - 152:4, 152:5
born [3] - 42:3, 51:10, 114:3
Boston [12] - 95:3, 95:7, 97:8, 116:9, 117:1, 118:14, 119:1, 119:15, 130:4, 137:5, 154:4, 154:9
bought [2] - 173:14
bounded [2] - 2:7, 9:8
box [1] - 92:6
boys [1] - 31:16
BP [1] - 96:16
brain [2] - 108:11,

112:5
brains [1] - 112:9
brake [1] - 36:8
brand [1] - 136:17
breast [2] - 107:9, 107:12
bred [2] - 42:3, 51:10
Brian [4] - 1:11, 2:3, 4:6, 95:1
BRIAN [1] - 4:7
brick [3] - 29:2, 42:10, 43:1
brickyards [3] - 45:13, 45:14, 63:2
briefly [1] - 38:18
bring [4] - 56:13, 72:8, 99:1, 163:5
bringing [4] - 6:13, 6:17, 21:2, 21:3
BRISTOL [1] - 181:3
Broad [6] - 106:6, 106:7, 122:15, 131:9, 135:6, 137:16
broad [2] - 11:15, 13:8
broader [1] - 13:15
Broadway [2] - 1:6, 50:17
Bronx [1] - 103:6
brought [6] - 55:17, 63:2, 66:16, 82:4, 142:13, 165:11
BROUSSARD [1] - 122:7
Broussard [1] - 122:8
brown [1] - 71:16
Brown [5] - 45:5, 46:17, 46:19, 66:1, 81:6
BROWN [3] - 46:19, 50:13, 76:15
brown's [1] - 81:16
build [10] - 26:15, 74:7, 87:5, 98:11, 100:5, 100:13, 103:8, 134:17, 138:7, 153:8
builder [1] - 45:18
Building [5] - 67:10, 118:4, 127:15, 168:4, 176:8
building [124] - 5:6, 12:5, 12:13, 12:14, 13:5, 14:5, 15:9, 19:11, 19:12, 20:7, 20:12, 32:2, 32:5, 32:7, 32:10, 32:13, 32:16, 33:1, 33:3, 33:4, 33:5, 33:8, 33:12, 34:4, 34:8,

38:5, 38:17, 38:18, 41:12, 43:8, 45:10, 46:10, 48:14, 48:18, 49:14, 50:19, 53:6, 54:5, 57:8, 57:18, 57:19, 60:1, 61:9, 62:1, 62:15, 65:14, 65:17, 65:18, 67:13, 71:16, 71:17, 72:3, 74:19, 78:10, 80:4, 81:1, 85:19, 87:8, 88:16, 88:17, 89:7, 94:3, 94:5, 94:12, 98:6, 98:12, 98:15, 98:16, 99:1, 99:5, 99:13, 99:19, 100:5, 100:6, 100:14, 102:10, 115:5, 115:7, 126:16, 127:4, 127:7, 130:4, 132:1, 132:15, 134:17, 135:2, 135:16, 135:19, 136:12, 136:13, 136:14, 136:15, 136:17, 136:18, 137:7, 138:7, 139:1, 139:3, 139:14, 140:13, 141:6, 141:7, 141:14, 146:1, 148:16, 149:1, 149:18, 150:4, 150:15, 151:19, 152:3, 152:19, 153:8, 155:18, 164:14, 165:13, 167:9, 175:17, 175:18, 176:10
building's [2] - 34:6, 174:17
buildings [12] - 45:10, 48:19, 62:19, 75:8, 76:12, 78:2, 79:12, 122:13, 139:2, 142:16, 149:14, 150:12
builds [1] - 86:7
built [18] - 18:10, 29:1, 35:6, 45:10, 45:13, 46:8, 48:16, 49:7, 62:16, 84:16, 95:13, 95:15, 103:6, 114:4, 149:17, 150:1, 174:9, 175:18
bumper [1] - 98:8
burrow [1] - 108:9
business [19] - 10:14, 12:9, 47:14, 47:18, 53:1, 55:1, 56:9, 56:12, 56:14, 65:5,

72:13, 72:17, 73:8, 73:13, 74:2, 79:6, 90:11, 163:6, 171:8
BUSINESS [2] - 2:2, 3:3
Business [20] - 2:8, 4:13, 5:19, 9:10, 17:13, 17:16, 18:3, 18:6, 19:6, 19:9, 21:15, 22:14, 23:7, 24:12, 24:16, 24:18, 71:1, 73:16, 74:6, 74:11
businesses [2] - 14:16, 93:2
busy [2] - 12:16, 36:9
buy [2] - 26:10, 58:1
BY [1] - 181:18
by-right [1] - 52:2
BZA [3] - 20:17, 63:19, 64:4

C

C-1 [37] - 2:9, 13:13, 17:13, 17:14, 19:16, 20:5, 21:14, 22:1, 22:17, 23:8, 25:5, 30:13, 31:19, 32:6, 32:9, 32:17, 33:4, 33:5, 33:8, 40:1, 40:13, 47:19, 48:11, 49:1, 55:16, 56:9, 57:6, 57:11, 60:15, 60:17, 71:7, 71:8, 75:8, 77:1, 77:2, 79:4
C-1's [1] - 19:17
C-1A [5] - 23:5, 48:2, 49:19, 66:3
C-2B [1] - 48:1
C-o-l-e-m-a-n [1] - 38:13
C-o-n-n-o-r [1] - 59:5
C2 [1] - 33:12
C2-B [1] - 51:3
builds [1] - 122:11
built [18] - 18:10, 29:1, 35:6, 45:10, 45:13, 46:8, 48:16, 49:7, 62:16, 84:16, 95:13, 95:15, 103:6, 114:4, 149:17, 150:1, 174:9, 175:18
bumper [1] - 98:8
burrow [1] - 108:9
business [19] - 10:14, 12:9, 47:14, 47:18, 53:1, 55:1, 56:9, 56:12, 56:14, 65:5,

<p>174:11 Cambridgeport [1] - 50:16 campus [2] - 135:10, 135:11 cancer [10] - 107:6, 107:7, 107:10, 107:12, 107:17, 107:18, 107:19, 108:3 cannot [1] - 153:7 Cantabrigian [1] - 51:9 cap [2] - 91:10, 124:1 CAPTURING [1] - 1:18 cardiac [1] - 110:11 care [2] - 34:3, 82:4 career [1] - 114:9 Caribbean [1] - 121:6 carries [2] - 36:10, 113:9 carry [1] - 109:6 cars [9] - 12:15, 14:3, 36:19, 37:1, 37:6, 37:8, 37:15, 37:19, 146:6 case [6] - 8:14, 8:15, 19:7, 105:12, 125:4, 167:3 cases [1] - 75:11 Cases [1] - 2:5 casting [1] - 34:13 catch [1] - 166:2 category [2] - 150:2, 150:3 CATHERINE [17] - 69:19, 77:7, 77:10, 78:14, 89:9, 136:9, 142:5, 153:10, 154:2, 154:17, 161:17, 164:15, 164:19, 165:5, 175:2, 175:6, 175:16 Catherine [6] - 1:10, 77:9, 80:19, 136:8, 181:4, 181:13 cats [1] - 29:11 causes [2] - 108:5, 110:7 causing [1] - 111:4 CAZ [1] - 180:2 CBS [1] - 141:7 CD [1] - 95:3 CDD [5] - 7:4, 40:6, 49:18, 123:9, 131:11 cell [5] - 106:12, 107:19, 108:1, 108:8, 111:3</p>	<p>cells [9] - 107:16, 107:17, 107:18, 107:19, 108:3, 109:5, 111:1, 114:5 center [1] - 86:15 Center [4] - 6:6, 6:8, 135:5, 135:6 central [1] - 130:13 certain [4] - 24:17, 108:2, 109:18, 158:14 certainly [8] - 15:3, 24:16, 123:13, 130:10, 130:15, 148:15, 162:16, 171:19 Certificate [1] - 2:16 CERTIFICATION [1] - 181:17 certified [3] - 7:9, 8:2, 8:4 Certified [2] - 181:4, 181:14 certify [2] - 181:5, 181:8 CERTIFYING [1] - 181:19 Chair [4] - 1:7, 1:8, 5:9, 123:13 chair [4] - 10:5, 17:4, 38:3, 177:5 Chairman [8] - 91:3, 101:15, 102:13, 115:2, 130:7, 145:11, 149:10, 152:11 challenge [1] - 19:15 challenges [1] - 54:7 challenging [2] - 16:6, 103:13 chance [1] - 47:3 CHANGE [6] - 180:9, 180:10, 180:11, 180:12, 180:13, 180:14 change [21] - 10:11, 19:16, 21:18, 22:1, 24:2, 24:6, 40:13, 44:2, 66:15, 72:11, 91:14, 94:10, 94:14, 96:7, 97:2, 119:4, 124:5, 150:10, 156:16, 174:14, 180:4 changed [2] - 46:5, 170:19 changes [5] - 44:14, 149:17, 162:9, 179:13, 180:17 changing [1] - 175:11 character [10] - 22:11,</p>	<p>24:14, 28:5, 32:9, 34:11, 35:7, 65:2, 65:10, 132:5, 174:14 characteristics [2] - 18:1, 20:9 characterize [1] - 5:1 charge [1] - 51:14 Cheung [3] - 9:13, 18:4, 27:18 CHEUNG [2] - 9:16, 16:19 Children's [1] - 106:13 children's [1] - 33:16 chockablock [1] - 121:7 choice [1] - 136:13 choose [1] - 71:16 chooses [1] - 118:1 chromosome [7] - 108:18, 108:19, 109:13, 109:19, 110:1, 110:5, 110:17 chromosomes [3] - 109:6, 109:7, 110:14 Church [1] - 83:3 Cindy [1] - 105:17 cinema [1] - 80:11 cited [1] - 172:19 city [23] - 13:15, 14:16, 16:1, 17:19, 19:8, 37:12, 46:9, 47:14, 50:2, 54:7, 61:3, 74:3, 86:9, 91:15, 92:18, 130:11, 134:3, 153:13, 153:16, 156:14, 174:8, 174:9 CITY [1] - 1:1 City [20] - 1:11, 2:3, 2:7, 2:11, 5:12, 6:19, 9:7, 9:11, 17:6, 68:11, 90:3, 96:5, 116:3, 155:13, 156:1, 156:14, 157:13, 158:14, 159:5, 160:4 city's [4] - 18:15, 146:18, 154:10, 176:7 citywide [2] - 47:12, 126:15 claim [1] - 63:15 clarified [1] - 56:4 clarify [1] - 55:4 class [3] - 51:10, 51:11, 86:7</p>	<p>clay [3] - 29:1, 62:16, 63:3 clear [4] - 14:11, 30:16, 43:18, 159:18 clearcut [1] - 44:16 clearly [1] - 72:13 Clerk [1] - 159:5 climb [1] - 139:5 close [1] - 76:12 closed [2] - 122:13, 134:1 club [1] - 176:19 co [1] - 39:2 co-authors [1] - 39:2 Code [1] - 15:17 code [1] - 156:18 codified [1] - 149:17 coffee [1] - 141:11 Cohen [2] - 1:8, 156:4 COHEN [14] - 30:6, 31:7, 34:16, 50:11, 58:12, 66:8, 82:2, 140:4, 155:3, 155:9, 158:4, 160:19, 164:17, 175:8 coincidence [1] - 100:10 COLEMAN [1] - 38:12 Coleman [3] - 35:18, 38:10, 38:13 collaborative [2] - 94:9, 95:2 collaboratively [1] - 97:7 collaborator [1] - 113:2 colleague [2] - 86:18, 168:4 colleagues [4] - 84:1, 88:3, 89:18, 142:1 color [1] - 3:4 colored [1] - 26:12 combine [2] - 49:11, 99:12 comfortable [1] - 147:5 comfortably [1] - 37:16 coming [10] - 5:3, 11:7, 13:19, 80:18, 90:9, 96:16, 104:9, 117:3, 140:16, 162:10 comment [3] - 84:12, 116:6, 143:17 commented [1] - 79:19 commenting [1] - 83:14 comments [16] - 30:7,</p>	<p>43:4, 47:2, 50:12, 63:5, 79:4, 81:18, 125:9, 131:7, 138:13, 160:11, 161:13, 163:10, 163:14, 164:5, 175:4 commercial [12] - 18:9, 19:1, 19:11, 83:9, 95:14, 125:6, 132:15, 168:2, 168:9, 171:1, 171:11, 173:12 Commission [1] - 181:16 Commissioner [1] - 68:9 commitments [1] - 133:2 committed [1] - 72:5 Committee [2] - 69:1, 147:13 common [3] - 47:17, 50:9, 52:7 COMMONWEALTH [1] - 181:2 communicate [3] - 162:6, 162:13, 163:10 communities [2] - 85:15, 137:4 Community [8] - 1:12, 1:13, 2:3, 2:15, 13:1, 17:5, 179:4, 179:9 community [7] - 11:4, 11:9, 14:7, 16:9, 28:2, 85:10, 126:4 community-oriented [1] - 14:7 companies [1] - 112:13 company [3] - 103:6, 113:1, 113:3 comparable [1] - 124:16 comparatively [1] - 91:7 compared [1] - 92:1 compelling [1] - 134:10 COMPLETED [1] - 179:18 completed [2] - 171:17, 179:7 completely [1] - 74:17 completeness [1] - 166:6 complex [2] - 146:16, 164:9 complicated [2] -</p>
---	---	---	---	---

<p>19:5, 135:1 complying [1] - 158:12 component [1] - 125:16 compromise [12] - 43:19, 52:4, 52:5, 52:16, 54:2, 54:3, 70:8, 71:5, 71:9, 77:1, 90:7 compromising [1] - 153:9 computers [1] - 141:13 concept [1] - 141:1 concern [8] - 10:8, 12:3, 24:10, 40:2, 47:5, 47:6, 52:8, 159:3 concerned [8] - 10:14, 10:18, 66:2, 67:5, 86:5, 144:12, 144:13, 159:19 concerning [1] - 11:2 concerns [1] - 162:7 conclude [1] - 22:3 concluded [1] - 119:11 conclusion [3] - 40:11, 146:8, 154:12 concur [2] - 175:7, 175:8 condition [2] - 135:4, 159:13 condo [1] - 4:15 condominium [11] - 3:6, 167:6, 167:10, 167:12, 168:1, 168:2, 168:9, 168:10, 170:12, 171:1, 171:16 Condominium [1] - 168:4 configurations [1] - 33:8 confine [1] - 132:13 confined [2] - 130:17, 152:15 conflicted [2] - 82:3, 138:13 conflicting [1] - 75:5 conform [7] - 32:8, 33:1, 98:6, 98:13, 98:19, 99:18, 117:16 conforming [2] - 39:18, 155:18 conformities [1] - 22:8 conforms [2] - 10:19,</p>	<p>28:1 confused [1] - 64:3 congested [3] - 61:5, 61:19, 62:2 congestion [2] - 37:3, 54:9 connected [2] - 129:1, 129:11 connection [1] - 100:7 connections [1] - 131:18 connects [1] - 135:8 CONNOLLY [17] - 69:19, 77:7, 77:10, 78:14, 89:9, 136:9, 142:5, 153:10, 154:2, 154:17, 161:17, 164:15, 164:19, 165:5, 175:2, 175:6, 175:16 Connolly [1] - 1:10 Connor [3] - 54:17, 59:2, 59:5 CONNOR [1] - 59:4 consequences [1] - 124:12 consider [2] - 131:13, 140:1 considerably [1] - 39:14 consideration [3] - 7:3, 16:4, 58:18 considerations [2] - 117:13, 165:19 considered [2] - 18:7, 22:5 considering [2] - 66:7, 71:2 consistent [8] - 2:9, 30:14, 30:19, 48:11, 65:1, 76:5, 125:14, 160:9 constantly [1] - 55:8 constitutes [1] - 146:17 constraints [1] - 25:1 constructing [1] - 125:13 construction [3] - 149:19, 171:17, 176:2 consultant [1] - 168:1 consultants [1] - 99:10 consume [1] - 28:6 context [4] - 15:1, 67:7, 69:6, 86:12 contextual [1] - 34:5 continuation [1] -</p>	<p>170:2 continued [1] - 89:14 Continued [2] - 2:18, 3:1 continuing [1] - 100:6 contradictory [1] - 11:19 contrary [1] - 84:1 contributions [1] - 126:4 CONTROL [1] - 181:19 control [2] - 113:6, 124:2 controvery [1] - 109:3 convenient [1] - 73:3 conversation [2] - 101:6, 133:12 conversations [3] - 31:2, 88:7, 130:9 conversion [3] - 3:6, 4:14, 168:8 convert [3] - 20:18, 86:2, 167:5 converted [2] - 167:11, 171:16 convince [2] - 73:12, 146:13 convinced [1] - 146:5 copies [1] - 169:1 copy [5] - 64:10, 113:11, 168:16, 168:18, 179:7 corner [18] - 10:15, 12:5, 12:8, 12:15, 40:14, 53:2, 58:8, 65:9, 71:18, 77:12, 85:11, 85:13, 86:3, 137:10, 137:14, 142:14, 165:9 corners [3] - 74:1, 85:16, 135:10 correct [3] - 118:17, 137:1, 148:8 correction [2] - 20:10, 180:5 corrections [2] - 179:13, 180:17 cost [1] - 138:5 cottages [1] - 63:1 Council [38] - 2:7, 4:18, 5:12, 9:7, 9:11, 10:7, 13:19, 15:2, 16:12, 17:6, 25:9, 25:11, 25:13, 53:19, 68:16, 68:18, 70:11, 90:3, 96:5, 116:3, 117:4, 117:19, 146:4, 154:14, 155:4,</p>	<p>155:7, 155:13, 156:1, 156:14, 156:15, 157:14, 157:18, 158:15, 160:4, 161:13, 162:13, 162:17, 164:6 Council's [2] - 11:17, 15:15 Councillor [3] - 9:13, 18:4, 24:9 COUNCILLOR [2] - 9:16, 16:19 Councillors [3] - 14:9, 14:13, 101:17 Councilman's [1] - 53:10 counted [2] - 8:17, 68:7 counter [1] - 45:11 counterproductive [1] - 45:1 country [1] - 152:7 counts [1] - 26:12 couple [10] - 11:3, 38:19, 53:16, 95:12, 123:19, 126:9, 142:1, 166:19, 168:19, 172:17 course [7] - 61:10, 69:2, 72:2, 80:11, 92:9, 96:14, 174:4 courts [1] - 52:13 covered [1] - 40:18 covers [1] - 129:13 cow [1] - 111:8 CRA [12] - 95:3, 96:8, 96:10, 96:13, 96:17, 97:8, 119:3, 119:10, 130:10, 130:15, 154:5, 154:7 craft [1] - 15:11 create [6] - 2:12, 2:15, 22:8, 28:16, 129:1, 157:15 created [2] - 20:16, 97:10 creates [1] - 101:4 creating [1] - 12:15 criteria [3] - 131:14, 138:17, 165:18 crosstalk [1] - 81:15 cruise [1] - 133:19 CSI [1] - 105:9 CSI-type [1] - 105:9 CU-7 [1] - 168:13 culture [1] - 16:8 curious [3] - 23:17, 24:1, 24:5 current [10] - 20:9, 48:16, 49:7, 65:14,</p>	<p>65:16, 67:15, 74:19, 106:4, 108:16, 129:16 cut [2] - 74:15, 177:2</p> <hr/> <p style="text-align: center;">D</p> <hr/> <p>Daley [1] - 106:11 Danehy [1] - 49:4 danger [1] - 37:18 Dash [1] - 1:14 DASH [1] - 131:6 data [4] - 76:4, 146:7, 146:13, 164:5 database [1] - 76:4 DATE [1] - 180:1 date [4] - 158:9, 158:14, 176:4, 180:6 daughter [3] - 107:19, 108:1, 114:2 Dave [3] - 53:1, 59:6, 73:12 DAVID [2] - 45:6, 73:14 David [10] - 27:7, 31:2, 41:19, 45:4, 45:6, 57:17, 92:13, 103:10, 108:16, 108:17 days [2] - 84:17, 123:2 deal [3] - 88:8, 90:1, 93:7 dealt [1] - 38:19 Dean [1] - 106:15 dean [1] - 106:16 December [3] - 1:3, 33:13, 33:14 decide [1] - 155:14 decided [6] - 8:1, 92:14, 93:6, 94:1, 95:18, 101:9 decision [2] - 158:3, 172:15 decker [5] - 78:1, 78:7, 83:12, 85:5, 89:6 deckers [4] - 84:15, 84:16, 84:18, 89:12 dedicated [1] - 114:8 defeat [1] - 144:8 defer [1] - 9:15 definitely [1] - 85:19 delay [5] - 41:9, 41:10, 41:14, 41:15, 52:8 delighted [2] - 93:11, 102:14 delightful [1] - 82:16</p>
---	--	--	---	--

