

BOARD OF ZONING APPEAL
FOR THE
CITY OF CAMBRIDGE

GENERAL HEARING

THURSDAY MAY 9, 2024

6:00 p.m.

Remote Meeting

via

831 Massachusetts Avenue
Cambridge, Massachusetts 02139

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

City Employees
Olivia Ratay



Precision, Speed, Reliability

617.547.5690

transcripts@ctran.com

I N D E X	
CASE	PAGE
CONTINUED CASES	
BZA-259579 -- 191 FRANKLIN STREET Original Hearing Date: 04/11/24	5
BZA-258983 -- 75 DUDLEY ST Original Hearing Date: 03/28/24	16
BZA-261068 -- 38-40, 48, 54-56 BANKS STREET Original Hearing Date: 04/11/24	31
BZA-197887 -- SIX MONTH EXTENSION REQUEST 47 EIGHTH STREET Original Hearing Date: 11/17/22	158
BZA-133276 -- 2ND EXTENSION REQUEST FOR ONE YEAR 20 LARCHWOOD DRIVE Original Hearing Date: 09/02/21	160
REGULAR AGENDA	
BZA-264436 -- 40 GRANITE STREET	162
BZA-264704 -- 39 SAVILLE STREET	163
BZA-264622 -- 70 INMAN STREET	174
BZA-265150 -- 2 PARKWAY TERRACE	186
BZA-263613 -- 73 FAYETTE STREET, Unit 1	196

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

2 (6:00 p.m.)

3 Sitting Members: Jim Monteverde, Steven Ng, Daniel Hidalgo,
4 Virginia Keesler, and William Boehm

5 JIM MONTEVERDE: Welcome to the May 9, 2024
6 meeting of the Cambridge Board of Zoning Appeal. My name is
7 Jim Monteverde, and I am the Chair.

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

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

15 There will be a transcript of the proceedings.

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

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

1 Generally, you will have up to three minutes to
2 speak.

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

5 OLIVIA RATAY: Bill Boehm?

6 BILL BOEHM: Present.

7 OLIVIA RATAY: Steven Ng?

8 STEVEN NG: Present.

9 OLIVIA RATAY: Virginia Keesler?

10 VIRGINIA KEESLER: Present.

11 OLIVIA RATAY: Daniel Hildago?

12 DANIEL HIDALGO: Present.

13 OLIVIA RATAY: Jim Monteverde?

14 JIM MONTEVERDE: And Jim Monteverde present.

15

16

17

18

19

20

21

22

1 * * * * *

2 (6:02 p.m.)

3 Sitting Members: Jim Monteverde, Steven Ng, Daniel Hidalgo,
4 Virginia Keesler, and William Boehm

5 JIM MONTEVERDE: Okay, we'll start with the
6 continued cases.

7 First case I'm going to call is BZA-259579 for 191 Franklin
8 Street. And I believe sitting on this case for Board
9 members it's myself, Bill, Daniel, Steven, and Virginia.

10 Correct? Okay.

11 Is there anyone calling in who wishes to speak
12 about 191 Franklin?

13 PETER BARBOSA: I'm here.

14 JIM MONTEVERDE: Can you identify yourself,
15 please, for the record?

16 PETER BARBOSA: I'm Peter Barbosa.

17 JIM MONTEVERDE: Okay.

18 PETER BARBOSA: And Jason should be here too. Let
19 me see if my architect's on here.

20 JASON JARVIS: I'm here. This is Jason Jarvis.

21 JIM MONTEVERDE: Okay. So we heard this case back
22 on April 11. And I'm just looking at the transcript.

1 Oh, and we were talking about at that time the FAR
2 number, large? Unacceptably large, and -- so if you could
3 start your presentation, please, by just run through what
4 you're proposing, what relief is requested and how you've
5 addressed what we raised last time on April 11, please.

6 JASON JARVIS: Yes. So we're requesting relief
7 for an increase of the allowable FAR. Back at the last
8 meeting, we were at a 0.91. Now we have -- we've managed to
9 reduce it to 0.81 by means of reducing the amount of
10 renovated space.

11 So I don't know if we --

12 JIM MONTEVERDE: Okay.

13 JASON JARVIS: -- want to jump --

14 JIM MONTEVERDE: Yep.

15 JASON JARVIS: -- over to the next page? Or
16 actually two pages, I'm sorry. So we've made modifications
17 to the floor plans.

18 First floor, we changed the size of that -- the
19 addition where it says, "45 square feet on the first floor."
20 It was, I believe, 66 square feet. So we've reduced that to
21 just encompass the casework -- the refrigerator and stove.

22 We've also -- I don't know why it still says,

1 "Bedroom" but down on the righthand corner of the first
2 floor the owner decided they don't want to use that as a
3 bedroom, they want to use it as the TV room. So on a later
4 page, it actually shows "TV Room." So we're reducing the
5 number of bedrooms as well.

6 Up on the second floor to the right, you'll see a
7 255 square feet was previously 322 square feet. So we've
8 taken that down to reduce the amount of square footage.

9 And on the third floor, we reduced that square
10 footage from I think the 230 square feet down to 220 square
11 feet of renovated space.

12 We got rid of both of the bedrooms up there on the
13 third floor. They're going the use that as an office on the
14 right-hand side and the bathroom on the left-hand side,
15 rather than two bedrooms.

16 And we got rid of the bathroom that was up on the
17 top right-hand side of that renovated space, which was
18 larger in the last iteration.

19 So we're hoping that by reducing that, the
20 requested FAR will get your approval to move forward.

21 JIM MONTEVERDE: Okay.

22 JASON JARVIS: And we actually -- we moved --

1 we're moving the laundry room from the second floor down in
2 the basement. I don't think that really matters, but it's
3 just how we kind of -- we're trying to figure out the space
4 for the --

5 JIM MONTEVERDE: Are there any other dimensional
6 relief you're looking for beside the additional area, GFA?

7 JASON JARVIS: No. No, that's it. That's really
8 all we're looking to do.

9 JIM MONTEVERDE: Okay. Is that your presentation?
10 Are you all set?

11 PETER BARBOSA: Yeah, I think so.

12 JASON JARVIS: You know, if I have to answer any
13 questions I'll be here tonight.

14 JIM MONTEVERDE: So we called for questions. So
15 any questions from members of the Board, please? If not,
16 I'll ask one.

17 And can you bring up the third floor please? It's
18 about the roof deck. I'm always sensitive to roof decks
19 that take up the entire roof area. I'm trying to read the
20 dimension on this one here.

21 And my question for you is would you consider
22 reducing that deck? I think not the front, the back

1 dimension with the side-to-side dimension. I'm assuming
2 it's for the -- someone in that office who wants to step
3 outside. I don't want it to become a party deck, because
4 you're so close to your neighbors.

5 JASON JARVIS: Right. Yeah. I think the client
6 would be amenable to reducing the size of that roof deck.
7 It's really what you said, it's just a -- you know, an area
8 to just get out and relax. It's not going to be a party
9 deck.

10 JIM MONTEVERDE: Can you suggest the dimension for
11 that deck that we can record here, and it'll be the basis
12 for the plans that get submitted?

13 JASON JARVIS: Yeah, let me just check on what we
14 have here. Yeah. So right now, it's 21'10".

15 JIM MONTEVERDE: Yep.

16 JASON JARVIS: So I think we can -- we could
17 easily reduce that to maybe a 10'8" deck, rather than
18 something that's quite as [unclear].

19 JIM MONTEVERDE: That would be -- yeah, I would
20 appreciate that. I'll see what the rest of the Board
21 members think. But I will record that on the plans.

22 JASON JARVIS: Okay. Great.

1 JIM MONTEVERDE: Any questions from members of the
2 Board? Or move on to public comment?

3 All right. We can move along. We have one piece
4 of correspondence in the file, who -- and this is from
5 Joseph Martin, April 27. They live at 193 Franklin, and
6 they'd love to see a family use the occupancy, occupancy the
7 property again, but they do have some reservations. And it
8 reads,

9 "The scope of the project seems larger than what
10 is required for this family, based on the information
11 provided in the April meeting. We've been told the family
12 consists of six individuals, with three generations of
13 moving into the house."

14 And it's really about the bedroom count. They
15 don't see the need for seven bedrooms. So on the scheme
16 that you just walked us through, are we still at seven
17 bedrooms, or are we less than that?

18 JASON JARVIS: We are less than that.

19 JIM MONTEVERDE: Yeah. I think when you take out
20 the one on the ground floor --

21 JASON JARVIS: Yeah. Yeah. We're at -- we're at
22 three bedrooms, and then there's a guest room down in the

1 basement. So four bedrooms.

2 JIM MONTEVERDE: Okay. Great. and then they
3 raise a concern about since there are -- you're providing
4 separate entrances to the basement, and an entrance to the
5 first floor in the back of the house, and the entrance in
6 front, to the main part of house. There is concern that if
7 this ownership were to transition that this could be split
8 up and used as a basement apartment -- basically split up
9 into two or three dwelling units.

10 JASON JARVIS: That wasn't the intent to do that
11 to the stairs there. They wanted to reduce the -- they
12 didn't want to have the stairs come down in the middle of
13 that family room.

14 JIM MONTEVERDE: Yep.

15 JASON JARVIS: So we looked at a different way to
16 put stairs over on that right-hand side. And, you know, she
17 thought that -- the owner thought that would be nice just to
18 have the mudroom with a door off of the mudroom. I mean,
19 there's no intent to rent this out.

20 JIM MONTEVERDE: Okay. That's fine. Then in the
21 last piece, they were concerned about -- and I'm not sure
22 where this happens, but it says, "Adding six feet of height

1 to the residence --" it affects the -- the neighbor must
2 have solar panels. And it would block some of their solar
3 opportunities.

4 Where are you adding six feet in height?

5 JASON JARVIS: Well, we're increasing the
6 foundation height by 18" and we're raising two of the
7 floors, so the roof would go up with it.

8 JIM MONTEVERDE: Yep.

9 JASON JARVIS: Yeah. And changing the pitch of
10 the roof also increases the height of it. But we're within
11 the allowable height restrictions.

12 JIM MONTEVERDE: You're at 33.2', the allowable is
13 35'.

14 JASON JARVIS: Correct.

15 JIM MONTEVERDE: All right. And as I said, I have
16 no other correspondence in the file. So I'll open it up to
17 public comment.

18 Is anyone calling in?

19 OLIVIA RATAY: Do you want to read it?

20 JIM MONTEVERDE: Hm?

21 OLIVIA RATAY: Do you want to read the script?

22 JIM MONTEVERDE: Any members of the public who

1 wish to speak should now click the icon at the bottom of
2 your Zoom screen that says, "Raise hand." If you're calling
3 in by phone, you can raise your hand by pressing *9 and
4 unmute or mute by pressing *6.

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

10 [Pause]

11 OLIVIA RATAY: No.

12 JIM MONTEVERDE: Nope. No one calling in. All
13 right. I'll close public testimony. Any discussion among
14 the members of the Board?

15 DANIEL HIDALGO: I think I'm in favor of this
16 variance. I mean, in terms of the hardship, we had some
17 discussion last time about the narrowness of the lot and I
18 took a look on Google Earth, and I can see that it is fairly
19 narrow for the neighborhood, and especially given the
20 density of that area. So I'm in favor.

21 JIM MONTEVERDE: Thank you. Any other
22 discussion? Are we ready for a motion?

1 STEVEN NG: I think we're ready.

2 JIM MONTEVERDE: Okay. Thank you. Let me make a
3 motion, then. The Chair makes a motion to grant relief from
4 the requirements of the Ordinance under Sections 5.31 out of
5 the gross floor area; 8.22.3 for the use of 10.30 for the
6 Variance Request on the condition that the work proposed
7 conform to the drawings entitled "191 Franklin Street,"
8 prepared by Jarvis Drafting & Design, dated April 30, 2024,
9 initialed and dated by the Chair.

10 And further, that we incorporate the supporting
11 statements and dimensional forms submitted as part of the
12 application.

13 Now Board members, on a voice vote, please?

14 Bill?

15 BILL BOEHM: In favor.

16 JIM MONTEVERDE: Thank you. Daniel?

17 DANIEL HIDALGO: In favor.

18 JIM MONTEVERDE: Thank you. Steven?

19 STEVEN NG: In favor.

20 JIM MONTEVERDE: Thank you. Virginia?

21 VIRGINIA KEESLER: In favor.

22 JIM MONTEVERDE: And Jim Monteverde in favor as

1 well.

2 [All vote YES]

3 JIM MONTEVERDE: Five in favor. Relief is
4 granted.

5 JASON JARVIS: Thank you very much.

6 PETER BARBOSA: Thank you.

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

1 * * * * *

2 (6:15 p.m.)

3 Sitting Members: Jim Monteverde, Steven Ng, Daniel Hidalgo,
4 Virginia Keesler, and Thomas Miller

5 JIM MONTEVERDE: Okay. Next case is BZA-258983 --
6 75 Dudley Street.

7 BILL BOEHM: And Jim, I believe that was my only
8 continued case tonight, so I will be stepping out, unless
9 I'm mistaken.

10 JIM MONTEVERDE: Hang on for one second. Let's
11 make sure we've got --

12 OLIVIA RATAY: For the next case it will be Jim,
13 Daniel --

14 JIM MONTEVERDE: Carol, Steven --

15 OLIVIA RATAY: Carol's only on Banks Street.

16 JIM MONTEVERDE: Oh.

17 THOMAS MILLER: I think it's -- I think I'm taking
18 over. I'm here, Thomas Miller.

19 OLIVIA RATAY: So it will be Jim, Daniel, Tom?

20 CAROL AGATE: I just came in in the middle of
21 this. You were asking about my being here. It's just for
22 the last case.

1 JIM MONTEVERDE: Okay, that's fine.

2 OLIVIA RATAY: Steven and Virginia.

3 JIM MONTEVERDE: Virginia, you're here?

4 VIRGINIA KEESLER: Yep.

5 DANIEL HIDALGO: Is this for 75 Dudley Street?

6 OLIVIA RATAY: Yeah. So Jim, Daniel, Virginia,
7 Steve, and Tom.

8 JIM MONTEVERDE: Okay. All right. I think we are
9 getting there. So 75 Dudley Street.

10 Is there anyone who wants to present this matter
11 to us?

12 MARK SEREDA: Yes. Mark Sereda here from
13 O'Sullivan Architects. And I believe the owner is planning
14 on attending as well.

15 JIM MONTEVERDE: Okay.

16 MARK SEREDA: But I can give you -- I can start
17 the presentation.

18 JIM MONTEVERDE: Yeah, please. So tell us what
19 you're -- what you need to do, what you're proposing.

20 Okay. So currently there -- it is a single-
21 family house with a commercial space underneath, which was a
22 store that was owned by the -- owned and operated by the

1 owner of the house. And that was converted a long time ago
2 -- like, I think before the '50s.

3 And they want to turn it back into a two-family
4 house. And it would be owner-occupied. The owner will be
5 living upstairs. And the intent is to put in some dormers,
6 enclose a couple of porches, and construct a new egress
7 stair.

8 And also, there is a section where it's
9 nonconforming in terms of the side setback. They want to
10 insulate the side of the side of the house along the
11 property line, which is -- I believe it's -- it's a little
12 over --

13 JIM MONTEVERDE: Right.

14 MARK SEREDA: -- a little over two feet from the
15 property line.

16 JIM MONTEVERDE: Yep.

17 MARK SEREDA: And it would bring it down to two
18 feet.

19 JIM MONTEVERDE: Okay.

20 MARK SEREDA: Okay? So currently the house
21 exceeds the Dimensional Standards of the Zoning. Currently,
22 the FAR is already exceeding, which is 1.283 -- the

1 requirement is 0.5 or maximum is 0.5. And they're
2 requesting that it can go -- that it goes to 1.43, which is,
3 I believe, enclosing the decks and adding the dormers are
4 added to that.

5 And nothing exceeds the perimeter of the building
6 -- the existing building, other than the egress stair, which
7 is going to be -- you know, to bring it to code-compliance
8 from the second-floor apartment.

9 It would have to -- there is no other place to put
10 it where part of it has to go into the side setback along
11 the street.

12 And there are two dormers being put up. One is to
13 create a clear code-compliant headroom going up the stairs
14 to the attic space, to the current attic space, to add a
15 dormer on the other side for a bathroom in that space.

16 And I believe that is primarily -- plus turning it
17 into a -- back to a two-family. So that is what we're
18 looking at for variances and such.

19 JIM MONTEVERDE: Okay. Thank you. Any questions
20 from members of the Board? Okay. Let me open it up to
21 public comment. We have two pieces of correspondence in the
22 file speaking in favor and we have none speaking against.

1 One I'll summarize. One is from John Fitch from
2 May 6, living at 71 Dudley, directly adjacent to 73 Dudley.

3 "I enthusiastically support the Bain's family
4 petition to convert the property to a two-family residence."

5 And -- oh, we'll never do this -- Michelle Luo and
6 George Stylianopoulos -- April 16. They're at 15 Reed
7 Street and they're in support of the proposed change of use
8 and windows -- setback.

9 And there are no others speaking against.

10 So I'll open it up to public comment.

11 Any members of the public who wish to speak should
12 now click the icon at the bottom of your Zoom screen that
13 says, "Raise hand." If you are calling in by phone, you can
14 raise your hand by pressing *9 and unmute or mute by
15 pressing *6.

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

21 [Pause]

22 Nope. No one calling in. Okay. I'll close

1 public testimony. Any discussion among members of the
2 Board? If not, I have a few. Just two items to discuss.
3 One is -- and I would just like to get the sense from the
4 other Board members: the two dormers.

5 MARK SEREDA: Yes.

6 JIM MONTEVERDE: Where the Dormer Guidelines ask
7 for at least 50 percent of the vertical surface to be
8 glazed, glass; both of these dormers I don't believe do
9 that.

10 So they really present a fairly blank -- one of
11 them is totally blank. I don't think there's a room in
12 there on the east elevation. So I don't -- that's a concern
13 I have. I don't know if anyone shares it.

14 Second, I have a concern about the FAR and the
15 gross floor area, which I think really comes about by
16 filling in the second floor on top of the -- what was the
17 commercial ground floor.

18 And I'm -- at that moment, I don't think I'd be in
19 favor of the additional area with that proposed. I think it
20 has an effect on the neighborhood, I think it's out of
21 keeping, and it becomes very apparent hard up against the
22 roadway, the street.

1 So I have a concern about the infill on the second
2 floor and the front elevation, and the character of the two
3 dormers not being 50 percent glazed. So at the moment, I am
4 tending to not being in support.

5 Is there any discussion by anyone else?

6 STEVEN NG: Thanks, Jim, for bringing those up.
7 Yeah. I saw that on the dormers as well. And quite a bit
8 of FAR there; a pretty high number. I would be in agreement
9 with you.

10 JIM MONTEVERDE: Okay.

11 DANIEL HIDALGO: This is Daniel Hidalgo.

12 THOMAS MILLER: This is Thomas Miller.

13 DANIEL HIDALGO: Okay. Go ahead.

14 THOMAS MILLER: Sorry. Was someone else --

15 JIM MONTEVERDE: Go ahead.

16 THOMAS MILLER: I mean, I think I hear what you
17 are saying, Jim. I also think that the front of this
18 building is already sort of atypical for the block. The way
19 the commercial -- the current commercial space is attached
20 to the front of the building -- it already is not in keeping
21 with the houses further down Dudley Street.

22 So I guess I'm not concerned by that kind of just

1 pure dissimilarity to the other houses. So I think I don't
2 oppose this on the ground of the increased FAR.

3 I do -- I think you make a very good point about
4 the dormers and the blank face of them.

5 MARK SEREDA: Can I respond to the dormers?

6 JIM MONTEVERDE: Just give us a second. Just give
7 us one second and let's have --

8 MARK SEREDA: Sure.

9 JIM MONTEVERDE: -- discussion with the Board, and
10 then we'll ask you to reply.

11 DANIEL HIDALGO: Yeah. I think it would be
12 beneficial if the applicant could conform to the Dormer
13 Guidelines just so we have some consistency there. but I'd
14 be interested in hearing more about that.

15 But on the issue of the FAR, yeah, I'm -- I guess
16 I'm with Thomas in the sense that -- you know, if it is a
17 little bit -- because of the commercial storefront, it is
18 already a little out of the ordinary. The other houses also
19 have two -- I think -- have two units.

20 And in -- given the interest in creating more
21 housing in the city, I'd be favorable. So I'm not opposed
22 to the FAR; I'm more concerned about the dormer.

1 JIM MONTEVERDE: Okay.

2 VIRGINIA KEESLER: I'll take the same position as
3 Thomas and Daniel in regards to the FAR. In regards to the
4 dormer, I guess for the one that's more providing light for
5 the stairwell, I guess I wonder if that is as much of a
6 concern with the glazing, or if we might be more comfortable
7 with the glazing for that dormer specifically?

8 And I'll just add as well that I think -- and I
9 can definitely see how this would be a very challenging
10 location to have this retail use, so I think it's great that
11 they're looking to convert this into a two-family.

12 JIM MONTEVERDE: Okay. Thank you. The proponent
13 -- are you still with us?

14 MARK SEREDA: Yes.

15 JIM MONTEVERDE: Thanks, Mark. So --

16 MARK SEREDA: Yeah. Go ahead.

17 JIM MONTEVERDE: Naturally, with the Dormer
18 Guidelines it basically says that any dormer should have --
19 at least 50 percent of its vertical face should be glazed.

20 MARK SEREDA: Okay.

21 JIM MONTEVERDE: And you do that with a curtain
22 behind it or shades or whatever; it asks for it to be

1 glazed, so it doesn't come off as kind of a utilitarian
2 attachment.

3 So --

4 MARK SEREDA: Yeah.

5 JIM MONTEVERDE: -- do you see increasing the
6 glazing that you have on this -- we're looking at the Reed
7 Street elevation -- to get to that 50 percent requirement?

8 MARK SEREDA: We --

9 JIM MONTEVERDE: And then opposite?

10 MARK SEREDA: It is above a bathtub. And the --
11 you know, ideally, we would not want to put more windows
12 there. But I could -- you know, we could put frosted
13 windows in that area.

14 JIM MONTEVERDE: That's fine.

15 MARK SEREDA: The dormer on the property line
16 side, the other side, is too close to the property line to
17 put windows in. So we put a skylight in, and I think by
18 Building Code we're not allowed to put a window in there.

19 And that's why originally, we had windows, and
20 they -- we met with the Building Department, and they said
21 it wouldn't be allowed.

22 JIM MONTEVERDE: Really? As a -- by a special

1 permit?

2 OLIVIA RATAY: Building Codes, yeah.

3 JIM MONTEVERDE: No, no, I understand.

4 MARK SEREDA: I am not --

5 JIM MONTEVERDE: Is the east elevation a street
6 side? Or it faces another property?

7 MARK SEREDA: It -- the no-window dormer faces
8 another property. Yeah. It's right over where the hand is.

9 STEVEN NG: Yeah. 71.

10 JIM MONTEVERDE: I see it. Well, I'm a bit
11 flummoxed. Because we see quite a number of these, and the
12 windows already exist on the façade.

13 MARK SEREDA: Correct.

14 JIM MONTEVERDE: You're actually in the right-side
15 setback, because the setback is 7.5'. So technically you
16 probably need relief for that skylight. Then I'm surprised
17 that -- do the other architects on the Board follow the
18 discussion about not being allowed by Building Code? I
19 mean, you're within -- you're 2.18' from the property line.

20 MARK SEREDA: Correct, correct. The -- we had met
21 with the Building Inspector. And he had -- we originally
22 had windows in the dormer.

1 JIM MONTEVERDE: Yep.

2 MARK SEREDA: And we also had relocated a window.
3 And he said we were not allowed to do either. I do not
4 think know if special permit would alleviate us from that
5 requirement.

6 JIM MONTEVERDE: Yeah, I know. All I'm saying is
7 special permit is the way we usually deal with the windows
8 that are in the side yard setback like your existing ones
9 are now, or --

10 MARK SEREDA: Yeah.

11 JIM MONTEVERDE: -- if there's a 50 percent
12 glazing. How do other members feel about the -- this is the
13 right-side setback we're talking about.

14 If that one remains blank upon the advice of the
15 Building Department and or Inspectional Services and then we
16 get the 50 percent glazing on the opposite side, which is
17 the Reed Street elevation, increasing that glaze there and
18 so, it's approximately 50 percent of the area of the
19 vertical surface.

20 Other members okay with that?

21 STEVEN NG: I think there's a --

22 DANIEL HIDALGO: Okay.

1 STEVEN NG: -- explanation in the decision. I
2 think that -- yeah, I would be. I'm fine with it.

3 DANIEL HIDALGO: I'm fine with it.

4 JIM MONTEVERDE: Okay. So then the only thing I'm
5 hung up on is the FAR. So other members, tell me why I
6 shouldn't be. I know it's a great conversion. It reads
7 it's a two-family; that's great.

8 I think it's a fully functional unit on the second
9 floor now without either the [indiscernible/audio
10 superimposed over] that's in the back or the front and it's
11 the front one that I really find troublesome.

12 If it's just me, it's not a problem. If there's
13 one other member who feels the same way, that's a --

14 STEVEN NG: Yeah. I mean, I think it's a --
15 definitely a higher FAR, but it is a unique configuration to
16 get that retail space converted to residential. But I don't
17 think I'm going to make that the major issue, to deny it
18 just because it's two units of housing.

19 So I mean I'd be in favor of the application as it
20 is.

21 JIM MONTEVERDE: Everyone else agree? Okay.

22 THOMAS MILLER: Yes.

1 JIM MONTEVERDE: Any other discussion, or can we
2 move to a motion? I'll move to a motion.

3 The Chair makes a motion to grant relief from the
4 requirements of the Ordinance under Sections 5.31, the Table
5 of Dimensional Requirements, that's for the FAR, the
6 increased square footage, and for the right yard setback,
7 which is the insulation added -- the remnant.

8 8.22.3 for a Nonconforming Structure; 8.26 for
9 conversion from the retail use to residential; and 10.30,
10 the condition for a variance. This is a variance. Yep.

11 On the condition that the work proposed conforms
12 to the drawings entitled "73-75 Dudley Street by O'Sullivan
13 Architects," dated February 20, 2024; initialed and dated by
14 the Chair.

15 And further, that we incorporate the supporting
16 statements and dimensional forms submitted as part of the
17 application.

18 Further, that the variance is granted
19 incorporating the following conditions: and that is that
20 the window on the Reed Street dormer will be increased in
21 size so it's approximately 50 percent of the vertical wall
22 surface. And that if means you put in opaque glass or

1 frosted glass, so be it.

2 And that the dormer on the east elevation by
3 virtue of the discussion you've had with ISD that they
4 wouldn't allow glazing on that face that it remain as shown.

5 So on the motion, Board members please, by a voice
6 vote, Thomas?

7 THOMAS MILLER: In favor.

8 JIM MONTEVERDE: Daniel?

9 DANIEL HIDALGO: In favor.

10 JIM MONTEVERDE: Virginia?

11 VIRGINIA KEESLER: In favor.

12 JIM MONTEVERDE: Steven?

13 STEVEN NG: In favor.

14 JIM MONTEVERDE: And Jim Monteverde against.

15 [FOUR vote YES, ONE OPPOSED]

16 JIM MONTEVERDE: So that's four in favor and the
17 variance is granted.

18 Thank you.

19 MARK SEREDA: Thank you very much.

20 JIM MONTEVERDE: You're welcome.

21 MARK SEREDA: Have a good evening.

22 JIM MONTEVERDE: Thank you.

1 * * * * *

2 (6:36 p.m.)

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

5 JIM MONTEVERDE: This one is both a variance and a
6 special permit.

7 SARAH RHATIGAN: Good evening, Mr. Chairman. This
8 is Sarah Rhatigan for the petitioner. Sarah Rhatigan from
9 Trilogy LLC, 12 Marshall Street, Boston, Massachusetts.

10 Thanks so much for hearing this case today. I
11 wanted to just ask -- I am pretty sure that we still needed
12 to ask for our architect to be included as a panelist --
13 Jason Jewhurst. Could I just ask if that hasn't happened,
14 if Olivia or Stephen could do that for us?

15 And I'll assume you have his e-mail, and I'll keep
16 talking, and then I'm sure he'll text me if he doesn't --
17 oh, there he is. Okay, great. Thanks. Thanks very much,
18 everybody.

19 I believe the Board knows this petitioner from
20 other cases, but this is my first opportunity to represent
21 them before the Board, and on an extremely exciting project
22 for the organization.

1 I just wanted to give you very -- a very brief
2 understanding of who Lubavitch of Cambridge, Inc. is. This
3 is a religious, non-profit organization that has been on
4 Banks Street for over 20 years. Rabbi Hirschy Zarchi is on
5 the line here, and I believe Elkie Zarchi, his wife, is as
6 well.

7 And they first moved to Banks Street and began.
8 They lived there and had a Chabad Center. A Chabad has to
9 have people join them in their home for religious worship.
10 And that has grown over the past 20 years.

11 They were able to acquire -- so first they
12 purchased 38-40, then they bought the home that was two down
13 from there, 56-54 -- 54-56, which later became their new
14 home for their growing family, the parsonage.

15 And then the 38-40 building and then the middle
16 building, which is known as 48 Banks Street, was the last
17 property to be purchased. And as their congregation has
18 grown, their needs have grown to improve their space.

19 The application before you is an application for a
20 variance. The only aspect of this project is for FAR
21 relief.

22 And the designer, Jason Jewhurst, is here from

1 Bruner/Cott. We have spent quite a bit of time over the
2 past year trying to fashion a project that would meet the
3 needs of this organization.

4 The central tenets of what they're trying to
5 achieve here is one they have to work with older structures
6 which the City of Cambridge has deemed of interest -- of
7 historic interest -- and that needed to be carefully
8 treated.

9 We went through two very extensive hearings with
10 the City of Cambridge and the Historical Commission, who
11 granted the Certificate of Appropriateness for the project
12 that you'll see here.

13 We've also gone back to the Historic Commission to
14 have them look, and they requested a few adjustments, which
15 are reflected in the plans -- to the architectural plans.

16 And the hardship in this case is that if there is
17 no variance granted, there is no way for this organization
18 to be able to create -- to essentially combine these two
19 historic structures to create one unified building to serve
20 their religious worship purposes.

21 The unified building that's also, you know,
22 modern, code-compliant, accessible -- you know, ADA handicap

1 accessible is critical to their mission.