delivered [4] - 179:4, 179:8, 179:9, 179:11
demolished [1] - 93:2
demonstrably [1] - 43:14
demonstrated [1] - 150:14
denied [1] - 142:17
denser [1] - 16:7
density [20] - 11:2, 17:17, 18:13, 19:2, 21:10, 21:12, 28:8, 28:14, 30:4, 39:9, 39:10, 48:11, 70:19, 74:19, 75:2, 75:8, 76:9, 77:16, 81:1, 88:18
Department [6] - 13:1, 17:5, 118:4, 176:8, 179:5, 179:10
department [2] - 27:18, 30:11
deposited [1] - 113:12
deposits [1] - 114:5
describe [1] - 152:12
design [17] - 3:5, 4:14, 6:1, 47:6, 53:7, 53:9, 70:14, 96:10, 97:13, 98:14, 142:7, 144:5, 165:7, 165:15, 165:18, 167:8, 172:1
designated [2] - 13:13, 91:17
designation [1] - 50:7
designations [1] - 50:14
designed [2] - 50:19, 67:13
designs [1] - 72:3
desirability [1] - 29:18
desirable [2] - 29:16, 171:13
desire [5] - 13:9, 22:15, 40:14, 50:4, 162:5
desired [2] - 22:10, 128:16
despite [1] - 137:8
detail [3] - 39:1, 99:9, 160:6
detailed [2] - 27:14, 159:19
details [2] - 9:18, 18:2
determination [1] - 3:7
determines [1] - 76:6

develop [3] - 16:11, 44:1, 44:4
developable [1] - 77:3
developed [6] - 10:9, 10:19, 19:19, 29:3, 82:12, 113:1
developer [10] - 11:6, 31:3, 43:10, 44:4, 44:13, 44:15, 55:17, 82:5, 86:6, 173:9
developer's [2] - 36:18, 47:10
developers [2] - 67:11, 79:11
developing [2] - 19:12, 141:9
development [54] - 2:14, 2:16, 14:19, 15:6, 18:10, 18:14, 18:17, 19:1, 19:5, 19:8, 20:3, 22:7, 22:11, 22:16, 22:18, 24:11, 24:15, 25:2, 27:17, 27:19, 28:4, 28:14, 29:15, 30:11, 30:17, 30:18, 30:19, 35:8, 42:10, 67:12, 70:9, 71:4, 72:5, 76:19, 77:4, 84:2, 84:3, 85:10, 102:3, 112:5, 117:6, 119:5, 124:1, 124:2, 124:4, 125:2, 125:6, 125:7, 125:11, 126:7, 128:3, 130:3, 173:12
Development [7] - 1:12, 1:13, 2:3, 13:1, 17:5, 179:4, 179:9
developments [2] - 10:11, 112:14
develops [1] - 162:16
devices [1] - 26:9
dialogue [2] - 58:16, 80:3
die [1] - 108:6
difference [2] - 23:2, 33:6
differences [2] - 110:8, 110:15
different [16] - 6:16, 18:8, 25:15, 33:7, 47:13, 48:4, 52:14, 85:12, 105:7, 110:2, 114:5, 116:18, 137:7, 150:1, 156:11, 174:6
difficult [8] - 11:18, 25:3, 72:8, 83:14, 83:18, 150:17,

171:4, 171:7
difficulty [1] - 136:12
dimensional [2] - 21:3, 23:7
diminishing [1] - 34:14
dinner [1] - 104:18
direct [1] - 88:7
DIRECT [1] - 181:19
DIRECTION [1] - 181:19
directly [8] - 15:9, 33:15, 38:15, 42:12, 67:16, 156:3, 174:10, 176:16
director [3] - 103:11, 106:4, 108:16
disagree [1] - 58:4
disappear [1] - 109:10
disaster [1] - 138:8
Disclosure [1] - 127:15
disclosure [2] - 127:16, 167:7
discovered [2] - 107:8, 109:17
discovery [1] - 107:15
discretion [1] - 163:3
discretionary [1] - 97:14
discuss [3] - 68:19, 168:8, 168:14
discussed [3] - 17:11, 48:9, 124:10
discussion [18] - 4:18, 5:10, 8:8, 30:2, 70:13, 84:13, 86:16, 128:1, 129:7, 130:16, 131:2, 161:16, 163:4, 163:9, 164:9, 165:1, 166:7, 177:17
discussions [2] - 6:1, 154:9
disease [10] - 110:7, 110:10, 110:11, 110:15, 111:6, 111:8, 113:4, 114:1, 114:3, 114:4
diseases [3] - 111:5, 111:7, 112:18
disruptive [1] - 135:1
distortions [1] - 111:9
distribution [1] - 180:8
District [13] - 2:14, 18:7, 23:6, 24:18, 25:4, 68:3, 73:16, 123:17, 124:19, 126:2, 155:15,

155:19, 172:4
district [15] - 17:15, 21:9, 21:17, 22:9, 39:18, 76:13, 79:5, 86:16, 91:10, 123:18, 124:6, 125:5, 127:12, 129:2, 158:16
districts [6] - 17:18, 41:1, 74:2, 79:6, 86:4
Districts [2] - 19:9, 23:1
disturbing [1] - 33:9
diverse [1] - 29:8
divide [1] - 107:19
divided [1] - 117:9
DNA [1] - 109:6
DO [1] - 180:5
docs [5] - 104:6, 104:19, 114:15, 114:16, 144:11
doctoral [1] - 105:2
document [1] - 118:19
documents [3] - 149:16, 151:3, 167:10
DOES [1] - 181:18
dog [1] - 63:7
dogs [1] - 29:10
dollar [1] - 63:7
dollars [1] - 46:7
done [10] - 53:15, 55:19, 57:13, 62:4, 65:16, 96:15, 100:8, 101:7, 101:8, 149:13
door [1] - 50:18
doors [1] - 106:2
Doug [6] - 45:4, 46:17, 46:19, 66:1, 81:6
DOUG [3] - 46:19, 50:13, 76:15
Doug's [1] - 66:5
down [20] - 32:18, 45:16, 51:12, 57:1, 59:16, 60:8, 60:9, 60:14, 71:3, 74:15, 80:18, 82:13, 86:12, 92:8, 99:13, 110:12, 134:7, 137:2, 156:13, 176:17
dozen [3] - 21:8, 26:4, 144:10
draft [1] - 95:19
drafted [1] - 35:3
drag [1] - 90:2
dramatic [1] - 21:18
draw [2] - 56:19,

167:9
drawing [2] - 53:14, 63:9
drawn [1] - 74:1
draws [1] - 174:10
draw [1] - 167:10
drive [2] - 82:13, 169:16
driveways [1] - 169:12
driving [1] - 12:16
drug [1] - 113:13
drugs [1] - 108:2
dual [1] - 55:2
Duke [1] - 106:15
during [1] - 121:11
dwelling [2] - 21:1, 169:11

E

eager [2] - 15:3, 45:19
early [2] - 29:3, 73:1
ears [1] - 26:6
easier [1] - 95:6
easily [2] - 46:3, 129:3
East [5] - 5:17, 94:19, 121:17, 131:15, 172:1
easy [2] - 174:18, 175:1
echos [1] - 42:10
economy [1] - 173:13
education [1] - 104:12
EF [1] - 177:7
effect [1] - 12:15
effects [1] - 119:9
efficiency [1] - 152:1
eight [4] - 77:11, 132:12, 147:19, 148:1
either [5] - 12:17, 19:10, 96:17, 100:3, 172:12
election [1] - 5:8
electronic [1] - 169:8
elements [1] - 27:15
elevated [2] - 98:9, 173:18
eleven [1] - 34:1
eliminate [1] - 176:15
elsewhere [2] - 136:17, 138:8
embryo [1] - 111:14
employ [1] - 44:17
empty [2] - 30:17, 61:15
enclosed [5] - 142:16,

<p>143:4, 160:3, 160:13, 160:16</p> <p>encompass [1] - 119:6</p> <p>encourage [5] - 14:4, 18:14, 22:17, 81:14, 89:19</p> <p>encouraged [2] - 19:14, 101:16</p> <p>end [5] - 26:1, 54:9, 55:13, 115:10, 138:9</p> <p>ended [1] - 109:2</p> <p>ending [1] - 77:11</p> <p>ends [1] - 62:15</p> <p>energy [2] - 127:11, 127:16</p> <p>Energy [1] - 127:15</p> <p>engage [2] - 99:4, 99:6</p> <p>engineers [1] - 149:3</p> <p>enjoy [1] - 122:12</p> <p>enormous [1] - 173:10</p> <p>ensure [1] - 124:8</p> <p>ensuring [1] - 112:28</p> <p>entire [13] - 28:6, 48:19, 50:2, 124:1, 124:6, 125:5, 126:7, 126:19, 127:7, 128:10, 146:16, 164:8, 165:12</p> <p>entirely [1] - 76:5</p> <p>entrance [1] - 169:14</p> <p>entries [1] - 176:13</p> <p>envelope [1] - 65:17</p> <p>envelopes [1] - 72:4</p> <p>environment [1] - 16:7</p> <p>environmental [3] - 118:11, 118:16, 119:9</p> <p>envisioning [1] - 42:9</p> <p>envisions [1] - 19:18</p> <p>equipment [1] - 153:2</p> <p>Eric [7] - 46:17, 51:6, 51:8, 57:9, 60:1, 106:6</p> <p>ERIC [3] - 51:8, 87:11, 87:14</p> <p>errands [1] - 37:2</p> <p>errata [1] - 180:6</p> <p>ERRATA [3] - 179:1, 179:18, 180:3</p> <p>Errata [4] - 179:3, 179:6, 179:14, 180:7</p> <p>especially [4] - 61:1, 121:4, 135:17, 147:14</p> <p>essence [1] - 28:1</p>	<p>essentially [3] - 29:2, 70:7, 72:4</p> <p>established [2] - 73:18, 173:3</p> <p>establishing [1] - 125:15</p> <p>establishment [1] - 10:13</p> <p>evaluating [1] - 70:4</p> <p>evening [7] - 4:3, 6:2, 31:12, 42:1, 60:7, 67:3, 167:18</p> <p>events [1] - 36:16</p> <p>eventually [1] - 109:10</p> <p>evidence [1] - 43:18</p> <p>evolution [1] - 43:16</p> <p>evolve [1] - 111:17</p> <p>evolving [1] - 109:16</p> <p>exacerbate [1] - 28:15</p> <p>exactly [5] - 56:17, 69:4, 133:10, 137:8, 143:4</p> <p>example [2] - 44:14, 95:12</p> <p>exceed [2] - 28:8, 28:10</p> <p>except [2] - 61:10, 180:16</p> <p>exception [3] - 48:10, 48:13, 157:17</p> <p>excess [1] - 137:14</p> <p>exclude [2] - 48:18, 49:4</p> <p>excuse [3] - 92:7, 102:6, 118:12</p> <p>execute [1] - 116:15</p> <p>exempted [1] - 127:1</p> <p>exemption [2] - 155:12, 155:16</p> <p>exert [1] - 34:9</p> <p>existence [1] - 158:13</p> <p>existing [15] - 21:4, 22:7, 22:9, 28:3, 28:10, 28:12, 30:15, 35:4, 35:6, 75:2, 87:4, 100:5, 148:16, 151:19, 164:14</p> <p>exists [2] - 48:15, 50:1</p> <p>expand [2] - 94:11, 114:14</p> <p>expanded [1] - 127:4</p> <p>expansion [2] - 116:15, 138:14</p> <p>expect [5] - 5:5, 102:1, 130:13, 131:2, 133:11</p> <p>expected [1] - 42:14</p> <p>expensive [1] - 173:8</p> <p>experience [1] - 16:5</p>	<p>experienced [1] - 77:18</p> <p>Expires [1] - 181:16</p> <p>explain [3] - 115:19, 116:18, 167:16</p> <p>explanation [1] - 75:19</p> <p>exploration [1] - 134:5</p> <p>exploring [2] - 103:1, 134:3</p> <p>exposure [1] - 142:14</p> <p>expressed [7] - 10:8, 27:17, 43:4, 47:5, 47:6, 110:3, 110:5</p> <p>expressly [1] - 48:2</p> <p>extensive [1] - 104:12</p> <p>exterior [2] - 42:18, 43:6</p> <p>extra [1] - 173:5</p> <p>extremely [1] - 80:1</p> <p>eyebrows [1] - 26:7</p> <p>eyes [1] - 12:11</p> <p>eyesore [1] - 61:10</p>	<p>32:17, 33:12, 48:12, 48:16, 49:1, 49:5, 49:10, 49:13, 67:14, 76:16, 134:19, 145:15</p> <p>far [9] - 16:5, 28:8, 39:13, 44:7, 46:13, 57:6, 68:1, 98:12, 164:2</p> <p>father [1] - 103:4</p> <p>fats [1] - 114:5</p> <p>favor [6] - 8:9, 42:8, 166:10, 166:13, 178:1, 178:4</p> <p>favorable [1] - 155:1</p> <p>favorably [1] - 161:13</p> <p>favorite [1] - 134:11</p> <p>fear [2] - 137:8, 138:9</p> <p>feasibility [1] - 89:1</p> <p>feasible [3] - 88:19, 151:12, 164:13</p> <p>features [1] - 122:1</p> <p>February [2] - 6:5, 6:7</p> <p>feedback [4] - 11:9, 11:15, 11:18, 52:18</p> <p>feelings [2] - 76:18, 120:3</p> <p>feet [39] - 2:12, 32:6, 32:7, 48:12, 49:5, 53:8, 66:3, 66:4, 68:4, 74:13, 78:8, 78:13, 78:15, 83:11, 83:18, 88:12, 91:12, 94:11, 95:13, 95:16, 96:19, 97:3, 98:1, 100:15, 100:16, 102:3, 117:6, 117:14, 124:17, 125:2, 130:2, 132:12, 132:18, 134:13, 136:1, 143:8, 145:13, 170:9, 171:5</p> <p>fellow [3] - 106:11, 106:14, 106:19</p> <p>felt [5] - 53:7, 78:4, 140:6, 140:9, 173:16</p> <p>fences [1] - 52:13</p> <p>Fenno [1] - 54:19</p> <p>Festival [1] - 121:6</p> <p>festivals [1] - 121:5</p> <p>few [12] - 9:17, 17:17, 20:8, 105:5, 107:4, 115:3, 125:9, 144:12, 149:18, 167:12, 176:18</p> <p>field [1] - 109:4</p> <p>fields [2] - 36:15, 36:17</p> <p>fight [1] - 158:17</p>	<p>fighting [1] - 52:6</p> <p>figurative [1] - 52:15</p> <p>figuratively [1] - 44:15</p> <p>figure [8] - 81:3, 94:17, 95:5, 107:6, 122:17, 128:8, 137:12, 159:15</p> <p>figures [1] - 52:14</p> <p>file [1] - 10:17</p> <p>filed [3] - 10:5, 20:14, 159:5</p> <p>fill [2] - 9:18, 17:2</p> <p>filled [1] - 94:4</p> <p>Final [1] - 2:16</p> <p>final [3] - 94:14, 165:3, 177:3</p> <p>finally [2] - 40:4, 66:3</p> <p>financially [1] - 44:3</p> <p>fine [2] - 39:5, 39:9</p> <p>fingerprints [1] - 105:16</p> <p>finishing [1] - 140:17</p> <p>firm [1] - 167:9</p> <p>first [21] - 4:5, 5:4, 39:3, 42:4, 42:15, 43:5, 52:17, 55:5, 56:6, 63:18, 98:1, 104:15, 106:15, 111:13, 118:7, 162:2, 162:15, 169:18, 171:4, 172:7, 172:11</p> <p>fish [3] - 111:12, 112:3, 112:7</p> <p>fistfight [1] - 63:13</p> <p>fit [7] - 15:5, 37:7, 37:16, 79:5, 95:17, 127:2, 147:14</p> <p>fitness [1] - 176:19</p> <p>fits [3] - 15:1, 64:6, 84:3</p> <p>fitting [3] - 14:6, 16:6, 145:14</p> <p>five [7] - 8:19, 14:12, 60:6, 63:12, 104:1, 104:2, 122:11</p> <p>flashy [1] - 132:16</p> <p>flexibility [4] - 24:7, 79:3, 79:7, 87:4</p> <p>flexible [2] - 24:17, 28:4</p> <p>Flier [1] - 106:18</p> <p>floor [15] - 2:12, 3:6, 4:15, 20:19, 43:9, 76:6, 99:3, 99:4, 124:14, 125:16, 127:1, 132:5, 132:11, 167:5, 175:14</p> <p>Floor [1] - 1:5</p>
F				
	<p>fabric [1] - 34:5</p> <p>fabulous [1] - 112:10</p> <p>face [5] - 98:16, 100:1, 100:2, 142:13, 169:16</p> <p>facilitate [1] - 70:15</p> <p>facing [1] - 170:5</p> <p>fact [11] - 42:13, 43:10, 50:18, 83:5, 86:3, 91:19, 92:18, 135:9, 148:4, 170:15, 173:3</p> <p>factories [1] - 29:2</p> <p>faculty [11] - 94:6, 103:16, 104:7, 104:9, 104:19, 105:17, 106:10, 112:11, 114:14, 145:5, 145:7</p> <p>fair [4] - 5:1, 46:14, 120:18, 176:4</p> <p>fairly [4] - 18:4, 19:17, 27:14, 104:11</p> <p>fairness [1] - 11:14</p> <p>familiar [1] - 173:7</p> <p>families [2] - 29:11, 60:13</p> <p>family [10] - 20:1, 20:2, 20:3, 28:13, 29:10, 59:6, 114:10, 150:3, 170:13</p> <p>fancy [1] - 26:8</p> <p>FAR [13] - 32:14,</p>			

<p>floors [1] - 128:17 flow [2] - 99:17, 112:15 focus [3] - 6:14, 116:12, 127:11 focuses [1] - 124:3 focusing [1] - 110:7 fold [1] - 111:3 folded [1] - 127:14 folding [1] - 110:18 folk [1] - 169:8 folks [2] - 92:5, 120:2 follow [4] - 6:7, 81:13, 116:11, 161:14 follow-up [1] - 161:14 followed [1] - 4:13 following [1] - 10:10 Following [1] - 2:18 foot [9] - 2:14, 2:15, 19:19, 47:9, 53:13, 67:14, 101:10, 117:15, 146:1 foot-ish [1] - 19:19 footage [4] - 91:8, 91:11, 119:6, 120:5 footprint [4] - 28:7, 32:19, 38:5, 135:16 FOR [1] - 1:1 force [2] - 44:17, 90:3 Ford [1] - 141:5 FOREGOING [1] - 181:17 foregoing [1] - 180:16 foreign [1] - 108:15 forensics [1] - 105:9 forever [2] - 34:11, 61:3 form [6] - 21:3, 22:11, 49:12, 108:11, 113:4 formed [1] - 111:15 former [2] - 20:19, 62:16 formula [1] - 146:19 forth [3] - 87:6, 139:18, 181:9 fortunate [2] - 43:13, 97:5 fortune [1] - 46:12 forward [9] - 5:3, 6:18, 30:18, 31:1, 70:9, 74:9, 119:11, 139:18, 174:2 foundation [1] - 141:6 founded [5] - 76:14, 103:3, 103:9, 106:6, 113:18 founding [2] - 91:16, 103:11 Foundry [2] - 4:19, 5:6</p>	<p>four [9] - 21:4, 32:13, 34:1, 49:14, 67:13, 94:7, 104:7, 114:13, 171:5 four-story [3] - 32:13, 49:14, 67:13 frankly [7] - 29:14, 93:4, 99:7, 100:4, 119:17, 157:1, 158:1 free [1] - 63:10 frequenting [1] - 27:8 frequently [2] - 36:3, 111:4 friend [1] - 152:2 friendly [1] - 60:3 frog [1] - 111:12 FROM [2] - 63:10, 75:13 front [4] - 98:10, 99:18, 101:2, 118:2 fully [3] - 30:14, 130:12, 160:15 function [4] - 72:18, 100:6, 110:19, 111:1 fund [3] - 2:15, 125:19, 126:5 fundamental [2] - 103:2, 103:13 fundamentally [1] - 68:12 furthermore [2] - 170:14, 171:10 future [5] - 32:7, 155:13, 156:14, 156:16, 157:18 Future [1] - 35:3</p>	<p>gee [2] - 82:7, 143:8 gene [2] - 107:8, 109:18 GENERAL [3] - 1:2, 2:2, 3:3 general [6] - 57:16, 76:7, 82:3, 127:19, 163:6, 170:16 General [2] - 4:13, 5:18 generally [5] - 5:2, 18:11, 69:7, 78:12, 125:13 generation [1] - 58:10 generic [2] - 32:16, 157:16 generically [1] - 159:9 genes [6] - 109:13, 109:14, 109:18, 110:5, 110:6, 110:13 genetic [1] - 91:18 Genzyme [2] - 112:16, 113:18 geometry [1] - 135:4 George [1] - 106:11 GFA [3] - 67:14, 68:7, 100:16 giant [1] - 37:9 given [5] - 53:18, 136:11, 153:18, 164:13, 169:11 glad [1] - 83:8 glass [1] - 160:16 goal [3] - 52:6, 64:16, 119:13 goals [5] - 64:15, 100:11, 120:4, 154:10, 164:3 God [1] - 144:18 Gold [11] - 127:10, 148:13, 149:19, 150:8, 150:12, 152:4, 152:16, 152:19, 164:9, 164:11, 164:12 golf [1] - 80:11 gonna [14] - 32:2, 34:18, 47:12, 56:10, 56:16, 56:17, 56:19, 57:1, 58:8, 59:12, 59:18, 60:10, 65:19, 157:17 Google [1] - 32:12 gosh [1] - 138:3 Gown [2] - 6:6, 6:8 grade [1] - 105:7 Grand [1] - 14:10 grandfather [2] - 45:9, 57:18 grandfathered [1] -</p>	<p>65:15 grandparents [1] - 57:19 grandson [1] - 114:3 grant [3] - 155:11, 177:11, 177:14 granted [1] - 20:17 grantsmanship [1] - 99:16 great [10] - 63:5, 64:13, 66:14, 84:18, 86:8, 98:17, 99:9, 137:10, 141:16, 151:19 greater [4] - 37:3, 37:12, 39:1, 77:1 green [1] - 149:7 greener [1] - 13:16 greenery [3] - 13:7, 169:17, 170:5 gross [3] - 2:12, 76:6, 127:1 ground [15] - 3:6, 4:14, 20:18, 52:7, 63:14, 99:3, 99:4, 125:16, 128:17, 132:5, 132:11, 132:19, 167:5, 171:5 group [4] - 27:9, 94:9, 105:18, 107:1 Group [1] - 99:10 groups [2] - 6:14, 6:17 grow [2] - 108:14, 147:6 growing [1] - 147:1 Growth [1] - 35:2 growth [1] - 18:16 guess [14] - 17:1, 19:6, 64:5, 71:14, 81:6, 84:12, 87:2, 116:2, 134:6, 136:11, 162:14, 163:2, 164:10, 167:13 guidelines [2] - 138:17, 172:2 guy [2] - 44:9, 103:4 guys [1] - 54:12 gym [1] - 176:16</p>	<p>167:18, 168:19, 169:13, 170:10, 176:11, 178:7 Hammer [1] - 167:19 hand [4] - 121:2, 134:9, 139:11, 181:11 handed [1] - 115:3 handicapped [1] - 171:7 handle [1] - 100:17 hands [4] - 8:10, 157:14, 166:11, 178:2 handsome [1] - 174:8 handy [1] - 147:8 happier [1] - 44:8 happily [1] - 91:4 happy [11] - 12:1, 23:8, 57:9, 92:12, 97:9, 100:9, 115:7, 129:14, 152:15, 168:15, 169:1 hard [8] - 37:5, 53:2, 80:16, 104:1, 117:12, 138:10, 154:8, 157:12 hardware [2] - 73:12, 83:6 Hardware [6] - 11:12, 12:9, 33:19, 48:14, 72:19, 73:17 harmonious [1] - 43:6 Harvard [3] - 80:7, 150:11, 152:3 Harvey [3] - 113:16, 113:17, 114:2 hate [1] - 121:12 HAWKINSON [4] - 23:19, 26:14, 67:3, 142:3 Hawkinson [1] - 67:4 heads [1] - 106:12 health [1] - 103:15 healthy [1] - 52:12 hear [8] - 8:18, 15:3, 21:7, 62:18, 67:6, 86:6, 102:17, 154:9 heard [10] - 8:14, 11:15, 11:19, 12:3, 14:13, 15:2, 43:12, 45:11, 72:14, 75:4 hearing [9] - 4:11, 5:16, 5:18, 6:4, 6:9, 25:11, 64:5, 139:12, 172:16 HEARING [1] - 1:2 hearings [3] - 3:8, 5:14, 64:14 HEARINGS [1] - 2:6 heart [3] - 30:3, 53:2,</p>
G		H		
<p>Galilei [1] - 93:14 Galileo [2] - 93:14, 133:4 gambrel [1] - 43:8 gambrel-type [1] - 43:8 garage [5] - 14:3, 37:7, 129:18, 130:5, 147:15 garages [1] - 14:5 Garden [4] - 2:7, 4:11, 9:8, 83:3 garden [2] - 133:5, 141:1 gardens [1] - 161:7 gateway [1] - 142:15 gather [1] - 131:17 Gaucher's [2] - 114:1, 114:3</p>	<p>Galilei [1] - 93:14 Galileo [2] - 93:14, 133:4 gambrel [1] - 43:8 gambrel-type [1] - 43:8 garage [5] - 14:3, 37:7, 129:18, 130:5, 147:15 garages [1] - 14:5 Garden [4] - 2:7, 4:11, 9:8, 83:3 garden [2] - 133:5, 141:1 gardens [1] - 161:7 gateway [1] - 142:15 gather [1] - 131:17 Gaucher's [2] - 114:1, 114:3</p>	<p>Galilei [1] - 93:14 Galileo [2] - 93:14, 133:4 gambrel [1] - 43:8 gambrel-type [1] - 43:8 garage [5] - 14:3, 37:7, 129:18, 130:5, 147:15 garages [1] - 14:5 Garden [4] - 2:7, 4:11, 9:8, 83:3 garden [2] - 133:5, 141:1 gardens [1] - 161:7 gateway [1] - 142:15 gather [1] - 131:17 Gaucher's [2] - 114:1, 114:3</p>	<p>Galilei [1] - 93:14 Galileo [2] - 93:14, 133:4 gambrel [1] - 43:8 gambrel-type [1] - 43:8 garage [5] - 14:3, 37:7, 129:18, 130:5, 147:15 garages [1] - 14:5 Garden [4] - 2:7, 4:11, 9:8, 83:3 garden [2] - 133:5, 141:1 gardens [1] - 161:7 gateway [1] - 142:15 gather [1] - 131:17 Gaucher's [2] - 114:1, 114:3</p>	<p>Galilei [1] - 93:14 Galileo [2] - 93:14, 133:4 gambrel [1] - 43:8 gambrel-type [1] - 43:8 garage [5] - 14:3, 37:7, 129:18, 130:5, 147:15 garages [1] - 14:5 Garden [4] - 2:7, 4:11, 9:8, 83:3 garden [2] - 133:5, 141:1 gardens [1] - 161:7 gateway [1] - 142:15 gather [1] - 131:17 Gaucher's [2] - 114:1, 114:3</p>

<p>169:10 hearts [1] - 53:3 Heather [5] - 62:12, 120:11, 120:14, 122:9, 137:18 HEATHER [1] - 120:12 heavily [1] - 163:1 Heidi [5] - 26:18, 31:10, 31:11, 31:13, 59:13 HEIDI [3] - 31:12, 34:18, 35:15 height [35] - 11:2, 12:4, 18:13, 21:11, 24:11, 28:10, 32:3, 32:8, 34:4, 39:9, 39:10, 47:7, 48:10, 50:6, 53:6, 53:12, 56:11, 74:13, 74:15, 78:7, 78:17, 79:8, 83:12, 83:13, 84:5, 84:10, 142:10, 143:5, 143:9, 163:11, 165:8, 165:10, 165:11, 173:5 help [4] - 16:11, 16:13, 57:4, 110:14 helpful [3] - 38:1, 40:9, 80:1 helping [1] - 99:10 helps [1] - 89:15 Henri [1] - 113:19 HER-2 [1] - 107:12 Herceptin [1] - 107:10 hereby [1] - 180:17 hereinbefore [1] - 181:9 hereunto [1] - 181:11 hi [4] - 31:12, 51:8, 54:18, 59:4 high [9] - 27:6, 32:6, 76:9, 104:13, 105:7, 123:11, 123:14, 133:18, 171:12 higher [9] - 17:17, 21:13, 22:16, 53:13, 78:11, 110:9, 110:10, 134:18, 138:6 highest [1] - 103:18 highly [1] - 149:16 highway [1] - 173:18 highways [1] - 80:14 Hill [2] - 50:8, 50:15 himself [1] - 86:10 historically [1] - 160:2 history [3] - 62:17, 168:11, 168:12</p>	<p>hit [2] - 38:18, 123:14 HOAGLAND [3] - 51:8, 87:11, 87:14 Hoagland [4] - 44:3, 46:18, 51:6, 51:9 Hoffman [3] - 62:12, 120:11, 120:14 HOFFMAN [1] - 120:12 hold [3] - 138:3, 145:5, 146:12 home [2] - 60:13, 177:4 homes [3] - 20:1, 20:2 honestly [1] - 169:19 hope [12] - 5:9, 52:4, 52:16, 64:17, 90:1, 93:18, 122:2, 131:1, 131:16, 131:18, 147:11, 153:17 hopeful [2] - 54:10, 143:2 hopefully [1] - 64:9 hopes [1] - 88:6 hormones [1] - 110:12 horrifies [1] - 122:14 Hospital [1] - 106:13 host [1] - 137:6 hot [1] - 63:7 Hotel [3] - 3:4, 4:9, 92:12 hour [1] - 36:6 hours [1] - 133:8 house [7] - 19:18, 42:13, 58:9, 58:10, 60:1, 73:2, 73:3 houses [9] - 28:13, 28:19, 29:6, 29:10, 33:2, 33:16, 33:18, 76:9, 76:11 housing [16] - 40:15, 51:10, 51:11, 51:13, 54:8, 68:4, 68:7, 74:8, 74:14, 86:7, 87:5, 95:13, 125:3, 125:18, 173:4, 176:4 Housing [1] - 92:8 Houston [1] - 92:19 huge [2] - 104:5, 105:19 hugely [1] - 40:8 Hugh [2] - 1:7, 131:6 HUGH [118] - 4:3, 7:6, 7:11, 8:7, 8:11, 9:3, 9:6, 16:18, 23:12, 23:16, 25:7, 26:16, 31:10, 35:11, 35:17, 38:9, 41:17, 45:3, 46:16, 51:5, 54:15,</p>	<p>59:1, 62:11, 66:19, 69:11, 69:14, 70:1, 73:15, 75:18, 76:17, 77:9, 79:16, 81:13, 82:1, 85:7, 88:4, 89:10, 90:14, 90:18, 115:1, 115:13, 115:16, 116:5, 116:7, 117:8, 118:9, 118:13, 118:18, 119:13, 119:18, 120:7, 120:10, 122:5, 123:4, 123:7, 129:16, 130:6, 132:3, 133:16, 136:8, 138:11, 140:3, 141:18, 143:1, 143:16, 144:16, 145:9, 145:19, 146:11, 147:18, 148:4, 148:9, 148:17, 149:1, 149:13, 151:4, 151:10, 152:2, 152:12, 152:17, 153:6, 153:11, 154:3, 154:19, 155:4, 156:6, 159:10, 159:13, 160:11, 160:14, 161:4, 161:11, 161:19, 162:2, 162:14, 163:13, 164:1, 165:17, 166:4, 166:9, 166:12, 166:18, 168:16, 169:2, 169:6, 170:6, 172:5, 172:10, 175:4, 175:14, 175:17, 176:3, 176:7, 177:9, 177:16, 177:19, 178:3, 178:8 humanity [1] - 103:2 hundred [1] - 95:13 hundreds [2] - 45:12, 46:6 Huntington's [1] - 111:5 Hurley [1] - 120:15 Huron [2] - 50:7, 83:1 husband [1] - 31:15</p>	<p>identified [2] - 13:3, 20:12 identify [2] - 74:1, 156:6 identifying [2] - 86:10, 86:11 image [1] - 64:18 images [2] - 64:17, 170:1 imagine [2] - 37:5, 137:1 immediately [1] - 44:11 impact [11] - 14:15, 21:19, 22:6, 24:13, 41:2, 41:5, 103:15, 105:19, 114:10, 118:11, 124:10 impacting [1] - 34:12 impacts [1] - 101:5 impatient [1] - 37:17 implied [1] - 67:9 important [14] - 34:5, 41:11, 66:11, 67:7, 80:4, 97:16, 99:8, 102:8, 125:16, 137:13, 138:3, 138:15, 144:1, 174:7 impose [2] - 44:5, 155:14 imposes [1] - 37:18 improved [1] - 140:16 improvement [1] - 140:18 improvements [3] - 126:4, 128:19, 129:8 IN [1] - 181:11 in-coming [1] - 104:9 in-taking [1] - 107:1 inadvertently [1] - 53:15 inappropriate [2] - 34:8, 74:17 inaudible [2] - 92:8, 111:11 inaudible [2] - 81:4, 163:16 INC [1] - 1:17 incentive [3] - 71:5, 71:8, 125:19 incentivize [1] - 14:2 incentivizing [1] - 14:18 incidence [2] - 110:9, 110:10 incidentally [1] - 43:16 inclined [2] - 44:5, 172:18</p>	<p>include [4] - 126:13, 160:13, 163:18, 165:1 included [3] - 21:17, 23:3, 43:7 including [4] - 104:4, 119:7, 125:17, 127:10 inclusionary [2] - 68:4, 68:7 inconvenient [1] - 143:11 increase [4] - 2:11, 53:11, 94:6, 126:16 incredible [1] - 141:7 incremental [3] - 2:14, 2:16, 145:18 Index [2] - 2:18, 3:9 indicate [4] - 22:15, 40:14, 151:11, 179:13 indicated [2] - 21:3, 30:3 individual [2] - 75:11, 76:8 individuals [1] - 39:12 indoor [1] - 141:8 industries [1] - 72:11 influence [2] - 34:10, 110:13 influencing [1] - 44:10 information [5] - 17:8, 20:10, 64:13, 139:13, 161:15 informative [1] - 40:8 inherently [1] - 11:19 initial [1] - 42:16 Inman [3] - 74:10, 74:11, 174:12 innovative [1] - 112:12 input [3] - 52:17, 53:13, 56:5 inside [4] - 60:16, 61:14, 102:10, 176:10 instance [1] - 23:5 instances [1] - 156:18 instead [3] - 4:10, 42:17, 95:18 institute [7] - 102:16, 103:10, 104:1, 113:2, 129:17, 132:14, 134:11 Institute [20] - 2:10, 4:13, 91:5, 93:5, 102:6, 102:15, 102:19, 104:3, 106:5, 106:7, 106:9, 108:17, 112:15,</p>
I				
	<p>idea [7] - 79:12, 93:3, 94:12, 154:13, 164:10, 170:10, 175:1 ideas [2] - 79:1, 115:4</p>			