2 And it's also critical from a security and a
3 safety standpoint. Unfortunately, the community is -- as
4 well as a number of Jewish communities, you know, throughout
5 the country honestly, have been facing a lot of security
6 threats.

7 And so, just being able to create the building in
8 which all of their activities are held is critical.

9 Right now -- and I know you'll see from lots of
10 letters in the file and from -- probably from testimony from
11 the congregants. They're operating essentially outside, so
12 most of their activities, their weekly Chabad dinner and
13 religious services are held outside on the grounds, because
14 they're overflowing the sort of cramped interior spaces.

15 So there's a lot to get to on the plans. And I
16 want to turn it over to Jason.

17 But just briefly, I also want to mention about the
18 special permit request. The special permit relates to
19 parking relief and two aspects, and we'll see this on the
20 plans.

21 The request is to have two cars tandem parked in a
22 driveway that will be between the two structures. Tandem

1 parking, as you know, is not allowed for nonresidential --
2 non-two-family single or two-family homes -- without a
3 special permit, which is why we're requesting the special
4 permit.

5 And I will argue that the circumstances of this
6 tandem parking are very much like a residential setting, in
7 that there will be two very lucky employees who get these
8 parking spaces. They will be working together. They will
9 coordinate if one person needs to get out.

10 Jason will also talk about -- we found a way to be
11 able to turn the cars within the lot and be able to get out
12 Green Street going face forward.

13 The other element of relief that we need is that
14 Zoning Ordinance requires that the parking be 10' or further
15 away from a building that has habitable room -- habitable
16 windows on the ground-floor in the basement level.

17 Typically, to the home setting -- you know, I've requested
18 and been granted special permits ones for any number of
19 cases.

20 If there's any concern about -- you know, car
21 fumes getting in those windows, that is the home that's
22 owned -- you know, and lived in by the rabbi and his wife.

1 Then if there needs to -- you know, sort of make any
2 modifications to those basement and ground-floor windows,
3 that can be easily be done. But there's not a safety issue
4 there.

5 There is a letter or a few letters relating to
6 concerns about whether or not Green Street -- whether or not
7 the owner actually has rights of access over Green Street.
8 We can talk about that again more, and I'll answer any
9 questions that you have.

10 It's honestly a little bit of a head-scratcher to
11 me, because our surveyor shows that the Green Street
12 Extension, which comes into the back of the lot, is a public
13 way.

14 There's a City plan that shows that this is a City
15 street as of 1909. And a lot of the discussion seems to be
16 on the assumption that this is a private way. And
17 everything that we've been able to glean from the City from
18 these plans is that it's a public way.

19 I will acknowledge that if I am wrong, if there's
20 something that we're missing here, and the owner who abuts
21 that private way proves that this is a private way that they
22 have control over, then we may have a legal issue with them

1 that we'll have to resolve.

2 But in my opinion, that would not be something
3 that this Board, you know, has jurisdiction over or needs to
4 necessarily be concerned about.

5 Sorry to dive into the technical. I was trying to
6 keep it, you know, not technical to begin with. But I think
7 I would like to turn this over to Jason, who is going to run
8 through the slide deck and look at the plans with you.

9 JASON JEWHRST: Thank you, Sarah. Thank you,
10 members of the Board for hearing us tonight. And I'm
11 delighted to be here to present the project. My name is
12 Jason Jewhurst. I'm an architect in the state of
13 Massachusetts. And I'm working very closely with the
14 applicant.

15 Next slide, please?

16 Just to orient ourselves, it's three contiguous
17 sites connected, as listed in the application -- 38-40, 48
18 Banks, and 54-56.

19 Next slide?

20 You can see that 38-40 banks is the first historic
21 building that we will talk about that's been deemed a
22 significant contribution to the neighborhood. We are

1 preserving and restoring the historic façade and
2 incorporating it into the addition, as Sarah mentioned.

3 Next slide, please?

4 And this is the workers cottage that was moved
5 here in the late 1800s. And what has basically remained a
6 very -- you know, it's a very petite structure. It's
7 historic in nature and it has a really fascinating story
8 about the roofs.

9 We're restoring the slate roof and actually moving
10 this project -- this building close to Banks Street to bring
11 it in compliance with setbacks. Currently, it is actually
12 on the property line or pretty close to the property line
13 along Green Street. You can see in the back here.

14 Both of the structures we are reviewing removing
15 the rear ells of both of those and we reviewed that in
16 detail with the Cambridge Historic Commission and granted
17 approval for those.

18 Next slide, please?

19 That just gives you a photograph of the ell. I'll
20 also say, you know, you'll see that when we look at the
21 addition that comes in between two structures, I'll talk
22 about the setbacks and manicuring the edges of the new

1 infill between historic buildings.

2 Next slide, please?

3 And this is 54-56 Banks. This is unchanged and
4 not -- requires no scope other than what Sarah had mentioned
5 about the windows at the ground floor. As you'll see, the
6 two tandem parking spaces will be between this structure and
7 48 Banks Street in its new location.

8 Next slide, please?

9 Just in context about the neighborhood: It has
10 quite a range of architectural style, scale, dormers, gable
11 roofs, flat roofs, double-wides, side-by-sides, stacked
12 floors, just to give context.

13 Next slide, please?

14 Along Green Street, we have three and four. And
15 actually, in the back there you see five-story buildings.
16 This is also just representative of the scale in this
17 neighbor; that it does range quite a lot from basically
18 abutters that are directly connected to the property; also
19 other parcels down the street on Green Street.

20 Next slide, please?

21 This just gives a survey of the FAR density in the
22 neighborhood. As you can see, we have a direct abutter

1 that's actually 1.73. It actually gets over 2.3 down on
2 Green Street, but it does often come above the allowable in
3 this range -- in this neighborhood.

4 Next slide, please?

5 Just to give you a schematic of how we're moving
6 48 Banks Street to incorporate that into the new design.
7 We've been working very closely with Cambridge Historic
8 Commission to bring those historic homes into repair and
9 also restoration as part of the new project.

10 Next slide, please?

11 Just more context. So we are -- we abut Green
12 Street and Banks Street, respectively.

13 Next slide, please?

14 Just an aerial view to show also the parcel -- the
15 parcels connected, ordered by Banks Street and Green Street.

16 Next slide, please?

17 When we worked through the massing and the
18 setbacks, we've done our calculations. And we are able to
19 build in compliance with the Zoning setbacks. And just to
20 record that here to show the light sort of beige color as
21 our boundary of setbacks from the different streets and
22 different side yards and front yards.

1 Next slide, please?

2 We're also in -- you know, to confirm that we're
3 also in compliance with ordinances related to long-term
4 parking that would be required for bikes, both in the
5 building and also on the site.

6 We're also looking at reducing the number --
7 you'll see the tandem parking spaces between 54 Banks and 48
8 Banks that Sarah mentioned.

9 And we have, in response to some of the concerns
10 raised by the neighborhood, we've also been able to provide
11 for a three-point turnaround on the property such that
12 entering and exiting Green Street would be done without
13 needing to turn on that street itself.

14 We also are working very closely with ISD. You'll
15 see that there is the potential for a loading/drop-off
16 pickup area in front of the building that we're into
17 discussions with ISD about, and Sarah can offer more detail
18 on the specifics of that if we need to.

19 But also, we are looking at removing two existing
20 curb cuts along Banks Street to help with congestion and
21 reduction of the parking that happens on the street for the
22 residential neighborhood; maintaining the existing

1 crosswalk, and then also maintaining the curb cut adjacent
2 to 54 Banks just to the left there that shows those tandem
3 spaces.

4 Next slide, please?

5 Going through the floor plans really quickly: So
6 the lower level we have a ceremonial bath program -- mikveh
7 -- in the basement, along with a storage space, service
8 space, restrooms, elevator access.

9 And I'll also mention that we are meeting the
10 Resilience Ordinance. We just received approval actually
11 yesterday from the City of Cambridge. So that was good
12 progress on our side to maintain that we have no essential
13 services in terms of mechanical equipment in the basement
14 and life safety services.

15 Next slide, please?

16 On the ground floor, you enter through a main
17 entrance off of Banks Street. It's adjacent to the 38-40
18 historic building. You enter into a vestibule, and then a
19 sort of lobby entry space.

20 Adjacent to that to the left is the synagogue
21 prayer or worship space on the ground floor.

22 And then to the left, there are smaller support

1 spaces that support religious programs and seminars of
2 worship.

3 Next slide, please?

4 On the second floor, we have restrooms and a
5 dining floor for community dining activities that happen
6 after services. So after the service on the ground floor,
7 people will come upstairs to have Chabad dinner. And this
8 floor also has a kitchen, other support spaces, including
9 elevator access, and two means of egress to grade.

10 Next slide, please?

11 Third floor is the support floor for rabbinical
12 staff. Basically, the staff and the folks that work every
13 day and come to the Chabad to support the programs and the
14 community are primarily located on the third floor, both in
15 open office workspaces, but also in smaller workgroups.

16 Next slide, please?

17 And then on the roof of the third floor, we have a
18 rooftop terrace for annual holidays in the Jewish calendar
19 year -- primarily Sukkoth, and also religious programs that
20 will happen throughout the seasons.

21 You'll notice that we have done a great deal of
22 work to pull back the edges of the terrace. We've also

1 integrated green roof areas as buffers on all sides of the
2 roof terrace, and also worked very carefully to create two
3 sides of the roof terrace is buffered by structures that
4 allow you to egress and access the rooftop terrace,
5 including elevator. There's also some small rooftop
6 equipment that will happen as well on the rooftop.

7 Next slide, please?

8 Elevations: You can see bookending the addition
9 in the middle, we have the historic homes on each side, and
10 then we have the infill that would be new construction. And
11 we're maintaining the height at the requirement of 35'.

12 So we're not creating any new nonconformities for
13 the addition of the project.

14 Next slide, please?

15 There's an existing dormer on this façade. We are
16 replacing that existing dormer with two smaller dormers, and
17 we are -- you know, to minimize any impacts of the adjacent
18 properties.

19 Next slide, please?

20 This is the elevation facing Green Street --
21 again, maintaining the height restriction. Looking at --
22 you can also see between 54 Banks, which is on the left in

1 this slide and the building; that's where the two tandem
2 parking spaces are.

3 Next slide, please?

4 Facing the rabbi's property, you can see the end
5 profile of 48 Banks Street and the addition behind.

6 Next slide, please?

7 We've included shadow studies that walk through
8 the various seasons at the directed times of day, and we've
9 been able to -- you know, ascertain that with -- even with
10 the infill between the two structures, we have a really de
11 minimis impact on shadows of other properties, because we've
12 culled the setbacks that are required around each sort of
13 side yard and front yard.

14 Next slide, please?

15 Similarly, summer solstice.

16 Next slide?

17 Next slide, please?

18 Next slide?

19 Just a few views from the neighborhood to give
20 context. We worked very closely with Cambridge Historic
21 Commission as well -- again, to look at the massing,
22 setbacks, and also looking at having a varied front façade

1 for the addition for the Chabad, and incorporating the
2 historic homes on either side, increasing the amount of
3 vegetation in front of the building, and understanding that
4 buffer, creating those opportunities for greening the street
5 as well as the infill for the new space.

6 Next slide, please?

7 See it from the other side of the street.

8 Next slide, please?

9 We worked at great length also to minimize the
10 visibility or the views up to the roof terrace, stepping the
11 massing back as it gets to that third floor and variegating
12 the window patterns to work within the context of the
13 neighborhood.

14 Next slide, please?

15 And then the view from Green Street. You can see
16 this is where there will be the gate that you would drive
17 between 54 Banks and the 48 Banks Street.

18 Next slide, please?

19 And I believe this is the last slide of our
20 presentation. I'll hand it back to the Board. And thank you
21 very much for your time.

22 JIM MONTEVERDE: Thank you. Any questions from

1 members of the Board? If not, I have -- Carol, do you want
2 to --

3 CAROL AGATE: Yeah.

4 JIM MONTEVERDE: -- do you have some questions?
5 Go right ahead.

6 CAROL AGATE: Yes, I have a few. The -- what is
7 the seating capacity of the sanctuary?

8 JASON JEWHRST: Should I answer the question, or
9 should I wait for you please to redirect?

10 JIM MONTEVERDE: No, if you can help us, just go
11 right ahead.

12 JASON JEWHRST: Yep. Understood. Currently, the
13 capacity of the sanctuary is 180 seats.

14 CAROL AGATE: What will the new one be?

15 JASON JEWHRST: No, that is the -- that's the one
16 I'm talking about.

17 CAROL AGATE: Oh.

18 JASON JEWHRST: Sorry.

19 CAROL AGATE: Oh.

20 JASON JEWHRST: Excuse me. The proposed
21 sanctuary synagogue space will -- can house 180 occupants.

22 CAROL AGATE: And the Historic Commission said

1 something about compliance with their requirements; that
2 they were okay with this, as long as you complied? And then
3 one of the neighbors said that they went to the Historic
4 Commission and there was no compliance with what they were
5 requiring?

6 Any comments on that?

7 JASON JEWHRST: I can share --

8 CAROL AGATE: What is it they were requiring?

9 JASON JEWHRST: Of course. I can share. So I'll
10 sum up.

11 SARAH RHATIGAN: I could -- do you want me to jump
12 in for just briefly, Jason?

13 JASON JEWHRST: Please.

14 SARAH RHATIGAN: Oh, okay. Great. So the
15 Historic Commission, one of the Commission members had said
16 that they had asked that the -- that the team continue to
17 work with the Historic Commission staff on design -- see,
18 maybe Jason you should have answered this question, because
19 it's an architect's answer --

20 JASON JEWHRST: Yeah.

21 SARAH RHATIGAN: -- on design modifications that
22 would respond to their concerns. Yeah, Jason, I'm passing

1 it back to you.

2 JASON JEWHRST: It's actually all summarized. So
3 there was a discussion about the window elevations, the
4 heights of the sills and the heights of the heads of the
5 windows, the proportion of those windows to take in the
6 horizontality of the two historic homes on either side.

7 There was also a great discussion about how to
8 offset the massing of the addition from the two historic
9 homes to create a little more breathing room. With those
10 comments, we actually shifted where the entrance was,
11 created a little bit more breathing room in between 38 and
12 40 Banks.

13 We also did adjust elevation heights of the
14 windowsills and the heads.

15 The other items that were raised, and we --
16 actually we reviewed; we had a follow-up conversation with
17 staff just to make sure that we understood what they were
18 looking for and they did request that we keep some of the
19 architectural -- there was a couple of details for 48 Banks
20 that they asked us to keep.

21 And we were able to make that accommodation. And
22 they're very pleased with -- you know, how we adjusted the

1 massing to be more in tune.

2 We did reduce the amount of glazing on some of the
3 spaces -- you know, much to compromise those spaces, but
4 also understanding that that was part of the process.

5 So I would say that since our meeting with them a
6 couple of weeks ago, we've been able to confirm, you know,
7 with staff that we've been staying on track and hearing
8 their comments and making the adjustments.

9 So I would characterize our conversations with the
10 Cambridge Historic as consistent with the requests that were
11 made at the hearing with the Certificate of Appropriateness,
12 and that we plan to continue to work with Cambridge Historic
13 Staff as we continue to work through this process and
14 develop the final finish with the colors and details for the
15 historic homes.

16 CAROL AGATE: So is Helen Walker somebody you've
17 discussed this with? She is the one who said that you were
18 not complying with their requirements. Have you -- did you
19 read their letter?

20 SARAH RHATIGAN: I'm not sure who Helen Walker is.
21 She's not one of the Commission members as far as I
22 understand.

1 CAROL AGATE: No.

2 SARAH RHATIGAN: And she's --

3 CAROL AGATE: No, she's --

4 SARAH RHATIGAN: -- not on the staff.

5 CAROL AGATE: -- no, she's a neighbor.

6 SARAH RHATIGAN: Correct.

7 CAROL AGATE: No, I don't know that she's a
8 neighbor.

9 JASON JEWHRST: Yeah.

10 CAROL AGATE: Linnaean Street, I guess. It's not
11 that close.

12 JASON JEWHRST: If it's helpful, if it's helpful,
13 she's not an authority with the City, and she's neither a
14 neighbor. So this may be some citizen who has an opinion.
15 But no authority. No neighbor.

16 CAROL AGATE: And then I wonder about the fence
17 that's on Green Street that separates your property from
18 Green Street. Whose property is that fence on?

19 RABBI HIRSCHY ZARCHI: Maybe I can -- it predates
20 our professional team. It's on the owner's -- it's in our
21 -- it's on the Chabad property. We installed that fence.

22 CAROL AGATE: Oh. Oh.

1 RABBI HIRSCHY ZARCHI: Which --

2 CAROL AGATE: Okay.

3 RABBI HIRSCHY ZARCHI: -- which in case it comes up
4 again later, I know it contradicts what some other people
5 said, but we installed that fence when people were
6 crisscrossing on our private property to get to Green
7 Street.

8 So for safety purposes, we installed the fence.
9 But when we purchased it, it was very -- it was a common
10 shortcut on our private property from Green Street.

11 CAROL AGATE: Okay. Thank you.

12 VIRGINIA KEESLER: This is Virginia.

13 JASON JEWHRST: Thank you.

14 VIRGINIA KEESLER: Oh.

15 JIM MONTEVERDE: Go ahead.

16 VIRGINIA KEESLER: I was wondering if you could
17 speak a bit to the -- some of the trash and lighting
18 concerns that were raised by neighbors.

19 JASON JEWHRST: Of course. So could you bring --
20 I'll just bring up the ground-floor plan, if you could --
21 the one that had the -- there's a bunch of nice notes on it.
22 It's probably the one that has the bike parking and that I

1 -- I'll keep it brief.

2 But slowly, we worked through -- there's a couple
3 of things, and I'll answer the architectural planning of it,
4 and I think the Rabbi could talk a little bit about how the
5 -- how trash services are happening on the site through the
6 function of the Chabad.

7 But we did look at a neutral -- a central location
8 for trash receptacles to be in one location. So you can see
9 that adjacent to the driveway and the gate right next to
10 Green Street.

11 RABBI HIRSCHY ZARCHI: Yep.

12 JASON JEWHRST: And that's where we would have a
13 corral for the City of Cambridge standard bins that would be
14 managed from that location. This gives a couple of good
15 opportunities to one, carry them in one place; they're not
16 adjacent to any abutting property because it's close to
17 Green Street.

18 And we have quite a buffer to the Green Street
19 parcel that's directly behind the property.

20 We're also able to bring the bins out and put them
21 in that 10' setback zone between 54 Banks and 48 Banks. So
22 there's a little red arrow that's right here that shows. So

1 we'll be able to actually bring the bins so that they don't
2 actually [unclear] the sidewalk as well.

3 So we thought about it very carefully with that
4 with the Rabbi and his team to make sure that we could also
5 have the bins as they come out. We know that this is a
6 common issue where the sidewalks are pretty narrow on Banks
7 Street and other streets in this. So we are able to do
8 that.

9 And it will be able to be managed with the tandem
10 spaces; we do have enough room to make that happen.

11 So that's trash. There are also -- Rabbi do you
12 want to speak a little bit about how it's being handled from
13 the service standpoint?

14 RABBI HIRSCHY ZARCHI: Sure. So it may be
15 helpful, just as I know there were numerous maybe letters,
16 or there may be some voices that will speak to this, so we
17 can sort of preempt.

18 We aspire to be a good neighbor. We voiced in
19 that way, and we certainly intend to continue to be that way
20 in the future. So immediately when we hear concerns, you
21 know, we -- we only know about them when we hear about them.
22 When we're informed that there's a concern, we try to

1 address it immediately.

2 So just to give you a sense, we already utilize a
3 private company's help with removal of trash. It's no
4 secret that we have large groups. And the fact that we're
5 unfortunately outdoors exposed to the elements makes it more
6 difficult to have china and real silverware.

7 So there's a lot more -- there's a lot more waste
8 unnecessarily that we have here that hopefully will be fully
9 addressed once we have a proper indoor safe space that can
10 be -- we'll have some dishes and a lot less waste.

11 So there is growth and trash. We're addressing
12 that even before the building by contracting an outside
13 independent company to help reduce that that we rely on once
14 a week from the city.

15 And certainly, in the new building, as you see,
16 it'll -- there's designated spaces for high-level
17 professionals to address this. So it should be a nonissue.

18 In terms of lighting, I can't speak to -- you know
19 --

20 JASON JEWHRST: I can speak to that.

21 RABBI HIRSCHY ZARCHI: -- the architectural level.

22 All I can tell you is there was a complaint about a light a

1 number of years ago, so we immediately addressed -- we have
2 -- because of Sabbath, we don't have -- we don't use motion
3 sensors, because we can't have the light go on on the
4 Sabbath. We usually use a night sensor.

5 But there was one particular light that was -- we
6 learned was disturbing a neighbor, so we immediately changed
7 that to a motion sensor. And that wasn't an issue because
8 it was in an area where no one ever walked between a 2' span
9 between the buildings.

10 We learned in the process of this application that
11 they're very upset about the lighting. And we couldn't
12 understand why. Then we were informed that apparently when
13 squirrels go by, the light goes on as a motion. So as soon
14 as we heard that, we just took the bulb out -- done.

15 And that, you know, it's maybe more detail than
16 you want. I'm just trying to give some color to address
17 some of this issue that we're not sensitive to light or to
18 trash.

19 As soon as there's an issue, we'll address it.
20 But we have professionals here to hopefully preempt any
21 issues that may be of concern.

22 JASON JEWHRST: I'll just briefly summarize too,

1 the lighting and -- for the light concerns. There's two
2 conditions that we've accommodated -- you know, we
3 definitely heard the concerns about light filling outside of
4 the building in the evenings from the program space inside.
5 We like buildings that are residential.

6 We will also have simple ways to provide shading,
7 curtains, drapes, as well as shutters that could be operable
8 to close and protect from a lot of light escaping, just like
9 you would in a home.

10 For the safety and security of the property, there
11 will be very -- as consistent with neighborhood lighting
12 that you would see in front doors or on porches, you can
13 expect that that would be the case here as well.

14 We wouldn't be having any more than that, but we
15 would for the safety of the neighborhood. Lighting the
16 entrances and the egresses of this in a very localized
17 manner would be very consistent with the neighborhood, you
18 know, residential neighborhood. And that's what we would be
19 proposing.

20 And also, this will be lighting -- all the
21 exterior lighting will be part of the review, you know, as
22 we go through [unclear; audio distortion].

1 JIM MONTEVERDE: Thank you.

2 Virginia, did that respond to your questions? No,
3 could you --

4 VIRGINIA KEESLER: Oh, sorry, I'm on mute. That
5 did respond to my questions. I have a couple other
6 questions. I don't know if you want to jump in first, Jim,
7 or if I should rattle these off?

8 JIM MONTEVERDE: No, go ahead.

9 VIRGINIA KEESLER: I was also wondering what the
10 anticipated frequency of use is for the deck.

11 JASON JEWHRST: Okay. I can hop in on that. So,
12 you know, six months -- you know, unfortunately, as maybe
13 you've seen in our narrative, we're exclusively in the
14 outdoors now. So that may speak to some issues of noise
15 that we unfortunately cannot control. We want to very much
16 go indoors.

17 Well, Boston is a great place to live -- we always
18 have college students, but you know it's the wrong six
19 months. So during the winter, we will never -- almost never
20 be outdoors. So we won't be on the roof.

21 We'll be on the roof deck for Sukkot, to have a
22 Sukkot, which is required by religious mandate. There's

1 also a prayer that we do once a month that happens in the
2 outdoors. It's about 10 minutes on a monthly basis.

3 So beyond when it's required for religious
4 purposes, I mean, you know, if it's a beautiful afternoon
5 and we want to do -- and this is an opportunity to do an
6 outdoor gathering, have our -- a Shabbat lunch there or, you
7 know, we have the holiday of Shavuot coming up -- you know,
8 if there's an opportunity to do so basking in the sun, if
9 that's available to us, we would certainly try to make use
10 of it.

11 We -- I mean, let's get ahead of this. We did
12 hear some issues. Some people were concerned about noise,
13 about privacy. You know, our team of professionals will
14 certainly do everything they can to ensure that privacy is
15 honored and protected.

16 And on a noise level, what I'm describing is very
17 civil, calm. There's no wild parties going on here. And --
18 but if there's ever an issue, you know, we'll -- as good
19 neighbors we'll be responsive, whether the Sukkot's on the
20 roof or on the ground floor, as it is now, it's in the
21 outdoors. So there is an outdoor component to our life, to
22 community life.

1 JIM MONTEVERDE: All right. Thank you.

2 VIRGINIA KEESLER: Thank you.

3 JIM MONTEVERDE: Virginia, anything?

4 VIRGINIA KEESLER: Just one other question. Could
5 you talk us through the circulation for the six-parking
6 space portion of the plan?

7 JASON JEWHRST: You mean on 56-54 Banks?

8 VIRGINIA KEESLER: Yes.

9 JASON JEWHRST: Yeah. So that parking is current
10 the way it is, and we're not proposing any changes to it.
11 So that currently, you know, has tandem sometimes three-deep
12 parking spaces. So there is a growing family. This is the
13 Rabbi's house. So that actually -- that program -- that --
14 the parking is unchanged.

15 VIRGINIA KEESLER: Oh.

16 JASON JEWHRST: What's really being reduced is
17 the parking that was between the two historic structures,
18 and we're only holding the two tandem spaces between 54 and
19 48.

20 VIRGINIA KEESLER: Thank you.

21 JIM MONTEVERDE: Thank you. Anything else,
22 Virginia?

1 VIRGINIA KEESLER: No, that's it.

2 JIM MONTEVERDE: Any other?

3 VIRGINIA KEESLER: Thank you.

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

6 DANIEL HIDALGO: Just I have one question. I just
7 -- I guess I want to hear a little bit more from -- maybe
8 from Sarah about the hardship requirement? I just want to
9 hear a little more articulation. I wasn't -- I thought the
10 application was a little thin on that front.

11 So I just want to hear a little bit more about why
12 -- you know, why -- the inability to create a unified
13 building qualifies as hardship under the law?

14 SARAH RHATIGAN: So the constraints on this site
15 relate to in part that there are three combined sites,
16 right?

17 And we're working with two structures that each in
18 and of themselves, if we were to treat them as separate
19 properties and try to sort of develop them to their fullest,
20 we would actually have more capacity because of their
21 current status as two-family or single-family structures.

22 But the law grants extra protection to those,

1 right? And that's why we got that modification to 8.21,
2 whatever, which now -- you know, if we were proposing it, we
3 could -- you know, go up 80'. I mean, I'm exaggerating, but
4 you could do that by a special permit.

5 In this case, because we're combining these
6 buildings and we're not using it anymore as a single or a
7 two-family use, we lose the ability to make these changes by
8 special permit.

9 So it's a combination of -- it's the lot structure
10 and location being stacked next to each other, and then it's
11 historic structures that we're working with to try to
12 combine them.

13 Any -- because of the combined lots, we are
14 preexisting, nonconforming, because we carry the burden of
15 the square footage of the lot that we're not touching 54-56.
16 But we're unable to do anything that increases square
17 footage by 1' without a variance.

18 DANIEL HIDALGO: Okay. Thank you.

19 SARAH RHATIGAN: Then the other element, which is
20 sort of thoroughly briefed, and I'm not sure if you had a
21 chance to read -- you know, kind of our expert witnesses on
22 this, but the use of the property for religious purposes in

1 and of itself has special protection under federal law.

2 And so, there's quite a bit of case law out there,
3 and it's well briefed in their brief. There's quite a bit
4 of case law out there which talks about when municipalities
5 strictly enforce a Zoning Ordinance in a way that
6 substantially burdens a Religious Use, and they could do
7 something to alleviate that substantial burden, which in
8 this case is granting a variance, they're required to do
9 that by law.

10 And so, this case, the facts of the situation,
11 lend themselves to being seen in the light of federal law.
12 It's like I'm making a federal case out of a local zoning
13 case. But that is in fact what happens in this situation.

14 Cambridge in some ways and some municipalities
15 should in light of the federal law have special protection
16 for religious uses, just like we have special protection for
17 single-family and two-family uses. That's not written into
18 the Ordinance, at least yet. I mean, I don't know if
19 anybody will ever accomplish that.

20 But my argument would be, or our argument would be
21 that the Board has the authority to grant variances for
22 hardships, and that it's your power, it's your discretionary

1 power to be able to soften the Ordinance in this instance,
2 where it's critically necessary to the religious function of
3 this organization.

4 JIM MONTEVERDE: Thank you.

5 SARAH RHATIGAN: More than you wanted to hear, or
6 is that helpful?

7 DANIEL HIDALGO: Thank you.

8 SARAH RHATIGAN: Okay.

9 JIM MONTEVERDE: Any other questions from members
10 of the Board? I have one. And Sarah, I'll direct it to
11 you. I don't find in our file from the Historic Commission
12 a Certificate of Appropriateness.

13 I find -- and I have read several times -- that
14 it's what Carol I believe was talking about -- a
15 correspondence dated March 8, 2024.

16 And it basically reads that -- it talks about a
17 hearing on December 7, and then it says at a continued
18 hearing on January 4, 2024: "The Commission determined that
19 the existing buildings were not preferably preserved in the
20 context of the proposed project design." And then it goes on
21 to say, "A demolition delay was not imposed."

22 That's the extent of what we have in our file. So

1 we don't see a Certificate of Appropriateness.

2 And the correspondence further goes on to read --
3 and it's what Carol was talking about -- that they're ruling
4 that it's not preferably preserved is a recognition of your
5 -- and that's the Rabbi's -- comments commitment to consider
6 the Commission's additional design recommendations as
7 summarized in the attached minutes."

8 But when I go through the minutes, it just goes on
9 and on about their discussions about windows, et cetera. So
10 -- is it in fact --

11 SARAH RHATIGAN: I can answer --

12 JIM MONTEVERDE: -- given --

13 SARAH RHATIGAN: -- I can answer this question.
14 so this project is not one -- it's not -- it's inaccurate to
15 call it a Certificate of Appropriateness. So this project
16 was before the Cambridge Historic Commission because we were
17 demolishing portions of these buildings.