<p>121:15, 122:15, 131:10, 134:11, 136:4, 140:8 institutes [2] - 135:8, 137:15 Institution [1] - 90:19 institution [4] - 91:17, 93:8, 105:2, 150:13 institutional [1] - 164:3 institutions [1] - 92:2 INSTRUCTIONS [3] - 179:1, 179:12, 180:4 instructions [1] - 180:8 intended [5] - 72:2, 72:3, 157:8, 173:11, 177:1 intensity [1] - 126:17 intent [2] - 125:5, 172:2 interacted [1] - 116:12 interested [8] - 6:12, 24:19, 37:12, 62:18, 86:6, 108:5, 112:4, 181:7 interesting [9] - 65:11, 103:3, 104:8, 108:4, 112:6, 113:16, 134:5, 137:15, 176:5 interests [1] - 111:11 interior [1] - 169:3 internal [2] - 131:17, 131:19 international [1] - 161:6 International [1] - 177:7 interpretation [1] - 68:14 intersection [6] - 36:9, 37:14, 37:17, 65:7, 135:3, 137:16 intersection's [1] - 135:7 intricate [1] - 149:15 introduced [1] - 139:10 inventory [1] - 101:7 investigate [1] - 129:8 investigating [1] - 127:12 investigators [3] - 107:5, 113:18, 144:10 invited [1] - 53:16 involve [2] - 112:14 involved [1] - 167:14</p>	<p>iPads [1] - 141:13 Irish [1] - 102:17 is... [1] - 175:15 ISD [1] - 68:9 ish [1] - 19:19 isolated [1] - 72:10 issuance [1] - 2:16 issue [11] - 13:10, 37:4, 39:16, 127:19, 129:2, 130:14, 153:4, 155:9, 157:1, 165:10, 165:12 issued [1] - 159:4 issues [11] - 12:2, 12:6, 17:10, 28:16, 53:5, 53:8, 108:2, 128:13, 157:3, 162:6 issuing [1] - 149:7 Italian [1] - 93:16 item [6] - 4:5, 4:9, 90:10, 163:6, 166:18, 167:2 items [2] - 155:5, 163:8 itself [6] - 39:18, 100:17, 126:19, 132:1, 179:15, 180:6</p> <hr/> <p style="text-align: center;">J</p> <hr/> <p>Jack [2] - 92:14, 103:3 Jackson [2] - 62:14, 106:5 Jacobus [1] - 115:8 JAMES [5] - 24:3, 42:1, 62:13, 63:11, 66:10 James [8] - 38:11, 41:18, 42:2, 59:2, 62:11, 62:12, 62:13 jammed [1] - 80:12 January [5] - 5:8, 5:12, 5:14, 6:3, 181:11 Jason [1] - 96:9 Jean [4] - 54:16, 59:2, 59:4 JEAN [1] - 59:4 Jeff [14] - 1:14, 9:13, 9:18, 17:1, 17:4, 75:6, 75:13, 78:7, 84:14, 106:18, 113:2, 115:18, 123:10, 162:3 JEFF [12] - 9:15, 17:4, 24:8, 76:1, 78:9, 123:13, 148:3, 162:5, 163:7,</p>	<p>163:17, 164:4, 165:3 Jeff's [2] - 81:16, 131:7 jerk [1] - 56:3 job [2] - 11:17, 11:18 John [2] - 67:2, 67:4 JOHN [4] - 23:19, 26:14, 67:3, 142:3 join [2] - 107:1, 114:15 Jr [1] - 1:9 judges [1] - 52:13 juggle [1] - 120:4 July [1] - 67:12 June [2] - 33:13, 104:16 junior [1] - 104:9 justify [1] - 164:6</p> <hr/> <p style="text-align: center;">K</p> <hr/> <p>K2 [13] - 94:18, 95:12, 95:19, 96:4, 97:16, 98:19, 117:9, 117:17, 126:13, 127:8, 128:6, 138:17, 154:4 Kate [1] - 106:19 keep [12] - 47:8, 58:16, 80:3, 93:18, 97:2, 122:3, 138:10, 139:4, 142:9, 143:10, 150:19, 157:9 keeping [7] - 22:14, 42:19, 50:4, 79:14, 96:3, 138:4, 172:1 Kelly [1] - 113:3 Kendall [20] - 92:15, 93:1, 93:9, 93:13, 99:6, 112:13, 117:7, 120:19, 121:5, 121:13, 124:13, 124:18, 125:12, 125:17, 126:8, 126:12, 135:7, 140:13, 141:8, 145:15 key [1] - 127:8 Keyword [1] - 3:9 kick [2] - 71:14, 90:16 kids [4] - 27:5, 29:10, 80:8, 133:19 kill [2] - 108:2, 108:13 kind [15] - 30:4, 55:12, 57:4, 65:8, 70:5, 85:12, 101:14, 102:16, 131:18, 139:6, 142:12, 142:14, 147:10,</p>	<p>170:14, 171:3 knee [1] - 56:3 knee-jerk [1] - 56:3 knocked [1] - 46:13 knowledge [2] - 69:17, 181:10 known [4] - 10:2, 27:7, 108:18, 111:18 knows [3] - 41:10, 107:9, 151:5 Koch [1] - 106:4 KSA [1] - 99:19</p> <hr/> <p style="text-align: center;">L</p> <hr/> <p>land [1] - 84:7 Lander [1] - 106:6 language [8] - 131:11, 149:15, 151:14, 156:19, 157:16, 162:16, 165:14, 166:2 large [5] - 78:2, 114:6, 117:2, 125:3, 131:5 largely [1] - 14:5 larger [1] - 20:2, 33:3, 33:12, 65:19, 85:18, 92:2, 100:18, 108:14, 119:8, 128:2, 157:4 last [12] - 4:17, 14:10, 20:15, 26:9, 27:1, 47:1, 54:5, 64:2, 90:10, 105:5, 166:18, 167:2 lasted [1] - 145:10 latest [1] - 104:17 Latin [1] - 105:4 law [2] - 14:12, 44:6 laws [1] - 52:13 Lawson [1] - 181:4 lawyer [3] - 151:13, 151:15, 157:19 lawyers [2] - 150:19, 161:10 laying [1] - 131:14 lead [1] - 108:12 leader [1] - 106:2 leading [1] - 91:17 learn [1] - 42:15 lease [1] - 132:7 leased [1] - 130:4 least [4] - 41:1, 41:5, 69:7, 176:1 leave [2] - 16:15, 100:16 leaves [1] - 108:9 Lechmere [1] - 5:19 led [1] - 93:8</p>	<p>LEED [9] - 127:10, 148:13, 149:13, 150:1, 150:11, 152:4, 152:6, 164:9, 164:12 left [8] - 32:13, 40:6, 65:1, 74:18, 86:18, 93:1, 94:3, 98:5 legal [1] - 52:11 legitimately [1] - 63:15 legs [1] - 113:13 Leland [1] - 27:18 LELAND [2] - 9:16, 16:19 less [6] - 14:2, 14:11, 18:12, 39:14, 150:16 letter [11] - 27:10, 27:11, 27:14, 36:5, 39:1, 64:11, 156:3, 168:10, 168:17, 170:15, 177:7 level [5] - 7:5, 133:1, 171:5, 171:6, 175:14 levels [1] - 105:8 liberal [1] - 19:4 License [1] - 181:15 life [5] - 34:13, 58:9, 73:14, 103:12, 138:2 light [5] - 33:11, 34:14, 35:13, 35:15, 101:12 lights [3] - 26:13, 36:8 likely [1] - 52:11 limbs [1] - 113:6 limit [3] - 26:2, 74:13, 145:12 limitations [1] - 23:7 limiting [1] - 50:6 limits [2] - 43:17, 44:5 Lindquist [1] - 110:17 LINE [1] - 180:9 line [4] - 26:9, 36:8, 174:10 linear [1] - 111:2 lines [2] - 34:15, 52:14 Ling [1] - 105:17 liquor [1] - 173:9 list [4] - 150:11, 150:13, 162:6, 163:8 listen [5] - 11:9, 35:10, 46:1, 71:12 listening [1] - 47:11 listens [1] - 43:14 literal [1] - 52:15 live [16] - 16:10, 27:2,</p>
---	--	---	--	---

<p>29:17, 36:1, 42:5, 54:6, 54:19, 59:5, 61:11, 62:15, 80:7, 104:4, 104:8, 104:10, 170:14</p> <p>liveable [1] - 170:13</p> <p>lived [6] - 31:14, 31:15, 58:9, 77:11, 78:1, 114:9</p> <p>liver [1] - 113:8</p> <p>lives [1] - 38:16</p> <p>Liza [2] - 1:13, 84:14</p> <p>LIZA [7] - 7:8, 9:2, 9:5, 172:8, 176:1, 176:6, 177:5</p> <p>loan [1] - 103:4</p> <p>lobby [5] - 99:2, 132:13, 132:16, 132:17, 133:3</p> <p>local [2] - 44:9, 51:1</p> <p>locally [1] - 47:13</p> <p>locate [2] - 92:5, 171:14</p> <p>location [5] - 83:10, 137:7, 169:12, 171:10, 171:11</p> <p>locked [1] - 142:17</p> <p>Lodish [1] - 113:16</p> <p>longest [1] - 150:12</p> <p>longevity [1] - 59:9</p> <p>look [38] - 11:1, 11:3, 12:4, 14:14, 17:1, 22:10, 30:18, 31:1, 33:11, 42:18, 49:9, 59:11, 60:5, 60:12, 75:16, 76:10, 79:9, 85:4, 86:14, 87:17, 88:17, 89:2, 94:13, 101:18, 112:8, 112:12, 115:5, 120:1, 124:13, 128:5, 128:7, 129:10, 138:16, 139:19, 153:13, 156:19, 170:1</p> <p>looked [9] - 51:15, 51:17, 56:8, 74:12, 92:16, 95:9, 99:8, 128:3, 131:7</p> <p>looking [13] - 15:10, 52:17, 59:10, 64:16, 66:6, 76:2, 82:10, 89:11, 117:14, 123:18, 152:9, 157:5, 164:2</p> <p>looks [8] - 72:6, 87:8, 88:11, 139:15, 140:14, 149:5, 157:15</p> <p>lose [2] - 113:6, 121:13</p>	<p>losing [1] - 109:13</p> <p>lost [1] - 60:19</p> <p>Louis [3] - 1:9, 141:18, 162:2</p> <p>LOUIS [16] - 8:6, 23:15, 23:17, 24:1, 24:5, 25:6, 81:19, 87:2, 87:12, 87:16, 141:19, 142:6, 160:12, 160:17, 162:1, 177:15</p> <p>love [7] - 26:8, 57:7, 85:6, 100:2, 137:6, 156:2, 161:6</p> <p>loved [1] - 98:17</p> <p>low [1] - 53:4</p> <p>lower [5] - 19:1, 21:14, 22:18, 57:7, 78:12</p> <p>lungs [1] - 108:11</p> <p>luxury [1] - 51:13</p> <p>lying [1] - 156:13</p> <hr/> <p style="text-align: center;">M</p> <hr/> <p>M-a-h-o-n-e-y [1] - 42:2</p> <p>mad [2] - 111:8, 151:6</p> <p>Mahoney [4] - 38:11, 41:18, 41:19, 42:2</p> <p>MAHONEY [1] - 42:1</p> <p>Main [3] - 93:6, 94:15, 140:12</p> <p>main [1] - 124:2</p> <p>maintain [3] - 29:18, 50:5, 85:9</p> <p>maintained [3] - 35:7, 92:3, 132:1</p> <p>maintaining [1] - 79:8</p> <p>Major [6] - 3:7, 3:7, 5:15, 5:17, 172:12, 172:15</p> <p>major [2] - 18:1, 103:15</p> <p>majority [1] - 60:17</p> <p>mall [2] - 133:18, 133:19</p> <p>Manager [3] - 1:11, 2:3, 6:19</p> <p>Manhattan [1] - 141:5</p> <p>mankind [1] - 153:15</p> <p>map [2] - 17:12, 73:19</p> <p>maples [1] - 44:16</p> <p>Maps [1] - 32:12</p> <p>March [1] - 33:13</p> <p>mark [1] - 93:9</p> <p>market [1] - 156:13</p> <p>marks [2] - 179:15, 180:6</p> <p>marriage [1] - 181:6</p>	<p>Marriott [1] - 92:11</p> <p>Martin [1] - 102:4</p> <p>MARTIN [2] - 102:12, 145:3</p> <p>Mass [5] - 3:4, 67:5, 80:17, 83:1, 104:5</p> <p>mass [1] - 43:7</p> <p>MASSACHUSETTS [1] - 181:2</p> <p>Massachusetts [1] - 1:6</p> <p>Masse [14] - 20:11, 20:12, 27:7, 28:19, 33:19, 36:2, 41:19, 45:4, 45:7, 59:6, 67:11, 72:19, 73:17, 74:19</p> <p>MASSE [2] - 45:6, 73:14</p> <p>Masse's [13] - 10:10, 11:12, 12:9, 27:3, 38:15, 40:12, 48:14, 59:8, 65:6, 74:17, 77:17, 82:17, 85:12</p> <p>massing [2] - 11:2, 12:4</p> <p>massive [1] - 38:5</p> <p>material [1] - 70:4</p> <p>materials [1] - 34:7</p> <p>matter [8] - 39:10, 39:11, 70:17, 80:13, 127:2, 159:2, 181:6, 181:7</p> <p>max [1] - 67:15</p> <p>maximum [2] - 72:5, 164:13</p> <p>Mayor [2] - 93:12, 100:1</p> <p>Mayor's [1] - 93:10</p> <p>MBTA [1] - 5:19</p> <p>McKinnon [36] - 90:17, 91:2, 91:3, 115:2, 116:17, 117:11, 118:12, 118:17, 119:2, 119:16, 119:19, 130:1, 130:7, 132:10, 141:17, 143:15, 145:10, 146:10, 147:11, 148:7, 148:14, 148:18, 149:2, 151:2, 151:9, 151:15, 152:11, 152:14, 153:3, 153:17, 156:2, 157:11, 159:1, 161:1, 166:3, 166:15</p> <p>mean [17] - 35:13, 46:12, 52:6, 57:7,</p>	<p>58:1, 60:4, 64:1, 64:16, 65:18, 72:12, 101:1, 133:17, 136:6, 137:3, 149:10, 152:2, 152:17</p> <p>means [4] - 52:5, 88:13, 100:8, 135:13</p> <p>MEANS [1] - 181:18</p> <p>meant [1] - 35:16</p> <p>measures [1] - 124:8</p> <p>mechanical [1] - 153:2</p> <p>medal [1] - 103:17</p> <p>Medical [1] - 106:15</p> <p>medical [2] - 104:1, 106:16</p> <p>meet [2] - 52:3, 164:11</p> <p>meeting [14] - 4:4, 4:18, 11:5, 14:10, 14:12, 26:8, 42:16, 43:3, 43:5, 46:4, 47:2, 69:1, 125:10, 126:12</p> <p>Meeting [2] - 1:5, 2:4</p> <p>meetings [7] - 11:4, 11:8, 43:11, 43:13, 53:16, 57:10, 95:2</p> <p>meets [1] - 99:2</p> <p>MEFA [1] - 96:19</p> <p>member [2] - 106:10, 173:3</p> <p>Member [5] - 1:8, 1:9, 1:9, 1:10, 1:10</p> <p>members [7] - 67:4, 94:7, 103:16, 104:2, 131:15, 159:12, 166:12</p> <p>Members [2] - 38:3, 166:16</p> <p>memo [4] - 20:11, 20:16, 96:1, 131:11</p> <p>men [7] - 109:1, 109:7, 109:10, 110:8, 110:10, 110:15</p> <p>mentality [1] - 98:9</p> <p>mention [1] - 67:6</p> <p>mentioned [2] - 131:16, 165:8</p> <p>message [1] - 71:3</p> <p>met [2] - 6:17, 119:2</p> <p>metastacism [1] - 108:6</p> <p>metastacism [1] - 107:7</p> <p>methods [1] - 151:12</p> <p>mic [2] - 24:4, 142:3</p> <p>microscope [1] -</p>	<p>112:9</p> <p>mid [2] - 50:18, 171:11</p> <p>mid-block [1] - 171:11</p> <p>mid-Cambridge [1] - 50:18</p> <p>middle [5] - 51:10, 51:11, 52:7, 86:7, 129:18</p> <p>midst [1] - 82:5</p> <p>might [32] - 10:9, 13:6, 15:19, 24:13, 41:9, 44:4, 50:2, 56:1, 68:15, 70:12, 74:4, 75:6, 76:19, 79:5, 85:18, 109:9, 115:5, 128:18, 128:19, 129:7, 129:11, 130:8, 131:16, 134:4, 135:17, 143:11, 155:13, 156:1, 158:10, 160:15, 162:9, 162:10</p> <p>million [8] - 49:5, 91:11, 96:18, 102:3, 117:6, 119:7, 124:17, 125:1</p> <p>mind [5] - 25:12, 44:7, 47:8, 93:18, 160:14</p> <p>minimal [1] - 132:14</p> <p>minimize [1] - 14:18</p> <p>Minor [8] - 3:7, 172:12, 172:13, 172:19, 174:13, 174:19, 177:11, 177:13</p> <p>minority [1] - 136:6</p> <p>minute [4] - 26:1, 40:4, 56:15, 102:4</p> <p>minutes [5] - 26:3, 26:6, 30:9, 90:12, 167:1</p> <p>misfold [1] - 111:4</p> <p>misfolds [1] - 113:10</p> <p>misheard [1] - 116:16</p> <p>miss [2] - 82:12, 97:11</p> <p>missed [2] - 17:1, 97:15</p> <p>mission [2] - 153:9, 154:8</p> <p>mistake [1] - 66:5</p> <p>MIT [9] - 92:7, 102:5, 113:18, 135:11, 137:16, 138:19, 145:4, 149:5, 154:6</p> <p>mitigate [1] - 43:7</p> <p>mitigated [1] - 53:7</p> <p>mixed [6] - 18:7, 19:5,</p>
---	---	---	---	---