18 JIM MONTEVERDE: Right.

19 SARAH RHATIGAN: So it came under a demolition --
20 the Demolition Bylaw.

21 JIM MONTEVERDE: Okay.

22 SARAH RHATIGAN: But the document that you're

1 looking at is the Historic Commission saying, "We applied
2 the rules and the -- we performed our review under the
3 Demolition Bylaw, and you could --" I don't have it right in
4 front of me, but if you repeat the words at the end, this is
5 essentially you are in comp-- "We have affirmed that you may
6 proceed with the project under -- with these plans and
7 demolish the portions of the building that you're showing on
8 these plans." So --

9 JIM MONTEVERDE: Thank you.

10 SARAH RHATIGAN: -- it's our Certificate of
11 Approval --

12 JIM MONTEVERDE: Again --

13 SARAH RHATIGAN: -- under the Demolition Bylaw.

14 JIM MONTEVERDE: I'm not going to -- I'll agree to
15 disagree.

16 SARAH RHATIGAN: If Sarah Burks --

17 JIM MONTEVERDE: So she --

18 SARAH RHATIGAN: -- or Chris or Charlie Sullivan
19 were here to explain it better, they could. [Laughter]

20 JIM MONTEVERDE: But --

21 SARAH RHATIGAN: They could. They could do that.

22 But --

1 JIM MONTEVERDE: We'll move on. Any other --

2 SARAH RHATIGAN: Yep.

3 JIM MONTEVERDE: -- questions for the Board? No?
4 If not, I will open it up to public comment and let me
5 summarize. Because we have a hefty file that by my last
6 count as of two hours ago, we had 60 pieces of
7 correspondence in favor supporting the project. I would say
8 -- I don't want to summarize how many, but there were a good
9 number of those were from former congregants; folks who had
10 -- were during their time at Harvard, they were students at
11 Harvard or family members who were students at Harvard.
12 They participated in the religious ceremonies.

13 There's another group that are current
14 congregants, and they speak to the support for the proposal.

15 And there are some that -- again, were not
16 students, but do attend the services and speak in favor of
17 it. So I'm not going to read those. I hope those folks
18 please don't step up [laughter] for the 60 of them to repeat
19 how much in favor they are and why.

20 And I find two speaking against, and one is from
21 Alan Joslin on behalf of the Kerry Corner Neighborhood
22 Association. And this is dated April 5.

1 And to summarize, this is -- I'll summarize the
2 one that's in front of me. It says, "The petitioner's
3 simple 'need to expand'... does not constitute a legally
4 acceptable 'Hardship.'" And it goes on and on about various
5 requests.

6 And I know this was in our file when we continued
7 the previous hearing, and we'll see if anyone wants to speak
8 to that. But it goes on, and there are at least -- there
9 are quite a number of folks from this association who signed
10 onto this letter stating their various concerns.

11 Then we have one final one and this states, "All
12 of us against." And this is from Mr. -- Attorney Wiggins.
13 And I think that has to do with the Green Street access.

14 Sarah, is that correct?

15 SARAH RHATIGAN: That's correct, yes.

16 CAROL AGATE: Yes.

17 JIM MONTEVERDE: Does that -- in summary, this is
18 the correspondence we had on file, and I have read it.

19 So I'll open it up to public comment.

20 Any members of the public who wish to speak should
21 now click the icon at the bottom of your Zoom screen that
22 says, "Raise hand." If you are calling in by phone, you can

1 raise your hand by pressing *9 and unmute or mute by
2 pressing *6.

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

8 And I will please ask, because this is a long
9 night -- there are plenty of cases after this one -- that
10 anyone who does call in try and state their case briefly,
11 and keep in mind that what this Zoning Board is charged to
12 determine for the variance is to allow the additional gross
13 square footage, period. Any other discussion is kind of
14 outside of that purview.

15 So please, if you can confine your discussion to
16 that, I would appreciate it. Now.

17 OLIVIA RATAY: Alan Joslin?

18 ALAN JOSLIN: Hi there. Can you hear me at this
19 point?

20 COLLECTIVE: Yes.

21 ALAN JOSLIN: Thank you very much. Yes, I'm Alan
22 Josslin. I'm a fellow of the American Institute of

1 Architecture, a 36-year resident of 36 Bank Street and a
2 direct abutter of the petitioner, and I'm Jewish.

3 I'm representing Kerry Corner Neighborhood
4 Association and its 33 signatory members listed in our
5 written statement to you.

6 To be clear, all members of the Kerry Corner
7 Neighborhood Association, including those who have lived
8 here for more than two decades and those who are relatively
9 new, are especially glad that Harvard Chabad is part of our
10 community.

11 Unfortunately, as either direct abutters or nearby
12 residential parties to the petitioner, all Kerry Corner
13 Neighborhood's members would be directly agreed by the
14 realization of the project as currently proposed.

15 We attest that the petitioners need to expand,
16 along with their claim that they should receive heightened
17 protection as a religious group. To do so does not
18 constitute a legally acceptable hardship that would allow a
19 variance to the Cambridge Zoning Ordinance.

20 Nor has the petitioner adequately demonstrated --
21 and in fact in some cases misrepresented that simply
22 providing compliance setbacks of height limits removes the

1 substantial detriment to the public good that will result
2 from the project.

3 At the heart of our objection is a very large
4 expansion that will have a very large negative impact on
5 life in the neighborhood.

6 The variance would grow their adjusted building
7 area over two times allowable FAR, and that is excluding the
8 area of the basement and the roof terrace. When including
9 them, the growth is almost three times the allowable FAR.

10 With an increase -- and this is most important --
11 in occupancy capacity from 250 people to 780. That's due to
12 the fact that the addition is primarily for assembly usage.

13 Such an expansion cannot help but bring
14 significant growth and disturbances already experienced in
15 the neighborhood around pedestrian safety, parking, traffic
16 flow, service loading, street closures, trash accumulation,
17 noise, lighting, loss of green space.

18 I appreciate the Rabbi's comments but
19 unfortunately, I don't agree with them.

20 These concerns were communicated to the petitioner
21 from their very first presentation in December. We offered
22 concrete recommendations to right-size the expansion to best

1 utilize the site, even suggesting support of a modest
2 increase over allowable FAR to help the petitioner achieve
3 their stated goals.

4 Unfortunately, the petitioner has refused to
5 discuss with us any reduction in scale of their project, nor
6 has it provided verifiable mitigation plans to eliminate
7 detrimental impacts on the neighborhood.

8 In fact --

9 JIM MONTEVERDE: Mr. Josslin, can you wrap up your
10 comments please?

11 ALAN JOSLIN: Yes.

12 JIM MONTEVERDE: Good.

13 ALAN JOSLIN: I have a few more sentences and I
14 will be done. In fact, in defiance, they have chosen to
15 consistently grow their project in successive presentation
16 to City Boards.

17 In summary, our objections do not grow out of
18 antisemitism or NIMBY, as has been sadly inferred by the
19 petitioner. Approximately 25 percent of our members are
20 Jewish and are concerned that regardless of what the
21 petitioner promises today should the building be allowed to
22 expand, it will offer significant growth and occupancy well

1 beyond current activities in a residential neighborhood of
2 intimate scale.

3 JIM MONTEVERDE: I'm going to stop you there.

4 ALAN JOSLIN: Okay.

5 JIM MONTEVERDE: Thank you for calling in.

6 ALAN JOSLIN: Thank you.

7 OLIVIA RATAY: Molly Rothenberg?

8 MOLLY ROTHENBERG: Hi, can you hear me?

9 JIM MONTEVERDE: Yes.

10 MOLLY ROTHENBERG: Hi. Yes. I'm Molly
11 Rothenberg. I live at 649 Green Street. And I was joining
12 to voice my support for this project. Just maybe my voice
13 can contribute as a close neighbor and a mother of children
14 who enjoy community events and resources offered by Harvard
15 Chabad.

16 It is a really special resource for us to be able
17 to walk to something like this in our neighborhood. And I
18 just wanted to voice my support for expansion of that
19 capacity as much as my children love attending Tot Chabat
20 definitely in the wintertime, it is hard to get a toddler
21 dressed enough and out the door.

22 And it's just a really special thing to be able

1 to, like, walk to something like this in our neighborhood.

2 It really to us adds to our community and neighborhood feel.

3 And --

4 JIM MONTEVERDE: Thank you. Thank you for calling
5 in.

6 MOLLY ROTHENBERG: Yep.

7 OLIVIA RATAY: Nofar?

8 NOFAR: Hi. Hello, everyone. My name is Nofar.
9 I am a Jewish Israeli PhD student at Harvard. And I also
10 live on 149 Banks Street. Harvard Chabad to me is not only
11 a place of worship, but also a place where I have a
12 community.

13 It's a home away from home for me. It's a place I
14 go to for Shabbat dinner and so many other events to feel
15 less lonely and to get support from fellow Jews who go
16 through similar things.

17 So in days when I feel I can't take all the hatred
18 and the violence that I see around me and on campus, I go to
19 Chabad, where I get a warm embrace and have comforting
20 conversations with the kindest people I know.

21 Having this Jewish Center is extremely significant
22 to us. It is not just a building; it is a home. Jews from

1 all over Cambridge and Somerville come to Chabad, and it is
2 important for us to have a Jewish center nearby since on
3 Shabbat and holidays, many do not drive.

4 The tent is not a great solution for us for the
5 various reasons that Rabbi Zarchi mentioned. Boston is not
6 known for its great weather, and we sit outside when it's
7 cold and there's also not enough space for everyone. So
8 some things we have to sit separately in different areas.
9 And it would have been nicer to -- if we could all sit
10 together and stay warm.

11 This expansion of Chabad would be very meaningful
12 to our community and will allow us to engage in events while
13 also guaranteeing our safety and unity in such difficult
14 times. Thank you.

15 JIM MONTEVERDE: Thank you for calling in.

16 OLIVIA RATAY: Michael Young?

17 MICHAEL YOUNG: Thank you for the opportunity to
18 comment. This is Dr. Michael Young. As a longtime
19 Cambridge resident and Harvard Faculty member, previous
20 Harvard student, I'm here to express my strong support for
21 the expansion of the square footage for Harvard Chabad.
22 This enhancement is not just a structural change, but a

1 foundational step towards fostering a vibrant Jewish
2 community at Harvard and the broader Cambridge area.

3 I believe it's essential for accommodating the
4 growing needs and functions of our community and ensuring
5 that our religion can continue to be held with the dignity
6 it deserves.

7 This proposal represents a commitment to the
8 glorious future of Jewish life in our city, and I urge the
9 Committee to support this meaningful development.

10 Thank you.

11 JIM MONTEVERDE: Thank you for calling in.

12 OLIVIA RATAY: Marilee Meyer?

13 MARILEE MEYER: Hi. Marilee Meyer, 10 Dana
14 Street. And this is difficult because I see two different
15 issues -- one very -- very concrete about zoning and
16 neighborhood and heritage, if you will; and the life of the
17 neighborhood versus the function of Chabad and the Jewish
18 community and the emotional support and function.

19 And I -- to me those are two different issues. With
20 the building itself, the -- the rooftop terrace to me would
21 be the biggest problem for the neighbors, because I live in
22 a courtyard building, and you can hear everybody's

1 conversation, regardless if you're whispering or not.

2 I mean, and you are -- the rooftop also, terrace
3 -- also didn't really pick up on the drawings with the head
4 house and what kind of railing there is, et cetera on that.

5 Let's see, I have -- I still have a problem with
6 utilizing the driveway to be able to get to Green Street. A
7 pedestrian trespassing is different from car traffic going
8 through there.

9 And I forget what it's called, but Sarah, you may
10 know what I'm talking about. You're talking -- you talked
11 about Religious Use protection federally.

12 And there -- in -- Cambridge was exempt from a
13 particular religious protection because of the way there's
14 some -- so many nonconforming churches in neighborhoods. I
15 forget what it is, but Cambridge itself is exempt from what
16 I believe you mentioned and were talking about.

17 So a religious institution doesn't necessarily
18 have the same protections and is treated as a regular
19 project or whatever. I can't quite remember offhand, so I
20 apologize for not being more articulate about this.

21 But --

22 JIM MONTEVERDE: Ms. Meyer, can you wrap up your

1 comments --

2 MARILEE MEYER: Yes.

3 JIM MONTEVERDE: -- please.

4 MARILEE MEYER: Yes. I think that certain things
5 still need to be dealt with. I think it's nice to have an
6 outdoor deck, but I think that will reverberate everywhere.
7 That to me is the biggest problem for the neighbors. And --

8 JIM MONTEVERDE: I'm going to ask you to -- Ms.
9 Meyers, that's --

10 MARILEE MEYER: There you go.

11 JIM MONTEVERDE: -- the three minutes. Thank you.
12 Thank you for calling in.

13 OLIVIA RATAY: Josh Kaplan?

14 JOSH KAPLAN: Hi. My name is Josh. I am an
15 undergrad at Harvard College. And I have just -- I'm a
16 resident of Cambridge and as I said an undergrad at Harvard
17 College.

18 I would urge you to approve Harvard Chabad's case.
19 Harvard Chabad is where I daub and engage in Jewish life on
20 campus, and I've just -- I am a resident of Cambridge, as I
21 said, an undergrad at Harvard College. I would urge you to
22 approve Harvard Chabad's case. Harvard Chabad is where I

1 daub and engage in Jewish life on campus. I -- as many
2 others mentioned, I only walk there, I don't drive there; I
3 walk there numerous times a week to attend programming and
4 dinners in their tent.

5 Currently, as I just mentioned, Harvard Chabad has
6 many events in the tent and the creation of permanent space
7 would not only be appropriate but would reduce noise to the
8 overall neighborhood.

9 I would respectfully request that the Board
10 approve the plans. Chabad should be free to build the
11 current project, which is reasonably proportionate from the
12 street, will not create additional parking needs due to the
13 largely student-user base, and will provide a much-needed
14 space for Jewish life in Cambridge.

15 Our city, as mentioned before, has a lot of
16 churches and I don't see why we can't have a single purpose-
17 built Chabad house for Jewish life both on campus and for
18 the Cambridge Community. Thank you.

19 JIM MONTEVERDE: Thank you.

20 OLIVIA RATAY: Raphael Rouvinov?

21 RAPHAEL ROUVINOV: Hello. My name is Raphael
22 Rouvinov. I'm a resident of Cambridge and a recent graduate

1 from the College. Is my audio working? I just want to
2 check.

3 JIM MONTEVERDE: We can hear you.

4 RAPHAEL ROUVINOV: And -- oh, I just wanted to say
5 some of my thoughts. So I go to Chabad pretty frequently,
6 and it's definitely -- it feels quite bottlenecked by the
7 space. Like, the synagogue is often full.

8 There's not enough space for everybody to sit
9 down, especially on the Saturday morning. You can't have
10 more books because there's not space to put in more books,
11 there isn't enough space to -- for everybody to eat outside
12 a lot of the time, or indoors. And it also feels kind of
13 tense when you're out there, I'd say just kind of being
14 open. When it's windy, it's really not that great. Having
15 a mikvah in the basement would be a very huge deal.

16 And the location of this is extremely important.
17 It's by Harvard students. It's in the [unclear], you have
18 to be in walking distance to this, and that's also something
19 particularly important for Orthodox Jews.

20 Looking at the plans, I don't really see aside
21 from the construction how this would affect the neighbors
22 that much. It looks like -- like -- in my opinion I think

1 it would actually probably wind up better, because you're
2 going to be inside, and it didn't seem like the shadows
3 would be a very big deal.

4 Green Street also seems like it basically would
5 just be how it is right now.

6 And I also -- I want to note that I did not
7 previously submit a letter. A friend of mine I also was
8 talking to did not. And so, there's others who support this
9 and I also want to say it's not just previous and current
10 congregants, but also future congregants.

11 Again, I do think that things are a little
12 bottlenecked, but it can be very dense in there, and having
13 more space would be a very huge deal.

14 I also think rooftop terrace being loud is
15 something that can be dealt with if that happens. You just
16 close it. You know, it's like you tell people to be quiet
17 and it's fine. It's just my thought. And it's needed for
18 Sukkot and once a month, but those aren't -- I don't think
19 that those are consistent big nuisances.

20 And yeah, those are my thoughts.

21 JIM MONTEVERDE: Thank you.

22 OLIVIA RATAY: Tom Serwold?

1 TOM SERWOLD: Hi. My name is Tom Serwold. I'm a
2 member of the Kerry Corner Neighborhood Association. I've
3 lived at 30 Banks Street just two doors down, for 14 years.

4 The KCNA asserts that a literal enforcement of the
5 provisions of the Zoning Ordinance would not involve a
6 substantial hardship, for the petitioner for the following
7 reasons:

8 The petitioner claims that they have outgrown
9 their current building and that they need the variance so
10 that they can build a bigger building.

11 Outgrowing one's existing building does not meet
12 the definition of hardship. Hardship is defined by legal
13 precedent, and is based on circumstances affecting real
14 estate, not the owner of the real estate.

15 So simply outgrowing one's current site does not
16 qualify for a Zoning Variance. If the ZBA allows variances
17 for simply outgrowing properties, such an argument can be
18 used by nearly any institution or residential property
19 owner, and ZBA will be forced to allow more density than
20 desired in residential neighborhoods.

21 One of the reasons that Cambridge is the only city
22 in Massachusetts to have withdrawn itself from the dictates

1 of the state's Dover Amendment.

2 Cambridge wrote their own Institutional Use
3 Regulations which do allow for religious use, provided the
4 building meets Dimensional Requirements, which this project
5 does not.

6 The petitioner suggests that the Religious Land
7 Use And Institutionalized Persons Act, RLUIPA, gives them
8 heightened protection. This is a misreading of the law.

9 The KCNA lawyer will address this issue
10 specifically later on in this hearing, but suffice it to say
11 that the requirements of RLUIPA do not justify this variance
12 request.

13 The KCNA also asserts that there's no hardship
14 owing to circumstances relating to soil conditions, shape,
15 or topography for the following reasons: their existing
16 building's on the property the petitioner has used for years
17 without needing variances, underscoring the fact that the
18 soil conditions, shape and topography are adequate.

19 Additionally, the soil, shape and topography is
20 comparable to that of neighboring properties, which have
21 been built upon without relying upon variances or special
22 permit.

1 The petitioner claims as a hardship that the
2 merger of the properties prohibits them from pursuing a
3 special permit rather than a variance. In fact, building
4 their project across multiple property lines would raise
5 even larger variance issues.

6 Therefore, the merger of properties is not a
7 substantial hardship.

8 The petitioner notes that the property abuts two
9 streets and claims this creates a substantial hardship. In
10 fact, the circumstances allow them to reduce the building
11 setbacks, giving them greater flexibility. Therefore,
12 abutting two streets is not a substantial hardship.

13 The petitioner claims the historic structures pose
14 an additional hardship. In fact, the use of the existing
15 structures is actually allowed and grandfathered in.
16 They're nonconforming side yard setbacks. It's an
17 advantage. It's not a hardship.

18 Finally, their desire to make their new building
19 handicap accessible does not fit the definition of
20 substantial hardship. It is not cause for variance relief.
21 This can certainly be accomplished without a 15,000 square
22 feet variance.

1 In summary, the petitioner has failed to show any
2 substantial hardship due to the literal enforcement of the
3 Zoning Ordinance. And the KCNA asks that this request for
4 variance be denied.

5 Thank you.

6 JIM MONTEVERDE: Thank you for calling.

7 OLIVIA RATAY: Christos?

8 CHRISTOS: Hi, can you hear me?

9 JIM MONTEVERDE: Yes, we can. Go ahead?

10 CHRISTOS: Hi. I've been a Cambridge resident
11 since 2004. I currently live at 17 Fairmont Avenue. It's
12 about a 10-minute walk away.

13 I think that this building would be a very good
14 addition for the community, and I fully support it. I think
15 that the plans are reasonable, and comparable to other
16 buildings in the area, and I think it would add to the
17 community. Thank you.

18 JIM MONTEVERDE: Thank you.

19 OLIVIA RATAY: Sarah Wolfensohn? Hi. My name is
20 Sarah Wolfensohn. And I've lived in Cambridge at 64
21 Garfield Street for just about 20 years.

22 And I'd like to sort of speak for myself, but also

1 represent the many Jews that are not in college that live in
2 the Cambridge and Somerville area who go to Chabad.

3 Many go weekly. We all walk, because that's sort
4 of a part of the religion is walking. So I just wanted to
5 address quickly the traffic situation that people are
6 concerned about. It really is not a problem, as most people
7 whether it's the college students or the community walk
8 there.

9 And there is no organization that actually meets
10 the needs of Jews in both of these areas, other than Chabad.
11 And that we have to be in a tent is in my opinion really,
12 really, really inappropriate. Other religions have
13 buildings. Other ethnic groups have buildings. And it
14 really is an essential thing that this building be built.

15 And I know someone was talking about, you know,
16 750 people coming or whatever; it's actually a building to
17 meet the needs of people today. They're looking for
18 something that will meet the needs of the Harvard students
19 and the Jewish community today.

20 And by the way, they're also very welcoming to
21 non-Jewish students as well as non-Jewish people within the
22 community. These are people who spend their lives taking

1 care of others, whether it's taking care of me when I go
2 through a difficult time -- I'm one of a gazillion people
3 that they have taken care of.

4 And because this is their nature, they are also
5 very receptive when there are challenges with people in the
6 neighborhood. For example, as Hirschy mentioned, if there
7 was a problem with the light, he fixed it. If there was a
8 problem with trash, he dealt with it. These are people who
9 are trying to make people's lives easier.

10 And in terms of the roof terrace, the amount of
11 noise from a tent is actually greater than the number of
12 people who will be on the roof terrace. And as you know,
13 there are very few times during the year when one can even
14 be on a roof terrace. You know, you're talking about just
15 several weeks.

16 And in terms of the back entrance, it's not like
17 there are going to be cars coming and going. Several people
18 will have cars occasionally. Most people -- again -- will
19 walk there.

20 So I think that's pretty much what I wanted to
21 say.

22 JIM MONTEVERDE: Thank you.

1 OLIVIA RATAY: Jesse Lempel?

2 JESSE LEMPEL: Hi. My name is Jesse Lempel, and I
3 live at 1008 Mass Ave, just around block from this site. I
4 first encountered Harvard Chabad eight years ago in my first
5 year of law school. I saw then how essential the Chabad is
6 to Jewish life on campus. It's really the heart of the
7 community for hundreds of Jewish students and faculty.

8 And it's not just religious services; it's a place
9 for hanging out, for social events, book talks, lectures by
10 like a never-ending stream of visiting speakers and
11 celebrating life milestones.

12 Once I graduated, I realized that a student
13 experience is just the tip of the iceberg. Young
14 professionals depend on Chabad as a Jewish communal space.
15 And now I appreciate it more than ever with my two little
16 girls enrolled in the adjacent preschool. We celebrated
17 each of their births with small parties at Chabad.

18 The current physical space of Chabad is lacking.
19 To put it bluntly, the indoor area is just way, way too
20 small. It's not even close to big enough to comfortably
21 accommodate the regular attendees. And there are serious
22 accessibility issues because there's no elevator and there's

1 a very narrow staircase.

2 So I think approving this proposal is a no-
3 brainer. The benefit to the hundreds of community members
4 will be immense and immediately felt.

5 And I think that even those few neighbors who are
6 wary of an expansion will come to realize how nice it is for
7 the community to be able to actually fit inside the
8 building, rather than spilling out into the sidewalks and
9 streets.

10 To sum up, the community needs this additional
11 square footage, and I ask you to approve it.

12 Thank you.

13 JIM MONTEVERDE: Thank you.

14 OLIVIA RATAY: Alex Bernat? Hi, all. My name is
15 Alex Bernat. I am a Harvard undergrad. Harvard Chabad is
16 my religious home in Cambridge and my religious home on
17 campus. I have been to Harvard Chabad consistently for the
18 entirety of my time in Cambridge to pray, for every
19 religious holiday, to study Torah, and to be Jewish both in
20 a religious and a social sense.

21 Harvard Chabad is a place I only walk to. So I
22 think many of the traffic concerns that people have raised

1 are completely moot.

2 Similarly, Harvard Chabad is severely limited with
3 its current physical resources. I'll echo what people have
4 said about overcrowding on Shavuot's morning services, about
5 the tent being fundamentally inadequate long-term. The tent
6 is even oftentimes too full.

7 I severely -- I believe there's a severe need for
8 Harvard Chabad to be able to expand. And I am speaking in
9 complain of support of issuing this variance.

10 I don't believe the plans are inappropriate for
11 the neighborhood, and they are most definitely required for
12 Chabad to serve continually as a Jewish home to Cambridge
13 residents and Harvard students.

14 JIM MONTEVERDE: Thank you for calling in.

15 OLIVIA RATAY: Debra Epstein?

16 DEBORAH EPSTEIN: Can you hear me?

17 JIM MONTEVERDE: Yes, we can.

18 CAROL AGATE: Yes.

19 JIM MONTEVERDE: Go ahead.

20 DEBORAH EPSTEIN: Hi. I'm Deborah Epstein. I've
21 lived at 36 Banks Street for 36 years; direct abutter. I'm
22 Jewish.

1 Kerry Corner Neighborhood Association asserts that
2 the petitioner's appeal for relief may not be granted
3 without substantial detriment to the public good or
4 nullifying or substantially derogating from the intent or
5 purpose of the Zoning Ordinance.

6 Specifically, the petitioner's requested increase
7 over allowable FAR will increase the legal occupancy from
8 around 200 to around 800 people, quadrupling possible
9 programming, which without question will add even greater
10 detriment to the public good than what has already been
11 experienced by neighborhood residents from current
12 activities of the petitioner.

13 When I asked the petitioner their hours, I was
14 told that they are open 24/7. The attachments to the Kerry
15 Corner Neighborhood Association summary letter, which you
16 should have received, provides a detailed description of
17 these issues.

18 Regarding nullifying or substantially derogating
19 from the intent or purpose of the Cambridge Zoning
20 Ordinance, religious purposes within the C-1 district are
21 subject to the Institutional Use Regulations within the
22 Cambridge Zoning Ordinances, which states:

1 "It is the purpose of these Regulations to protect
2 lower-density residential neighbors from unlimited expansion
3 of institutional activities to reduce pressures for
4 conversion of the existing housing stock to nonresidential
5 uses to minimize the development of activities which are
6 different from and incompatible with activity patterns
7 customarily found in lower-density residential neighbors in
8 a manner consistent with the findings and objectives of the
9 Community Development Department's Cambridge Institutional
10 Growth Management Plan."

11 In this context, allowing the petitioner to far
12 exceed FAR limitations while having eliminated five units of
13 existing housing on these three connected properties over
14 the last couple of decades and two more across the street
15 represents both unlimited expansion and conversation of
16 housing stock to nonresidential uses, and so, substantially
17 derogates from the intent of the City Ordinance.

18 In addition, further criteria required for a
19 variance are not met. The proposed Institutional Use does
20 not create a stronger buffer or a more gentle transition
21 between residential and nonresidential areas. It does not
22 result in a net improvement to the neighborhood by being

1 more compatible than the previous use of the lot, which was
2 residential.

3 The intensity of religious worship, social and
4 recreational use would be substantially greater than the use
5 intensity of residences in the neighborhood, including a
6 24/7 active use of the property: 800 people traveling by
7 foot and car to one address and an unknowable number of
8 weekly events.

9 We ask that you --

10 JIM MONTEVERDE: Ms. Epstein, would you conclude
11 your presentation, please?

12 DEBORAH EPSTEIN: Sure. We ask that you follow
13 the intent and purpose of the Cambridge Zoning Ordinance and
14 reject the variance.

15 Thank you, so much.

16 JIM MONTEVERDE: Thank you for calling in.

17 OLIVIA RATAY: David Freedman? Hi. Good evening.
18 I'll keep my remarks short. My name is David Freedman. I'm
19 a member of the Harvard Law School Faculty and in addition
20 my son is a Harvard College undergraduate who lives just two
21 blocks away from the property.

22 I'd like to speak on behalf of this request, and

1 just briefly address a couple of the objections that we've
2 heard.

3 First, if you think about the size, the
4 dimensions, the aesthetics of this addition, it certainly
5 fits well within the neighborhood, which has many very large
6 boxy buildings.

7 You know, just down the street you have 18 Banks,
8 which is a frankly fairly ugly boxy four-story building.
9 You're a couple blocks away from massive Harvard dorms.

10 So it would seem the objections can't really be
11 about the appearance or the size. And it seems like the
12 primary objections are really more in the nature of the
13 activity and the people.

14 And even though the maximum capacity may be
15 somewhere in the 700s, if you're familiar at all with
16 Harvard Chabad, or any institution like this, you're not
17 going to have a constant stream of 700 people on a daily or
18 moment-to-moment basis.

19 There's, you know, some times when there will be
20 larger events, and most of the time very small, and you're
21 not going to notice much more than when Harvard College
22 students are walking up and down the street as many of us

1 have done oftentimes.

2 Having a terrace is not a significant imposition.
3 It's not the kind of thing that you'd notice most of the
4 time either.

5 And it seems to us that, you know, Harvard Chabad
6 is not trying to build Fenway Park in Cambridge. They're
7 trying to simply add a reasonable amount of space for really
8 critical functions, especially in this time when many of us
9 feel like it's so critical for Jewish and Israeli Americans
10 to have a place to be at home, even when they're away from
11 home.

12 Thank you so much.

13 JIM MONTEVERDE: Thank you.

14 OLIVIA RATAY: Sarah Gross?

15 SARAH GROSS: Hi. Thank you for taking my call
16 today. My name is Sarah. I'm an employee of Chabad, as
17 well as a resident of Mid Cambridge and a parent who has
18 been part of this Cambridge community for nine years.

19 I had previously wanted to speak about the
20 expansion that Chabad desperately needs -- we are literally
21 in cramped offices in the basement -- but I'm so fed up that
22 I would prefer to address a more contentious issue that

1 affects the well-being of our community.

2 I have been privileged -- or perhaps "cursed" is
3 the better term -- to attend numerous meetings concerning
4 the development projects of our preschool, synagogue,
5 student center, and each of these sessions reveals the same
6 disturbing pattern: Neighbors who voice support for our
7 initiatives get consistently opposed every proposal,
8 regardless of scale and scope.

9 When we wanted to build another classroom for our
10 preschool, they argued that -- to this Board that it would
11 somehow be unsafe for our kids to cross the street.

12 When the proposal was before the Historical
13 Commission, they argued that it would offend the aesthetic
14 character of the block.

15 Now they are arguing this new building will
16 attract too much traffic, amongst other things.

17 It's always a new excuse, because they're true
18 motivation is to not have any development on their block.

19 But the community pressing needs. And a few neighbors
20 should not be able to veto a proposal that serves hundreds
21 of people in a broader community.

22 Members of the Zoning Board, it is essential that

1 the essence of these concerns be scrutinized. Are they
2 truly in the interest of the community, or are they merely
3 veiled attempts to thwart every attempt at progress by
4 Chabad?

5 It has gotten to the point where I tell my
6 daughters to keep their hands in the strollers at all times;
7 not to touch the fences or the flowers. They take pictures
8 of us turning simple walks to school into exercises of
9 vigilance.

10 I've had to warn my own children to avoid eye
11 contact with the neighbors on Banks Street simply because we
12 cannot fathom how or where these images will be used, or
13 what new complaint they will spur.

14 These are not the actions of constructive critics,
15 but of aggressors making our neighborhood a battleground
16 rather than a community.

17 Astonishingly, one of each neighbors even works in
18 Pediatrics. As a parent, I cannot fathom continually
19 opposing buildings that improve the lives of our community
20 families, yet here we are subjected to this treatment, which
21 sours the very idea of what Cambridge represents.

22 The family at the heart of our community, the

1 Zarchis, have bent over backwards to accommodate every need,
2 to address every concern with kindness and patience. Their
3 response to this harassment has been nothing short of
4 gracious, which only highlights the stark contrast to the
5 behavior of certain neighbors.

6 I am imploring the Zoning Board to consider not
7 just the narrow interests of a few loud --quote, unquote--
8 "concerned citizens" but the broader needs and contributions
9 of Chabad to our community.

10 Thank you.

11 JIM MONTEVERDE: Thank you for calling in.

12 OLIVIA RATAY: Nathaniel Kay?

13 NATHANIEL KAY: Hello there. Hope you all are
14 doing well. My name is Nathaniel, but I go by Thani Kay. I
15 am a local Cambridge resident, and my wife is a Harvard Law
16 School student. Even though we have a car, I and my
17 daughters and I walk 30 minutes every week to go Chabad, and
18 sometimes on a weekday we would bike over.

19 The biggest impediment -- the reason we don't come
20 more of is because during the cold months of winter -- we're
21 Floridians, so we really feel the winter -- it's really
22 difficult for, I have a 1-year-old and a 2-year-old daughter

1 -- it's very difficult for them to eat outside. It's not a
2 furnished floor, and it's very cold for them.

3 And so, it's, like, really difficult for us to eat
4 in that environment. And we would really appreciate being
5 able to be served by Chabad in their new building and
6 establishment.

7 Cambridge's Jewish community is vastly reserved,
8 which is why we walk 30 minutes every week. And Chabad is
9 the vital religious home for our family.

10 Just a quick note that I wanted to add. Others are
11 addressing concerns about rooftop noise and noise that
12 people would make. Right now, everyone is outdoors the
13 entire time for all of lunch. And I imagine that will be
14 much louder.

15 And it'll be much quieter once everyone is inside
16 at this new building, which I really hope you approve.

17 Thank you for your time and I wish you all the
18 best of luck.

19 JIM MONTEVERDE: Thank you.

20 OLIVIA RATAY: Emily Anne Jacobstein?

21 [Pause]

22 JIM MONTEVERDE: Emily, are you with us?

1 [Pause]

2 We can't hear you. You look like you're unmuted.

3 [Pause]

4 EMILY ANNE JACOBSTEIN: Can you hear me now?

5 JIM MONTEVERDE: Yes, we can. Go right ahead.

6 EMILY ANNE JACOBSTEIN: Thank you. good evening.

7 My name is Emily Anne Jacobstein, and I live at 6 Chauncy

8 Lane, and I'm Jewish.

9 My husband and I have lived in the area for years
10 and are so thankful to have Harvard Chabad as our house of
11 worship. We walk to services weekly on Saturday morning, as
12 well as on holidays.

13 And yes, we walk. Trust me, there are not parking
14 concerns on Saturdays with this group.

15 We have a 4-year-old son who counts down the days
16 every week until Tot Chabad. Chabad is a second home to
17 him. And honestly, Elkie is a bonus "bubby" or grandmother
18 to him.

19 Chabad is the only Jews house of worship in the
20 area that is both walkable and holds weekly services for
21 those with young children. Without Harvard Chabad, we would
22 not be able to observe our faith in our Cambridge community.

1 With the current situation, space is truly
2 stretched beyond capacity. The family and children's
3 service takes place outside in the elements.

4 While outdoor services can be nice sometimes --
5 hopefully this weekend -- this proves a major challenge in
6 the heat of the summer and particularly in the cold of the
7 winter. Young children and their parents gather in
8 snowsuits. Services are rushed so the children can go back
9 home and warm up. This is what we currently have to do,
10 given the lack of indoor space.

11 Some weeks, we are forced to choose between
12 observing our faith in bad weather or staying home and
13 missing out on our religious community.

14 The plans for the future building are designed for
15 the size of the community we have today. We simply want to
16 be able to worship as a community indoors.

17 Now more than ever, we and our children need a
18 safe space to gather in our house of worship.

19 Thank you.

20 JIM MONTEVERDE: Thank you.

21 OLIVIA RATAY: Lily Shen?

22 LILY SHEN: Can you guys hear me?

1 JIM MONTEVERDE: Yes.

2 LILY SHEN: Okay. Hi. I'm Lily Shen on 23 Banks
3 Street. I'm a part of the member of Kerry Corner
4 Neighborhood Association. And I wanted to talk about the
5 variance application would produce substantial detriment to
6 the public good from pedestrian and cycle time safety point
7 of view and from parking point of view.

8 Banks Street is a narrow, one-lane and one-way
9 street with a well-used bike lane across from a single-sided
10 street park lane (sic).

11 It often experiences a high level of traffic,
12 particularly as it serves both local and regional vehicles
13 traveling between Memorial Drive and Mount Auburn Street,
14 Mass Ave, especially at rush hour and when Memorial Drive is
15 closed.

16 The stopping of service and drop-off vehicles
17 serving residents and a significant higher proportion
18 serving the petitioner creates backups, sidewalk parking,
19 parking in the bike lane, jaywalking and a dangerous
20 situation for pickup and for drop-off of day care children,
21 as well as for pedestrians, motorists and bicyclists trying
22 to navigate the resulting congestion.

1 I myself am a bicycle commuter, and I have
2 firsthand encounter of this situation and I observed similar
3 situations with numerous other bicyclists on numerous
4 occasions. So given the petitioner's current design,
5 pedestrian and cyclist safety will only decrease.

6 And then from a parking point of view, the
7 petitioner claims that visitor and Staff are not in need of
8 on site or off-site parking because they travel via public
9 transportation or other no foot.

10 This is far from always the case, and the
11 petitioner has offered no parking traffic flow study to
12 prove otherwise. As proposed, the project will exacerbate
13 current problems with parking and vehicle flow on Banks
14 Street, due to:

15 Number one, planned elimination of six dedicated
16 on-site parking spaces at 38-40 and 48 Banks Street, which
17 are currently filled beyond capacity during daytime hours by
18 petitioner's staff, and second, planned increase of seating
19 capacities for the new community gathering spaces.

20 And third, illegal parking by petitioner's
21 patrons, staff and security. Parking involves the improper
22 use of visitor parking permits, parking in residential

1 spaces by vehicles with no visitor or residential permits,
2 and the parking of cars by the petitioner's patrons, staff,
3 and security within non-Chabad residential driveways. All
4 are already problems in the vicinity. These problems would
5 be worsened by the proposed project.

6 While the petitioner offers to provide off-site
7 parking --

8 JIM MONTEVERDE: Can you finish, please?

9 LILY SHEN: I'll just quickly summarize. We -- so
10 we urge you to consider the detriment to the public good of
11 the neighborhood and reject the variance.

12 Thank you.

13 JIM MONTEVERDE: Thank you.

14 OLIVIA RATAY: Adam Sherwin?

15 ADAM SHERWIN: Hello. Can you hear me?

16 JIM MONTEVERDE: Yes, we can. Go ahead.

17 ADAM SHERWIN: Great. good evening, members. My
18 name is Attorney Adam Sherwin. I am here on behalf of the
19 Kerry Corner Neighborhood Association. They asked me to
20 briefly speak on a couple of points.

21 I myself am a member of the City of Malden Zoning
22 Board of Appeal. So I understand the job you have. I

1 appreciate the time that you're giving and your service and
2 the difficult job that you have.

3 These are never easy decisions, but this is a case
4 where this variance should be denied unequivocally because
5 it doesn't meet the requirements, as has been stated before.

6 The hardship here is not related to the property
7 itself. It's personal hardship. There is no claim that
8 this property can't be reasonably used; the claim is that
9 they've outgrown it, and they need more space.

10 What's the problem with that? The problem is that
11 we all have personal hardship. All of us have are reason
12 why we can't make use of our property and have some reason
13 why we should be entitled to a larger home.

14 But if we allow that, and we allow it for one, it
15 should -- has to be allowed for everyone, and sets a very
16 bad precedent.

17 I wanted to secondly briefly talk about the
18 Religious Land Use And Institutional Act. The petitioner, I
19 believe, has made a misstatement. They're suggesting that
20 this law gives you a little bit of leeway. You get to go
21 in, and you get to look around the variance requirements
22 because of this is a religious group.

1 I don't read the law that way at all. What this
2 law says is that if the claimant -- the petitioner wishes to
3 go to court and wishes to challenge one of your ordinances
4 by saying it does put a burden on a group like this, it has
5 a right to do that.

6 You are not judges, just like I am not a judge on
7 my ZBA. You don't get to pick and choose which rules to
8 follow. You don't get to incorporate certain things because
9 of who the claimant is.

10 The claimant is entitled to be heard respectfully,
11 and it's entitled to its [unclear] but it's say before this,
12 but it's not entitled to additional protection.

13 And certainly, I think it sets a very bad
14 precedent if the ZBA starts becoming a court.

15 So I would urge the Board to listen very carefully
16 to all of the members, especially the Kerry Corner
17 Neighborhood Association and give careful thought to passing
18 this variance.

19 Thank you so much for your time.

20 JIM MONTEVERDE: Thank you.

21 OLIVIA RATAY: Lauren Donovan?

22 LAUREN DONOVAN: Hello?

1 JIM MONTEVERDE: Hi. We can hear you. Go ahead.

2 LAUREN DONOVAN: Hi. I'm Lauren Donovan. I've
3 been involved in this organization for about six years now
4 and I work directly on Banks Street for the last year. I'm
5 directly involved in organizing all the events in the
6 programming.

7 There are two concerns from neighbors that I want
8 to address just from hearing this meeting now; the first one
9 being the volume of staff and people who attend our
10 programming is not going to change.

11 The staff in our community currently shuffle in
12 between four spaces: 38, which is the Chabad; the tent; the
13 side yard in between the tent and 48; and 48. So you're
14 having hundreds of people a week flowing in and out of these
15 spaces.

16 But mostly we're outside. So having one building
17 is going to minimize all the chaos. This is the logistical
18 move for the neighborhood, as all of our programming will be
19 contained under one roof.

20 The second thing is having an indoor space will
21 reduce the noise. And we're really lucky to have a security
22 guard on site so whenever events are taking place, if

1 there's ever a noise concern, our security guard will be
2 able to address it immediately.

3 And I've also been a point of contact for the
4 Kerry Corner Neighborhood Association for the last six
5 months. And I've had zero people reach out to me directly
6 with any concerns.

7 And I'm -- I also wanted to echo Sarah Wolfensohn
8 saying the amount of noise coming out of the tent is far
9 greater than what will be coming out of the rooftop for the
10 handful of opportunities we'll be able to have to use it.
11 And it's not even -- you know, designed for the amount of
12 people who will be able to be inside of the building itself.

13 That's all I gotta say.

14 JIM MONTEVERDE: Thank you.

15 OLIVIA RATAY: Alex Sagan?

16 ALEX SAGAN: Hi, can you hear me?

17 JIM MONTEVERDE: Yes, we can. go ahead.

18 ALEX SAGAN: Thank you. I'm Alec, and I'm a 40-
19 year Cambridge resident, a Harvard employee and a 20-year
20 member of the Chabad community.

21 First of all, thank you to the members of the
22 Board for the public service that you do. We really

1 appreciate it. I hope you will look favorably on the
2 petitioner's request.

3 I can say as a person who has someone with a
4 disability mobility issue in the family, using a house of
5 worship which doesn't have proper facilities for someone
6 with a physical handicap is an issue. It's difficult the
7 way the building doesn't really meet the needs of the
8 community now.

9 And I think it's for a house of worship a
10 reasonable petition, and I hope that you'll approve it.

11 Thank you for your time.

12 JIM MONTEVERDE: Thank you. Deborah Hartman?

13 DEBORAH HARTMAN: Yes. Can you hear me?

14 JIM MONTEVERDE: Yes, we can. Go ahead.

15 DEBORAH HARTMAN: You can hear me. Hi. My name
16 is Deborah Hartman. I live at 25 Banks Street, and I'm a
17 member of the Kerry Corner Association.

18 I'm -- I'd like to talk to you about the topic of
19 a service and loading dock.

20 We understand that the petitioner has corrected
21 its square footage calculations to demonstrate a way to
22 avoid the 10,000 gross square-foot trigger that would

1 require a -- providing an onsite loading dock.

2 However, the petitioner's proposal for an on-
3 street loading dock concerns us greatly, speaking on behalf
4 of the Kerry Corner Neighborhood Association.

5 Currently, the petitioner's community and service
6 vehicles double park, park in the bike lane, or within
7 residents' driveways, as shown in the material that we
8 submitted to the BCA (sic) file.

9 The petitioner claims that they do this no more
10 than residents who are receiving standard package
11 deliveries. But the amount of deliveries required by the
12 petitioner's current uses are just far greater than
13 residential levels.

14 And with the increase in the petitioner's dining
15 room seating and addition of sanctuary space, larger and
16 more frequent deliveries of food, equipment and supplies
17 will occur with cars and trucks both large and small. This
18 will further exacerbate the current situation in the absence
19 of an off-street loading dock.

20 In summary, the petitioner's proposal to seek a
21 dedicated on-street loading dock as an alternative
22 represents a substantial detriment to the public good or

1 nullifying in itself as for one, it is not assured to be
2 granted by Traffic and Parking; for two, it requires further
3 loss of on-street parking in the neighborhood; and for
4 three, it would result in dangerous truck maneuvering and
5 offloading in the public way and proximate to young children
6 in a day care setting.

7 We hope that this further demonstrates to the BZA
8 that the loading configuration creates substantial detriment
9 to the public good and should not be approved as currently
10 proposed by the petitioner.

11 Thank you.

12 JIM MONTEVERDE: Thank you.

13 OLIVIA RATAY: Doris Jurisson?

14 JIM MONTEVERDE: Are they all calling in?

15 DORIS JURISSON: Hello, there.

16 JIM MONTEVERDE: Everybody out of that list?

17 OLIVIA RATAY: No.

18 JIM MONTEVERDE: Oh.

19 DORIS JURISSON: Hi there. My name is Doris
20 Jurisson, and I live at 22 Banks Street, with my husband,
21 Reed Alexander. We have lived at a 22 Banks Street for 23
22 years and are members of the Kerry Corner Neighborhood

1 Association.

2 I wanted to briefly follow up about the topic of
3 trash as it relates to the proposal in the context of
4 substantial detriment to public good.

5 As stated, the current dining activities at Chabad
6 generate significant volumes of trash, incomparable to the
7 adjoining residential community and unfortunately, the type
8 of trash that also attracts a significant rat population.

9 Most residents put out one trash bin and one
10 recycling bin, as they are pretty good-sized bins. Chabad
11 puts out dozen -- a dozen bins and -- of recycling and
12 trash, and then stacks plastic bags on top and boxes that
13 can also block the sidewalk, challenging pedestrians and
14 especially wheelchairs and strollers.

15 The side -- the dining capacity in the proposal
16 will only generate an even greater volume of trash and
17 create a greater disturbance to the public sidewalk in which
18 it is serviced.

19 The petitioner's plans are inadequate in
20 addressing these concerns, because they show: one, an area
21 for trash even smaller than is currently used; two, an open-
22 air trash area which does not isolate the garbage from the

1 rats; and three, the lack of a clear path from the storage
2 around the tandem parking to an inadequate sized area for
3 trash to be placed for pickup.

4 So this is just one further example of the
5 detrimental impact of an even well-meaning institution that
6 is placed in the residential neighborhood.

7 And I do have one follow-up question to be
8 answered, and I know we talked about the capacity of 180 in
9 the -- in the sanctuary part, but the capacity of the dining
10 hall, I don't think that was -- I was curious for that exact
11 number.

12 Thank you.

13 OLIVIA RATAY: Berl Hartman?

14 BERL HARTMAN: Hi. My name is Berl Hartman. And
15 I've lived at 28 Banks Street two days -- two doors away
16 from Chabad House for the past 25 years.

17 Let me begin by saying that I am Jewish, and I am
18 happy to have Chabad House in the neighborhood. I certainly
19 agree that they should be allowed to build a structure so
20 that their members can be comfortably inside a building,
21 rather than siting outdoors in a tent.

22 However, I strongly object to the scale of the

1 proposal, which goes well beyond what would be required just
2 to meet the needs of their current members and programs, and
3 will have a detrimental effect on the neighborhood.

4 In particular, I'm here tonight to discuss two
5 problems that the expansion will exacerbate: light and
6 noise. Let's start with light. Artificial light brings
7 countless benefits to society, but like many inventions, it
8 can also cause problems and discomfort if used excessively
9 or at the wrong time and place, or in the wrong way.

10 We recognize that Chabad House has unique security
11 problems to contend with, and that lighting is an important
12 part of the solution. However, even now before the
13 expansion, poorly placed and maintained security lighting
14 spills offsite and into neighborhoods -- neighbors' bedroom
15 windows. This will only become more challenging with the new
16 design.

17 Even more concerning are the architectural
18 lighting and glazing that are part of the new design. There
19 are expansive areas of glazing facing residential units
20 across the street and rear abutters, which allow interior
21 lighting at all hours of the night to shine into these
22 homes.

1 If built as proposed, this excess lighting will
2 seriously impact livability for neighbors and adjoining
3 [unclear].

4 Let's talk about noise. The project includes a
5 roof deck for social and ceremonial purposes, its location
6 surrounded on all sides by abutting residents, and don't
7 forget it's up three stories.

8 That noise is going on to carry a lot more than
9 where the noise is now in the tent, because it's way up --
10 it's up on the third floor. And it's going to go into
11 everybody's bedroom and it's going to be taking place at
12 night.

13 Despite the plantings and adjoining mechanical
14 enclosures, those will be insufficient to maintain sound
15 levels at or below those allowed by the City.

16 Also at the street level, it's common for
17 students, after leaving activities from the petitioner, to
18 linger on the sidewalks and socialize. Nobody is against
19 that, but just not so big; not such huge -- will be huge
20 crowds. That's basically what I wanted to get across; is
21 that building is good; size not so good. Too big.

22 Thank you.

1 JIM MONTEVERDE: Thank you for calling in.

2 OLIVIA RATAY: Albert Lamb?

3 [Pause]

4 JIM MONTEVERDE: Mr. Lamb, it looks like you're
5 muted. Can you unmute yourself so you can join us?

6 ALBERT LAMB: Can you hear me now?

7 JIM MONTEVERDE: There we go.

8 CAROL AGATE: Yes.

9 JIM MONTEVERDE: Yep. Yep.

10 ALBERT LAMB: Can you hear me?

11 JIM MONTEVERDE: Yes.

12 ALBERT LAMB: Rick Lamb at 21 Graham Street, Kerry
13 Corner residents for 49 years. Addressing a neighborhood
14 disturbance to the loss of trees and greenscape; green
15 space.

16 The petitioner has exhibited a history of tree,
17 tree shrub and ground cover removal in order to achieve
18 greater areas of congregation and parking. The excessive
19 proposed institutional building size would dramatically
20 limit the future opportunities for the petitioner to reverse
21 this trend.

22 Cambridge has encouraged residences to embrace

1 both public and private planting benefitting the whole
2 community. Recent redevelopment of parking lots for
3 residential units by Harvard University in the Kerry Corner
4 Neighborhood have stewarded their new landscapes. Many
5 residents in the neighborhood nurture gardens and tree
6 canopies for mutual benefit of all.

7 The City of Cambridge is actively adding trees
8 within the neighborhood and conspicuously, the petitioner
9 has not participated, nor shows in their presentation. The
10 proposed green roof or new planting to be seen and
11 benefitted only by the petitioner is -- will do little to
12 abate the noise from rooftop activities.

13 The excessive size of the project eliminating the
14 opportunity for beneficial landscape areas would be an
15 unfortunate anomaly within the Kerry Corner residential
16 community.

17 Thank you.

18 JIM MONTEVERDE: Thank you for calling in.

19 OLIVIA RATAY: Joan Wing?

20 JOAN WING: Hello. Can you hear me?

21 JIM MONTEVERDE: Yes.

22 JOAN WING: Hi. My name is Joan Weinfeld Wing.

1 I'm at 701-703 Green Street. and I'm one of several Jewish
2 members of the Kerry Corner Neighborhood Association. My
3 husband and I just built a home on the lot directly behind
4 the Chabad property, and our entire property line runs along
5 the rear of the Chabad property.

6 My -- and my children and grandchildren have lived
7 on Banks Street for the past eight years. And I've spent a
8 lot of time on Banks Street as well.

9 My bedroom windows look directly down on this roof
10 deck, which I am afraid will in effect be like a party deck.
11 Even though I know it's a different purpose, it will
12 essentially be the same noise and disruption to our
13 bedrooms.

14 I'm also very worried and concerned about the
15 proposed oversized Chabad building, and how it will
16 negatively impact my home and the greater Kerry Corner
17 neighborhood. The proposed structure will worsen the
18 already existing problems with pedestrian safety, parking,
19 traffic, trash, noise, light, and crowds.

20 Also, I want to particularly mention the new shade
21 studies that were just submitted by Chabad, which also show
22 a very significant impact on our new home.

1 Not only the height, but the massive bulk of the
2 proposed structure will cause a great loss of sunlight for
3 us much of the year, greatly impacting our quality-of-life
4 and the enjoyment of our new home.

5 In addition, the proposed massive institutional
6 rear façade will be unsightly, and the numerous trash cans
7 lined up right near my property pose a health concern.

8 At the recent Historical Commission hearings, one
9 of the Historical Commission members commented that Green
10 Street residents should be very concerned about the impact
11 the rear of the proposed building would have on Green
12 Street. And I indeed am concerned.

13 And I'll also mention that at that meeting, Elkie
14 assured all of us residents 1000 percent that all our
15 concerns will be met, and they have not been met,
16 unfortunately.

17 The Kerry Corner Neighborhood is already
18 saturated, barely able to accommodate the existing
19 institutional activities. The historically residential
20 character of our small neighborhood and the quality-of-life
21 for residents has already been negatively impacted by
22 existing activity.

1 We ask that the Board not grant variances that
2 will forever bring further increased density to our
3 neighborhood, further ending the residential character and
4 the quality of life for the residents of Kerry Corner.

5 Thank you.

6 JIM MONTEVERDE: Thank you.

7 OLIVIA RATAY: Michael Wiggins?

8 MICHAEL WIGGINS: Good evening. Mr. Chairman, can
9 you hear me all right?

10 JIM MONTEVERDE: I can.

11 MICHAEL WIGGINS: I'm here tonight on behalf of
12 Pam and John Touloupoulos, who are the Trustees of the
13 Touloupoulos Realty Trust. They own one of the abutting
14 properties on Green Street Extension, 794, 798, 702.

15 And also, you just heard from Ms. Wing and her
16 husband; they are the owners of Columbia Collaborative LLC,
17 and that's at 701-703.

18 So I'm here to just speak about the special permit
19 aspect. And for a couple reasons we oppose. One is that
20 there is no legal access on Green Street Extension.

21 We're kind of astonished to hear it said tonight
22 that Green Street is a public -- Extension is a public way.

1 The counsel petitioner did find an old engineering plan from
2 1906, and it was "Green Street for accepting," that's what
3 the plan says. It was never accepted.

4 And if you -- I don't know if you could bring it
5 up on the screen easily, but it was a proposal possibly for
6 a throughput actually to link up Green Street at some point
7 with Banks Street. But that never happened. And in fact,
8 it is a private way.

9 And my clients are quite astonished to hear it
10 represented that it's not. If you walk down Putnam Avenue,
11 you'll see, "Private Way" right on the sign for Green Street
12 Extension. My clients maintain that road themselves. When
13 there's snow, most of the time they have to dig it out
14 themselves. When there are potholes, they dig out. The
15 Touloupouloses completely redid the sidewalk. So there's no
16 question that it is a private ways.

17 And private ways don't get to be used by
18 properties that are beyond the terminus of the private way.

19 Many years ago -- this is back in 1884 and we've
20 done -- I'm not going to walk you through every deed and
21 every plan -- but we found that there was a huge lot where
22 it fronted on Putnam Avenue and Banks Street, as one

1 developer had it all.

2 And then he parceled without different pieces, one
3 of which was a large piece from which the Toulopoulos lot
4 was carved out later on. And at some point, he did put an
5 extension in the middle of this property.

6 The 54 Banks Street property had no connection to
7 that. The part that my clients derived their property from
8 blocked 54 Banks completely. It had its own frontage on
9 Banks Street, as did 48 and as did 38-40. They all had
10 frontage.

11 You don't get --

12 JIM MONTEVERDE: Mr. Wiggins, can I ask you to
13 come to a conclusion, please?

14 MICHAEL WIGGINS: Sure. You know, so very
15 briefly, they don't have any rights there, and I would urge
16 you that you can't grant a special permit for an aspiration
17 to have access to a way that they don't have.

18 But just turning briefly in the remote event --

19 JIM MONTEVERDE: Thank you. Mr. Wiggins, sorry,
20 we're way beyond the three-minute mark. I'm going to have
21 to ask you to stop there.

22 MICHAEL WIGGINS: Okay, well, I just --

1 JIM MONTEVERDE: Thank you.

2 OLIVIA RATAY: Avishay Ben Sasson?

3 AVISHAY BEN SASSON: Hi, everyone. I am neighbor
4 in the neighborhood. I've been living here in Cambridge for
5 the past eight years and in the neighborhood for the past
6 three. I live across the street.

7 And I am a resident in the neighborhood. I teach
8 at Harvard. My kids go to school at Baldwin, and at the
9 Chabad day school across the street. so we're part of the
10 community here in a variety of ways.

11 And I'd like to speak to what it means for us, a
12 family with three between the ages of 1.5 and 9 years old to
13 live in a -- to live in a residential neighborhood. Part of
14 what it means is actually to have more uses than simply
15 neighbors.

16 So one of the things we value all of the about
17 living in this neighborhood is that there's a small store on
18 the corner -- the Surrey Market, where my kids can just go.
19 I can sit across the street and make sure that they cross
20 safely and get to it.

21 Another thing I value living in a neighbor like
22 this is having a variety of parks.

1 But one more important thing that's important to
2 us to live in a neighborhood like this is the possibility of
3 having communal life.

4 And communal life is also -- is a place where my
5 children can go to learn about their culture and religion
6 and hang out with the people who share other parts of their
7 life and tradition than those that they get exposed to at
8 school, and they get a lot of that through Chabad today.

9 And these days they get it on the property, and
10 they get it in a tent. And in the winter, they get it in
11 one of the classrooms around the street. These uses are
12 already there. The tent across the street is already being
13 used.

14 The community is there all the time, and it spills
15 into the street. If anybody, like, the time -- I have to
16 watch out that my kids don't run into the street when we go
17 there, because we're forced to have some of these things
18 happening in an area that's not entirely made to contain a
19 variety of uses and services.

20 And one of the things that I think about when I
21 think about building up a residential neighborhood; it's
22 about the sort of life that we can live as a community that

1 isn't just about going to sleep in our houses.

2 And as such, I urge you to think about the current
3 uses of Chabad that this building is being built to serve,
4 that are already being serviced in the space in the way that
5 it's there, spilling out not in the way that either us or
6 the people would like to have, but that are we're forced to
7 have out of the conditions in which are being caused right
8 now.

9 So when we're thinking about building this, it's
10 not really building for the future, it's building for the
11 communal uses of today and making the community living in
12 the area able to sustain a variety of uses.

13 Thank you.

14 JIM MONTEVERDE: Thank you.

15 OLIVIA RATAY: David Mansell?

16 DAVID MANSELL: Hi, can you hear me?

17 JIM MONTEVERDE: Yes, we can. Go ahead.

18 DAVID MANSELL: Hi. Thank you. I'm a former
19 resident of Cambridge, and my son is a current resident of
20 Cambridge. And I've been involved with Chabad -- proudly
21 involved with them since they arrived in 1999.

22 I really would like to emphasize to the community

1 that -- to the Committee it's hard to understate the
2 incredibly important role that Chabad plays serving the
3 entire Jewish community of Cambridge and Jews at Jews at
4 Harvard.

5 I can speak to this since when I was living in
6 Cambridge prior to their arrival, it was really hard to find
7 places where I could go for Shabbat dinners or services, for
8 learning, et cetera. And they really are -- they really
9 provide a service that is just not provided elsewhere in
10 Cambridge, in contrast to the dozens and dozens of churches
11 and other houses of worship that serve other communities.

12 I have heard some neighbors talk about noise and
13 garbage, et cetera, and I do hear and acknowledge those
14 comments. But I really think it's important to state that
15 those people are coming today. That noise is there today.
16 That garbage is there today.

17 What this building will allow to happen is for
18 Chabad's activities to be operated in a much more
19 professional, dedicated space, bringing the people inside,
20 and allowing the building to be professionally serviced, and
21 I really think will improve the quality-of-life for the
22 neighborhood -- neighbors that are in the area.

1 Also want to reemphasize a point many people have
2 made, which is the vast, vast majority of people walk to
3 Chabad.

4 Firstly, most students don't have cars; secondly
5 anybody that is Sabbath observant walks, and there's just no
6 -- there's nowhere to park. So it's not -- you know,
7 there's no parking issue here.

8 I really would encourage the Committee to approve
9 this zoning, and I can't understate -- I can't overstate how
10 important Chabad is in servicing all of Cambridge. It's a
11 phenomenal institution. The role that Hirschy and Elkie
12 play in serving students and the community members is
13 extraordinary.

14 And I really -- I understand the comments of some
15 of the neighbors, but this building is not going to attract
16 more people. It's just going to allow them to be
17 accommodated properly.