<p>19:14, 76:18, 86:1, 87:6</p> <p>model [5] - 103:11, 111:12, 111:13, 112:4, 112:10</p> <p>moderate [1] - 40:15</p> <p>modest [2] - 64:16, 100:12</p> <p>modify [1] - 165:3</p> <p>modifying [1] - 11:9</p> <p>molecular [1] - 91:18</p> <p>Monday [1] - 104:15</p> <p>money [3] - 103:9, 173:10, 173:16</p> <p>monitoring [1] - 127:16</p> <p>monoliths [1] - 42:21</p> <p>Montessori [1] - 21:16</p> <p>month [3] - 20:15, 26:9, 104:16</p> <p>months [5] - 55:15, 123:2, 133:8, 150:4, 172:17</p> <p>Morris [1] - 168:5</p> <p>MORRIS [4] - 168:6, 169:5, 170:8, 178:5</p> <p>most [21] - 21:19, 28:13, 29:4, 30:14, 33:9, 39:11, 42:7, 45:10, 47:17, 61:4, 72:9, 86:4, 89:8, 93:14, 93:15, 103:1, 103:13, 104:9, 114:14, 150:2, 174:8</p> <p>mostly [1] - 82:12</p> <p>mother [1] - 100:2</p> <p>motion [9] - 7:12, 8:4, 8:6, 161:12, 162:4, 166:4, 166:9, 177:10, 177:19</p> <p>mouth [5] - 55:13, 111:14, 111:16, 140:5</p> <p>move [7] - 13:13, 23:18, 92:17, 93:6, 94:1, 135:18, 177:12</p> <p>moved [1] - 161:18</p> <p>moving [2] - 5:2, 92:19</p> <p>Mullins [1] - 102:5</p> <p>MULLINS [2] - 102:12, 145:3</p> <p>multi [3] - 20:3, 20:6, 150:3</p> <p>multi-family [2] - 20:3, 150:3</p> <p>multi-unit [1] - 20:6</p> <p>multiple [1] - 176:12</p>	<p>Murphy [3] - 1:11, 2:3, 4:6</p> <p>MURPHY [1] - 4:7</p> <p>Museum [4] - 3:5, 4:16, 167:4, 168:3</p> <p>mustache [1] - 105:13</p> <p>mustaches [1] - 105:11</p> <p>mutual [1] - 90:6</p> <p>mutually [1] - 70:8</p> <p>MX [2] - 155:15, 155:19</p> <p>MXD [2] - 124:19, 126:2</p> <hr/> <p style="text-align: center;">N</p> <hr/> <p>name [13] - 27:1, 31:13, 38:13, 42:2, 45:6, 51:8, 59:4, 81:9, 91:3, 93:13, 120:14, 167:19, 168:6</p> <p>named [1] - 93:17</p> <p>Nancy [1] - 106:14</p> <p>narrow [1] - 37:14</p> <p>NASA [2] - 92:16, 107:2</p> <p>national [1] - 103:17</p> <p>National [1] - 104:2</p> <p>native [1] - 42:3</p> <p>nature [4] - 99:15, 159:19, 174:3, 175:11</p> <p>near [1] - 157:6</p> <p>nearby [3] - 36:14, 50:8, 89:16</p> <p>nearly [1] - 91:6</p> <p>necessarily [2] - 157:8, 160:12</p> <p>necessary [2] - 15:17, 44:18</p> <p>need [28] - 14:2, 24:2, 40:2, 44:12, 71:10, 74:15, 74:16, 79:5, 86:8, 94:11, 96:5, 96:8, 97:15, 116:13, 118:3, 122:18, 134:12, 136:4, 136:19, 142:18, 143:8, 144:18, 146:4, 153:13, 162:3, 165:1, 177:10</p> <p>needed [1] - 88:18</p> <p>needing [1] - 17:10</p> <p>needs [8] - 15:8, 54:7, 54:8, 81:2, 132:15, 136:17, 142:12, 148:11</p> <p>negative [2] - 34:9,</p>	<p>56:2</p> <p>negotiating [1] - 44:9</p> <p>neighborhood [66] - 10:8, 10:12, 11:1, 13:9, 14:8, 14:19, 15:1, 27:16, 28:6, 28:9, 28:18, 29:8, 29:9, 29:15, 29:19, 30:5, 30:15, 31:1, 32:4, 34:6, 34:7, 34:11, 35:6, 38:7, 39:12, 41:5, 42:16, 43:1, 43:11, 43:15, 48:5, 49:12, 50:10, 51:4, 55:6, 55:18, 56:5, 56:7, 56:15, 56:19, 57:2, 57:5, 57:14, 57:16, 58:2, 58:6, 58:17, 58:18, 59:10, 59:13, 60:11, 60:12, 61:18, 63:17, 65:2, 65:10, 70:14, 72:18, 78:18, 80:7, 81:2, 84:4, 89:3, 174:4, 174:16</p> <p>neighborhood's [1] - 50:4</p> <p>neighborhoods [2] - 35:5, 51:2</p> <p>neighbors [12] - 27:12, 44:6, 47:5, 47:11, 58:10, 60:6, 61:12, 66:1, 77:19, 82:7, 94:19, 130:10</p> <p>nerves [1] - 113:12</p> <p>nervous [1] - 112:5</p> <p>nestled [1] - 170:4</p> <p>never [9] - 8:18, 59:18, 72:16, 108:14, 139:7, 140:6, 140:8, 140:11, 145:6</p> <p>new [20] - 2:13, 12:10, 34:4, 37:6, 38:6, 44:15, 47:8, 57:10, 72:8, 81:3, 98:16, 99:19, 100:5, 103:11, 121:18, 124:3, 125:11, 125:13, 136:18, 164:6</p> <p>Newell [1] - 77:12</p> <p>next [9] - 13:19, 23:9, 29:4, 35:17, 44:4, 50:18, 77:6, 120:15, 173:17</p> <p>next-door [1] - 50:18</p> <p>nice [9] - 60:19, 65:12, 71:18, 71:19, 82:18, 83:2, 83:4, 84:3, 84:6</p> <p>nicely [1] - 84:3</p>	<p>night [3] - 6:12, 54:13, 64:2</p> <p>night's [1] - 4:18</p> <p>Nobel [1] - 93:8</p> <p>nobody [3] - 41:10, 146:17, 151:4</p> <p>non [3] - 22:8, 155:18, 174:18</p> <p>non-conforming [1] - 155:18</p> <p>non-conformities [1] - 22:8</p> <p>non-residential [1] - 174:18</p> <p>normally [1] - 81:6</p> <p>Normandy [1] - 6:4</p> <p>north [1] - 33:17</p> <p>North [3] - 5:16, 6:2, 42:3</p> <p>northwest [1] - 165:9</p> <p>NOT [3] - 179:15, 180:5, 181:18</p> <p>Notary [3] - 180:7, 181:5, 181:14</p> <p>notations [2] - 179:15, 180:6</p> <p>note [3] - 22:3, 125:9, 180:4</p> <p>noted [2] - 22:2, 180:17</p> <p>notes [1] - 181:9</p> <p>nothing [4] - 83:15, 121:10, 167:8, 178:9</p> <p>notice [1] - 119:4</p> <p>notification [2] - 97:1</p> <p>notified [2] - 55:7, 92:18</p> <p>notion [1] - 89:5</p> <p>number [14] - 9:19, 13:11, 14:9, 20:6, 70:6, 95:10, 98:3, 101:16, 105:6, 106:1, 120:2, 141:10, 148:1</p> <p>numbers [1] - 114:6</p> <p>numerous [1] - 27:8</p> <p>Nur [2] - 1:9, 23:11</p> <p>NUR [4] - 35:12, 79:18, 138:12, 165:6</p> <p>nuts [1] - 17:8</p> <p>nutty [1] - 16:5</p> <hr/> <p style="text-align: center;">O</p> <hr/> <p>o'clock [1] - 60:6</p> <p>obligations [1] - 133:15</p> <p>obscuring [1] - 34:14</p>	<p>Observatory [1] - 50:8</p> <p>obviously [2] - 10:6, 149:10</p> <p>Occupancy [1] - 2:17</p> <p>occupied [2] - 171:18, 176:2</p> <p>occur [2] - 22:12, 81:17</p> <p>occurs [1] - 138:2</p> <p>October [2] - 104:16, 158:9</p> <p>odd [1] - 140:14</p> <p>OF [6] - 1:1, 179:17, 181:2, 181:17, 181:18, 181:19</p> <p>offer [2] - 49:18, 62:3</p> <p>offered [1] - 26:15</p> <p>office [3] - 2:15, 93:10, 103:5</p> <p>officer [1] - 105:15</p> <p>OFFICIAL [1] - 1:18</p> <p>offset [1] - 13:6</p> <p>often [2] - 12:17, 69:8</p> <p>old [3] - 33:19, 47:10, 83:5</p> <p>older [1] - 105:18</p> <p>on-line [1] - 26:9</p> <p>once [3] - 71:2, 162:18</p> <p>one [72] - 8:16, 11:10, 12:18, 13:15, 16:6, 20:10, 22:6, 23:15, 25:9, 26:8, 26:10, 26:15, 27:10, 28:12, 29:9, 35:2, 39:2, 42:10, 47:8, 48:18, 53:14, 55:4, 58:3, 60:5, 61:12, 61:19, 62:1, 63:7, 64:19, 72:12, 73:18, 74:9, 81:5, 82:11, 82:16, 82:18, 85:3, 85:17, 86:5, 86:11, 86:14, 88:9, 90:10, 91:6, 93:11, 98:5, 102:8, 103:5, 105:8, 105:12, 108:1, 109:7, 112:1, 116:13, 120:15, 122:14, 124:17, 128:13, 130:11, 144:13, 149:19, 153:12, 155:9, 157:19, 161:8, 162:15, 166:18, 168:13, 175:10, 176:15, 176:16</p> <p>one's [1] - 149:19</p> <p>one-room [1] - 103:5</p> <p>onward [1] - 113:7</p>
---	--	--	--	--

<p>open [44] - 15:15, 17:18, 19:3, 22:19, 40:16, 43:19, 68:13, 96:7, 99:2, 100:7, 121:13, 121:18, 122:12, 122:13, 122:19, 123:1, 126:6, 128:5, 128:9, 128:11, 128:16, 129:1, 129:10, 130:8, 130:13, 130:18, 131:3, 131:9, 131:19, 133:7, 133:9, 133:14, 134:9, 135:3, 135:12, 135:14, 142:8, 143:1, 143:3, 144:7, 153:19, 159:14, 163:9</p> <p>opened [1] - 150:2</p> <p>operate [2] - 151:18, 171:9</p> <p>operated [1] - 103:5</p> <p>operating [1] - 77:17</p> <p>operation [1] - 132:8</p> <p>opine [1] - 68:15</p> <p>opinion [5] - 15:3, 49:18, 68:11, 70:17, 126:10</p> <p>opinions [2] - 43:15, 90:5</p> <p>opportunity [4] - 25:19, 94:6, 97:17, 101:3</p> <p>opposed [3] - 13:5, 64:19, 132:15</p> <p>opposite [1] - 55:12</p> <p>optimistic [1] - 147:16</p> <p>option [3] - 40:18, 162:8, 162:11</p> <p>order [2] - 18:14, 136:19</p> <p>Ordinance [8] - 2:11, 13:18, 68:12, 68:19, 91:1, 127:15, 147:13, 172:3</p> <p>orientation [1] - 135:13</p> <p>oriented [1] - 14:7</p> <p>original [3] - 53:9, 179:3, 179:10</p> <p>ORIGINAL [1] - 179:9</p> <p>originally [3] - 10:6, 46:8, 106:8</p> <p>ought [1] - 158:17</p> <p>ourselves [1] - 8:3</p> <p>outcome [3] - 70:13, 97:4, 181:7</p> <p>outline [1] - 169:3</p>	<p>outlined [1] - 3:8</p> <p>outlines [1] - 168:11</p> <p>output [1] - 51:13</p> <p>outreach [1] - 104:12</p> <p>outside [2] - 49:15, 130:18</p> <p>Outside [1] - 2:13</p> <p>overall [7] - 24:14, 48:10, 49:13, 50:6, 75:16, 124:1, 163:11</p> <p>overlaid [1] - 33:4</p> <p>own [17] - 15:3, 38:14, 45:7, 45:14, 56:9, 76:17, 77:19, 78:4, 96:17, 114:10, 117:18, 128:4, 148:5, 154:11, 157:14, 159:9, 160:14</p> <p>owned [5] - 10:6, 17:19, 45:8, 57:18, 57:19</p> <p>owner [5] - 56:12, 56:14, 82:5, 168:1, 177:7</p> <p>owns [1] - 38:16</p> <hr/> <p style="text-align: center;">P</p> <hr/> <p>p.m [6] - 1:4, 2:7, 2:10, 9:7, 34:1, 178:11</p> <p>Paddy's [4] - 55:1, 63:4, 65:5, 82:17</p> <p>PADEN [7] - 7:8, 9:2, 9:5, 172:8, 176:1, 176:6, 177:5</p> <p>Paden [1] - 1:13</p> <p>Page [5] - 2:18, 3:2, 108:16, 108:17, 180:7</p> <p>PAGE [3] - 2:1, 179:17, 180:9</p> <p>page [3] - 36:4, 37:11, 169:18</p> <p>pages [1] - 123:8</p> <p>paid [1] - 173:10</p> <p>painful [1] - 114:7</p> <p>painting [1] - 32:3</p> <p>pairs [1] - 109:6</p> <p>paper [4] - 105:10, 109:11, 109:17, 169:8</p> <p>paperwork [2] - 150:10, 152:8</p> <p>paraphrase [1] - 24:8</p> <p>parcel [4] - 40:13, 75:15, 84:7</p> <p>parcels [7] - 47:15,</p>	<p>48:7, 48:14, 49:2, 49:9, 49:11, 49:13</p> <p>park [10] - 2:8, 9:9, 33:15, 33:16, 61:17, 85:14, 138:18, 139:2, 173:19, 174:1</p> <p>Park [5] - 14:10, 42:11, 49:4, 49:6, 49:15</p> <p>parked [1] - 37:8</p> <p>parking [44] - 13:4, 13:8, 13:10, 13:11, 13:14, 14:1, 15:7, 15:8, 18:19, 19:3, 21:6, 22:13, 28:15, 28:19, 36:19, 37:5, 38:15, 40:12, 40:17, 56:16, 60:7, 60:11, 61:11, 61:14, 61:15, 61:16, 61:17, 101:5, 101:12, 125:13, 126:13, 126:18, 126:19, 127:6, 129:17, 130:2, 146:6, 146:14, 146:15, 147:19, 148:5, 164:5, 164:6, 164:7</p> <p>Parkinson's [1] - 111:5</p> <p>parks [1] - 17:19</p> <p>part [22] - 18:15, 27:9, 28:13, 29:4, 29:14, 56:14, 59:15, 74:11, 85:14, 91:14, 97:3, 100:18, 101:6, 106:8, 118:9, 119:8, 132:19, 137:13, 140:8, 165:17, 174:4, 176:19</p> <p>partially [1] - 40:18</p> <p>participate [1] - 130:19</p> <p>particular [16] - 40:10, 40:12, 50:10, 51:4, 82:16, 84:6, 86:11, 86:15, 97:10, 105:11, 111:11, 113:13, 124:4, 127:11, 129:4, 171:1</p> <p>particularly [6] - 70:18, 89:4, 113:7, 128:5, 144:3, 147:6</p> <p>parties [2] - 88:8, 181:6</p> <p>party [4] - 63:8, 63:12, 139:5, 179:8</p> <p>pass [1] - 169:1</p> <p>passage [1] - 40:10</p> <p>passed [1] - 101:2</p>	<p>passway [1] - 60:3</p> <p>past [3] - 68:6, 82:8, 171:2</p> <p>patients [4] - 107:13, 113:6, 114:4, 114:11</p> <p>pattern [5] - 35:8, 85:9, 85:15, 85:17, 85:18</p> <p>patterns [1] - 145:14</p> <p>pause [1] - 82:11</p> <p>paved [2] - 120:19, 121:2</p> <p>pay [3] - 61:14, 61:16, 75:3</p> <p>payment [1] - 2:15</p> <p>payments [1] - 125:18</p> <p>PB [1] - 3:4</p> <p>PB#85 [1] - 3:5</p> <p>peculiar [1] - 74:7</p> <p>pedestrian [1] - 171:12</p> <p>pedestrians [1] - 28:16</p> <p>pending [1] - 31:4</p> <p>people [58] - 4:8, 6:11, 6:13, 8:14, 9:19, 11:5, 12:7, 14:3, 14:4, 16:10, 24:19, 25:17, 25:18, 26:2, 26:4, 30:2, 37:17, 42:7, 45:19, 46:1, 47:3, 51:19, 52:3, 52:4, 52:19, 54:3, 54:5, 54:6, 55:12, 56:13, 56:16, 57:1, 61:16, 62:4, 63:1, 63:9, 63:13, 66:16, 70:6, 71:8, 73:9, 74:12, 80:15, 83:16, 88:1, 94:9, 106:1, 110:11, 121:3, 121:4, 121:7, 134:1, 141:10, 141:15, 153:12, 153:14, 173:19, 177:2</p> <p>per [3] - 2:15, 69:3, 88:13</p> <p>percent [6] - 28:11, 47:4, 47:6, 114:16, 126:17, 127:5</p> <p>perhaps [6] - 28:3, 79:9, 84:15, 89:15, 133:4, 158:6</p> <p>period [1] - 159:6</p> <p>permissive [1] - 25:4</p> <p>permit [4] - 28:4, 61:17, 68:8, 118:5</p> <p>Permit [14] - 2:12, 8:15, 20:13, 67:10,</p>	<p>115:6, 117:19, 118:3, 130:12, 130:14, 137:12, 154:1, 159:4, 161:3, 170:16</p> <p>permits [3] - 46:10, 51:18, 97:14</p> <p>Permits [1] - 20:17</p> <p>perpetuity [1] - 155:12</p> <p>person [2] - 7:15, 120:10</p> <p>personally [2] - 160:9, 169:19</p> <p>perspective [3] - 59:15, 78:5, 100:11</p> <p>perspectives [1] - 32:10</p> <p>persuade [1] - 93:12</p> <p>Peter [1] - 67:13</p> <p>petition [32] - 2:7, 4:11, 9:8, 9:11, 10:1, 10:5, 10:17, 11:16, 17:7, 30:1, 57:12, 69:1, 69:3, 69:6, 86:13, 90:19, 91:8, 95:7, 96:16, 101:19, 102:2, 102:8, 116:4, 117:2, 117:5, 118:1, 118:15, 123:16, 129:4, 129:7</p> <p>Petition [1] - 2:10</p> <p>petitioner [1] - 160:4</p> <p>petitions [1] - 82:4</p> <p>Pfizer [1] - 113:3</p> <p>phase [1] - 23:10</p> <p>photograph [2] - 36:6, 37:10</p> <p>physical [1] - 34:10</p> <p>pick [3] - 8:15, 97:17, 135:5</p> <p>picture [3] - 32:4, 100:18, 120:13</p> <p>pictures [1] - 169:18</p> <p>piece [4] - 97:10, 98:18, 135:12, 144:1</p> <p>pill [1] - 151:6</p> <p>pit [1] - 62:16</p> <p>pitchforks [1] - 44:11</p> <p>pits [2] - 29:1, 63:3</p> <p>place [20] - 25:1, 29:16, 36:17, 51:17, 72:9, 80:12, 80:16, 93:9, 111:4, 111:19, 121:8, 138:2, 141:12, 144:9, 144:19, 146:19, 149:12, 169:2, 171:14, 177:3</p>
---	---	--	---	---