18 JIM MONTEVERDE: Thank you.

19 DAVID MANSELL: Thank you.

20 OLIVIA RATAY: Molly Rothenberg?

21 JIM MONTEVERDE: Molly, I'm going to ask you to
22 confine yourself to two minutes, please. We are running way

1 over time.

2 QUINN RICHARDSON: Yeah, that's fine. This is
3 actually Molly's husband, Quinn Richardson. I'm no her
4 account. So quickly, like, I've lived on Green Street for
5 12 years now. I have young kids. I have a kid who's a
6 kindergartener in public school in Cambridge.

7 And I just kind of want to talk to a lot of the
8 dynamics that I've heard that have been people prioritizing
9 their sort of individual rights as property owners over
10 communal rights.

11 And, like, honestly, I'm disappointed. Like, my
12 kindergartener, they start the lesson with the year saying,
13 like, "We see that we are in a community, and, like, who do
14 we want to be, like, as a community? Do we want to
15 prioritize, you know, our individual rights of, like,
16 having, like, your land exactly how you want it to be?

17 "Or do we want to just say, like, 'Yes, like,
18 let's enable more community in our neighborhood?'"

19 And, like, having lived here for 12 years, I can
20 tell you that one of the things that is missing is, like,
21 more community in the neighborhood. So I, like, that's why
22 I hope the Committee goes forward with this petition, and

1 yeah. So thank you for listening.

2 JIM MONTEVERDE: Thank you.

3 OLIVIA RATAY: Pam?

4 [Pause]

5 PAM TOULOPOULOS: Hi, can you hear me?

6 JIM MONTEVERDE: Yep. ma'am, I'm going to ask you
7 to keep your comments to two minutes in length, please.

8 PAM TOULOPOULOS: Yes, of course. My name is Pam
9 Toulopoulos. Our family has owned 694-698, 702 Green Street
10 since 1963. So 60 years plus. I just want to make three
11 points.

12 One is: Green Street has always been and
13 continues to be a private way. We have removed snow; we
14 have done things to manage the property. Our tenants are
15 able to park in front of the building because we own half of
16 the street.

17 And there was a fence at the bottom of the street
18 the entire time since our parents purchased the property in
19 1963, and agreed with Rabbi when he reached out to my
20 brother to allow him to put up a fence at his own expense.

21 The existing fence which crossed the street was
22 old. It was wire. It was a chain-link type fence. It was

1 rusted, and it was unsightly, and he offered when he
2 rehabbed -- he offered to, to, to put up his own fence at
3 his own cost. And we agreed to that as good neighbors.

4 But there was a fence in existence before that
5 crossing the entire end of the dead-end section of the
6 private way of Green Street.

7 Thank you.

8 JIM MONTEVERDE: Thank you.

9 OLIVIA RATAY: Shlomo Fellig?

10 SHLOMO FELLIG: Hey, everyone. I'll be brief. I
11 am a member of the Harvard community and a former Harvard
12 Law School alumni. When I was in Cambridge for a number of
13 years, Chabad was always my home away from home. And when
14 things were very challenging, that's where I went.

15 And I'm still a member of the community and in
16 touch with a lot of Harvard community members and other
17 folks in Cambridge.

18 And in these trying times, which have been
19 commented on a number of times today, Chabad remains the
20 home away from home. It remains the refuge for many of us
21 who need a safe space; a place to rejuvenate, a place to
22 collect ourselves, a place to be inspired.

1 And having that place, having that home within
2 minutes of the Harvard campus and in a central place where
3 the Chabad currently is located and where all the programs
4 emanate is so incredibly important for the spirit, for the
5 mental health, for the safety of everyone in Cambridge and
6 the Jewish community in particular.

7 So I would urge the Board to approve the project.
8 Thank you.

9 JIM MONTEVERDE: Thank you.

10 OLIVIA RATAY: Gittel Hilibrand?

11 GITTL HILIRBRAND: Hi. Thank you so much. I am
12 former member of the Harvard community. I graduated from
13 Harvard Law School. My son is a current student. And I
14 want to talk -- several of the residents have talked about
15 potential problems.

16 I want to talk about the benefits that Chabad has
17 brought to the community. You know, for my son, who is now
18 going to go to medical school, of significance -- again --
19 was the fact that there is a Chabad. And he will -- it is
20 my hope -- rent and be in a location nearby.

21 And you've heard from many others who continue to
22 stay, and Chabad has been critical to that, which will help

1 the both taxes and the prices in the neighborhood. And
2 these are students who are very respectful. I've been there
3 multiple times.

4 Some of the descriptions here were very upsetting
5 because they make it sound like a frat party. It is
6 definitely not that.

7 It is the place of dignity where people come and
8 worship, and has brought much benefit to the neighborhood as
9 well. And that really has not been brought up here,
10 including financial benefit.

11 Thank you very much.

12 JIM MONTEVERDE: Thank you. I'm going to close
13 public testimony. That is the longest public testimony we
14 ever had, with participating.

15 All right. Now it's time for a discussion among
16 the Board members. I'll start.

17 JIM MONTEVERDE: Okay. Perplexed. Focusing on
18 one particular issue, and that's the request for the
19 additional GFA that just about doubles to what the Ordinance
20 requirement is.

21 And at the moment, I'm not favoring -- there are
22 some other secondary issues, but that's really the primary.

1 And for that reason alone, I'm leaning to not supporting the
2 request.

3 Anybody else?

4 CAROL AGATE: I'd like to let the neighbors know
5 there's no question about -- not the neighbors, but the
6 people who spoke on behalf -- that Chabad is a wonderful
7 organization. I know people who have traveled all over the
8 world, and they always count on staying at the Chabad, being
9 fed there. There's just -- their children go to college and
10 they're happy the Chabad is around, and all of that is
11 totally irrelevant to what our responsibility is.

12 And the neighbors have made it very clear what all
13 the problems are, and certainly the FAR alone is just
14 staggering, the difference.

15 And, you know, there are -- somebody pointed out
16 there are other buildings in the neighborhood -- large
17 buildings, and certainly Chabad could remain in the
18 neighborhood and move to a place where they would not be
19 disturbing an entire neighborhood.

20 So I think our responsibility is to follow the
21 law.

22 JIM MONTEVERDE: Thank you.

1 VIRGINIA KEESLER: I do think that there is a
2 variance case to be made around accessibility and safety
3 issues created by the current state and capacity constraints
4 of the existing structures.

5 And I did think that the GFA and the 1.42 FAR
6 within the context of the neighborhood density site plan
7 that was included in the materials to me was not
8 particularly alarming.

9 It does seem like there's been a lot of effort to
10 address the concerns of the neighbors around trash, around
11 issues with light -- you know, the discussion around the way
12 that the deck was designed and the sort of buffer around the
13 deck. So to me, all of that was compelling.

14 I guess if there isn't accessibility through Green
15 Street, I guess it raises questions of whether there's any,
16 like, redesign that is needed related to that, like, such as
17 where the, you know, trash would be stored.

18 But to me, I did find there to be a compelling
19 case here.

20 JIM MONTEVERDE: Okay. Thank you, Virginia.

21 DANIEL HIDALGO: I mean it sounds like a wonderful
22 institution and, you know, I'm in the community. And I

1 personally don't have -- I think the building seems, you
2 know, thoughtfully designed.

3 I guess I'm -- the part I'm struggling with really
4 is the rationale for the variance, and that -- this idea
5 that you have separate -- you know, the idea that it was
6 separate properties and then when you bring them together
7 that creates the kind of -- the unique condition.

8 And I just struggle a little bit with what kind of
9 precedent will that set. Does that mean that, you know, in
10 other cases if someone's bought several properties and gave
11 it to each -- to one another, then they could come before
12 this Board and say if -- cite this precedent and say that
13 they could request the -- a variance to build a larger
14 structure than what the law allows.

15 So that's the part I'm really struggling with. So
16 I'm leaning against.

17 JIM MONTEVERDE: Sorry?

18 DANIEL HIDALGO: I'm leaning towards no.

19 STEVEN NG: I would wholeheartedly support this
20 application. When we go through and talk about variance
21 criteria and how -- you know, people have to prove hardship,
22 I just kind of take a couple of steps back and learn about

1 what this group and this Rabbi does for the community, and
2 how he's been able to do it.

3 Talk about hardship: He's taking care of this
4 community with tents as far back -- if you Google satellite
5 images, you know, go back in time, you'll see that every so
6 often they catch that.

7 And he's been able to serve a group of people --
8 students, people in the neighborhood, without -- you know,
9 making it happen.

10 And so, finally, I think they're able to develop a
11 very well designed structure. Jason, I am very impressed by
12 Bruner/Cott's design here.

13 And I think they did a great job. And, you know,
14 I think that's what they need. They're not expanding,
15 they're not showing up to a new location and imposing, you
16 know, something on a new neighborhood. This has been
17 ongoing for years and years.

18 So they're just creating a real space so people
19 won't have to sit there in winter coats. And I don't see,
20 you know, how we could -- how can we not support an
21 application like this where you're doing something -- you
22 know, everyone's always citing public good and -- I mean,

1 they're -- it's all good to me. I just see them serving all
2 these people, the appreciation of it.

3 And I think that's where, you know, at times
4 serving, like, you know religious worship, I mean it's
5 something we should be supporting. And I'm not afraid to
6 not -- to support that, take that view.

7 JIM MONTEVERDE: Thank you. Anybody else? I'm
8 trying to get an informal count, if we -- how many formative
9 we have and how many negative. I think I'm still opposed.
10 Yes, I understand the institution and the need for it.

11 I'm just -- I think for that -- I'm trying to look
12 at it in that particular neighborhood with the -- and I
13 think that's why the FAR is what it's listed to be.

14 I think the discussion about it's because it's a
15 combined lot and not separate lots; we can only deal with
16 what's in front of us, and that's the combined lot that we
17 have and the FAR request being well over the ordinance
18 requirement.

19 I think that is -- personal I feel that is a
20 detriment to the neighborhood. And I think some of the
21 neighbors have talk about that in terms of scale and
22 compatibility with the other size of structures within the

1 neighborhood. So I'm still against for that reason.

2 Is there anyone else who's leaning toward
3 negative?

4 DANIEL HIDALGO: I'm the -- go ahead.

5 CAROL AGATE: Well, I do want to --

6 [Simultaneous speech]

7 CAROL AGATE: -- Mr. -- oh.

8 JIM MONTEVERDE: Hold on.

9 VIRGINIA KEESLER: I apologize.

10 JIM MONTEVERDE: Okay. Go ahead, Carol. Carol,
11 do you have -- do you want to speak?

12 CAROL AGATE: Well, I'm not clear on you were
13 asking if anyone else on the Board is tending toward the
14 negative? I --

15 JIM MONTEVERDE: Yes, correct.

16 CAROL AGATE: -- yes. I definitely am --

17 JIM MONTEVERDE: Okay.

18 CAROL AGATE: -- negative on it.

19 JIM MONTEVERDE: And that's for the -- and I'm
20 really speaking about the Variance Request, the GFA.
21 Special permit is a whole different ball of wax.

22 So at this juncture, Ms. Rhatigan, this is where

1 we usually turn to the proponent and say, if you'd like us
2 to go forward with a vote, you can read the tea leaves.

3 And if it's a -- if we don't get four out of the
4 five of us affirmative, you can't come back for two years, I
5 believe it is, without a substantially modified scheme.

6 The choice is to continue again, or is there
7 another option, withdraw without prejudice? I don't know
8 what that gives you.

9 SARAH RHATIGAN: Well, could I -- I'm hoping to
10 elicit maybe a little more information from --

11 JIM MONTEVERDE: Go ahead.

12 SARAH RHATIGAN: -- members who are negatively
13 inclined. So --

14 JIM MONTEVERDE: Ms. Rhatigan, I'm --

15 SARAH RHATIGAN: Mr. Chairman and Mr. --

16 JIM MONTEVERDE: -- convince us, I'm just saying
17 those are the three choices I think we have right now at
18 this juncture: We go ahead with the vote -- I suspect you
19 don't get enough affirmative to carry it -- you know that
20 you're voted down, you can't come back for two years without
21 a significantly different proposal.

22 Or option two: we could vote to continue, and you

1 can meet with the neighbors, and you can take any of our
2 comments into consideration and come back.

3 Or I don't really -- what's the option to withdraw
4 without prejudice, where does that lead?

5 OLIVIA RATAY: They can come back in two years.

6 JIM MONTEVERDE: Withdraw without prejudice, you
7 can come back within two years. Those are the three. I'm
8 asking you what do you and your client want of --

9 SARAH RHATIGAN: Sure.

10 JIM MONTEVERDE: -- those three?

11 SARAH RHATIGAN: In -- in order to -- in order to
12 be able to advise the client, I was hoping to get a better
13 understanding of whether -- of the source of your concern.

14 And I heard Ms. Agate's concern that she's
15 concerned about the neighbors' objections. And I'm hearing
16 from you I think and Mr. Hidalgo that you're concerned about
17 kind of the technical nature of the variance, legal
18 considerations.

19 If that's true, there's no project that we can
20 bring to you. So it would be hard to come up with a reason
21 for suggesting a continuance if you're saying there's no set
22 of facts that would result in you agreeing that we have a

1 hardship.

2 I think our hardship argument's clear. And I also
3 think that you should take into account Massachusetts courts
4 agree that security concerns are a basis for a variance.
5 And we've described how a unified building is necessary for
6 safety.

7 SARAH RHATIGAN: So I think that --

8 JIM MONTEVERDE: I do not think --

9 SARAH RHATIGAN: -- legally you have coverage. I
10 know you don't want me to try to persuade you of this, I'm
11 trying to understand is it any variance that you won't
12 grant, or am I misinterpreting your concern?

13 JIM MONTEVERDE: Me personally?

14 SARAH RHATIGAN: Yeah.

15 JIM MONTEVERDE: It's the --

16 SARAH RHATIGAN: Yes.

17 JIM MONTEVERDE: -- increased -- request for the
18 increased GFA, and that it's significantly beyond. I think
19 it's an impact to the neighborhood. So some other scheme
20 that's less --

21 CAROL AGATE: And I'm very influenced by
22 neighbors. And this is almost a unanimous neighborhood.

1 They're -- they all feel that it would be a tremendous
2 hardship.

3 And I don't know when I've ever seen so many
4 neighbors who have accepted what you've been doing so far
5 and feel that this goes so far beyond that it would really
6 change the entire nature of the neighborhood.

7 RABBI HIRSCHY ZARCHI: I think -- I think this is
8 a moment maybe where I should chime in and --

9 JIM MONTEVERDE: Sorry. No, hold on one second.
10 I'm really not asking for a discussion outside of the
11 members of the Board.

12 I hope I didn't make a mistake, Sarah, in offering
13 you the opportunity to read the tea leaves of where this was
14 all going.

15 If -- there is no more discussion this evening.
16 We really need to decide how we proceed and if you'd like us
17 to continue with a vote. And if it is, or if you have no
18 opinion, we'll continue with a vote and see what happens.

19 Let's take it from there.

20 DANIEL HIDALGO: Jim, can I just clarify my
21 opinion?

22 JIM MONTEVERDE: Go ahead.

1 DANIEL HIDALGO: I just want to clarify I don't
2 have a problem really in terms of the detriment of the
3 neighborhood. I -- if you -- I think I'm close to being
4 convinced on the issue of the three properties.

5 I just wanted to hear a little bit more about the
6 security -- if you were to come back, hear more about the
7 security issue, just because this is a novel issue for me.
8 So that's where I am.

9 So I'm a little different from some of my
10 colleagues here.

11 JIM MONTEVERDE: Again, it's a discussion among
12 the members of the Board. So how can we help?

13 DANIEL HIDALGO: No, just -- you know, I --

14 SARAH RHATIGAN: And just a point of
15 clarification: Mr. Miller is not sitting on this case. Is
16 that correct?

17 CAROL AGATE: That is correct.

18 SARAH RHATIGAN: I'm just trying to understand who
19 is voting. Thank you.

20 CAROL AGATE: I am filling in for him. There was
21 some reason he could not appear on it this time.

22 JIM MONTEVERDE: It's Carol, Virginia, Daniel, and

1 myself.

2 VIRGINIA KEESLER: Carol, I guess I'm just
3 curious, it seems like perhaps there was some misinformation
4 with some of the neighbors, or people thought the capacity
5 was going to be, like over 800 people but it's actually much
6 less than that.

7 I guess I wonder -- I don't know, if there's
8 anything else about neighbor opinion or just that would get
9 you comfortable. I guess I'm just wondering how members of
10 the Board are sort of interpreting some of the confusion
11 that they were -- that seemed like it might be coming up in
12 some of the comments?

13 JIM MONTEVERDE: I don't -- when I reread the
14 transcript from the original presentation of what was
15 submitted --

16 VIRGINIA KEESLER: Yeah.

17 JIM MONTEVERDE: -- they didn't get to present it,
18 but I reread the commentary that came in from the
19 neighborhood group. And the commentary this time it's
20 really the -- very much the same issues, meaning there
21 really wasn't much movement to address or satisfy the
22 neighbors' concerns.

1 I don't think there was confusion. I think that,
2 you know, confusion in terms of -- or this disparity in
3 terms of numbers what's your total occupancy number?

4 VIRGINIA KEESLER: Mm-hm.

5 JIM MONTEVERDE: You know, the point still was
6 that, you know, their concern was still valid. It was there
7 initially, it's there in their current correspondence that
8 we have in the file.

9 And again, I don't think those have been
10 addressed. Some of them I don't know if you could address,
11 in terms of satisfying.

12 So yeah. There were a lot of commentary from the
13 neighbors. More so than we've seen before.

14 Vote? It's time to move on.

15 RABBI HIRSCHY ZARCHI: And is there an opportunity
16 for us to respond to some of the -- the questions --

17 JIM MONTEVERDE: No.

18 RABBI HIRSCHY ZARCHI: -- that were raised?

19 JIM MONTEVERDE: We're past all of that. this is
20 just discussion among members of the Board. and then time
21 for a vote. That's what our protocol is, our process.

22 RABBI HIRSCHY ZARCHI: So before your vote there's

1 nothing for us to be able to -- like I didn't --

2 JIM MONTEVERDE: No.

3 RABBI HIRSCHY ZARCHI: -- I didn't have a chance

4 --

5 JIM MONTEVERDE: There isn't.

6 RABBI HIRSCHY ZARCHI: -- with the petitioner.

7 JIM MONTEVERDE: No. Thank you. I'm sorry. No.
8 time for comment was previously.

9 RABBI HIRSCHY ZARCHI: So -- but we waited for
10 comments. You shut down public comments, but that's why we
11 didn't raise our hand. I'm always -- we were always told --

12 CAROL AGATE: No.

13 RABBI HIRSCHY ZARCHI: -- that anyone --

14 CAROL AGATE: Virginia, is there anything further
15 that I could explain as far as my feeling so strongly about
16 this? Then --

17 VIRGINIA KEESLER: No, I was just -- I think I was
18 just raising for the Board the question around, like,
19 different things [unclear] --

20 CAROL AGATE: Yes.

21 VIRGINIA KEESLER: -- with capacity.

22 CAROL AGATE: It's like they have outgrown their

1 location. It's almost like that building that we were
2 discussing -- I don't know who was on that case. But they
3 were building a huge, a mansion in an area that it just
4 didn't belong.

5 And here they did a wonderful thing for the
6 neighborhood, but it's a small Chabad house, or a typical-
7 size Chabad house. And now they've grown, because of the
8 population of Harvard or whatever.

9 But instead of other Chabad houses and other
10 places or finding a larger location in a more business-
11 oriented place or just there are some buildings around the
12 corner that are larger.

13 And finding a location where they're going to fit,
14 rather than changing an entire neighborhood. And the
15 neighbors have pointed out any number of inconveniences that
16 the enlargement will be.

17 And some people have said it won't be any larger,
18 it'll just give them room for what they're servicing now.
19 But when there is more space, there are going to be more
20 people. And more people is going to change the nature of
21 the neighborhood.

22 JIM MONTEVERDE: Okay.

1 SARAH RHATIGAN: Mr. Chairman --

2 CAROL AGATE: So I --

3 SARAH RHATIGAN: -- I know you don't want any more
4 public comment, but I feel culpable for telling my client
5 that he would have a chance to respond later. I would just
6 ask that he be given two minutes.

7 JIM MONTEVERDE: Go ahead.

8 SARAH RHATIGAN: Before we ask you to take a vote.

9 JIM MONTEVERDE: Go ahead, please. Keep it to two
10 minutes if you can.

11 Rabbi?

12 RABBI HIRSCHY ZARCHI: I'll try within two
13 minutes. But, you know, you gave some options for going
14 further and I could not address that. You said something
15 about going back to the neighbors.

16 If the neighbors are playing a role in any way,
17 shape, or form in this, I mean, you're putting me in a
18 difficult position to have to address head on what may be an
19 uncomfortable topic.

20 But I have to begin by saying that we told many in
21 our community by communication today this shouldn't take up
22 more of the time of your public service. The points that we

1 made were clear enough. But who's going to say that there
2 are thousands who are watching the outcome of today?

3 The issue with the neighbors you heard some
4 extreme examples of harassment. Many of them introduced
5 themselves as being Jewish. Clearly, either they have no
6 involvement with the Jewish community, because when they say
7 we're going to have 800 people, that speaks to zero
8 familiarity with how a Jewish institution functions.

9 Never will there be 800 people in a synagogue, in
10 the dining hall and the sanctuary, and in the offices. When
11 services are held, the offices are shut on Sabbath and
12 holidays. When the service is held, there's no Shabbat
13 dinner.

14 There's a sequence to this. This whole idea of 7-
15 800 people and - it's just nonsense. Hopefully you see
16 through that.

17 But you all, if you don't know, you should know:
18 the initial application from the neighbors were that we
19 don't belong here. Our very presence today was challenged.

20 The legal basis of it, the moral basis, we were
21 challenged - they wanted to uproot us from here. They were
22 advised by lawyers and by consultants to change the

1 narrative to they want to size us to a place where we can't
2 stay here.

3 This was never about the size, because the size
4 exists in the hundreds today. This would simply bring it
5 indoors. They don't want us here. They asked the City to
6 remove us from here. If you don't know let's state it for
7 the public record. We have the written documents for it.
8 They challenged our basis here.

9 My final point to you -- and there's much more to
10 say, but we have limits here: there are hundreds of houses
11 of worship in the city of Cambridge. There's close to zero
12 -- close to zero -- space for the Jewish community to
13 convene. There are two Hillels that are built on university
14 property, owned by the university; almost nothing to speak
15 of that belongs to the Jewish community. This is our only
16 space.

17 We're here now in this time of danger. We're
18 outdoors exposed to the elements. It's dangerous, it's
19 undignified, it's unacceptable.

20 And this opposition -- this opposition from people
21 who told us -- they told me a month ago "When you had two
22 kids, you were fine. Then you had three, then you had four.

1 Then you had five." Yes, our garbage is 10 times more than
2 our neighbors. You know why? Thank God we're blessed with
3 six children. Most of them don't have any children. That's
4 choices they made, or their children moved on.

5 So it's insulting. You have to -- you have a
6 responsibility here. People are watching. The Jews are
7 producing 10 times more garbage? I have six children. I'm
8 blessed with six children, my wife and I. Two of them are
9 married, so it's eight children. I have a grandchild. We
10 have 10 times the number, so we have 10 times more garbage.
11 Nothing to be embarrassed about. If there's a problem,
12 we'll address it.

13 This is a public prosecution of a family and of
14 the Jewish community here. I'll leave it to legal Counsel
15 about how to dismiss [unclear], but you should also be aware
16 -- you and more appropriately the neighbors that are -- I
17 think not being honest what the true agenda here is: There
18 are over a dozen Chabad centers in the United States that
19 I'm personally aware of that were funded by taxpayer
20 dollars. Why? Because neighbors tried to fight it against
21 the federal civil right.

22 I'm -- we're not looking for the city of Cambridge

1 taxpayers to fund this building. But Weil Gotshal's
2 standing by because, you know, we're citizens, we have
3 rights. I mean, [unclear]'s a serious --

4 JIM MONTEVERDE: Rabbi?

5 RABBI HIRSCHY ZARCHI: -- issue. It's a very
6 serious issue, particularly if it's being used to deny us
7 based on very inappropriate -- you heard about the
8 harassment. You heard about the cameras that take pictures
9 of us and our family and our people every day.

10 This is not about a wrong size, or about an FAR
11 question. We are not wanted here.

12 JIM MONTEVERDE: I'm sorry, the issue -- okay.
13 thank you. Thank you for your comments.

14 Now, we're back where we were.

15 Sarah, customarily --

16 SARAH RHATIGAN: Yes.

17 JIM MONTEVERDE: -- I'll offer Counsel the
18 opportunity on how we move forward: a vote, where we may
19 not pass; withdraw -- I'm sorry, continue, come back at
20 another time with some variation on the scheme you're
21 proposing with commentary that we can show responds to the
22 Historic Commission's comments and the neighbors' comments;

1 or withdraw without prejudice, I guess. And then you can
2 come back within two years.

3 Do you have a preference, or --

4 SARAH RHATIGAN: Apologies. Without us being in
5 the same room, I'm communicating by text with my client. I
6 need to --

7 JIM MONTEVERDE: Go ahead.

8 SARAH RHATIGAN: I can't make that decision
9 without --

10 JIM MONTEVERDE: Okay.

11 SARAH RHATIGAN: If you could give us a moment?

12 JIM MONTEVERDE: Yep.

13 SARAH RHATIGAN: Excuse me one moment, I'm just
14 going to -- did you -- maybe just one minute, I'll be back
15 online.

16 JIM MONTEVERDE: Go right ahead.

17 [Pause]

18 SARAH RHATIGAN: Thank you, Mr. Chairman. Thank
19 you for your giving us a moment. We'd like to ask for a
20 continuance for --

21 JIM MONTEVERDE: If you can give us a moment.

22 Sorry. We lost Olivia. So give us a second --

1 SARAH RHATIGAN: Oh.

2 JIM MONTEVERDE: -- until she's back.

3 [Pause]

4 OLIVIA RATAY: Thank you, guys.

5 JIM MONTEVERDE: Okay. Running out of power?

6 [Side conversation with Staff]

7 Go ahead, Sarah. What can we do?

8 SARAH RHATIGAN: Thank you, Mr. Chairman. Was
9 there any change in the -- sort of the status of anybody's
10 thinking in the meantime about what we're doing here?

11 JIM MONTEVERDE: Personally, no.

12 SARAH RHATIGAN: We would like to request a two-
13 week continuance.

14 OLIVIA RATAY: May 23, maybe?

15 JIM MONTEVERDE: 23? You think that's available?

16 OLIVIA RATAY: It is available, yeah.

17 JIM MONTEVERDE: Okay. Can all the Board members
18 here tonight be available on the twenty-third?

19 DANIEL HIDALGO: I can.

20 CAROL AGATE: Available.

21 VIRGINIA KEESLER: I'm unfortunately in transit on
22 the twenty-third.

1 JIM MONTEVERDE: Sorry, you are in transit
2 Virginia?

3 VIRGINIA KEESLER: Yes.

4 JIM MONTEVERDE: What's next?

5 OLIVIA RATAY: June 20.

6 JIM MONTEVERDE: June 20?

7 OLIVIA RATAY: Yeah.

8 SARAH RHATIGAN: June 6 is not possible?

9 JIM MONTEVERDE: No. No. Next is June 20.

10 Members of the Board available June 20?

11 STEVEN NG: Available.

12 VIRGINIA KEESLER: Yep.

13 CAROL AGATE: I'm available.

14 VIRGINIA KEESLER: I'm available.

15 DANIEL HIDALGO: Available.

16 JIM MONTEVERDE: Yep. Okay. June 20. Sarah, are
17 you good with that?

18 SARAH RHATIGAN: Yes.

19 JIM MONTEVERDE: Okay.

20 SARAH RHATIGAN: Oh, I'm sorry. Hold on.

21 CAROL AGATE: We did get some -- didn't we get
22 some notice about not having hearings in June, or --

1 DANIEL HIDALGO: It's just one hearing.

2 CAROL AGATE: I notice I'm taking it off my
3 calendar and I don't do that unless --

4 JIM MONTEVERDE: Yeah. It's been rearranged for
5 just one meeting on the twentieth.

6 CAROL AGATE: But -- oh, so it's okay to set it
7 then? Fine.

8 JIM MONTEVERDE: Yeah, exactly. All right.
9 Continuance.

10 Let me make a motion to continue this matter to
11 June 20, 2024, on the condition that the petitioner change
12 the posting sign to reflect the new date of June 20, 2024,
13 and the new time of 6 p.m.

14 Also, that the petitioner sign a waiver to the
15 statutory requirements for the hearing. This waiver can be
16 obtained from Maria Pacheco or Olivia Ratay at the
17 Inspectional Services Department.

18 I'll ask that you sign the waiver and return it to
19 the Inspectional Services Department by a week from this
20 coming Monday. Failure to do so will de facto cause this
21 Board to give an adverse ruling on this case.

22 Also, that if there are any new submittals,

1 changes to the drawings, dimensional forms, or any
2 supporting statements that those be in our files by 5 p.m.
3 on the Monday prior to the continued meeting date.

4 On the motion to continue the matter until June
5 20, 2024, Carol?

6 CAROL AGATE: In favor.

7 JIM MONTEVERDE: Virginia?

8 VIRGINIA KEESLER: In favor.

9 JIM MONTEVERDE: Steven?

10 STEVEN NG: In favor.

11 JIM MONTEVERDE: Daniel?

12 DANIEL HIDALGO: In favor.

13 JIM MONTEVERDE: And Jim Monteverde in favor.

14 [All vote YES]

15 The continuance is granted.

16 SARAH RHATIGAN: Thank you very much for your
17 time.

18

19

20

21

22

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

* * * * *

(9:12 p.m.)

Sitting Members: Jim Monteverde, Steven Ng, Daniel Hidalgo,
Virginia Keesler, and Thomas Miller

JIM MONTEVERDE: So this is BZA case 197887 -- 47
Eighth Street. And we have a request for a Six Month
Extension for the variance. And Six Month -- yes, this will
put it until December 5, 2024.

OLIVIA RATAY: No, just six months. We don't have
to pick a date.

JIM MONTEVERDE: Oh. There's a date here.

OLIVIA RATAY: Oh, yeah. I guess that's fine.

JIM MONTEVERDE: Right? June, July, August,
September, October, November?

OLIVIA RATAY: Yeah.

JIM MONTEVERDE: Seven. What do I do for an
extension? Just vote for the extension? And that will --

OLIVIA RATAY: If you'd like to --

JIM MONTEVERDE: -- gobbledygook? And who do we
have?

OLIVIA RATAY: It's going to be Jim, Daniel --

JAMES RAFFERTY: Good evening, Mr. Chairman.

1 James Rafferty on behalf of the petitioner.

2 OLIVIA RATAY: -- Virginia and Tom.

3 JIM MONTEVERDE: Okay. So, on this matter, we're
4 voting on a voice vote to continue the variance for a Six
5 Month --

6 OLIVIA RATAY: Not continue.

7 JIM MONTEVERDE: -- not continue, sorry; an
8 Extension for the variance only, and that would bring it to
9 December 5, 2024. On a voice vote, please? Daniel?

10 DANIEL HIDALGO: In favor.

11 JIM MONTEVERDE: Steven?

12 STEVEN NG: In favor.

13 JIM MONTEVERDE: Virginia?

14 VIRGINIA KEESLER: In favor.

15 JIM MONTEVERDE: Tom?

16 THOMAS MILLER: In favor.

17 JIM MONTEVERDE: And Jim Monteverde in favor.

18 [All vote YES]

19

20

21

22

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

* * * * *

(9:15 p.m.)

Sitting Members: Jim Monteverde, Steven Ng, Daniel Hidalgo
Fernando, Virginia Keesler, and Thomas
Miller

JIM MONTEVERDE: Next case is BZA-133276. And
this one is requesting a Second Extension Request for one
year, which will bring it to May 2, 2025. Same gang.

So on a voice vote, please? This is for an
extension for one year. It's a special permit. This is 20
Larchwood Drive. And that will bring it to May 2, 2025.

On a voice vote, please, Daniel?

DANIEL HIDALGO: In favor.

JIM MONTEVERDE: Steven?

STEVEN NG: In favor.

JIM MONTEVERDE: Virginia?

VIRGINIA KEESLER: In favor.

JIM MONTEVERDE: Tom?

THOMAS MILLER: In favor.

JIM MONTEVERDE: And Jim Monteverde in favor.

[All vote YES]

JIM MONTEVERDE: The extension is granted.

1 JAMES RAFFERTY: Thank you, Mr. Chair, and members
2 of the Board.

3 JIM MONTEVERDE: You're welcome. Let's take a
4 seat to sign these here and get this done.

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

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

* * * * *

(9:17 p.m.)

Sitting Members: Jim Monteverde, Steven Ng, Daniel Hidalgo,
Virginia Keesler, and Thomas Miller

JIM MONTEVERDE: Okay, back to the
regular agenda. And this is our team. Our players here for
the Board are Virginia, Steven, Daniel, and Thomas voting
and myself. First case is BZA 264436 -- 40 Granite Street.

[Side conversation]

Sorry, 40 Granite Street, this is being withdrawn.
So on the motion to withdraw 40 Granite Street, Virginia?

VIRGINIA KEESLER: In favor.

JIM MONTEVERDE: Thank you. Steven?

STEVEN NG: In favor.

JIM MONTEVERDE: Daniel?

DANIEL HIDALGO: In favor.

JIM MONTEVERDE: Thomas?

THOMAS MILLER: In favor.

[All vote YES]

JIM MONTEVERDE: Thank you.

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

* * * * *

(9:17 p.m.)

Sitting Members: Jim Monteverde, Steven Ng, Daniel Hidalgo,
Virginia Keesler, and Thomas Miller

JIM MONTEVERDE: Next case is BZA 264704 -- 39
Saville Street. Ms. Rhatigan?

UNIDENTIFIED SPEAKER: Good evening, members of
the Board. we're waiting for Sarah Rhatigan. Sarah is our
lawyer in our case.

JIM MONTEVERDE: Yep.

UNIDENTIFIED SPEAKER: We're assuming she might be
speaking with her previous client, but she should be
rejoining us.

JIM MONTEVERDE: Yep. Just give her a moment.

UNIDENTIFIED SPEAKER: If you like, we could run
through the drawings while we await Sarah, in an effort to
be efficient.

JIM MONTEVERDE: Yeah, if you don't mind that's
fine. Why don't you tell us what you're trying to do and
what relief you're requesting.

UNIDENTIFIED SPEAKER: No problem.

JIM MONTEVERDE: Axel?

1 AXEL RAMIREZ-PALACIO: Yes. Hi. Yes. Good
2 evening, members of the Board. I'm Axel Ramirez-Palacio,
3 I'm the Architect.

4 We are submitting a BZA submission for relief in
5 the two-family house in Cambridge at 39 -- it's 39-42. It's
6 a two-family house. We're looking for relief for an
7 additional FAR in a nonconforming house, and a minimum work
8 within setback lines.

9 So if we can go to the next sheet, please? I'll
10 explain.

11 Oh, Sheet No. 3, please.

12 Here is the side axiom pretty much the back of the
13 house. That is pretty much what is more of the addition
14 space. You can see on the left the existing side axiom and
15 the proposed design of the back and the rear of the house on
16 the right.

17 Next please?

18 This is the certified plot plan, including setback
19 lines.

20 Next?

21 This is our area plans and zoning information. As
22 I mentioned before, we are in a residential -- well, we are

1 in a Residential District B where the maximum Ordinance FAR
2 is 0.5.

3 The house is a nonconforming. We are in a 0.64
4 and we are going -- the proposed 0.68. So the increase is
5 barely the minimum.

6 You can notice on the bottom left on the -- you
7 can see the red area is the area of relief that we're
8 looking for the addition would bring on the left bottom
9 side. I'm sorry, on the right, on the right.

10 Yes. Right there.

11 Let's go to the next sheet, please. These are
12 street view pictures of the property. This is from on
13 Saville Street, on the left side.

14 Next one, please?

15 This is the front. There's going to be a little
16 modification on the Level 2.

17 Next one, please?

18 This is on the right side of the property --
19 pretty much no [unclear] disturbing.

20 Next one, please?

21 This is a shadow study. We have not much impact
22 on neighbors, putting a new addition on the rear.

1 Next one, please?

2 This is the Level 0. There is no work at this
3 level, the mechanicals, and you can see the projection of
4 the area of relief on the back of the property on the top of
5 the sheet.

6 Next one?

7 Same. Last sheet. You can see the -- in blue the
8 setback lines. In red, the area of relief on the back of
9 the property. That's the area for additional footprint.

10 Next one?

11 Level 2 is pretty much the same as Level 1, just
12 is exactly the same footprint that we are adding.

13 Next?

14 This is just the projection on the setback line.
15 And here we'd like to show the minimum work within the
16 setback line. That is the addition of the skylight that you
17 can see in the bottom part of the -- this sheet.

18 Yes. That one right there.

19 Next one, please?

20 That's the -- yeah, main elevation. You can see
21 the top left, the original drawings of the house. We want
22 minimum changes, also Level 2 larger doors. Not much at

1 this elevation.

2 Next, please?

3 On this side elevation you can see on the back the
4 area of relief, and the area of relief on the skylight. And
5 in this one, we're modifying a window. You can see in the
6 top left that it's an existing window that is so large.
7 We're going to reduce the size of the window.

8 Next?

9 This is the rear elevation. And you see the area
10 of relief. That is the area that is adding FAR.

11 Next, please?

12 This is the side of the house. You can see the
13 area of relief on the back. Most of the windows here, they
14 are away from setback lines on the driveway sides of the
15 property. So there's going to be just a few new windows and
16 replacement that they could be done by right.

17 Next one?

18 Next one here we have a QR code that you can go
19 with your cell phone and see the exterior of the house.

20 Next one, please?

21 This is just additional condition -- existing
22 condition pictures of the property.

1 Next one?

2 More additional pictures.

3 Next one?

4 I think this is the dimensional forms for the --
5 for the elevation. So that's all. We're happy if you have
6 any questions, please let us know.

7 JIM MONTEVERDE: Thank you. Thank you for your
8 presentation.

9 AXEL RAMIREZ-PALACIO: You're very welcome.

10 JIM MONTEVERDE: Just so I'm clear: the relief
11 that you're requesting, this is a special permit. But
12 first, it's for the increase in the -- the GFA is already
13 greater than the Ordinance, so you're requesting an increase
14 on it on that number, right? From 0.64 currently to 0.68,
15 that's one.

16 The construction that sits within the rear. No,
17 I'm sorry. The addition in the back is all -- you don't
18 need relief for that, do you? It's not within the setback?

19 SARAH RHATIGAN: It's not.

20 AXEL RAMIREZ PALACIO: No, it's not. It's just
21 about the increase of the additional footprint.

22 JIM MONTEVERDE: That's right. So that's just

1 about the area? And then the skylight is in the right-side
2 setback?

3 AXEL RAMIREZ-PALACIO: Correct.

4 JIM MONTEVERDE: Correct?

5 AXEL RAMIREZ-PALACIO: Yes.

6 JIM MONTEVERDE: So it think it's those -- so it's
7 those two issues that you're seeking the relief on?

8 AXEL RAMIREZ-PALACIO: That is correct.

9 JIM MONTEVERDE: Oaky. All right. Any questions
10 from members of -- or Sarah, sorry, did you want to have
11 anything to --

12 SARAH RHATIGAN: I'm just -- I'm so sorry. I'm so
13 sorry that I was in the other room, and I didn't realize how
14 quickly you went through the other cases. My apologizies.

15 JIM MONTEVERDE: It's okay. Do you want to add
16 anything to the presentation?

17 SARAH RHATIGAN: Well, I know Axel did a fabulous
18 job, but it is a -- it is a really quite minor request that
19 will make quite a big difference for the owners with the
20 two-family status with the -- just a slight exacerbation of
21 the already existing GFA.

22 JIM MONTEVERDE: Yep.

1 SARAH RHATIGAN: But happy to answer any
2 questions.

3 JIM MONTEVERDE: All right. Thank you. Any
4 questions from members of the Board? If not, I will open it
5 up to public comment. We have several -- one, two, three,
6 four, five, six, seven, eight, nine, 10, 11 pieces of
7 correspondence in the file. It's a form letter, all stating
8 they have no objections.

9 I'll just summarize these. This is Maggie
10 Courrier, and she's a direct abutter; John Nimmons, 310
11 Concord Avenue -- again, these are all in favor; Jackie
12 Grantzer -- sorry, I can't read the handwriting -- 48
13 Saville, Unit 1; Margaret Courrier again, got that already;
14 Sandra Wozniak, 36-38 Saville in favor; can't read that one
15 -- somebody from 48 Saville Street, No. 3, and No. 2; A.
16 Fogel, 397 Walden Street, in favor; [Unclear] Davis, in
17 favor; Lauren Byre (phonetic), in favor; Ted Paxton, 57
18 Saville, in favor; and Kaylie Walk (phonetic), 55 Saville
19 Street. Those are all in favor.

20 And none speaking against.

21 With that, I'll open it up to public comment.

22 Any members of the public who wish to speak should

1 now click the icon at the bottom of your Zoom screen that
2 says, "Raise hand." If you're calling in by phone, you can
3 raise your hand by pressing *9 and unmute or mute by
4 pressing *6.

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

10 Anyone calling in, right? No one calling in? I
11 will close public testimony. Discussion among members of
12 the Board?

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

14 JIM MONTEVERDE: Yep. That was it. Okay.

15 The Chair makes a motion to grant relief from the
16 requirements of the Ordinance under Sections -- let me make
17 sure we get this right -- 5.31, the Dimensional
18 Requirements.

19 That's for the new GFA and also for the skylight
20 and the side yard setback -- 8.22.2.d, Nonconforming two-
21 bedroom structure, 8.22.2.c the window in the setback; and
22 the requirements for section 10.40 for a special permit.

1 On the condition that the work proposed conforms
2 to the drawings entitled "39-41 Saville Street," prepared by
3 SKA Architects and dated April 8, 2024; initialed and dated
4 by the Chair.

5 And further, that we incorporate the supporting
6 statements and dimensional forms submitted as part of the
7 application.

8 On a voice vote, please, Virginia?

9 VIRGINIA KEESLER: In favor.

10 JIM MONTEVERDE: Thank you. Steven?

11 STEVEN NG: In favor.

12 JIM MONTEVERDE: Daniel?

13 DANIEL HIDALGO: In favor.

14 JIM MONTEVERDE: Thomas?

15 THOMAS MILLER: In favor.

16 JIM MONTEVERDE: And Jim Monteverde in favor.

17 [All vote YES]

18 JIM MONTEVERDE: That's five affirmative. Relief
19 is granted.

20 AXEL RAMIREZ PALACIO: Thank you, Mr. Chairman.

21 SARAH RHATIGAN: Thank you.

22 AXEL RAMIREZ PALACIO: Thank you very much.

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

JIM MONTEVERDE: Thank you.

1 * * * * *

2 (9:27 p.m.)

3 Sitting Members: Jim Monteverde, Steven Ng, Daniel Hidalgo,
4 Virginia Keesler, and Thomas Miller

5 JIM MONTEVERDE: Next case is BZA-264622 -- 70
6 Inman Street. It's getting to be a regular occurrence.

7 Anybody wishing to speak on this request?

8 JOSEPH ARTLEY: Okay. I finally found the mute
9 button.

10 JIM MONTEVERDE: There we go.

11 JOSEPH ARTLEY: And Suzie Schweitzer, you need to
12 unmute yourself. No? Oh, okay. I was afraid of that.

13 Tom and Suzie are petitioning, and Suzie is
14 petitioning to add an addition to their house. And I'm
15 their architect.

16 I am also their neighbor. I'm a very close
17 neighbor. We both have single-family attached homes, and
18 they're the ones who are attached to me.

19 And they've talked with their son who lives in
20 Cambridge, and his family, and they've had the pleasure of
21 living there since 1983. And it's always been a three-
22 family up and down.

1 And their son wants to move upstairs and have Tom
2 and Suzie move downstairs, a sort of multigenerational take
3 care of. And they asked me to design an addition that gives
4 them a better bedroom and nice bathroom -- and there's Tom
5 and Suzie --

6 And there's a laundry and closet space and stuff
7 that they don't really have in the house. Our houses were
8 built in 1840; 1843 actually. And their lot was complying
9 at one time, 50 x 100. The City took a little bit -- a bite
10 out of it on the street level, so it's about 97 x 100 -- I'm
11 sorry, 50 x 97.

12 Anyhow, the proposed addition is in compliance
13 with all the setback requirements -- FAR -- the Dimensional
14 Requirements in the Zoning Code.

15 And the request and the reason for the variance
16 has to do with the nonconforming section of the code
17 8.22.2.c that any addition allowable by any other means if
18 it exceeds 25 percent of the original area or volume of the
19 existing house, doesn't qualify for the special permit.

20 And then 8.22.3 says anything that doesn't qualify
21 before that has to be by a variance.

22 So that's why we're here. The addition itself is

1 in compliance with everything. So it's just that language
2 in the Zoning Code that requires us to be here.

3 And Suzie and Tom, do you want to say anything?

4 SUSAN SCHWEITZER: I don't know. Can we -- are we
5 hearable?

6 JOSEPH ARTLEY: Yep. We hear you.

7 JIM MONTEVERDE: We can hear you.

8 JOSEPH ARTLEY: And you can sort of explain what
9 it is you're looking to do.

10 SUSAN SCHWEITZER: Well, we want to enlarge the
11 first floor so that we can move down to the first floor
12 because we're 80 years old and our kids move up to the
13 second floor.

14 And we'll enlarge the second floor a little bit
15 too. We're adding a room into the yard. That's basically
16 what we're doing --

17 TOM: Yep.

18 SUSAN SCHWEITZER: -- with our kids.

19 TOM: And I would add that the initial motive for
20 this is that the stairs are okay of for people who are 40,
21 50 and 60 but they're very, very steep -- especially from
22 the second and third floor.

1 And so, we are an accident waiting to happen
2 there. And so, we really need to move down or if we can't
3 do that, some other solution.

4 JOSEPH ARTLEY: So I guess, I mean that's the
5 presentation. The Historic Commission, the Mid Cambridge
6 Neighborhood Conservation District Commission -- was --
7 approved it. They were happy with it.

8 And as far as the design goes, the intention was
9 to sort of look at what was there originally -- the original
10 1843 house, and then clad that -- the addition -- in the
11 elements that the existing house had at one time doesn't
12 have anymore, and use that as a template for the guidance
13 for whoever might down the road want to redo the front of
14 the house and probably the rest of it. It's probably --
15 most likely going to be another owner when.

16 But anyhow, that was the idea. And we're not
17 seeing any of these things so -- but.

18 JIM MONTEVERDE: All right. Thank you.

19 So one quick question, please, if you could just
20 address this a bit? The complication with the variance is
21 you've got to define a hardship. Can you explain the
22 hardship that applies here?

1 JOSEPH ARTLEY: Well, the hardship really has to
2 do with the elements in the Zoning Code that require us to
3 have a variance because it exceeds the 25 percent rule
4 that's in the 8.22.2.c.

5 And I mean everything else is, even the height,
6 the FAR -- everything, the FAR for the whole building as
7 expanded is still in compliance with all the requirements of
8 the Zoning Code.

9 So I mean it just -- it's a funny thing. I mean,
10 we've come across the fact that we've got an attached house,
11 which by nature has zero lot line -- side lot line on one
12 aspect. So we're sort of -- we're kind of hamstrung that
13 way.

14 So it really has to do with certain aspects of the
15 nonconformance part of the Code.

16 JIM MONTEVERDE: Okay. Does that complete your
17 presentation?

18 JOSEPH ARTLEY: I think so. I mean, you can --

19 JIM MONTEVERDE: Okay.

20 JOSEPH ARTLEY: -- see where the, what Olivia has
21 up there now is -- shows the setback requirements, and even
22 on the sort of adjoining lot line what we're together, even

1 that complies with the setback requirements. So --

2 JIM MONTEVERDE: Yep.

3 JOSEPH ARTLEY: I mean, it's one of those things
4 that the building itself shaped where we wanted to start
5 with it. The back lot line shaped where we could go with
6 it, and the side lot line did the same thing.

7 And you can see that it's relatively close to the
8 rear setback line as well as the side setback line. And the
9 side setback line is a determination that I made based upon
10 the calculations of the length of the -- oh, you can see
11 them. They're on the -- a page or two beyond.

12 But that's where the 13.2 came from and this is
13 13.8.

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

16 SUSAN SCHWEITZER: So basically, what we're trying
17 to do is make the downstairs space big enough so that it's a
18 comfortable living space. Right now, it's a small, three-
19 room apartment.

20 JIM MONTEVERDE: Okay. Thank you. That's the end
21 of your presentation, if you can hold anything for a while.

22 JOSEPH ARTLEY: Yes.

1 JIM MONTEVERDE: If there are no questions from
2 members of the Board, I'll go to public comment. Any
3 questions from the Board? No?

4 As Joe mentioned, we do have a Certificate of
5 Appropriateness from the Mid Cambridge Neighborhood
6 Conservation District Commission for the addition.

7 It has the usual conditions that "If the work
8 authorized by the Certificate is not commenced within six
9 months after the date of issuance or if such work is
10 suspended in significant part for a period of one year after
11 the time the work is commenced, this certificate shall
12 expire and be of no further effect."

13 So --

14 SUSAN SCHWEITZER: We have six months to get it
15 done.

16 THOMAS SCHWEITZER: Get the work done.

17 SUSAN SCHWEITZER: To start it.

18 JOSEPH ARTLEY: No, to get started.

19 JIM MONTEVERDE: Can you mute yourself, please?
20 Thank you. So we'll just read that in the record as a
21 condition.

22 Any member of the public who wishes to speak

1 should now click the icon at the bottom of your Zoom screen
2 that says, "Raise hand."

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

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

10 Anybody out there? Nope? All quiet. I will
11 close public testimony. Any discussion among members of the
12 Board? Are we ready for a motion?

13 DANIEL HIDALGO: Ready for a motion.

14 JIM MONTEVERDE: Ready for a motion.

15 The Chair makes a motion to grant relief from the
16 requirements of the Ordinance under Sections -- Joe, your
17 application, the general information asks for relief from
18 5.31, the Table of Dimensional Requirements. We really
19 don't have any Dimensional Requirements that need relief.

20 JOSEPH ARTLEY: I guess not.

21 JIM MONTEVERDE: Yeah. So it's really 8.22.3, the
22 Nonconforming Structure, that you're looking for relief

1 from, and then also for the variance, 10.30.

2 And it has the hardship for the variance has to do
3 with allowing the couple who's moving down to the first
4 floor to have sufficient room -- the added room area that
5 they need so that they can live comfortably on the ground
6 floor. So --

7 JOSEPH ARTLEY: That's --

8 JIM MONTEVERDE: Oh. All right.

9 JOSEPH ARTLEY: Yep.

10 JIM MONTEVERDE: So the Chair makes a motion to
11 grant relief from the requirements of the Ordinance under
12 Sections -- I'll say that again -- 8.22.3, Nonconforming
13 Structure, which basically forces you into the Variance
14 Request.

15 And then the variance, and we just said that's
16 really to allow the couple that are in the property now and
17 have moved down to the first floor to be able to expand a
18 bit so that they have space that they need to continue to
19 live there.

20 On the condition that the work proposed conforms
21 to the drawings entitled "Additions and Alterations to the
22 Schweitzer Residence, 70 Inman Street," prepared by Joe

1 Artley and dated April 10, 2024; on the condition that --

2 JOSEPH ARTLEY: Sorry. But there's another
3 element there. There's a piece of it that needs to be
4 rebuilt. And that's -- right on the lot line. And that
5 should be in the application too.

6 JIM MONTEVERDE: So that's where you get into
7 5.31.

8 JOSEPH ARTLEY: That's correct.

9 JIM MONTEVERDE: Because the part that you want to
10 renovate, that's the part against the property line?

11 JOSEPH ARTLEY: Yes.

12 JIM MONTEVERDE: Okay. Fine. Make that part of
13 -- under the Sections that's 5.31 and that's for the
14 renovation work that's going to happen, the part against the
15 property line and you're able to set back from it.

16 JOSEPH ARTLEY: Correct.

17 JIM MONTEVERDE: As I said, on the condition that
18 the work proposed conforms to the drawings entitled
19 "Schweitzer Residence, 70 Inman Street, prepared by Joe
20 Artley, dated April 10, 2024; initialed and dated by the
21 Chair.

22 And further, that we incorporate the supporting

1 statements and dimensional forms submitted as part of the
2 application.

3 Further, that the special permit is granted
4 incorporating the following conditions; and those are the
5 conditions from the Mid-Cambridge Neighborhood Conservation
6 District Commission saying that if the work authorized by
7 the Certificate is not commenced within six months after the
8 date of issuance or if the work is suspended in a
9 significant part from the period of one year after the time
10 the work was commenced, the certificate will expire and be
11 of no further effect.

12 On a voice vote, please? Virginia?

13 VIRGINIA KEESLER: In favor.

14 JIM MONTEVERDE: Steven?

15 STEVEN NG: In favor.

16 JIM MONTEVERDE: Daniel?

17 DANIEL HIDALGO: In favor.

18 JIM MONTEVERDE: Thomas?

19 THOMAS MILLER: In favor.

20 JIM MONTEVERDE: And Jim Monteverde in favor.

21 [All vote YES]

22 JIM MONTEVERDE: The relief is granted.

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

JOSEPH ARTLEY: Thank you, Mr. Chairman and the Board.

JIM MONTEVERDE: You're welcome.

1 * * * * *

2 (9:38 p.m.)

3 Sitting Members: Jim Monteverde, Steven Ng, Daniel Hidalgo,
4 Virginia Keesler, and Thomas Miller

5 JIM MONTEVERDE: The next case is BZA 265150 -- 2
6 Parkway Terrace.

7 JAMES RAFFERTY: Good evening, Mr. Chair. For the
8 record, my name is James Rafferty. I'm an attorney with
9 offices located at 907 Massachusetts Avenue in Cambridge.

10 I'm appearing this evening on behalf of the
11 property owners, Dr. Shahzad Shaefi and Dr. Adrina DeVitre.
12 They are the owners of this home, which they've recently
13 purchased. They are intending on moving to Cambridge from
14 Boston. They have three young children and they're eager to
15 add some modernization to the home.

16 The home was constructed in the late 1920s, and it
17 had an addition put on it in the '70s era.

18 What the proponents are seeking to do is to
19 construct a conforming addition to a nonconforming house.
20 The house currently is nonconforming because it has a less
21 than conforming front setback along Parkway Terrace.
22 Parkway Terrace is a small, dead-end street at the bottom of

1 Grozier Road.

2 This lot actually has frontage on two lots on two
3 streets -- on Grozier and Parkway. So as a result, the lot
4 has two front yards and two side yards.

5 The front yard, as I stated on Parkway Terrace,
6 does not conform to the requirements in the Res A-2
7 district. However, what's being proposed here is completely
8 conforming, has no impact on the nonconforming nature of the
9 house, and the petitioner has been directed by ISD that in
10 order to obtain a building permit for this conforming
11 addition, they need to obtain a special permit because the
12 size of the addition exceeds 10 percent of the existing
13 structure.

14 The proposed addition is 697 square feet, well
15 below the allowed FAR on the lot. In keeping compliant with
16 the open space requirements, no setback violations
17 associated with the addition.

18 But the provisions of the Ordinance in Article 8
19 state that nonconforming Structures cannot be increased by
20 more than 10 percent without obtaining a special permit.

21 So we've applied for the special permit. I
22 believe the Board should have little trouble in concluding

1 that the criteria for the special permit set forth in
2 Article -- in Section 10.30 of the Ordinance are easily
3 complied with. It's highly compatible with surrounding
4 uses.

5 The neighbor across the street has sent a very
6 supportive letter. And what's being proposed here has been
7 reviewed by the architectural team.

8 I should note that the architectural team here is
9 Foley Fiore of Cambridge. David Foley is on the call, as is
10 Matthew Burke, his associate. They'd be happy to walk the
11 Board through the proposed changes.

12 If the Board were to look at the elevation, if we
13 could put it up -- I think the first elevation at A200
14 probably does the best job of explaining what's going on
15 here. The -- that's perfect. You see in the bottom there
16 the existing garage, the addition located to the left of the
17 front door.

18 What's being proposed is that garage in addition.
19 We're not on that image now. We've gone to a different --
20 yeah. So yes.

21 So if we stayed here for a moment, the area to the
22 left of the amin house, if you will -- the two-car garage

1 with the addition above, that will be removed and in its
2 place is an addition that appear on page A200 -- sheet A200.
3 You'll see the replacement addition.

4 Yeah. So that addition does comply with the front
5 setback on Parkway Terrace. As a result, it is a conforming
6 addition.

7 And the GFA of the proposed addition continues to
8 be below the allowable FAR. As I said, Mr. Foley and Mr.
9 Burke are present if the Board has any questions about the
10 proposal.

11 JIM MONTEVERDE: Let's see when we get there if we
12 have any questions. I have one for Staff. Is on that view
13 everything to the right of the addition as of right?

14 OLIVIA RATAY: I believe that's the existing
15 structure, is it not?

16 JIM MONTEVERDE: Well, the renovations too.

17 JAMES RAFFERTY: I'm sorry, could you repeat the
18 question?

19 JIM MONTEVERDE: I was asking if -- it's the way
20 it's all phrased -- the only thing we're taking action on or
21 being asked to provide relief for is the addition to the --
22 on that one front view. We were looking at everything to

1 the left.

2 What I was curious about, what caught my eye
3 flipping through the drawing, is in the new rear elevation
4 there are what the plan calls out as three dormers, that are
5 new. So --

6 JAMES RAFFERTY: Yeah. That -- I found that a bit
7 misleading. It's -- that references the basement, I
8 believe. That's why on the third. So it's a two-story
9 addition that comes around the house in the front and comes
10 around the back of the house.

11 JIM MONTEVERDE: Yep.

12 JAMES RAFFERTY: So --

13 JIM MONTEVERDE: A103 for a second, which is the
14 new proposed third-floor plan. There we go. This is the
15 only one I could take dimensions off for the dormers. We've
16 got -- you can see the three of them. One is the new
17 staircase enclosure, and then the dormers to the right and
18 left. The dormers are --

19 DAVID FOLEY: This is David Foley, one of the
20 architects. And --

21 JIM MONTEVERDE: Yeah.

22 DAVID FOLEY: -- You're correct. The dormers and

1 the windows at the stair are additional. So those are new.

2 But they also -- we spoke to the Historic
3 Commission, and we didn't want to alter the existing front
4 part of the roof. So that's why we put any additional space
5 on the back of the house.

6 JIM MONTEVERDE: Right. but it exceeds the Dormer
7 Guidelines. You have the total length of 15' of dormers on
8 one side of a roof. You're at 17' plus 19' and 6', call
9 that 10' -- you're at 27'. You're way beyond the Dormer
10 Guideline.

11 DAVID FOLEY: There are three -- it's two dormers,
12 really. And they're not connected.

13 JIM MONTEVERDE: I understand. But I'm reading
14 your plan. It's Sheet A104.

15 Also, when you go to the elevations on this,
16 you're going to stand a better chance that way. It was my
17 questions really for Staff whether you're considering the
18 addition? Take a look at it. Give us one second.

19 OLIVIA RATAY: If the dormer is --

20 JIM MONTEVERDE: 202. A202.

21 OLIVIA RATAY: A202.

22 JIM MONTEVERDE: Is it from -- here you go. See

1 the three?

2 OLIVIA RATAY: Yeah. I mean, if it's outside of
3 the 5' interior attic space it would be added square
4 footage.

5 JIM MONTEVERDE: Yeah.

6 OLIVIA RATAY: Was your question on the setback?

7 JIM MONTEVERDE: Well, that's a question also. So
8 do you count the added square footage in the additions up on
9 the third floor? The dormers and then the -- and I know you
10 count the stair -- as part of the square footage?

11 JAMES RAFFERTY: David, can you address that?

12 DAVID FOLEY: I can address that. The dormers are
13 minimal in square footage compared to the rest of the house.
14 They are under that 10 percent.

15 JIM MONTEVERDE: I'm not asking that. I'm asking
16 if your number there that says, "The requested condition of
17 4,266 square feet includes the area of the new dormers and
18 the stair extension."