<p>Place ^[1] - 62:14</p> <p>places ^[4] - 19:7, 50:1, 74:16, 88:18</p> <p>plan ^[8] - 43:2, 52:2, 61:6, 87:8, 96:7, 116:15, 174:1, 176:14</p> <p>Plan ^[1] - 35:2</p> <p>planned ^[3] - 46:9, 58:7, 128:12</p> <p>PLANNING ^[2] - 1:1, 180:1</p> <p>planning ^[7] - 11:10, 67:18, 98:7, 100:10, 128:2, 135:18, 147:4</p> <p>Planning ^[34] - 4:4, 5:13, 5:15, 5:16, 6:15, 10:4, 19:13, 23:4, 25:13, 68:15, 70:15, 75:1, 96:14, 97:12, 97:13, 98:10, 116:10, 117:4, 117:18, 118:3, 121:17, 123:17, 131:12, 131:15, 134:14, 153:18, 157:13, 160:5, 162:12, 167:3, 178:12, 179:13, 180:4, 180:16</p> <p>plans ^[16] - 6:1, 11:8, 32:18, 43:16, 44:10, 46:5, 47:4, 47:9, 47:10, 55:5, 55:9, 55:11, 55:14, 56:1, 56:4, 57:10</p> <p>plate ^[1] - 90:4</p> <p>play ^[3] - 33:16, 79:10, 128:5</p> <p>playing ^[2] - 36:15, 80:8</p> <p>plaza ^[4] - 98:9, 98:15, 120:17, 134:7</p> <p>pleasant ^[1] - 147:10</p> <p>pleasantly ^[1] - 42:15</p> <p>plenty ^[1] - 90:4</p> <p>plus ^[1] - 119:7</p> <p>pockets ^[1] - 82:19</p> <p>point ^[12] - 5:4, 36:4, 66:15, 67:17, 94:2, 94:4, 96:16, 116:13, 158:5, 167:14, 177:1, 177:6</p> <p>Point ^[2] - 5:16, 6:2</p> <p>pointed ^[3] - 60:6, 88:1, 129:6</p> <p>points ^[2] - 123:11, 123:14</p> <p>poison ^[1] - 151:6</p>	<p>Polaroid ^[2] - 122:10, 139:1</p> <p>policy ^[3] - 7:4, 18:16, 35:1</p> <p>polyneuropathy ^[1] - 113:5</p> <p>pool ^[1] - 177:1</p> <p>popular ^[1] - 121:14</p> <p>population ^[1] - 114:16</p> <p>Porter ^[2] - 3:4, 4:9</p> <p>portion ^[4] - 21:16, 35:5, 108:12, 137:12</p> <p>position ^[4] - 134:8, 155:17, 157:12, 158:5</p> <p>positioned ^[1] - 111:18</p> <p>positioning ^[1] - 12:13</p> <p>positions ^[3] - 106:3, 145:5, 145:8</p> <p>positive ^[2] - 5:2, 131:8</p> <p>positively ^[1] - 44:9</p> <p>possible ^[4] - 5:10, 7:2, 42:9, 143:7</p> <p>possibly ^[4] - 6:9, 7:5, 44:19, 136:18</p> <p>post ^[6] - 104:6, 104:19, 105:2, 114:15, 114:16, 144:11</p> <p>post-docs ^[5] - 104:6, 104:19, 114:15, 114:16, 144:11</p> <p>post-doctoral ^[1] - 105:2</p> <p>postdoctoral ^[1] - 106:14</p> <p>posted ^[1] - 7:17</p> <p>poster ^[1] - 59:14</p> <p>potentially ^[3] - 34:9, 40:17, 75:4</p> <p>powerful ^[1] - 34:9</p> <p>practical ^[1] - 159:2</p> <p>practice ^[1] - 68:6</p> <p>preceded ^[1] - 62:19</p> <p>precedence ^[1] - 15:19</p> <p>precludes ^[1] - 144:4</p> <p>predominant ^[1] - 17:15</p> <p>predominantly ^[1] - 174:17</p> <p>prefer ^[3] - 30:17, 64:17, 162:14</p> <p>prepared ^[4] - 17:7, 68:18, 118:19, 159:10</p>	<p>preparing ^[3] - 7:16, 117:1, 119:4</p> <p>presence ^[1] - 50:5</p> <p>present ^[3] - 53:17, 107:12, 110:10</p> <p>presentation ^[1] - 115:10</p> <p>presented ^[5] - 9:12, 43:2, 51:19, 52:1, 168:10</p> <p>presenting ^[2] - 6:18, 11:8</p> <p>preservation ^[1] - 143:18</p> <p>preserve ^[1] - 137:13</p> <p>preserved ^[1] - 143:3</p> <p>preserving ^[1] - 19:10</p> <p>President ^[1] - 102:5</p> <p>Preston ^[1] - 1:10</p> <p>PRESTON ^[17] - 69:19, 77:7, 77:10, 78:14, 89:9, 136:9, 142:5, 153:10, 154:2, 154:17, 161:17, 164:15, 164:19, 165:5, 175:2, 175:6, 175:16</p> <p>presumably ^[1] - 8:17</p> <p>pretty ^[7] - 77:14, 108:4, 121:1, 131:4, 131:5, 146:2, 159:18</p> <p>prevailing ^[1] - 35:8</p> <p>prevent ^[1] - 151:7</p> <p>preview ^[1] - 5:3</p> <p>previous ^[1] - 150:5</p> <p>previously ^[1] - 39:16</p> <p>price ^[1] - 143:12</p> <p>primarily ^[2] - 48:3, 169:14</p> <p>primary ^[2] - 108:7, 111:13</p> <p>principle ^[1] - 144:10</p> <p>principles ^[3] - 98:7, 98:14, 98:19</p> <p>prion ^[1] - 111:7</p> <p>private ^[1] - 139:5</p> <p>privileged ^[1] - 135:11</p> <p>problem ^[10] - 16:6, 37:9, 37:15, 98:2, 99:15, 142:16, 148:19, 150:17, 175:15, 176:5</p> <p>problematic ^[2] - 39:6, 41:6</p> <p>problems ^[7] - 13:2, 28:15, 97:10, 98:4, 98:5, 101:4, 157:18</p> <p>proceed ^[6] - 94:17,</p>	<p>95:5, 95:14, 97:5, 132:17, 154:5</p> <p>process ^[16] - 4:19, 5:6, 6:15, 91:13, 96:13, 97:18, 108:8, 116:1, 130:12, 131:4, 135:2, 144:6, 145:17, 154:4, 155:7, 172:17</p> <p>product ^[2] - 97:1, 112:19</p> <p>program ^[3] - 104:12, 104:14, 105:4</p> <p>programs ^[2] - 105:6, 126:7</p> <p>project ^[19] - 52:2, 68:2, 68:5, 69:2, 69:9, 82:6, 86:11, 86:15, 88:15, 88:19, 95:15, 96:12, 119:4, 167:15, 173:8, 174:5, 174:7, 174:15, 175:11</p> <p>projects ^[1] - 150:15</p> <p>promote ^[1] - 13:16</p> <p>proper ^[1] - 39:9</p> <p>properties ^[2] - 49:4, 49:16</p> <p>Properties ^[11] - 95:4, 95:8, 97:8, 116:10, 117:1, 118:15, 119:1, 119:15, 130:5, 154:5, 154:9</p> <p>property ^[7] - 45:7, 49:3, 94:15, 154:11, 160:16, 173:9, 177:6</p> <p>proponent ^[1] - 124:7</p> <p>proportion ^[3] - 104:5, 124:15, 125:3</p> <p>proposal ^[18] - 17:9, 17:11, 42:17, 66:15, 69:17, 83:15, 100:13, 123:19, 124:3, 125:8, 126:10, 128:14, 132:4, 160:6, 163:11, 167:4, 169:19, 177:8</p> <p>proposals ^[3] - 11:16, 74:9, 128:3</p> <p>propose ^[1] - 176:5</p> <p>proposed ^[14] - 12:5, 21:5, 22:6, 42:14, 42:18, 46:11, 50:1, 67:12, 69:9, 124:9, 125:4, 125:14, 126:3, 127:5</p> <p>proposing ^[6] - 36:18, 60:2, 87:9, 87:15,</p>	<p>139:16, 140:2</p> <p>protect ^[1] - 51:1</p> <p>protection ^[1] - 159:7</p> <p>protein ^[6] - 107:10, 107:13, 113:8, 113:11, 113:14</p> <p>proteins ^[4] - 110:1, 110:18, 110:19, 111:9</p> <p>protracted ^[1] - 52:10</p> <p>proud ^[1] - 29:14</p> <p>provide ^[5] - 18:13, 126:18, 127:6, 128:9, 129:9</p> <p>provided ^[4] - 8:4, 126:14, 128:12, 164:8</p> <p>providing ^[1] - 164:5</p> <p>provision ^[2] - 74:7, 155:10</p> <p>provisions ^[3] - 127:11, 156:11, 158:10</p> <p>Provisions ^[1] - 2:13</p> <p>psychological ^[2] - 34:10, 139:4</p> <p>Public ^[3] - 180:7, 181:5, 181:14</p> <p>public ^[42] - 3:8, 5:14, 6:4, 6:9, 9:19, 16:2, 23:14, 27:6, 64:14, 79:19, 81:8, 96:12, 98:9, 99:2, 115:11, 121:19, 123:1, 133:6, 133:7, 133:9, 134:2, 134:15, 135:3, 139:7, 139:12, 140:6, 140:7, 141:8, 141:14, 142:2, 142:8, 142:18, 143:2, 143:19, 155:10, 160:1, 160:3, 164:16, 164:17, 165:1, 165:4</p> <p>PUBLIC ^[1] - 2:6</p> <p>published ^[2] - 109:11, 109:17</p> <p>pull ^[1] - 118:5</p> <p>punctuated ^[1] - 85:16</p> <p>purpose ^[1] - 144:9</p> <p>purposes ^[1] - 140:11</p> <p>pursuant ^[1] - 125:19</p> <p>pursuit ^[1] - 103:12</p> <p>push ^[2] - 43:17, 138:10</p> <p>pushback ^[1] - 52:1</p> <p>pushing ^[1] - 12:14</p> <p>put ^[20] - 12:11, 13:9,</p>
--	--	--	---	--

<p>27:9, 46:11, 53:18, 55:6, 55:15, 59:14, 74:2, 81:3, 97:19, 98:16, 99:3, 99:11, 110:12, 117:14, 131:10, 157:12, 158:4, 165:14</p> <p>puts [2] - 158:1</p> <p>putting [6] - 13:17, 55:16, 98:2, 98:3, 98:4, 175:12</p>	<p>reaction [3] - 56:2, 56:3, 71:11</p> <p>read [4] - 8:3, 30:10, 139:6, 180:16</p> <p>reading [2] - 179:13, 180:4</p> <p>ready [1] - 46:9</p> <p>real [4] - 101:7, 133:6, 152:5, 174:11</p> <p>realistically [1] - 84:19</p> <p>reality [1] - 137:3</p> <p>realize [2] - 107:14, 133:2</p> <p>really [51] - 12:7, 22:4, 27:18, 33:1, 39:10, 41:8, 56:12, 57:7, 57:15, 57:16, 60:2, 61:6, 71:18, 77:14, 77:18, 80:4, 80:15, 81:2, 84:5, 84:9, 88:12, 92:3, 93:19, 95:19, 99:16, 101:7, 108:6, 113:15, 114:10, 121:1, 121:10, 121:12, 127:2, 132:13, 136:14, 138:5, 138:15, 139:7, 139:12, 140:18, 141:2, 141:7, 142:2, 153:8, 156:12, 156:13, 166:16, 170:1, 173:4, 174:1, 174:7</p> <p>reason [7] - 55:7, 73:15, 76:7, 99:7, 148:12, 154:4, 180:5</p> <p>REASON [6] - 180:10, 180:11, 180:12, 180:13, 180:14, 180:15</p> <p>reasons [3] - 105:10, 130:11, 179:14</p> <p>reassured [1] - 160:5</p> <p>received [2] - 20:13, 168:17</p> <p>RECEIVED [1] - 179:19</p> <p>recently [3] - 109:17, 126:15, 127:14</p> <p>recess [1] - 90:13</p> <p>recommend [6] - 23:13, 49:3, 81:9, 116:3, 117:4, 161:12</p> <p>recommendation [8] - 61:7, 88:5, 125:1, 127:3, 127:9, 155:1, 158:2, 165:2</p>	<p>recommendations [6] - 6:16, 7:2, 16:12, 38:2, 58:16, 128:6</p> <p>recommended [2] - 124:18, 125:11</p> <p>reconstitution [1] - 154:6</p> <p>RECORD [1] - 1:18</p> <p>record [8] - 76:3, 81:10, 87:1, 156:7, 167:13, 170:18, 179:8, 180:18</p> <p>recorded [1] - 81:10</p> <p>recording [1] - 7:15</p> <p>recruit [1] - 114:13</p> <p>red [2] - 36:8, 92:6</p> <p>Redevelopment [1] - 116:19</p> <p>redevelopment [2] - 19:9, 22:12</p> <p>reevaluating [1] - 68:10</p> <p>reexamination [1] - 154:7</p> <p>Refer [1] - 180:7</p> <p>reference [3] - 17:6, 132:4, 158:7</p> <p>regard [1] - 101:13</p> <p>regarding [2] - 47:1, 49:17</p> <p>regardless [1] - 44:6</p> <p>regards [2] - 165:14, 172:3</p> <p>Regatta [2] - 168:3, 168:12</p> <p>regs [1] - 151:7</p> <p>regular [1] - 72:19</p> <p>relate [1] - 62:17</p> <p>related [3] - 118:10, 124:12, 181:6</p> <p>relates [1] - 155:10</p> <p>relationship [3] - 116:1, 116:9, 118:5</p> <p>relatively [6] - 29:6, 29:7, 46:3, 76:8, 76:12, 86:17</p> <p>relevance [1] - 70:5</p> <p>relevant [3] - 64:13, 69:2, 69:3</p> <p>relocation [1] - 5:19</p> <p>remained [1] - 93:4</p> <p>remarks [2] - 24:10, 26:2</p> <p>remedy [1] - 162:9</p> <p>remember [3] - 63:11, 74:9, 148:6</p> <p>reminder [1] - 157:9</p> <p>reminds [1] - 100:1</p> <p>removed [1] - 108:7</p> <p>REP [1] - 180:2</p> <p>repeat [1] - 80:1</p>	<p>repeatedly [1] - 12:3</p> <p>replace [1] - 153:1</p> <p>REPLACE [1] - 179:17</p> <p>report [5] - 30:11, 40:6, 41:7, 76:16, 123:8</p> <p>Reporter [2] - 181:4, 181:14</p> <p>REPORTER [1] - 181:19</p> <p>REPORTERS [1] - 1:17</p> <p>reports [2] - 6:6, 6:8</p> <p>represent [3] - 87:13, 91:4, 107:13</p> <p>representing [1] - 156:10</p> <p>represents [1] - 126:14</p> <p>REPRODUCTION [1] - 181:18</p> <p>reputation [1] - 92:4</p> <p>request [2] - 55:16, 98:11</p> <p>requested [1] - 124:15</p> <p>requesting [1] - 68:10</p> <p>require [3] - 32:7, 120:5, 162:10</p> <p>required [6] - 13:12, 20:18, 25:10, 70:11, 109:15, 171:8</p> <p>required [1] - 180:7</p> <p>requirement [2] - 7:19, 128:11</p> <p>requirements [9] - 18:5, 18:8, 18:12, 19:2, 24:17, 124:5, 126:1, 127:13, 158:13</p> <p>requires [4] - 3:6, 124:4, 143:6, 172:16</p> <p>Res [1] - 10:17</p> <p>research [15] - 91:19, 99:13, 99:16, 99:17, 102:9, 103:12, 104:6, 104:17, 107:4, 113:2, 114:9, 122:18, 132:14, 138:15, 143:10</p> <p>researchers [3] - 114:15, 136:2, 136:3</p> <p>reserved [1] - 48:2</p> <p>Residence [15] - 2:9, 17:13, 17:14, 19:16, 19:17, 20:5, 21:14, 22:1, 22:17, 23:5, 23:8, 25:5, 40:13,</p>	<p>47:18, 47:19</p> <p>residence [5] - 28:11, 28:12, 62:8, 62:9</p> <p>Residential [1] - 32:1</p> <p>residential [39] - 3:6, 4:15, 14:7, 17:15, 17:17, 18:9, 18:11, 18:14, 18:17, 19:12, 19:17, 20:3, 21:1, 21:9, 22:9, 22:16, 22:18, 24:11, 25:2, 28:9, 29:9, 29:19, 30:12, 31:5, 32:8, 35:5, 51:2, 56:11, 65:2, 65:9, 83:7, 92:9, 125:7, 167:6, 168:9, 170:2, 170:4, 174:16, 174:18</p> <p>residents [10] - 10:7, 10:14, 10:18, 11:14, 29:16, 31:6, 34:12, 37:6, 38:6, 43:4</p> <p>resolve [1] - 69:4</p> <p>resort [1] - 44:11</p> <p>respect [1] - 157:3</p> <p>respond [1] - 53:14</p> <p>responds [1] - 43:15</p> <p>Response [5] - 69:13, 120:9, 123:6, 166:8, 177:18</p> <p>responsible [1] - 56:14</p> <p>rest [5] - 14:6, 15:6, 48:19, 78:19, 140:12</p> <p>restaurant [2] - 99:3, 132:19</p> <p>restaurants [1] - 92:11</p> <p>resting [1] - 177:3</p> <p>restricted [1] - 18:18</p> <p>restrictive [1] - 18:12</p> <p>result [4] - 19:4, 40:18, 41:1, 44:8</p> <p>resume [1] - 90:15</p> <p>retail [46] - 3:6, 4:15, 10:12, 12:7, 12:8, 12:11, 15:7, 20:19, 39:3, 39:4, 39:5, 39:6, 39:8, 39:14, 50:5, 51:1, 52:19, 53:3, 53:4, 53:12, 54:8, 56:18, 57:3, 65:3, 65:8, 65:13, 72:8, 72:10, 74:8, 79:2, 79:3, 82:12, 82:18, 83:2, 83:7, 83:9, 85:19, 86:2, 87:5, 89:14, 89:15, 125:15, 132:8, 167:5, 171:14</p>
Q				
<p>qualified [1] - 164:10</p> <p>quality [3] - 29:19, 34:13, 160:1</p> <p>quantified [1] - 149:8</p> <p>quarter [1] - 5:5</p> <p>quash [1] - 46:11</p> <p>questioned [1] - 45:8</p> <p>questions [13] - 13:11, 16:16, 23:9, 23:13, 87:10, 103:2, 103:14, 115:14, 120:8, 123:15, 129:15, 161:14, 168:14</p> <p>quickly [2] - 85:8, 109:16</p> <p>quiet [1] - 102:16</p> <p>Quinn [1] - 67:13</p> <p>quite [12] - 6:9, 11:7, 82:15, 93:3, 99:7, 109:8, 109:16, 116:11, 119:17, 167:12, 171:15, 176:18</p> <p>quoting [1] - 35:1</p>				
R				
<p>radical [1] - 134:8</p> <p>railroad [1] - 48:3</p> <p>railroad's [1] - 80:18</p> <p>railroads [1] - 80:14</p> <p>raise [2] - 26:7, 162:11</p> <p>raised [4] - 27:4, 39:16, 128:1, 162:7</p> <p>range [1] - 84:10</p> <p>rapidly [1] - 147:1</p> <p>rare [1] - 135:4</p> <p>rated [1] - 106:16</p> <p>rather [2] - 84:3, 128:10</p> <p>reach [1] - 151:12</p> <p>reached [2] - 94:2, 94:3</p> <p>reaching [1] - 154:12</p>				

retail's [1] - 52:19
retained [1] - 43:5
retains [1] - 109:14
retroactively [1] - 150:8
retrofit [1] - 152:18
reverse [2] - 52:9, 53:19
review [14] - 3:5, 4:14, 68:2, 93:10, 96:8, 96:10, 97:12, 97:13, 118:16, 144:6, 162:17, 165:7, 165:16, 165:18
reviewed [2] - 48:7, 166:5
revised [2] - 43:2, 47:3
revitalize [1] - 57:5
revolves [1] - 52:12
rewrite [1] - 158:11
rezone [5] - 2:7, 4:11, 9:8, 17:11, 44:12
rezoned [2] - 2:8, 20:5
rezoning [9] - 22:17, 25:4, 25:10, 31:18, 32:6, 42:8, 44:18, 46:11, 124:9
Rich [7] - 90:15, 91:3, 102:12, 102:13, 114:12, 120:12, 157:2
RICHARD [35] - 90:17, 91:2, 115:2, 116:17, 117:11, 118:12, 118:17, 119:2, 119:16, 119:19, 130:1, 130:7, 132:10, 141:17, 143:15, 145:10, 146:10, 147:11, 148:7, 148:14, 148:18, 149:2, 151:2, 151:9, 151:15, 152:11, 152:14, 153:3, 153:17, 156:2, 157:11, 159:1, 161:1, 166:3, 166:15
Richman [1] - 99:10
rightly [1] - 68:14
rights [1] - 102:3
Rindge [2] - 42:4, 105:4
rise [3] - 7:5, 41:9, 41:10
River [1] - 50:16
Riverview [2] - 168:3, 168:12
RNA [1] - 110:18

road [1] - 71:3
ROBERTS [12] - 9:15, 17:4, 24:8, 76:1, 78:9, 123:13, 148:3, 162:5, 163:7, 163:17, 164:4, 165:3
Roberts [2] - 1:14, 17:5
roof [4] - 98:2, 98:4, 99:11, 160:19
rooftops [1] - 33:2
Room [1] - 1:5
room [4] - 33:6, 95:4, 103:5, 151:5
roundtable [1] - 5:13
Route [5] - 60:4, 60:9, 80:10, 80:14
rubber [1] - 89:11
Rubins [1] - 106:19
rule [1] - 26:1
rules [2] - 7:2, 51:18
run [3] - 55:1, 80:16, 95:7
runs [1] - 104:14
rush [1] - 36:6
Russell [2] - 1:7, 61:2
RUSSELL [118] - 4:3, 7:6, 7:11, 8:7, 8:11, 9:3, 9:6, 16:18, 23:12, 23:16, 25:7, 26:16, 31:10, 35:11, 35:17, 38:9, 41:17, 45:3, 46:16, 51:5, 54:15, 59:1, 62:11, 66:19, 69:11, 69:14, 70:1, 73:15, 75:18, 76:17, 77:9, 79:16, 81:13, 82:1, 85:7, 88:4, 89:10, 90:14, 90:18, 115:1, 115:13, 115:16, 116:5, 116:7, 117:8, 118:9, 118:13, 118:18, 119:13, 119:18, 120:7, 120:10, 122:5, 123:4, 123:7, 129:16, 130:6, 132:3, 133:16, 136:8, 138:11, 140:3, 141:18, 143:1, 143:16, 144:16, 145:9, 145:19, 146:11, 147:18, 148:4, 148:9, 148:17, 149:1, 149:13, 151:4, 151:10, 152:2, 152:12, 152:17, 153:6,