19 DAVID FOLEY: Yes.

20 JIM MONTEVERDE: Good. Thank you. Okay. Any
21 questions from members of the Board?

22 If not, we have one piece of correspondence in the

1 file, which Mr. Rafferty spoke about. And I will find it.
2 Asif and Jennifer Jilani, 1 Parkway Terrace, express their
3 strong support for the petition seeking the special permit.
4 and that's what we have in the file.

5 So I'll open it up for any other public comment.

6 Any members of the public who wish to speak should
7 now click the icon at the bottom of your Zoom screen that
8 says, "Raise hand." If you're calling in by phone, you can
9 raise your hand by pressing *9 and unmute or mute by
10 pressing *6.

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

16 OLIVIA RATAY: Jim Sokoloff?

17 JIM SOKOLOFF: Hi. I'm Jim Sokoloff of 45 Fresh
18 Pond Parkway.

19 JIM MONTEVERDE: Yep. go ahead.

20 JIM SOKOLOFF: I seem to have picked the worst
21 possible meeting to miss the deadline for e-mail comments.
22 But in order to not unduly extend the meeting, on behalf of

1 my family, we want to express our full support and including
2 for the special permit application. We look forward to
3 welcoming Adrina, Shahzad, and family to the neighborhood.

4 Thank you.

5 JIM MONTEVERDE: Great. Thank you for calling in.
6 That's it. So I'll close public testimony. Any discussion
7 among members of the Board, or are we ready for a motion?

8 DANIEL HIDALGO: We're ready for a motion.

9 JIM MONTEVERDE: Motion.

10 The Chair makes a motion to grant relief from the
11 requirements of the Ordinance under Sections 5.31, Table of
12 Dimensional Requirements; 8.22.2.c, Nonconforming Structure.
13 That's what really drives you to meet the special permit;
14 and under Section 10.30 for the special permit.

15 On the condition that the work proposed conforms
16 to the drawings entitled "2 Parkway Terrace, Cambridge
17 Massachusetts," prepared by Foley Fiore Architects," dated
18 April 9, 2024; initialed and dated by the Chair.

19 And further, that we incorporate the supporting
20 statements and dimensional forms submitted as part of the
21 application.

22 By a voice vote, please, Virginia?

1 VIRGINIA KEESLER: In favor.

2 JIM MONTEVERDE: Thank you. Steven?

3 STEVEN NG: In favor.

4 JIM MONTEVERDE: Thank you. Daniel?

5 DANIEL HIDALGO: In favor.

6 JIM MONTEVERDE: Thomas?

7 THOMAS MILLER: In favor.

8 JIM MONTEVERDE: And Jim Monteverde in favor.

9 [All vote YES]

10 JIM MONTEVERDE: Five affirmative. The relief is
11 granted.

12 JAMES RAFFERTY: Thank you, Mr. Chairman. Thank
13 you, members of the Board. Have a good evening.

14 JIM MONTEVERDE: Thank you.

15

16

17

18

19

20

21

22

1 * * * * *

2 (9:59 p.m.)

3 Sitting Members: Jim Monteverde, Steven Ng, Daniel Hidalgo,
4 Virginia Keesler, and Thomas Miller

5 JIM MONTEVERDE: Okay. Last, we have BZA 263613
6 -- 73 Fayette Street, Unit No. 1.

7 EDRICK VANBEUZEKOM: Good evening.

8 JIM MONTEVERDE: Edrick, how are you?

9 EDRICK VANBEUZEKOM: Hey! My name is Edrick
10 vanBeuzekom. I'm an architect with EVB Design, and also a
11 longtime resident of Cambridge. And the owners of this
12 property, Tom and Paige Walsh are also on the call here.

13 This is a relatively small request. Basically,
14 the existing structure that they have is a triple-decker if
15 we can go to -- yes, the second page there.

16 So it's a slightly unusual triple-decker in that
17 it's stucco and it has a shallow pitched hip roof on Fayette
18 Street.

19 And it's on an odd-shaped lot, which is basically
20 our hardship here. It's smaller than the requirement and
21 yeah, as you can see, the lot has an angled lot line that's
22 toward Cambridge Street.

1 The house has a three-story porch on the back of
2 it. Tom and Paige have -- actually have a metal roof
3 underneath the neighbors' porch above them to make that a
4 dry space.

5 But they have a family in a relatively small
6 condominium here and really need some more interior space so
7 there's somewhere for kids to go, or for them to go outside
8 of the overall living space. And so, we want to enclose the
9 porch.

10 If we can go to the next page, I'll just talk
11 about the zoning relief.

12 Basically, as you all know, the Zoning Ordinance
13 was changed a few years ago to count -- covered or to not
14 count covered space that was open on three sides or more as
15 FAR, whereas previously it would have been counted. So --
16 in that case it would be a special permit rather than a
17 variance.

18 But in this case now, we're essentially adding FAR
19 by enclosing the porch. It's a small amount, basically
20 going up, adding 0.03 to the overall FAR.

21 Now, because it's such a small lot, the existing
22 house is nearly twice the Ordinance requirement of 0.75 for

1 FAR. So it's -- you know, it's really pretty -- extremely
2 over.

3 But the building itself is in scale with the
4 neighborhood and the street. And there are some anomalies
5 on the street, which one would be the house next door and
6 when we get to the photos, I'll talk about that.

7 But let's go to the next drawing.

8 Here you can see the overall layout of the
9 apartment. They have children who sleep in one of the front
10 -- in the front bedroom at the bottom of the plan. And then
11 there's a master bedroom. And so, there's just -- you know,
12 for a family it's a relatively small space.

13 And if we can go to the next sheet? So this just
14 shows you more accurately what we're doing with the space,
15 adding windows and doors -- yes, can we go to the next?

16 This is a view from the back. So you see the
17 porches above and what we're proposing to do underneath
18 there.

19 The roof for this would involve rebuilding the
20 porch structure for the second-floor porch so that we can
21 put in a rubber roof and then put new decking down for them.
22 So that's part of the construction of this.

1 But we're not changing the overall dimensions at
2 all. And basically, getting some decent windows in there
3 and trying to do something that's sympathetic with the
4 existing house in terms of the style of it.

5 If we go to the next page?

6 This gives you a quick view of the sides. We have
7 to rebuild the stair railings as well as part of this.

8 Next page?

9 This is just a section showing you how we're doing
10 an insulated roof, a rubber roof above -- with the decking
11 above that for the neighbor. And we'll be insulating the
12 floor and the walls, of course.

13 Next?

14 This is the existing layout. So let's go to --
15 let's go to the elevations. Yeah. There you can see
16 basically what it looks like currently. And yeah, let's
17 look at the photos.

18 So here's -- here are a couple views from the
19 street. You can see how it's a little bit of an odd triple-
20 decker. And you can see to the left there's a one-story
21 brick residence.

22 And if we can go to the next photos?

1 This is from -- some views of the right side of
2 the building, where there's a bit of yard area extending
3 over to the neighbors and some parking on that side. And
4 so, you can see the side of the house. You can see sort of
5 the back where the porch is.

6 Let's go to the next one.

7 Here you can actually see the porches, which need
8 some repair and cleaning up back there.

9 And the next?

10 Here you get a better sense of it. You can see
11 the one-story residence to the other side of the house
12 there. You can see a little bit -- it's a black wall on
13 this part here.

14 And there's no windows there facing directly into
15 the -- this porch. But it's -- yeah, it's relatively close,
16 but it's -- I think it works pretty well what we're doing.
17 It's not blocking anybody's light or view.

18 So that's basically what we're proposing. I'd
19 like to turn it over to Tom and Paige to just speak briefly
20 about what their needs are and why they want to do this
21 project.

22 PAIGE WALSH: Thanks so much and thanks for

1 staying late. We appreciate everybody's time. We love our
2 neighborhood, and we love our home. And we have three --
3 I'm sorry.

4 JIM MONTEVERDE: Introduce yourself, please.
5 first.

6 PAIGE WALSH: My name is Paige Walsh, I own it.
7 and this is my husband, Tom Walsh. And we live at 73
8 Fayette in the Unit 1 and we're making this request in order
9 -- we're hoping to stay in our neighborhood and our home
10 with our three sons and as they get older and try to
11 continue to accommodate the space so that it fits everybody
12 comfortably as they get bigger.

13 JIM MONTEVERDE: Thank you.

14 EDRICK VANBEUZEKOM: And I will add to that Tom
15 and Paige have spoken to neighbors and the other residents
16 of the building, and I believe the Board has a number of
17 letters of support.

18 JIM MONTEVERDE: We do. All right. Thank you.

19 Any questions from members of the Board? If not,
20 we do have -- as Erick mentioned, we have by my count six
21 pieces of correspondence in favor from neighbors and from
22 the other two members of their -- that are in their

1 building. And none against.

2 With that, any members of the public who wish to
3 speak should now click the icon at the bottom of your Zoom
4 screen that says, "Raise hand."

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

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

12 All right. No one's calling in. I will close
13 public testimony. Any discussion among members of the Board
14 or are we ready for a motion?

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

16 JIM MONTEVERDE: Good. All right.

17 The Chair makes a motion to grant -- this is a
18 variance. The Chair has no questions as well relief from
19 the requirements of the ordinance under Sections 5.31 and
20 that's for the rear yard setback, the left side setback, and
21 for the additional FAR; Section 8.22.3, Nonconforming
22 Structure, which I think is the hook that gets you into the

1 Variance Request.

2 EDRICK VANBEUZEKOM: Exactly.

3 JIM MONTEVERDE: And then 10.30 for the variance,
4 really based on allowing -- the hardship is really about
5 allowing the family to believe it can grow and remain in
6 Cambridge.

7 So on the condition that the work proposed
8 conforms to the drawings entitled "Tom and Paige Walsh
9 Residence" prepared by EVB Design and dated April 5, 2024,
10 initialed and dated by the Chair.

11 And further, that we incorporate the supporting
12 statements and dimensional forms submitted as part of the
13 application.

14 Board members, on a voice vote, please, Virginia?

15 VIRGINIA KEESLER: In favor.

16 JIM MONTEVERDE: Steven?

17 STEVEN NG: In favor.

18 JIM MONTEVERDE: Daniel?

19 DANIEL HIDALGO: In favor.

20 JIM MONTEVERDE: Thomas?

21 THOMAS MILLER: In favor.

22 JIM MONTEVERDE: And Jim Monteverde in favor.

1 [All vote YES]

2 JIM MONTEVERDE: And that's five affirmative.

3 Relief is granted. Thank you.

4 EDRICK VANBEUZEKOM: Thank you very much. Thanks
5 for hanging in there so late.

6 JIM MONTEVERDE: Thank you.

7 COLLECTIVE: Thank you.

8 JIM MONTEVERDE: All right. Thank you all. We're
9 done for the night.

10 COLLECTIVE: Thank you. Goodnight.

11 JIM MONTEVERDE: Until June 20, when we're going
12 to do this all over again.

13 [10:13 p.m. End of Proceedings]

14

15

16

17

18

19

20

21

22

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

CERTIFICATE

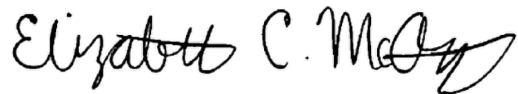
Commonwealth of Massachusetts

Middlesex, ss.

I, Elizabeth McAvoy, Notary Public in and for the Commonwealth of Massachusetts, do hereby certify that the above transcript is a true record, to the best of my ability, of the proceedings.

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

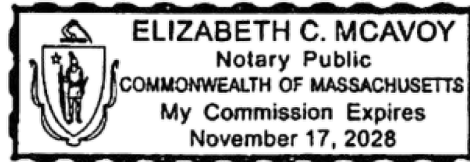
In witness whereof, I have hereunto set my hand this 24th day of May 2024.



Notary Public

My commission expires:

November 17, 2028



A	accessible 33:22 34:1 84:19	169:15 174:14 176:19 186:15 201:14	94:1 95:22 98:2 107:8 108:2 134:10 144:21 145:10 148:14,18 151:12 171:6 177:20 181:6 192:11,12 193:12 202:8	afraid 118:10 137:5 174:12
A-2 187:6	accident 177:1	added 19:4 29:7 182:4 192:3,8	148:14,18 151:12 171:6 177:20 181:6 192:11,12 193:12 202:8	afternoon 59:4
A103 190:13	accommodate 88:21 98:1 119:18 201:11	adding 11:22 12:4 19:3 117:7 166:12 167:10 176:15 197:18,20 198:15	addressed 6:5 55:9 56:1 145:10	Agate 1:9 16:20 31:4 47:3,6,14 47:17,19,22 48:8 50:16 51:1,3,5,7,10 51:16,22 52:2 52:11 68:16 90:18 116:8 133:4 138:5,7 138:12,16,18 141:21 143:17 143:20 146:12 146:14,20,22 148:2 154:20 155:13,21 156:2,6 157:6
A104 191:14	accommodated 57:2 127:17	addition 6:19 38:2,21 44:8 44:13 45:5 46:1 49:8 71:12 85:14 92:18 93:19 94:4 110:15 119:5 164:13 165:8,22 166:16 168:17 174:14 175:3 175:12,17,22 177:10 180:6 186:17,19 187:11,12,14 187:17 188:16 188:18 189:1,2 189:3,4,6,7,13 189:21 190:9 191:18	148:14,18 151:12 171:6 177:20 181:6 192:11,12 193:12 202:8	Agate's 140:14
A200 188:13 189:2,2	accommodating 76:3	address 13:6 20:17 55:1,17 56:16,19 69:4 83:9 86:5 93:7	addressing 55:11 99:11 112:20 116:13	agenda 2:13 151:17 162:6
A202 191:20,21	accommodation 49:21	adjoining 112:7 115:2,13 178:22	adds 74:2	ages 123:12
abate 117:12	accomplish 63:19	adjust 49:13	adequate 83:18	aggressors 97:15
ability 62:7 205:7	accomplished 84:21	adjusted 49:22 71:6	adequately 70:20	ago 18:1 50:6 56:1 67:6 88:4 121:19 150:21 197:13
able 32:11 33:18 34:7 35:11,11 36:17 40:18 41:10 45:9 49:21 50:6 53:20 54:1,7,9 64:1 73:16,22 77:6 89:7 90:8 96:20 99:5 100:22 101:16 108:2,10,12 119:18 125:12 129:15 136:2,7 136:10 140:12 146:1 182:17 183:15	account 128:4 141:3	adjustments 33:14 50:8	adjoin 112:7 115:2,13 178:22	agree 28:21 66:14 71:19 113:19 141:4
absent 110:18	accumulate 71:16	Adrina 186:11 194:3	adjoin 112:7 115:2,13 178:22	agreed 70:13 129:19 130:3
abut 40:11	accurately 198:14	advantage 84:17	adjoin 112:7 115:2,13 178:22	agreeing 140:22
abuts 36:20 84:8	achieve 33:5 72:2 116:17	adverse 156:21	adjoin 112:7 115:2,13 178:22	agreement 22:8
abutter 39:22 70:2 90:21 170:10	acknowledge 36:19 126:13	advise 27:14	adjoin 112:7 115:2,13 178:22	ahead 22:13,15 24:16 47:5,11 52:15 58:8 59:11 85:9 90:19 100:5 104:16 107:1 108:17 109:14 125:17 138:4 138:10 139:11 139:18 142:22 148:7,9 153:7 153:16 154:7
abutters 39:18 70:11 114:20	acquire 32:11	advised 149:22	adjoin 112:7 115:2,13 178:22	
abutting 53:16 84:12 115:6 120:13	Act 83:7 105:18	aerial 40:14	adjoin 112:7 115:2,13 178:22	
acceptable 68:4 70:18	action 189:20 205:9,11	aesthetic 96:13	adjoin 112:7 115:2,13 178:22	
accepted 121:3 142:4	actions 97:14	aesthetics 94:4	adjoin 112:7 115:2,13 178:22	
accepting 121:2	active 93:6	affect 80:21	adjoin 112:7 115:2,13 178:22	
access 36:7 42:8 43:9 44:4 68:13 120:20 122:17	actively 117:7	affirmative 139:4,19 172:18 195:10 204:2	adjoin 112:7 115:2,13 178:22	
accessibility 88:22 134:2,14	activities 34:8 34:12 43:5 73:1 91:12 92:3,5 112:5 115:17 117:12 119:19 126:18	affirmed 66:5	adjoin 112:7 115:2,13 178:22	

193:19	83:1	189:2	27:18 29:21	argument 63:20
air 112:22	American 69:22	appearance	72:19	63:20 82:17
Alan 67:21	Americans 95:9	94:11	April 5:22 6:5	argument's
69:17,18,21,21	amin 188:22	appearing	10:5,11 14:8	141:2
72:11,13 73:4	amount 6:9 7:8	186:10	20:6 67:22	arrival 126:6
73:6	46:2 50:2	applicant 23:12	172:3 183:1,20	arrived 125:21
alarming 134:8	87:10 95:7	37:14	194:18 203:9	arrow 53:22
Albert 116:2,6	108:8,11	applicants 3:16	architect 31:12	Article 187:18
116:10,12	110:11 197:19	application	37:12 164:3	188:2
Alec 108:18	angled 196:21	14:12 28:19	174:15 196:10	articulate 77:20
Alex 89:14,15	Anne 99:20	29:17 32:19,19	architect's 5:19	articulation
108:15,16,18	100:4,6,7	37:17 56:10	48:19	61:9
Alexander	annual 43:18	61:10 102:5	architects 17:13	Artificial 114:6
111:21	anomalies 198:4	135:20 136:21	26:17 29:13	Artley 174:8,11
alleviate 27:4	anomaly 117:15	149:18 172:7	172:3 190:20	176:6,8 177:4
63:7	answer 8:12	181:17 183:5	194:17	178:1,18,20
allow 30:4 44:4	36:8 47:8	184:2 194:2,21	architectural	179:3,22
69:12 70:18	48:19 53:3	203:13	33:15 39:10	180:18 181:20
75:12 82:19	65:11,13 170:1	applied 66:1	49:19 53:3	182:7,9 183:1
83:3 84:10	answered 48:18	187:21	55:21 114:17	183:2,8,11,16
105:14,14	113:8	applies 177:22	188:7,8	183:20 185:1
114:20 126:17	anticipated	appreciate 9:20	Architecture	ascertain 45:9
127:16 129:20	58:10	69:16 71:18	70:1	aside 80:20
182:16	antisemitism	88:15 99:4	area 8:6,19 9:7	Asif 193:2
allowable 6:7	72:18	105:1 109:1	13:20 14:5	asked 48:16
12:11,12 40:2	anybody 63:19	201:1	21:15,19 25:13	49:20 91:13
71:7,9 72:2	124:15 127:5	appreciation	27:18 41:16	104:19 150:5
91:7 175:17	133:3 137:7	137:2	56:8 71:7,8	175:3 189:21
189:8	174:7 181:10	appropriate	76:2 85:16	asking 4:3 16:21
allowed 25:18	anybody's 154:9	79:7	86:2 88:19	138:13 140:8
25:21 26:18	200:17	appropriately	100:9,20	142:10 189:19
27:3 35:1	anymore 62:6	151:16	112:20,22	192:15,15
72:21 84:15	177:12	Appropriaten...	113:2 124:18	asks 24:22 85:3
105:15 113:19	apartment 11:8	33:11 50:11	125:12 126:22	181:17
115:15 187:15	19:8 179:19	64:12 65:1,15	147:3 164:21	aspect 32:20
allowing 92:11	198:9	180:5	165:7,7 166:4	120:19 178:12
126:20 182:3	Apologies 153:4	approval 7:20	166:8,9 167:4	aspects 34:19
203:4,5	apologize 77:20	38:17 42:10	167:4,9,10,13	178:14
allows 82:16	138:9	66:11	169:1 175:18	aspiration
135:14	apologizies	approve 78:18	182:4 188:21	122:16
alter 191:3	169:14	78:22 79:10	192:17 200:2	aspire 54:18
Alterations	apparent 21:21	89:11 99:16	areas 44:1 75:8	assembly 71:12
182:21	apparently	109:10 127:8	86:10 92:21	asserts 82:4
alternative	56:12	131:7	114:19 116:18	83:13 91:1
110:21	appeal 1:1 3:6	approved 3:9	117:14	associate 188:10
alumni 130:12	3:11 91:2	111:9 177:7	argue 35:5	associated
amenable 9:6	104:22	approving 89:2	argued 96:10,13	187:17
Amendment	appear 143:21	approximately	arguing 96:15	association

67:22 68:9 70:4,7 82:2 91:1,15 102:4 104:19 106:17 108:4 109:17 110:4 112:1 118:2 assume 31:15 assuming 9:1 163:11 assumption 36:16 assured 111:1 119:14 astonished 120:21 121:9 Astonishingly 97:17 attached 22:19 65:7 174:17,18 178:10 attachment 25:2 attachments 91:14 attempt 97:3 attempts 97:3 attend 67:16 79:3 96:3 107:9 attendance 4:4 attendees 88:21 attending 17:14 73:19 attest 70:15 attic 19:14,14 192:3 attorney 68:12 104:18 186:8 attract 96:16 127:15 attracts 112:8 atypical 22:18 Auburn 102:13 audible 4:4 audio 3:12 57:22 80:1 August 158:13 authority 51:13	51:15 63:21 authorized 3:10 180:8 184:6 available 59:9 154:15,16,18 154:20 155:10 155:11,13,14 155:15 Ave 88:3 102:14 Avenue 1:5 85:11 121:10 121:22 170:11 186:9 Avishay 123:2,3 avoid 97:10 109:22 await 163:16 aware 151:15,19 Axel 163:22 164:1,2 168:9 168:20 169:3,5 169:8,17 172:20,22 axiom 164:12,14	backups 102:18 backwards 98:1 bad 101:12 105:16 106:13 bags 112:12 Bain's 20:3 Baldwin 123:8 ball 138:21 Bank 70:1 banks 2:7 16:15 32:4,7,16 37:18,20 38:10 39:3,7 40:6,12 40:15 41:7,8 41:20 42:2,17 44:22 45:5 46:17,17 49:12 49:19 53:21,21 54:6 60:7 74:10 82:3 90:21 94:7 97:11 102:2,8 103:13,16 107:4 109:16 111:20,21 113:15 118:7,8 121:7,22 122:6 122:8,9 Barbosa 5:13,16 5:16,18 8:11 15:6 barely 119:18 165:5 base 79:13 based 10:10 82:13 152:7 179:9 203:4 basement 8:2 11:1,4,8 35:16 36:2 42:7,13 71:8 80:15 95:21 190:7 basically 11:8 24:18 38:5 39:17 43:12 64:16 81:4 115:20 176:15 179:16 182:13	196:13,19 197:12,19 199:2,16 200:18 basis 9:11 59:2 94:18 141:4 149:20,20 150:8 basking 59:8 bath 42:6 bathroom 7:14 7:16 19:15 175:4 bathtub 25:10 battleground 97:15 BCA 110:8 beautiful 59:4 becoming 106:14 bedroom 7:1,3 10:14 114:14 115:11 118:9 171:21 175:4 198:10,11 bedrooms 7:5 7:12,15 10:15 10:17,22 11:1 118:13 began 32:7 behalf 67:21 93:22 104:18 110:3 120:11 133:6 159:1 186:10 193:22 behavior 98:5 beige 40:20 believe 5:8 6:20 16:7 17:13 18:11 19:3,16 21:8 31:19 32:5 46:19 64:14 76:3 77:16 90:7,10 105:19 139:5 187:22 189:14 190:8 201:16 203:5	belong 147:4 149:19 belongs 150:15 Ben 123:2,3 beneficial 23:12 117:14 benefit 89:3 117:6 132:8,10 benefits 114:7 131:16 benefitted 117:11 benefitting 117:1 bent 98:1 Berl 113:13,14 113:14 Bernat 89:14,15 best 71:22 99:18 188:14 205:6 better 66:19 81:1 96:3 140:12 175:4 191:16 200:10 beyond 59:3 73:1 101:2 103:17 114:1 121:18 122:20 141:18 142:5 179:11 191:9 bicycle 103:1 bicyclists 102:21 103:3 big 81:3,19 88:20 115:19 115:21 169:19 179:17 bigger 82:10 201:12 biggest 76:21 78:7 98:19 bike 52:22 98:18 102:9,19 110:6 bikes 41:4 Bill 4:5,6 5:9 14:14,15 16:7 bin 112:9,10 bins 53:13,20
--	--	---	--	---

54:1,5 112:10 112:11 births 88:17 bit 22:7 23:17 26:10 33:1 36:10 49:11 52:17 53:4 54:12 61:7,11 63:2,3 105:20 135:8 143:5 175:9 176:14 177:20 182:18 190:6 199:19 200:2,12 bite 175:9 black 200:12 blank 21:10,11 23:4 27:14 blessed 151:2,8 block 12:2 22:18 88:3 96:14,18 112:13 blocked 122:8 blocking 200:17 blocks 93:21 94:9 blue 166:7 bluntly 88:19 Board 1:1 3:6 3:11,16 4:3 5:8 8:15 9:20 10:2 13:14 14:13 19:20 21:2,4 23:9 26:17 30:5 31:19,21 37:3,10 46:20 47:1 61:5 63:21 64:10 67:3 69:11 79:9 96:10,22 98:6 104:22 106:15 108:22 120:1 131:7 132:16 135:12 138:13 142:11 143:12 144:10 145:20 146:18 154:17 155:10	156:21 161:2 162:7 163:8 164:2 170:4 171:12 179:15 180:2,3 181:12 185:2 187:22 188:11,12 189:9 192:21 194:7 195:13 201:16,19 202:13 203:14 Boards 72:16 Boehm 1:8 3:4 4:5,6 5:4 14:15 16:7 bonus 100:17 book 88:9 bookending 44:8 books 80:10,10 Boston 31:9 58:17 75:5 186:14 bottlenecked 80:6 81:12 bottom 13:1 20:12 68:21 129:17 165:6,8 166:17 171:1 181:1 186:22 188:15 193:7 198:10 202:3 bought 32:12 135:10 boundary 40:21 boxes 112:12 boxy 94:6,8 brainer 89:3 breathing 49:9 49:11 brick 199:21 brief 32:1 53:1 63:3 130:10 briefed 62:20 63:3 briefly 34:17 48:12 56:22 69:10 94:1	104:20 105:17 112:2 122:15 122:18 200:19 bring 8:17 18:17 19:7 38:10 40:8 52:19,20 53:20 54:1 71:13 120:2 121:4 135:6 140:20 150:4 159:8 160:8,11 165:8 bringing 22:6 126:19 brings 114:6 broadcast 3:13 broader 76:2 96:21 98:8 brother 129:20 brought 131:17 132:8,9 Bruner/Cott 33:1 Bruner/Cott's 136:12 bubby 100:17 buffer 46:4 53:18 92:20 134:12 buffered 44:3 buffers 44:1 build 40:19 79:10 82:10 95:6 96:9 113:19 135:13 building 19:5,6 22:18,20 25:18 25:20 26:2,18 26:21 27:15 32:15,16 33:19 33:21 34:7 35:15 37:21 38:10 41:5,16 42:18 45:1 46:3 55:12,15 57:4 61:13 66:7 71:6 72:21 74:22	76:20,22 82:9 82:10,11 83:4 84:3,10,18 85:13 86:14,16 89:8 94:8 96:15 99:5,16 101:14 107:16 108:12 109:7 113:20 115:21 116:19 118:15 119:11 124:21 125:3,9,10,10 126:17,20 127:15 129:15 135:1 141:5 147:1,3 152:1 178:6 179:4 187:10 198:3 200:2 201:16 202:1 building's 83:16 buildings 39:1 39:15 56:9 57:5 62:6 64:19 65:17 85:16 86:13,13 94:6 97:19 133:16,17 147:11 built 79:17 83:21 86:14 115:1 118:3 125:3 150:13 175:8 bulb 56:14 bulk 119:1 bunch 52:21 burden 62:14 63:7 106:4 burdens 63:6 Burke 188:10 189:9 Burks 66:16 business- 147:10 button 174:9 Bylaw 65:20 66:3,13 Byre 170:17	BZA 3:22 111:7 158:5 162:8 163:5 164:4 186:5 196:5 BZA-133276 2:11 160:6 BZA-197887 2:9 BZA-258983 2:6 16:5 BZA-259579 2:4 5:7 BZA-261068 2:7 BZA-263613 2:17 BZA-264436 2:13 BZA-264622 2:15 174:5 BZA-264704 2:14 BZA-265150 2:16 <hr/> C <hr/> C 3:1 C-1 91:20 cable 3:13 calculations 40:18 109:21 179:10 calendar 43:18 156:3 call 3:18 5:7 65:15 69:10 95:15 188:9 191:8 196:12 called 8:14 77:9 calling 5:11 12:18 13:2,12 20:13,22 68:22 73:5 74:4 75:15 76:11 78:12 85:6 90:14 93:16 98:11 111:14 116:1 117:18 171:2,10,10 181:3 193:8
--	--	--	--	--