153:11, 154:3, 154:19, 155:4, 156:6, 159:10, 159:13, 160:11, 160:14, 161:4, 161:11, 161:19, 162:2, 162:14, 163:13, 164:1, 165:17, 166:4, 166:9, 166:12, 166:18, 168:16, 169:2, 169:6, 170:6, 172:5, 172:10, 175:4, 175:14, 175:17, 176:3, 176:7, 177:9, 177:16, 177:19, 178:3, 178:8
RUTH [2] - 54:18, 58:14
Ruth [8] - 51:6, 54:16, 54:18, 63:4, 65:4, 66:14, 80:2

S

S-c-h-o-p-f [1] - 168:7
S-i-e-b-e-l [1] - 31:13
sad [2] - 73:7, 135:15
safety [2] - 28:16, 34:12
sale [1] - 10:10
SAME [1] - 181:18
satisfies [1] - 100:11
saw [1] - 162:2
scale [11] - 22:16, 22:18, 24:11, 32:8, 40:15, 51:1, 51:3, 64:16, 65:13, 79:14, 143:4
scattered [1] - 74:3
schedule [1] - 4:17
scheduled [3] - 3:8, 6:3, 6:10
scheme [1] - 3:4
schizophrenia [1] - 112:3
School [4] - 14:11, 21:17, 31:17, 106:15
school [5] - 27:6, 104:13, 105:7, 106:17, 133:19
schools [2] - 27:6, 36:13
Schopf [1] - 168:5
SCHOPF [4] - 168:6, 169:5, 170:8, 178:5
science [3] - 103:12, 103:18, 134:13
Science [1] - 104:3

scientist [2] - 103:19, 106:18
scrutinize [1] - 160:6
se [2] - 69:3, 88:13
searching [1] - 101:8
Seated [1] - 23:11
second [13] - 5:12, 5:16, 5:18, 8:7, 39:15, 43:3, 47:2, 53:10, 79:18, 112:2, 161:19, 162:1, 177:15
Second [1] - 1:5
seconded [1] - 166:5
Section [1] - 3:8
section [1] - 2:13
see [40] - 5:5, 7:12, 7:14, 17:10, 17:14, 29:17, 32:13, 32:16, 32:19, 33:5, 33:14, 37:10, 42:14, 44:12, 54:4, 57:7, 60:16, 60:19, 64:18, 69:14, 70:7, 83:2, 83:4, 88:9, 89:12, 96:2, 104:13, 112:9, 114:9, 123:7, 134:15, 135:4, 135:5, 135:16, 155:15, 160:15, 169:17, 174:12, 175:9, 176:3
seeing [1] - 65:8
seek [1] - 28:2
seeking [2] - 115:6, 164:11
seem [4] - 75:7, 83:11, 83:13, 86:19
segments [1] - 117:10
send [2] - 155:1, 161:10
sends [1] - 71:3
Senior [2] - 6:5, 6:8
seniors [1] - 29:11
sense [12] - 6:16, 30:14, 44:15, 64:7, 64:18, 89:7, 89:8, 119:15, 129:1, 156:12, 159:17, 160:8
sensibly [1] - 46:4
sent [1] - 177:7
sentiment [2] - 88:10, 89:13
separate [1] - 49:12
September [1] - 7:9
sequence [1] - 157:2
sequencing [1] - 108:18
series [2] - 6:14, 47:1
serve [4] - 127:7,

128:10, 146:16, 164:8
served [2] - 73:8
serves [1] - 72:17
set [10] - 12:11, 15:19, 32:12, 55:5, 55:10, 57:10, 98:8, 140:14, 181:9, 181:11
setbacks [7] - 12:12, 13:4, 15:8, 18:19, 19:3, 22:19, 33:7
sets [1] - 107:16
setting [1] - 146:19
seven [3] - 8:14, 9:7, 113:17
seventies [2] - 73:1, 74:6
several [3] - 37:1, 46:5, 141:5
sex [3] - 109:7, 110:4, 110:14
shadow [3] - 34:1, 35:14, 35:15
shadows [1] - 34:14
shape [1] - 73:2
share [4] - 16:2, 64:15, 90:6, 102:15
sheet [2] - 180:5, 180:6
SHEET [3] - 179:1, 179:18, 180:3
Sheet [4] - 179:3, 179:6, 179:14, 180:8
Sherman [14] - 2:8, 9:10, 33:17, 36:7, 36:10, 38:14, 59:5, 60:3, 60:9, 62:15, 80:6, 83:3, 84:8, 89:4
Sherman's [1] - 80:17
shielded [1] - 169:17
shock [1] - 174:11
shopped [2] - 36:3, 59:8
shopping [1] - 80:10
shops [2] - 92:11, 141:11
short [4] - 90:13, 109:8, 135:18, 145:18
Shorthand [2] - 181:4, 181:14
shot [1] - 89:1
show [4] - 70:18, 72:4, 109:12, 167:14
Show [3] - 8:10, 166:11, 178:2
showed [1] - 169:3
showing [1] - 105:16

<p>shown [1] - 17:12</p> <p>shows [1] - 36:5</p> <p>shut [1] - 99:12</p> <p>shutdown [1] - 153:1</p> <p>shutting [1] - 137:2</p> <p>sic [1] - 107:8</p> <p>side [1] - 165:13</p> <p>sided [2] - 135:18, 145:18</p> <p>sidewalk [4] - 99:1, 140:17, 140:18, 171:6</p> <p>SIEBEL [3] - 31:12, 34:18, 35:15</p> <p>Siebel [3] - 26:18, 31:10, 31:13</p> <p>SIENIEWICZ [10] - 85:8, 134:6, 144:15, 145:12, 159:17, 160:18, 163:19, 169:9, 175:5, 177:12</p> <p>Sieniewicz [1] - 1:8</p> <p>sight [1] - 34:15</p> <p>sign [5] - 139:3, 139:6, 148:12, 148:15, 179:14</p> <p>Sign [1] - 180:6</p> <p>signalled [1] - 93:7</p> <p>signature [1] - 27:11</p> <p>SIGNATURE [1] - 179:1</p> <p>signatures [1] - 27:13</p> <p>signed [6] - 25:17, 25:19, 26:4, 120:11, 149:5, 179:7</p> <p>SIGNED [1] - 179:18</p> <p>significant [1] - 144:2</p> <p>silent [1] - 68:12</p> <p>Silver [1] - 149:19</p> <p>silver [1] - 44:16</p> <p>similar [3] - 16:1, 156:18, 158:11</p> <p>similarly [1] - 82:3</p> <p>simply [6] - 4:10, 76:11, 85:1, 98:13, 149:4, 157:4</p> <p>single [4] - 19:10, 20:1, 48:10, 49:14</p> <p>single-family [1] - 20:1</p> <p>singles [1] - 29:12</p> <p>sit [3] - 121:4, 121:9, 141:12</p> <p>site [24] - 11:10, 18:10, 20:9, 20:11, 21:6, 32:18, 33:7, 69:18, 73:13, 100:14, 100:17, 108:15, 124:10, 124:16, 128:2,</p>	<p>128:11, 129:9, 130:17, 130:19, 143:3, 145:14, 154:5, 160:1</p> <p>sitting [1] - 171:3</p> <p>situation [1] - 44:14</p> <p>six [3] - 21:4, 105:3, 123:8</p> <p>size [4] - 50:6, 124:15, 126:16, 163:11</p> <p>skateboarder [1] - 140:10</p> <p>skateboarders [2] - 121:11, 137:19</p> <p>sketch [2] - 32:12, 168:17</p> <p>sketch-up [1] - 32:12</p> <p>sketches [1] - 115:3</p> <p>skill [1] - 181:10</p> <p>sky [1] - 144:8</p> <p>sleep [1] - 64:2</p> <p>slightly [2] - 110:2, 134:8</p> <p>slow [1] - 57:1</p> <p>small [12] - 29:6, 29:7, 38:18, 50:5, 60:17, 86:17, 91:8, 92:1, 108:12, 131:2, 153:4</p> <p>smaller [5] - 51:14, 72:1, 76:14, 77:3, 81:1</p> <p>smell [1] - 86:13</p> <p>snow [1] - 37:4</p> <p>so... [2] - 154:19, 168:18</p> <p>soccer [1] - 80:9</p> <p>sold [1] - 103:7</p> <p>sole [1] - 48:13</p> <p>Solicitor [1] - 68:11</p> <p>solution [2] - 90:8, 134:16</p> <p>someone [4] - 43:14, 44:1, 107:9, 161:11</p> <p>sometimes [2] - 52:5, 128:7</p> <p>somewhat [10] - 19:4, 21:12, 21:14, 22:15, 23:2, 25:3, 76:13, 76:18, 83:4, 164:10</p> <p>somewhere [3] - 7:19, 89:17, 132:11</p> <p>son [2] - 38:16, 42:3</p> <p>sons [1] - 31:15</p> <p>Sony [1] - 141:6</p> <p>soon [1] - 171:17</p> <p>sorry [7] - 23:19, 30:9, 35:16, 60:1, 64:1, 125:19, 142:3</p> <p>sort [19] - 6:12, 55:13, 56:2, 71:10, 72:10,</p>	<p>73:3, 80:9, 85:2, 122:19, 127:18, 128:15, 132:1, 133:5, 139:13, 144:12, 147:3, 147:4, 149:14, 156:12</p> <p>sorted [1] - 64:8</p> <p>soul [1] - 101:8</p> <p>sounded [1] - 132:6</p> <p>sounds [1] - 141:2</p> <p>south [1] - 135:13</p> <p>southern [1] - 142:14</p> <p>spa [1] - 82:17</p> <p>space [70] - 3:6, 4:15, 22:19, 39:3, 40:16, 94:4, 95:14, 96:7, 101:12, 120:19, 121:2, 121:13, 121:18, 122:12, 122:14, 122:17, 122:19, 126:6, 128:6, 128:9, 128:11, 128:16, 129:1, 129:10, 130:9, 130:13, 130:18, 131:3, 131:9, 131:17, 131:19, 133:6, 133:10, 133:15, 134:9, 134:15, 135:3, 135:12, 136:17, 136:19, 137:9, 138:4, 138:10, 139:8, 140:6, 141:4, 141:14, 142:2, 143:1, 143:3, 143:10, 143:12, 143:18, 147:15, 147:19, 153:19, 159:14, 163:9, 163:12, 167:5, 170:15, 171:4, 175:9, 176:18</p> <p>spaces [6] - 56:17, 130:2, 134:1, 134:2, 135:14, 141:8</p> <p>speaking [2] - 18:11, 151:2</p> <p>Special [15] - 2:12, 2:13, 8:15, 20:13, 20:17, 115:6, 117:19, 118:3, 130:12, 130:14, 137:11, 154:1, 159:4, 161:3, 170:16</p> <p>special [5] - 36:16, 68:2, 68:8, 85:13, 85:16</p>	<p>specific [3] - 109:14, 125:8, 147:12</p> <p>specifically [1] - 149:9</p> <p>spectacular [1] - 141:2</p> <p>speed [1] - 119:14</p> <p>speeding [1] - 12:17</p> <p>spelled [1] - 168:6</p> <p>spend [2] - 40:4, 150:9</p> <p>spent [4] - 46:6, 46:12, 94:16, 101:1</p> <p>spite [1] - 91:19</p> <p>spleens [1] - 114:6</p> <p>splendid [1] - 39:7</p> <p>split [1] - 23:2</p> <p>spoken [1] - 12:19</p> <p>sports [1] - 36:16</p> <p>spot [7] - 39:15, 39:17, 52:8, 52:9, 53:19, 59:11, 86:14</p> <p>spots [1] - 13:11</p> <p>spun [1] - 106:8</p> <p>Square [27] - 3:4, 4:9, 74:10, 74:11, 80:7, 92:15, 93:1, 93:9, 93:13, 99:6, 112:13, 117:7, 120:19, 121:5, 121:13, 124:13, 124:18, 125:12, 125:17, 126:8, 126:12, 135:8, 138:19, 140:13, 141:9, 145:15, 174:12</p> <p>square [31] - 2:12, 2:14, 2:15, 19:19, 49:5, 67:14, 68:4, 91:8, 91:11, 91:12, 94:11, 95:13, 95:16, 96:18, 97:3, 98:1, 100:16, 102:3, 117:6, 117:14, 117:15, 119:6, 120:5, 124:17, 125:2, 130:2, 132:12, 132:18, 145:13, 146:1, 170:9</p> <p>square-foot [1] - 2:14</p> <p>SS [1] - 181:3</p> <p>stabilizes [1] - 113:14</p> <p>staff [10] - 7:1, 19:13, 95:1, 95:3, 96:2, 104:3, 129:15, 130:11, 163:1, 166:6</p> <p>Staff [1] - 1:13</p> <p>staff's [1] - 163:3</p> <p>stage [2] - 114:12,</p>	<p>129:4</p> <p>stairs [1] - 176:17</p> <p>stamp [1] - 89:11</p> <p>stamped [1] - 167:11</p> <p>stamps [1] - 89:11</p> <p>stand [1] - 153:16</p> <p>standalone [1] - 19:12</p> <p>standard [5] - 49:1, 50:2, 127:10, 150:16, 152:5</p> <p>standards [7] - 48:12, 125:10, 126:12, 126:15, 126:16, 127:9, 172:19</p> <p>Standish [1] - 46:19</p> <p>stares [1] - 7:13</p> <p>start [4] - 26:16, 60:10, 71:2, 166:19</p> <p>started [2] - 45:9, 52:16</p> <p>starting [2] - 131:14, 174:1</p> <p>Stata [1] - 135:5</p> <p>state [1] - 81:9</p> <p>statement [2] - 75:14, 118:11</p> <p>statements [1] - 180:18</p> <p>station [1] - 92:10</p> <p>Station [1] - 5:19</p> <p>steam [1] - 127:12</p> <p>stem [5] - 106:12, 107:18, 108:1, 108:3</p> <p>stenographic [1] - 181:9</p> <p>step [2] - 172:7, 172:11</p> <p>steps [2] - 172:6</p> <p>Stern [2] - 27:2, 31:14</p> <p>Steve [4] - 26:17, 26:18, 27:1, 32:3</p> <p>STEVE [3] - 26:19, 30:8, 31:9</p> <p>still [12] - 7:4, 30:13, 47:5, 61:1, 74:10, 77:17, 79:7, 88:17, 98:5, 118:2, 122:14, 155:5</p> <p>stilt [3] - 121:8, 138:1, 140:10</p> <p>stilts [1] - 121:9</p> <p>stop [2] - 41:8, 99:13</p> <p>storage [1] - 11:13</p> <p>store [2] - 27:8, 83:6</p> <p>stories [3] - 21:11, 78:12, 88:13</p> <p>story [10] - 32:13, 49:14, 67:13, 76:11, 88:16, 88:17,</p>
---	--	---	---	---

<p>113:16, 114:8, 134:10, 143:9</p> <p>straddling [2] - 2:8, 9:9</p> <p>Strawberry [1] - 50:15</p> <p>street [18] - 10:11, 10:13, 12:17, 33:18, 37:9, 42:12, 56:10, 59:18, 65:19, 72:14, 73:4, 93:13, 99:4, 99:6, 122:10, 140:15, 169:15, 170:5</p> <p>Street [38] - 2:8, 2:13, 4:12, 5:17, 9:10, 27:2, 31:14, 33:17, 36:2, 36:7, 38:14, 42:4, 42:6, 47:1, 50:16, 54:19, 55:2, 59:6, 59:16, 60:3, 60:8, 60:9, 62:15, 77:12, 80:5, 82:13, 83:3, 84:2, 84:8, 93:6, 94:15, 96:11, 120:15, 122:8, 123:18, 140:12, 174:11</p> <p>streets [2] - 89:3, 169:12</p> <p>Streets [2] - 2:8, 9:9</p> <p>streetscape [1] - 171:19</p> <p>strengthen [1] - 159:15</p> <p>stretch [1] - 92:10</p> <p>strings [1] - 111:2</p> <p>strive [1] - 151:11</p> <p>strong [4] - 70:16, 88:10, 89:13, 159:14</p> <p>stronger [2] - 40:19, 126:11</p> <p>structure [1] - 85:2</p> <p>structures [2] - 28:9, 85:3</p> <p>Stuart [3] - 1:14, 92:7, 147:7</p> <p>STUART [1] - 131:6</p> <p>stuck [2] - 12:18, 119:14</p> <p>students [3] - 29:11, 105:2, 105:7</p> <p>studies [2] - 33:10, 33:11</p> <p>study [21] - 33:12, 35:13, 35:14, 35:16, 81:3, 87:15, 94:18, 95:12, 95:19, 96:4, 97:17, 112:3, 117:9, 117:17, 119:8, 124:13, 124:18,</p>	<p>125:17, 126:13, 143:6, 170:12</p> <p>studying [1] - 105:11</p> <p>stuff [3] - 48:3, 64:12, 70:2</p> <p>style [1] - 19:18</p> <p>subject [1] - 25:14</p> <p>subjectives [1] - 130:18</p> <p>submitted [4] - 51:18, 56:1, 56:4, 169:7</p> <p>subscribe [1] - 180:17</p> <p>subsequently [1] - 158:14</p> <p>substantial [1] - 89:6</p> <p>suburbia [1] - 133:18</p> <p>suburbs [1] - 36:12</p> <p>successful [2] - 72:13, 143:19</p> <p>sudden [1] - 64:3</p> <p>suddenly [2] - 82:6, 82:8</p> <p>sufficient [1] - 133:14</p> <p>suggest [6] - 38:3, 58:11, 58:15, 70:5, 70:16, 162:8</p> <p>suggested [3] - 18:3, 22:19, 68:18</p> <p>suggestion [1] - 53:11</p> <p>suggestions [1] - 66:5</p> <p>Sullivan [1] - 156:9</p> <p>summarize [1] - 30:16</p> <p>sun [1] - 165:12</p> <p>supersedes [1] - 61:9</p> <p>supplied [1] - 179:14</p> <p>support [5] - 31:18, 89:15, 105:1, 126:5, 177:8</p> <p>suppose [1] - 81:3</p> <p>surface [1] - 40:17</p> <p>surgeon [1] - 108:8</p> <p>surprised [2] - 42:15, 157:6</p> <p>surrounded [3] - 31:6, 40:16, 80:14</p> <p>surrounding [6] - 2:9, 17:16, 34:13, 39:19, 40:19, 79:15</p> <p>surrounds [1] - 28:19</p> <p>survey [1] - 47:4</p> <p>surveys [1] - 59:17</p> <p>Susan [1] - 110:17</p> <p>suspect [1] - 31:3</p> <p>suspects [1] - 105:12</p> <p>Sustainable [1] - 35:3</p> <p>sustainable [1] - 127:9</p> <p>sustaining [1] - 16:8</p>	<p>Suzannah [3] - 1:15, 131:7, 167:10</p> <p>system [2] - 112:6, 152:6</p> <p style="text-align: center;">T</p> <p>table [1] - 66:17</p> <p>Tafamidis [1] - 112:19</p> <p>tag [2] - 9:14, 95:6</p> <p>tall [2] - 78:4, 88:12</p> <p>taller [3] - 47:9, 49:6, 140:16</p> <p>tallest [2] - 78:3, 78:6</p> <p>taste [1] - 55:13</p> <p>taught [1] - 109:9</p> <p>teacher's [1] - 104:14</p> <p>teachers [2] - 104:15, 105:3</p> <p>teaching [1] - 105:18</p> <p>Team [2] - 121:18, 131:16</p> <p>team [2] - 9:14, 71:4</p> <p>teams [1] - 36:16</p> <p>technically [1] - 52:9</p> <p>Technicon [1] - 103:7</p> <p>Technology [1] - 138:19</p> <p>Ted [5] - 26:4, 82:1, 140:3, 141:17, 155:8</p> <p>ten [10] - 48:7, 48:14, 90:12, 91:16, 93:5, 106:16, 132:12, 148:1, 171:2, 175:10</p> <p>tenant [2] - 85:11, 171:4</p> <p>tend [3] - 75:1, 76:16, 142:17</p> <p>tendency [1] - 66:13</p> <p>tends [3] - 21:10, 21:12, 78:9</p> <p>tension [2] - 68:1, 88:2</p> <p>term [1] - 157:6</p> <p>Termeer [1] - 113:19</p> <p>terms [17] - 4:17, 7:1, 38:2, 53:6, 79:2, 106:1, 125:8, 125:12, 127:16, 130:8, 131:8, 131:13, 133:14, 137:14, 149:2, 165:7</p> <p>terribly [2] - 99:8, 99:17</p> <p>terrific [1] - 114:7</p> <p>testes [1] - 110:3</p> <p>testify [1] - 10:1</p>	<p>testimony [9] - 23:14, 67:9, 75:5, 75:9, 81:16, 115:11, 179:14, 180:5, 181:8</p> <p>testing [1] - 139:17</p> <p>Texas [1] - 92:19</p> <p>text [2] - 162:8, 165:4</p> <p>THACHER [5] - 87:19, 115:15, 115:17, 116:6, 116:8</p> <p>Thacher [1] - 1:10</p> <p>Thacher's [1] - 118:10</p> <p>THE [10] - 1:1, 1:18, 63:10, 75:13, 179:17, 181:17, 181:18, 181:19</p> <p>themes [1] - 88:9</p> <p>Theodore [1] - 1:8</p> <p>THEODORE [14] - 30:6, 31:7, 34:16, 50:11, 58:12, 66:8, 82:2, 140:4, 155:3, 155:9, 158:4, 160:19, 164:17, 175:8</p> <p>theoretical [1] - 30:2</p> <p>therefor [2] - 179:14, 180:5</p> <p>therefore [2] - 138:15, 171:13</p> <p>thereof [1] - 179:7</p> <p>they've [3] - 90:4, 150:13, 172:19</p> <p>thinking [7] - 15:15, 15:18, 64:15, 67:16, 68:16, 70:6, 101:15</p> <p>thinks [1] - 110:12</p> <p>Third [1] - 122:8</p> <p>third [2] - 36:4, 58:9</p> <p>THIS [2] - 179:17, 181:17</p> <p>thorough [2] - 40:7, 81:2</p> <p>thoughts [4] - 15:4, 15:10, 16:3, 162:13</p> <p>thousand [2] - 95:13, 132:12</p> <p>thousands [2] - 46:6, 108:14</p> <p>three [28] - 20:2, 21:11, 26:1, 26:3, 26:6, 26:12, 28:13, 29:10, 30:8, 50:1, 76:11, 78:12, 84:18, 88:13, 88:16, 88:17, 89:6, 89:12, 91:11, 94:6, 103:17, 114:13, 144:9, 144:17, 144:18, 172:6, 172:8,</p>	<p>176:13</p> <p>three-family [3] - 20:2, 28:13, 29:10</p> <p>three-minute [1] - 26:1</p> <p>three-story [3] - 76:11, 88:16, 88:17</p> <p>threshold [4] - 68:3, 68:8, 85:14, 135:9</p> <p>throughout [6] - 19:7, 110:4, 110:5, 113:9, 125:5, 129:2</p> <p>throughway [1] - 80:12</p> <p>throw [2] - 145:1, 163:2</p> <p>thrown [1] - 79:1</p> <p>throws [1] - 99:17</p> <p>Thursday [1] - 6:12</p> <p>tie [1] - 157:14</p> <p>tied [1] - 173:16</p> <p>TIFFANY [5] - 87:19, 115:15, 115:17, 116:6, 116:8</p> <p>Tiffany [1] - 1:10</p> <p>tight [1] - 111:3</p> <p>timekeeper [1] - 26:5</p> <p>timer [1] - 26:8</p> <p>tiny [1] - 21:16</p> <p>TO [2] - 180:1, 181:18</p> <p>Tobin [1] - 31:17</p> <p>today [7] - 48:15, 93:19, 98:8, 103:16, 136:4, 147:9</p> <p>together [8] - 6:13, 27:10, 37:16, 46:3, 59:15, 76:12, 113:17, 113:19</p> <p>Tom [5] - 1:8, 85:7, 96:9, 136:10, 137:9</p> <p>TOM [10] - 85:8, 134:6, 144:15, 145:12, 159:17, 160:18, 163:19, 169:9, 175:5, 177:12</p> <p>Tom's [2] - 89:5, 138:13</p> <p>tonight [16] - 4:8, 4:10, 32:2, 45:11, 72:14, 73:11, 88:6, 91:4, 91:7, 115:6, 139:12, 143:14, 155:2, 159:11, 172:14, 172:15</p> <p>took [2] - 103:4, 140:5</p> <p>tools [1] - 153:18</p> <p>top [11] - 13:7, 32:11, 36:5, 37:4, 43:9, 64:19, 106:16, 134:17, 136:13,</p>
---	---	---	---	---

<p>136:15, 153:8 topics [1] - 38:19 torches [1] - 44:11 total [1] - 21:2 totally [1] - 39:4 tough [1] - 52:19 tour [1] - 161:6 Toward [1] - 35:2 towards [1] - 133:4 tower [2] - 135:6, 174:8 towering [1] - 107:6 Town [2] - 6:6, 6:8 townhouse [1] - 20:7 tracks [1] - 48:4 trade [1] - 134:15 traffic [14] - 28:15, 36:6, 36:11, 37:19, 41:2, 41:5, 53:5, 54:9, 60:11, 64:12, 80:13, 82:14, 101:4, 171:12 TRANSCRIPT [2] - 179:17, 181:18 transcript [13] - 7:7, 7:9, 7:12, 7:16, 8:1, 179:10, 179:15, 180:4, 180:6, 180:7, 180:16, 180:17 Transcript(s) [1] - 2:4 transcription [1] - 181:9 transfer [1] - 128:15 transformed [1] - 174:4 transit [1] - 126:6 transition [3] - 10:16, 40:15 translation [1] - 52:15 transparent [1] - 112:10 transplant [1] - 128:15 transportation [2] - 13:17, 106:12 travels [1] - 113:9 treat [2] - 107:11, 112:18 treated [1] - 134:1 treatment [2] - 43:6, 43:8 treats [1] - 113:4 tremendous [1] - 173:15 trick [1] - 87:14 tricky [1] - 18:5 tried [3] - 53:16, 74:1, 100:12 triggered [1] - 118:15 triple [7] - 78:1, 78:7, 83:12, 84:15, 84:16,</p>	<p>84:18, 85:5 trouble [2] - 72:11, 151:1 true [4] - 75:13, 75:14, 109:12, 181:9 truly [3] - 29:16, 54:3, 133:6 trust [1] - 125:18 try [12] - 15:5, 54:3, 60:14, 66:14, 71:5, 87:5, 119:14, 120:3, 132:2, 151:18, 162:8, 163:7 trying [9] - 11:8, 13:16, 16:11, 53:13, 59:11, 94:16, 95:4, 141:10, 156:17 tube [1] - 111:15 tucked [1] - 142:12 Tuesday [1] - 1:3 tumor [2] - 108:7, 108:9 tumors [3] - 107:15, 107:16, 108:13 tunnel [1] - 12:15 turn [2] - 138:6, 170:11 twelve [2] - 123:1, 133:8 Twining [1] - 6:4 two [34] - 3:8, 8:16, 20:1, 20:19, 22:4, 28:12, 29:9, 31:15, 36:2, 36:13, 38:17, 49:4, 50:8, 55:15, 57:10, 62:1, 68:17, 84:18, 99:13, 99:14, 100:7, 107:16, 111:11, 137:2, 144:10, 150:4, 150:7, 162:11, 169:18, 170:11, 172:6, 172:8, 172:16 two-bedroom [1] - 170:11 two-family [1] - 20:1 two-year [1] - 99:14 tying [1] - 158:2 Tyler [1] - 106:5 type [7] - 14:15, 19:11, 24:15, 43:8, 92:3, 102:9, 105:9 types [4] - 15:14, 101:19, 107:16, 156:19 typical [2] - 19:17, 36:6 typically [2] - 52:18, 78:8</p>	<p style="text-align: center;">U</p> <p>U.S [2] - 103:19, 106:17 ultimately [2] - 112:17, 176:14 unable [2] - 173:11, 173:12 unanticipated [1] - 124:12 uncomfortable [2] - 86:9, 95:17 under [17] - 5:18, 13:5, 15:9, 21:13, 21:15, 24:12, 46:14, 48:16, 49:7, 72:5, 75:17, 76:16, 94:9, 97:18, 117:14, 130:3, 150:1 UNDER [1] - 181:18 underground [2] - 13:7, 13:10 underneath [1] - 14:5 undersigned [1] - 181:4 understood [1] - 70:2 undoubtedly [1] - 37:8 unfeasible [1] - 44:3 unforeseen [1] - 124:11 unfortunately [2] - 41:7, 174:9 unhappy [1] - 83:5 uniformity [2] - 40:19, 41:4 unique [2] - 122:2, 123:17 unit [19] - 20:6, 38:14, 38:16, 106:12, 168:2, 168:13, 169:11, 169:14, 170:4, 170:7, 170:12, 170:13, 171:1, 171:11, 176:9, 176:12, 176:13 units [8] - 20:6, 21:1, 21:4, 36:18, 38:17, 51:14, 170:3 universal [1] - 89:14 universally [1] - 98:17 universities [1] - 92:2 UNLESS [1] - 181:18 unlike [2] - 93:19, 135:14 unlikely [2] - 137:3, 173:17 unmentioned [1] - 68:1</p>	<p>unpopular [1] - 136:5 unsightly [1] - 121:1 untenable [1] - 95:9 unused [2] - 134:19, 171:3 unusual [1] - 135:7 up [58] - 2:12, 6:7, 12:2, 12:7, 17:13, 25:17, 25:19, 26:4, 26:6, 30:7, 31:7, 32:12, 34:17, 34:19, 35:1, 41:13, 42:12, 50:12, 53:1, 58:13, 66:9, 67:19, 69:7, 69:8, 80:17, 80:18, 81:14, 82:13, 89:11, 90:12, 91:12, 92:9, 94:3, 94:8, 97:18, 100:7, 102:18, 114:4, 117:9, 120:11, 120:13, 122:3, 138:9, 142:2, 142:8, 143:9, 145:5, 145:7, 146:12, 146:19, 148:12, 148:15, 149:6, 150:2, 152:16, 161:8, 161:14, 173:16 upcoming [1] - 4:17 Update [1] - 2:3 update [1] - 4:5 updated [2] - 35:4, 104:17 upper [1] - 51:11 urban [1] - 22:11 usage [3] - 146:8, 147:1, 147:6 useful [2] - 65:11, 143:19 uses [6] - 2:16, 89:15, 125:15, 132:5, 170:19, 176:19</p> <p style="text-align: center;">V</p> <p>vacant [3] - 171:2, 171:15, 175:9 valuable [1] - 73:7 value [1] - 173:6 Variance [1] - 20:13 Variances [1] - 20:18 variations [1] - 170:17 variety [1] - 150:14 various [1] - 82:15 vasculature [1] - 108:10 vehicles [1] - 38:6 veins [1] - 108:10 versus [1] - 75:11</p>	<p>vibrant [1] - 29:8 Vice [2] - 1:8, 102:5 view [5] - 47:3, 90:6, 135:19, 136:6, 158:6 views [2] - 10:2, 85:9 Village [1] - 50:8 violate [1] - 14:12 Virginia [4] - 35:18, 38:10, 38:13 VIRGINIA [1] - 38:12 visited [1] - 72:16 visiting [1] - 106:18 voice [1] - 102:17 Volpe [1] - 5:9 volume [6] - 72:6, 87:14, 143:12, 179:13, 179:15, 180:6 volunteer [1] - 54:12 vote [4] - 8:12, 8:13, 8:16, 96:6 voted [2] - 9:1, 80:5 votes [1] - 25:9 voting [3] - 166:10, 166:13, 178:3</p> <p style="text-align: center;">W</p> <p>wait [5] - 56:15, 97:4, 154:14, 165:7, 165:15 Walden [15] - 2:7, 4:12, 9:9, 42:4, 42:5, 42:11, 49:6, 49:15, 55:2, 59:16, 60:8, 77:12, 82:13, 84:8, 89:4 Walden/Sherman [1] - 31:19 walk [2] - 104:10, 114:17 walker [1] - 140:10 walkers [1] - 138:1 walking [2] - 57:2, 140:9 wall [2] - 121:3, 139:6 wants [4] - 57:16, 57:17, 77:6, 162:17 value [1] - 21:7, 69:18, 152:4, 173:8 warehouses [2] - 152:6, 173:18 wasteland [1] - 174:2 watched [1] - 29:13 waters [1] - 139:17 ways [7] - 24:16, 64:9, 65:19, 88:16, 129:8, 159:15, 162:12 wearing [1] - 105:10</p>
---	---	--	--	---

<p>websites [1] - 7:17 week [1] - 9:5 weeks [1] - 123:19 weigh [3] - 15:5, 161:2, 161:15 Weinberg [1] - 107:5 Weisenberg [2] - 156:3, 156:9 WEISENBERG [2] - 156:8, 161:9 welcome [1] - 140:9 welcoming [1] - 121:19 West [1] - 63:16 Western [1] - 50:17 WHEN [1] - 179:18 whereas [1] - 99:18 whereby [1] - 114:4 WHEREOF [1] - 181:11 white [5] - 71:17, 108:18, 108:19, 109:12, 109:19 whitehead [2] - 101:6, 105:19 Whitehead [34] - 2:10, 4:12, 90:19, 91:5, 91:15, 92:14, 93:5, 94:1, 102:6, 102:14, 102:19, 103:3, 104:3, 104:7, 106:8, 106:9, 106:11, 106:19, 108:17, 112:11, 112:15, 113:1, 121:15, 122:11, 122:17, 131:10, 134:10, 136:4, 136:16, 137:7, 137:17, 139:3, 140:8, 156:10 Whitehead's [1] - 151:17 whole [5] - 46:12, 95:15, 121:6, 145:17, 152:19 wholesome [1] - 131:5 wholistically [1] - 128:8 wholly [1] - 28:5 whoops [2] - 55:8, 92:7 wide [1] - 150:14 width [1] - 28:7 wife [1] - 27:2 wiggle [1] - 26:6 Williamson [3] - 59:3, 62:11, 62:14 WILLIAMSON [4] - 24:3, 62:13, 63:11,</p>	<p>66:10 willing [2] - 142:2, 159:7 windows [1] - 169:16 winner [1] - 93:8 winners [1] - 103:18 winning [1] - 90:7 Winslow [1] - 36:2 winter [3] - 133:5, 141:1, 161:7 wisdom [1] - 155:14 wise [1] - 68:15 wish [5] - 67:1, 69:12, 122:6, 123:5, 139:19 wishes [1] - 69:15 WITH [1] - 179:17 withdraw [1] - 44:13 withdrawn [1] - 4:10 WITNESS [1] - 181:11 woman [2] - 106:15, 106:16 women [4] - 107:11, 110:8, 110:9, 110:16 wondered [1] - 163:14 wonderful [5] - 40:7, 92:10, 93:14, 93:15, 95:2 wondering [1] - 75:10 wood [1] - 42:18 Worcester [1] - 156:9 word [1] - 39:15 words [2] - 9:17, 140:5 workers [1] - 29:1 workers' [1] - 63:1 workforce [1] - 126:6 works [5] - 14:1, 110:17, 111:7, 111:12, 129:19 world [4] - 91:18, 100:9, 107:6, 161:7 worry [2] - 63:9, 136:11 worst [1] - 42:9 worth [4] - 41:15, 66:6, 67:16 wrap [8] - 30:6, 31:7, 34:16, 34:18, 35:1, 50:11, 58:12, 66:8 write [2] - 151:14, 156:15 written [2] - 7:16, 158:7 www.reportersinc.com [1] - 1:19</p>	<p style="text-align: center;">Y</p> <hr/> <p>yards [1] - 40:16 year [10] - 14:1, 84:14, 99:14, 101:3, 104:14, 109:2, 109:11, 123:2, 133:8, 135:15 years [35] - 8:19, 27:4, 27:8, 29:5, 29:13, 31:14, 31:16, 45:12, 59:7, 60:14, 60:15, 63:12, 65:6, 77:11, 82:8, 91:6, 91:16, 92:4, 93:5, 99:14, 104:11, 105:5, 107:14, 110:11, 122:11, 137:2, 145:11, 149:18, 150:7, 152:19, 167:12, 167:13, 170:17, 171:2, 175:10 yelled [1] - 54:12 young [1] - 112:7 yourself [2] - 145:13, 156:6</p> <hr/> <p style="text-align: center;">Z</p> <hr/> <p>Z-u-c-k-e-r [1] - 36:1 zeal [1] - 39:13 zebra [3] - 111:12, 112:2, 112:7 Zelinski [2] - 181:4, 181:13 zero [1] - 49:5 ZipCar [1] - 13:18 ZipCars [1] - 13:18 Zone [16] - 11:11, 13:2, 14:14, 14:15, 18:6, 30:13, 31:19, 32:1, 32:5, 32:9, 32:15, 48:8, 48:11, 49:19, 56:9, 57:6 zone [9] - 10:16, 15:16, 48:2, 48:13, 48:19, 49:15, 49:16, 51:12, 60:14 zoned [1] - 2:8 Zoned [1] - 9:10 Zones [1] - 6:4 zones [6] - 47:14, 47:16, 47:18, 47:19, 48:1, 74:5 Zoning [83] - 2:5, 2:11, 5:9, 7:5, 9:4, 12:10, 13:12, 13:13, 15:13, 15:14, 15:17, 15:18, 16:11, 16:13,</p>	<p>18:2, 18:3, 18:5, 18:7, 19:18, 20:14, 21:18, 22:7, 22:14, 23:1, 23:18, 24:6, 24:12, 25:4, 27:19, 28:3, 30:1, 38:4, 39:7, 39:19, 43:17, 44:2, 47:12, 51:15, 51:16, 51:17, 59:12, 60:18, 61:4, 66:16, 68:12, 70:11, 70:17, 72:5, 73:17, 73:19, 74:11, 74:16, 75:2, 76:6, 82:4, 86:12, 87:4, 91:1, 91:8, 91:14, 96:6, 96:15, 97:6, 97:10, 116:4, 117:2, 118:1, 118:8, 123:16, 123:17, 124:5, 124:19, 126:1, 131:13, 134:18, 138:16, 156:12, 157:9, 159:3, 166:1, 172:3, 173:2 zoning [13] - 39:15, 39:17, 45:17, 48:16, 49:7, 49:10, 52:9, 53:19, 59:11, 59:19, 62:9, 86:12, 86:14 ZUCKER [1] - 35:19 Zucker [3] - 31:11, 35:17, 36:1</p>
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