<p>194:5 202:5,12 calls 190:4 calm 59:17 Cambridge 1:2 1:6 3:6,11,14 32:2 33:6,10 38:16 40:7 42:11 45:20 50:10,12 53:13 63:14 65:16 70:19 75:1,19 76:2 77:12,15 78:16,20 79:14 79:18,22 82:21 83:2 85:10,20 86:2 89:16,18 90:12 91:19,22 92:9 93:13 95:6,17,18 97:21 98:15 100:22 108:19 116:22 117:7 123:4 125:19 125:20 126:3,6 126:10 127:10 128:6 130:12 130:17 131:5 150:11 151:22 164:5 174:20 177:5 180:5 186:9,13 188:9 194:16 196:11 196:22 203:6 Cambridge's 99:7 cameras 152:8 campus 74:18 78:20 79:1,17 88:6 89:17 131:2 can't 150:1 canopies 117:6 cans 119:6 capacities 103:19 capacity 47:7,13 61:20 71:11 73:19 94:14</p>	<p>101:2 103:17 112:15 113:8,9 134:3 144:4 146:21 car 35:20 77:7 93:7 98:16 care 87:1,1,3 102:20 111:6 136:3 175:3 careful 106:17 carefully 33:7 44:2 54:3 106:15 Carol 1:9 16:14 16:20 31:4 47:1,3,6,14,17 47:19,22 48:8 50:16 51:1,3,5 51:7,10,16,22 52:2,11 64:14 65:3 68:16 90:18 116:8 133:4 138:5,7 138:10,10,12 138:16,18 141:21 143:17 143:20,22 144:2 146:12 146:14,20,22 148:2 154:20 155:13,21 156:2,6 157:5 157:6 Carol's 16:15 carry 53:15 62:14 115:8 139:19 cars 34:21 35:11 87:17,18 104:2 110:17 127:4 carved 122:4 case 2:2 5:7,8,21 16:5,8,12,22 31:10 33:16 52:3 57:13 62:5 63:2,4,8 63:10,12,13 69:10 78:18,22</p>	<p>103:10 105:3 134:2,19 143:15 147:2 156:21 158:5 160:6 162:8 163:5,9 174:5 186:5 197:16 197:18 cases 2:4 5:6 31:20 35:19 69:9 70:21 135:10 169:14 casework 6:21 catch 136:6 caught 190:2 cause 84:20 114:8 119:2 156:20 caused 125:7 celebrated 88:16 celebrating 88:11 cell 167:19 center 32:8 74:21 75:2 96:5 centers 151:18 central 33:4 53:7 131:2 ceremonial 42:6 115:5 ceremonies 67:12 certain 78:4 98:5 106:8 178:14 certainly 54:19 55:15 59:9,14 84:21 94:4 106:13 113:18 133:13,17 certificate 33:11 50:11 64:12 65:1,15 66:10 180:4,8,11 184:7,10 205:1 certified 164:18</p>	<p>certify 205:5,8 cetera 65:9 77:4 126:8,13 Chabad 32:8,8 34:12 43:7,13 46:1 51:21 53:6 70:9 73:15 74:10,19 75:1,11,21 76:17 78:19,22 79:5,10,17 80:5 86:2,10 88:4,5,14,17 88:18 89:15,17 89:21 90:2,8 90:12 94:16 95:5,16,20 97:4 98:9,17 99:5,8 100:10 100:16,16,19 100:21 107:12 108:20 112:5 112:10 113:16 113:18 114:10 118:4,5,15,21 123:9 124:8 125:3,20 126:2 127:3,10 130:13,19 131:3,16,19,22 133:6,8,10,17 147:6,7,9 151:18 Chabad's 78:18 78:22 126:18 Chabat 73:19 chain-link 129:22 Chair 1:7,7 3:7 14:3,9 29:3,14 161:1 171:15 172:4 181:15 182:10 183:21 186:7 194:10 194:18 202:17 202:18 203:10 Chairman 31:7 120:8 139:15</p>	<p>148:1 153:18 154:8 158:22 172:20 185:1 195:12 challenge 101:5 106:3 challenged 149:19,21 150:8 challenges 87:5 challenging 24:9 112:13 114:15 130:14 chance 62:21 146:3 148:5 191:16 change 20:7 75:22 107:10 142:6 147:20 149:22 154:9 156:11 changed 6:18 56:6 197:13 changes 60:10 62:7 157:1 166:22 188:11 changing 12:9 147:14 199:1 Channel 3:13 chaos 107:17 Chapter 3:8 character 22:2 96:14 119:20 120:3 characterize 50:9 charged 69:11 Charlie 66:18 Chauncy 100:7 check 9:13 80:2 children 73:13 73:19 97:10 100:21 101:7,8 101:17 102:20 111:5 118:6 124:5 133:9 151:3,3,4,7,8,9 186:14 198:9</p>
--	--	---	--	---

<p>children's 101:2 chime 142:8 china 55:6 choice 139:6 choices 139:17 151:4 choose 101:11 106:7 chosen 72:14 Chris 66:18 Christos 85:7,8 85:10 churches 77:14 79:16 126:10 circulation 60:5 circumstances 35:5 82:13 83:14 84:10 cite 135:12 citing 136:22 citizen 51:14 citizens 98:8 152:2 city 1:2,12 3:10 23:21 33:6,10 36:14,14,17 42:11 51:13 53:13 55:14 72:16 76:8 79:15 82:21 92:17 104:21 115:15 117:7 150:5,11 151:22 175:9 City's 3:22 civil 59:17 151:21 clad 177:10 claim 70:16 105:7,8 claimant 106:2 106:9,10 claims 82:8 84:1 84:9,13 103:7 110:9 clarification 143:15 clarify 142:20</p>	<p>143:1 classroom 96:9 classrooms 124:11 cleaning 200:8 clear 19:13 70:6 113:1 133:12 138:12 141:2 149:1 168:10 Clearly 149:5 click 13:1 20:12 68:21 171:1 181:1 193:7 202:3 client 9:5 140:8 140:12 148:4 153:5 163:12 clients 121:9,12 122:7 close 9:4 13:13 20:22 25:16 38:10,12 51:11 53:16 57:8 73:13 81:16 88:20 132:12 143:3 150:11 150:12 171:11 174:16 179:7 181:11 194:6 200:15 202:12 closed 102:15 closely 37:13 40:7 41:14 45:20 closet 175:6 closures 71:16 coats 136:19 code 25:18 26:18 167:18 175:14,16 176:2 178:2,8 178:15 code-complia... 19:7 code-compliant 19:13 33:22 Codes 26:2 cold 75:7 98:20</p>	<p>99:2 101:6 Collaborative 120:16 colleagues 143:10 collect 130:22 COLLECTIVE 69:20 204:7,10 college 58:18 78:15,17,21 80:1 86:1,7 93:20 94:21 133:9 color 40:20 56:16 colors 50:14 Columbia 120:16 combination 62:9 combine 33:18 62:12 combined 61:15 62:13 137:15 137:16 combining 62:5 come 11:12 25:1 40:2 43:7,13 54:5 75:1 89:6 98:19 122:13 132:7 135:11 139:4,20 140:2 140:5,7,20 143:6 152:19 153:2 178:10 comes 21:15 36:12 38:21 52:3 190:9,9 comfortable 24:6 144:9 179:18 comfortably 88:20 113:20 182:5 201:12 comforting 74:19 coming 59:7 86:16 87:17</p>	<p>108:8,9 126:15 144:11 156:20 commenced 180:8,11 184:7 184:10 comment 3:20 3:21 10:2 12:17 19:21 20:10 67:4 68:19 75:18 146:8 148:4 170:5,21 180:2 193:5 commentary 144:18,19 145:12 152:21 commented 119:9 130:19 comments 48:6 49:10 50:8 65:5 71:18 72:10 78:1 126:14 127:14 129:7 140:2 144:12 146:10 146:10 152:13 152:22,22 193:21 commercial 17:21 21:17 22:19,19 23:17 commission 33:10,13 38:16 40:8 45:21 47:22 48:4,15 48:15,17 50:21 64:11,18 65:16 66:1 96:13 119:8,9 177:5 177:6 180:6 184:6 191:3 205:17 Commission' 152:22 Commission's 65:6 commitment 65:5 76:7</p>	<p>Committee 76:9 126:1 127:8 128:22 common 52:9 54:6 115:16 Commonwealth 205:2,5 communal 88:14 124:3,4 125:11 128:10 communicated 71:20 communicating 153:5 communication 148:21 communities 34:4 126:11 community 34:3 43:5,14 59:22 70:10 73:14 74:2,12 75:12 76:2,4,18 79:18 85:14,17 86:7,19,22 88:7 89:3,7,10 92:9 95:18 96:1,19,21 97:2,16,19,22 98:9 99:7 100:22 101:13 101:15,16 103:19 107:11 108:20 109:8 110:5 112:7 117:2,16 123:10 124:14 124:22 125:11 125:22 126:3 127:12 128:13 128:14,18,21 130:11,15,16 131:6,12,17 134:22 136:1,4 148:21 149:6 150:12,15 151:14 commuter 103:1</p>
---	---	--	--	--

comp-- 66:5	22:22 23:22	171:7 181:7	constant 94:17	68:6 157:3
company 55:13	37:4 59:12	193:13 202:9	constitute 68:3	continues
company's 55:3	72:20 86:6	conform 14:7	70:18	129:13 189:7
comparable	98:8 118:14	23:12 187:6	constraints	contracting
83:20 85:15	119:10,12	conforming	61:14 134:3	55:12
compared	140:15,16	186:19,21	construct 18:6	contradicts 52:4
192:13	concerning 96:3	187:8,10 189:5	186:19	contrast 98:4
compatibility	114:17	conforms 29:11	constructed	126:10
137:22	concerns 36:6	172:1 182:20	186:16	contribute
compatible 93:1	41:9 48:22	183:18 194:15	construction	73:13
188:3	52:18 54:20	203:8	44:10 80:21	contribution
compelling	57:1,3 68:10	confusion	168:16 198:22	37:22
134:13,18	71:20 89:22	144:10 145:1,2	constructive	contributions
complain 90:9	97:1 99:11	congestion	97:14	98:8
complaint 55:22	100:14 107:7	41:20 102:22	consultants	control 36:22
97:13	108:6 110:3	congregants	149:22	58:15
complete 178:16	112:20 119:15	34:11 67:9,14	contact 97:11	convene 150:13
completely 90:1	134:10 141:4	81:10,10	108:3	conversation
121:15 122:8	144:22	congregation	contain 124:18	49:16 77:1
187:7	conclude 93:10	32:17 116:18	contained	92:15 154:6
compliance	concluding	connected 37:17	107:19	162:9
38:11 40:19	187:22	39:18 40:15	contend 114:11	conversations
41:3 48:1,4	conclusion	92:13 191:12	contentious	50:9 74:20
70:22 175:12	122:13	connection	95:22	conversion 28:6
176:1 178:7	Concord 170:11	122:6	context 39:9,12	29:9 92:4
compliant	concrete 71:22	Conservation	40:11 45:20	convert 20:4
187:15	76:15	177:6 180:6	46:12 64:20	24:11
complication	condition 14:6	184:5	92:11 112:3	converted 18:1
177:20	29:10,11 135:7	consider 8:21	134:6	28:16
complied 48:2	156:11 167:21	65:5 98:6	contiguous	convince 139:16
188:3	167:22 172:1	104:10	37:16	convinced 143:4
complies 179:1	180:21 182:20	consideration	continually	coordinate 35:9
comply 189:4	183:1,17	140:2	90:12 97:18	corner 7:1 67:21
complying	192:16 194:15	considerations	continuance	70:3,6,12 82:2
50:18 175:8	203:7	140:18	140:21 153:20	91:1,15 102:3
component	conditions 29:19	considering	154:13 156:9	104:19 106:16
59:21	57:2 83:14,18	191:17	157:15	108:4 109:17
compromise	125:7 180:7	consistency	continue 48:16	110:4 111:22
50:3	184:4,5	23:13	50:12,13 54:19	116:13 117:3
concern 11:3,6	condominium	consistent 50:10	76:5 131:21	117:15 118:2
21:12,14 22:1	197:6	57:11,17 81:19	139:6,22	118:16 119:17
24:6 35:20	configuration	92:8	142:17,18	120:4 123:18
54:22 56:21	28:15 111:8	consistently	152:19 156:10	147:12
98:2 108:1	confine 69:15	72:15 89:17	157:4 159:4,6	corral 53:13
119:7 140:13	127:22	96:7	159:7 182:18	correct 5:10
140:14 141:12	confirm 13:7	consists 10:12	201:11	12:14 26:13,20
145:6	20:18 41:2	conspicuously	continued 2:4	26:20 51:6
concerned 11:21	50:6 69:5	117:8	5:6 16:8 64:17	68:14,15

<p>138:15 143:16 143:17 169:3,4 169:8 183:8,16 190:22 corrected 109:20 correspondence 10:4 12:16 19:21 64:15 65:2 67:7 68:18 145:7 170:7 192:22 201:21 cost 130:3 cottage 38:4 counsel 121:1 151:14 152:17 205:9 count 10:14 67:6 133:8 137:8 192:8,10 197:13,14 201:20 counted 197:15 countless 114:7 country 34:5 counts 100:15 couple 18:6 49:19 50:6 53:2,14 58:5 92:14 94:1,9 104:20 120:19 135:22 182:3 182:16 199:18 Courrier 170:10 170:13 course 48:9 52:19 129:8 199:12 court 3:9 106:3 106:14 courts 141:3 courtyard 76:22 cover 116:17 coverage 141:9 covered 197:13 197:14 cramped 34:14</p>	<p>95:21 create 19:13 33:18,19 34:7 44:2 49:9 61:12 79:12 92:20 112:17 created 49:11 134:3 creates 84:9 102:18 111:8 135:7 creating 23:20 44:12 46:4 136:18 creation 79:6 crisscrossing 52:6 criteria 92:18 135:21 188:1 critical 34:1,2,8 95:8,9 131:22 critically 64:2 critics 97:14 cross 96:11 123:19 crossed 129:21 crossing 130:5 crosswalk 42:1 crowds 115:20 118:19 culled 45:12 culpable 148:4 culture 124:5 curb 41:20 42:1 curious 113:10 144:3 190:2 current 19:14 22:19 60:9 61:21 67:13 73:1 79:11 81:9 82:9,15 88:18 90:3 91:11 101:1 103:4,13 110:12,18 112:5 114:2 125:2,19 131:13 134:3</p>	<p>145:7 currently 17:20 18:20,21 38:11 47:12 60:11 70:14 79:5 85:11 101:9 103:17 107:11 110:5 111:9 112:21 131:3 168:14 186:20 199:16 cursed 96:2 curtain 24:21 curtains 57:7 customarily 92:7 152:15 cut 42:1 cuts 41:20 cycle 102:6 cyclist 103:5</p> <hr/> <p style="text-align: center;">D</p> <hr/> <p>D 2:1 3:1 daily 94:17 Dana 76:13 danger 150:17 dangerous 102:19 111:4 150:18 Daniel 1:9 3:3 4:11,12 5:3,9 13:15 14:16,17 16:3,13,19 17:5,6 22:11 22:11,13 23:11 24:3 27:22 28:3 30:8,9 31:3 61:6 62:18 64:7 134:21 135:18 138:4 142:20 143:1,13,22 154:19 155:15 156:1 157:11 157:12 158:3 158:21 159:9 159:10 160:3 160:12,13</p>	<p>162:3,7,15,16 163:3 172:12 172:13 174:3 181:13 184:16 184:17 186:3 194:8 195:4,5 196:3 203:18 203:19 date 2:5,6,8,10 2:12 156:12 157:3 158:10 158:11 180:9 184:8 dated 14:8,9 29:13,13 64:15 67:22 172:3,3 183:1,20,20 194:17,18 203:9,10 daub 78:19 79:1 daughter 98:22 daughters 97:6 98:17 David 93:17,18 125:15,16,18 127:19 188:9 190:19,19,22 191:11 192:11 192:12,19 Davis 170:16 day 43:13 45:8 102:20 111:6 123:9 152:9 205:13 days 74:17 100:15 113:15 124:9 daytime 103:17 de 45:10 156:20 dead-end 130:5 186:22 deadline 193:21 deal 27:7 43:21 80:15 81:3,13 137:15 dealt 78:5 81:15 87:8 Deborah 90:16</p>	<p>90:20,20 93:12 109:12,13,15 109:16 Debra 90:15 decades 70:8 92:14 December 64:17 71:21 158:8 159:9 decent 199:2 decide 142:16 decided 7:2 decision 28:1 153:8 decisions 105:3 deck 8:18,22 9:3 9:6,9,11,17 37:8 58:10,21 78:6 115:5 118:10,10 134:12,13 decker 199:20 decking 198:21 199:10 decks 8:18 19:3 decrease 103:5 dedicated 103:15 110:21 126:19 deed 121:20 deemed 33:6 37:21 defiance 72:14 define 177:21 defined 82:12 definitely 24:9 28:15 57:3 73:20 80:6 90:11 132:6 138:16 definition 82:12 84:19 delay 64:21 delighted 37:11 deliveries 110:11,11,16 demolish 66:7 demolishing</p>
---	--	---	---	---

65:17 demolition 64:21 65:19,20 66:3,13 demonstrate 109:21 demonstrated 70:20 demonstrates 111:7 denied 85:4 105:4 dense 81:12 density 13:20 39:21 82:19 120:2 134:6 deny 28:17 152:6 Department 25:20 27:15 156:17,19 Department's 92:9 depend 88:14 derived 122:7 derogates 92:17 derogating 91:4 91:18 described 141:5 describing 59:16 description 91:16 descriptions 132:4 deserves 76:6 design 14:8 40:6 48:17,21 64:20 65:6 103:4 114:16,18 136:12 164:15 175:3 177:8 196:10 203:9 designated 55:16 designed 101:14 108:11 134:12 135:2 136:11	designer 32:22 desire 84:18 desired 82:20 desperately 95:20 Despite 115:13 detail 38:16 41:17 56:15 detailed 91:16 details 49:19 50:14 determination 179:9 determine 69:12 determined 64:18 detriment 71:1 91:3,10 102:5 104:10 110:22 111:8 112:4 137:20 143:2 detrimental 72:7 113:5 114:3 develop 50:14 61:19 136:10 developer 122:1 development 76:9 92:5,9 96:4,18 DeVitre 186:11 dictates 82:22 difference 133:14 169:19 different 11:15 40:21,22 75:8 76:14,19 77:7 92:6 118:11 122:2 138:21 139:21 143:9 146:19 188:19 difficult 55:6 75:13 76:14 87:2 98:22 99:1,3 105:2 109:6 148:18 dig 121:13,14 dignity 76:5	132:7 dimension 8:20 9:1,1,10 dimensional 8:5 14:11 18:21 29:5,16 83:4 157:1 168:4 171:17 172:6 175:13 181:18 181:19 184:1 194:12,20 203:12 dimensions 94:4 190:15 199:1 dining 43:5,5 110:14 112:5 112:15 113:9 149:10 dinner 34:12 43:7 74:14 149:13 dinners 79:4 126:7 direct 39:22 64:10 70:2,11 90:21 170:10 directed 45:8 187:9 directly 20:2 39:18 53:19 70:13 107:4,5 108:5 118:3,9 200:14 disability 109:4 disagree 66:15 disappointed 128:11 discomfort 114:8 discretionary 63:22 discuss 21:2 72:5 114:4 discussed 50:17 discussing 147:2 discussion 13:13 13:17,22 21:1 22:5 23:9	26:18 29:1 30:3 36:15 49:3,7 69:13 69:15 132:15 134:11 137:14 142:10,15 143:11 145:20 171:11 181:11 194:6 202:13 discussions 41:17 65:9 dishes 55:10 dismiss 151:15 disparity 145:2 disruption 118:12 dissimilarity 23:1 distance 80:18 distortion 57:22 district 91:20 165:1 177:6 180:6 184:6 187:7 disturbance 112:17 116:14 disturbances 71:14 disturbing 56:6 96:6 133:19 165:19 dive 37:5 dock 109:19 110:1,3,19,21 document 65:22 documents 150:7 doing 98:14 136:21 142:4 154:10 176:16 198:14 199:9 200:16 dollars 151:20 don't 79:2 149:17,19 150:5,6 Donovan 106:21 106:22 107:2,2	door 11:18 73:21 188:17 198:5 doors 57:12 82:3 113:15 166:22 198:15 Doris 111:13,15 111:19,19 dormer 19:15 21:6 23:12,22 24:4,7,17,18 25:15 26:7,22 29:20 30:2 44:15,16 191:6 191:9,19 dormers 18:5 19:3,12 21:4,8 22:3,7 23:4,5 39:10 44:16 190:4,15,17,18 190:22 191:7 191:11 192:9 192:12,17 dorms 94:9 double 110:6 double-wides 39:11 doubles 132:19 Dover 83:1 downstairs 175:2 179:17 dozen 112:11,11 151:18 dozens 126:10 126:10 Dr 75:18 186:11 186:11 Drafting 14:8 dramatically 116:19 drapes 57:7 drawing 190:3 198:7 drawings 14:7 29:12 77:3 157:1 163:16 166:21 172:2 182:21 183:18
--	---	--	--	--

dressed 73:21	43:9 44:4	Emily 99:20,22	20:3	EVB 196:10
drive 2:11 46:16	egresses 57:16	100:4,6,7	entire 8:19	203:9
75:3 79:2	eight 88:4 118:7	emotional 76:18	99:13 118:4	evening 30:21
102:13,14	123:5 151:9	emphasize	126:3 129:18	31:7 93:17
160:11	170:6	125:22	130:5 133:19	100:6 104:17
drives 194:13	Eighth 2:9 158:6	employed 205:9	142:6 147:14	120:8 142:15
driveway 34:22	either 27:3 28:9	employee 95:16	entirely 124:18	158:22 163:7
53:9 77:6	46:2 49:6	108:19	entirety 89:18	164:2 186:7,10
167:14	70:11 95:4	employees 1:12	entitled 14:7	195:13 196:7
driveways 104:3	125:5 149:5	35:7	29:12 105:13	evenings 57:4
110:7	element 35:13	enable 128:18	106:10,11,12	event 122:18
drop-off 102:16	62:19 183:3	enclose 18:6	172:2 182:21	events 73:14
102:20	elements 55:5	197:8	183:18 194:16	74:14 75:12
dry 197:4	101:3 150:18	enclosing 19:3	203:8	79:6 88:9 93:8
Dudley 2:6 16:6	177:11 178:2	197:19	entrance 11:4,5	94:20 107:5,22
17:5,9 20:2,2	elevation 21:12	enclosure	42:17 49:10	everybody
22:21 29:12	22:2 25:7 26:5	190:17	87:16	31:18 80:8,11
due 71:11 79:12	27:17 30:2	enclosures	entrances 11:4	111:16 201:11
85:2 103:14	44:20 49:13	115:14	57:16	everybody's
dwelling 11:9	166:20 167:1,3	encompass 6:21	entry 42:19	76:22 115:11
dynamics 128:8	167:9 168:5	encounter 103:2	environment	201:1
	188:12,13	encountered	99:4	everyone's
	190:3	88:4	Epstein 90:15	136:22
E	elevations 44:8	encourage 127:8	90:16,20,20	exacerbate
E 2:1 3:1,1	49:3 191:15	encouraged	93:10,12	103:12 110:18
e-mail 31:15	199:15	116:22	equipment	114:5
193:21	elevator 42:8	enforce 63:5	42:13 44:6	exacerbation
eager 186:14	43:9 44:5	enforcement	110:16	169:20
Earth 13:18	88:22	82:4 85:2	era 186:17	exact 113:10
easier 87:9	elicit 139:10	engage 75:12	Erick 201:20	exactly 128:16
easily 9:17 36:3	eliminate 72:6	78:19 79:1	escaping 57:8	156:8 166:12
121:5 188:2	eliminated	engineering	especially 13:19	203:2
east 21:12 26:5	92:12	121:1	70:9 80:9 95:8	exaggerating
30:2	eliminating	enhancement	102:14 106:16	62:3
easy 105:3	117:13	75:22	112:14 176:21	example 87:6
eat 80:11 99:1,3	elimination	enjoy 73:14	essence 97:1	113:4
echo 90:3 108:7	103:15	enjoyment	essential 42:12	examples 149:4
edges 38:22	Elizabeth 205:4	119:4	76:3 86:14	exceed 92:12
43:22	Elkie 32:5	enlarge 176:10	88:5 96:22	exceeding 18:22
Edrick 196:7,8	100:17 119:13	176:14	essentially 33:18	exceeds 18:21
196:9,9 201:14	127:11	enlargement	34:11 66:5	19:5 175:18
203:2 204:4	ell 38:19	147:16	118:12 197:18	178:3 187:12
effect 21:20	ells 38:15	enrolled 88:16	establishment	191:6
114:3 118:10	emanate 131:4	ensure 59:14	99:6	excess 115:1
180:12 184:11	embarrassed	ensuring 76:4	estate 82:14,14	excessive 116:18
efficient 163:17	151:11	enter 42:16,18	et 65:9 77:4	117:13
effort 134:9	embrace 74:19	entering 41:12	126:8,13	excessively
163:16	116:22	enthusiastically	ethnic 86:13	114:8
egress 18:6 19:6				

exciting 31:21	experiences 102:11	facing 34:5	134:5 136:4	federally 77:11
excluding 71:7	expert 62:21	44:20 45:4	137:13,17	feel 27:12 74:2
exclusively 58:13	expire 180:12	114:19 200:14	142:4,5 146:15	74:14,17 95:9
excuse 47:20	184:10	fact 55:4 63:13	152:10 164:7	98:21 137:19
96:17 153:13	expires 205:17	65:10 70:21	165:1 167:10	142:1,5 148:4
exempt 77:12,15	explain 66:19	71:12 72:8,14	175:13 177:8	feeling 146:15
exercises 97:8	146:15 164:10	83:17 84:3,10	178:6,6 187:15	feels 28:13 80:6
exhibited 116:16	176:8 177:21	84:14 121:7	189:8 197:15	80:12
exist 26:12	explaining 188:14	131:19 178:10	197:18,20	feet 6:19,20 7:7
existence 130:4	explanation 28:1	facto 156:20	198:1 202:21	7:7,10,11
existing 19:6	exposed 55:5	facts 63:10	fascinating 38:7	11:22 12:4
27:8 41:19,22	124:7 150:18	140:22	fashion 33:2	18:14,18 84:22
44:15,16 64:19	express 75:20	faculty 75:19	fathom 97:12,18	187:14 192:17
82:11 83:15	193:2 194:1	88:7 93:19	favor 13:15,20	Fellig 130:9,10
84:14 92:4,13	extend 193:22	failed 85:1	14:15,17,19,21	fellow 69:22
118:18 119:18	extending 200:2	Failure 156:20	14:22 15:3	74:15
119:22 129:21	extension 2:9,11	fairly 13:18	19:22 21:19	felt 89:4
134:4 164:14	36:12 120:14	21:10 94:8	28:19 30:7,9	fence 51:16,18
167:6,21	120:20,22	Fairmont 85:11	30:11,13,16	51:21 52:5,8
169:21 175:19	121:12 122:5	faith 100:22	67:7,16,19	129:17,20,21
177:11 187:12	158:7,17,17	101:12	157:6,8,10,12	129:22 130:2,4
188:16 189:14	159:8 160:7,10	familiar 94:15	157:13 159:10	fences 97:7
191:3 196:14	160:22 192:18	familiarity 149:8	159:12,14,16	Fenway 95:6
197:21 199:4	extensive 33:9	families 97:20	159:17 160:13	Fernando 1:9
199:14	extent 64:22	family 10:6,10	160:15,17,19	160:4
exists 150:4	exterior 57:21	10:11 11:13	160:20 162:12	fight 151:20
exiting 41:12	167:19	17:21 20:3	162:14,16,18	figure 8:3
expand 68:3	extra 61:22	32:14 60:12	170:11,14,16	file 10:4 12:16
70:15 72:22	extraordinary 127:13	67:11 97:22	170:17,17,18	19:22 34:10
90:8 182:17	extreme 149:4	99:9 101:2	170:19 172:9	64:11,22 67:5
expanded 178:7	extremely 31:21	109:4 123:12	172:11,13,15	68:6,18 110:8
expanding 136:14	74:21 80:16	129:9 151:13	172:16 184:13	145:8 170:7
expansion 71:4	198:1	152:9 174:20	184:15,17,19	193:1,4
71:13,22 73:18	eye 97:10 190:2	174:22 194:1,3	184:20 195:1,3	files 157:2
75:11,21 89:6		197:5 198:12	195:5,7,8	filled 103:17
92:2,15 95:20	F	203:5	201:21 203:15	filling 21:16
114:5,13	fabulous 169:17	far 6:1,7 7:20	203:17,19,21	57:3 143:20
expansive 114:19	façade 26:12	18:22 21:14	203:22	final 50:14
expect 57:13	38:1 44:15	22:8 23:2,15	favorable 23:21	68:11 150:9
expense 129:20	45:22 119:6	23:22 24:3	favorably 109:1	finally 84:18
experience 88:13	face 23:4 24:19	28:5,15 29:5	favoring 132:21	136:10 174:8
experienced 71:14 91:11	30:4 35:12	32:20 39:21	Fayette 2:17	financial 132:10
	faces 26:6,7	50:21 71:7,9	196:6,17 201:8	financially 205:10
	facilities 109:5	72:2 91:7	February 29:13	find 3:21 28:11
		92:11,12	fed 95:21 133:9	64:11,13 67:20
		103:10 108:8	federal 63:1,11	121:1 126:6
		110:12 133:13	63:12,15	134:18 193:1
			151:21	

finding 147:10 147:13	99:2 115:10 176:11,11,13	form 148:17 170:7	177:13 186:21 187:4,5 188:17	garbage 112:22 126:13,16
findings 92:8	176:14,22	formative 137:8	189:4,22 190:9	151:1,7,10
fine 11:20 17:1	182:4,6,17	former 67:9	191:3 198:9,10	gardens 117:5
25:14 28:2,3	192:9 199:12	125:18 130:11	frontage 122:8	Garfield 85:21
81:17 128:2	floors 12:7	131:12	122:10 187:2	gate 46:16 53:9
150:22 156:7	39:12	forms 14:11	fronted 121:22	gather 101:7,18
158:12 163:19	Floridians 98:21	29:16 157:1	frosted 25:12	gathering 59:6
183:12	flow 71:16	168:4 172:6	30:1	103:19
finish 50:14	103:11,13	184:1 194:20	full 80:7 90:6	gazillion 87:2
104:8	flowers 97:7	203:12	194:1	general 1:3
Fiore 188:9	flowing 107:14	forth 188:1	fullest 61:19	181:17
194:17	flummoxed	forward 7:20	fully 28:8 55:8	Generally 4:1
first 5:7 6:18,19	26:11	35:12 128:22	85:14	generate 112:6
7:1 11:5 31:20	Focusing 132:17	139:2 152:18	fumes 35:21	112:16
32:7,11 37:20	Fogel 170:16	194:2	function 53:6	generations
58:6 71:21	Foley 188:9,9	fostering 76:1	64:2 76:17,18	10:12
88:4,4 94:3	189:8 190:19	found 35:10	functional 28:8	gentle 92:20
107:8 108:21	190:19,22	92:7 121:21	functions 76:4	George 20:6
162:8 168:12	191:11 192:12	174:8 190:6	95:8 149:8	getting 17:9
176:11,11	192:19 194:17	foundation 12:6	fund 152:1	35:21 174:6
182:3,17	folks 43:12 67:9	foundational	fundamentally	199:2
188:13 201:5	67:17 68:9	76:1	90:5	GFA 8:6 132:19
firsthand 103:2	130:17	four 11:1 30:15	funded 151:19	134:5 138:20
Firstly 127:4	follow 26:17	30:16 39:14	funny 178:9	141:18 168:12
fit 84:19 89:7	93:12 106:8	107:12 139:3	furnished 99:2	169:21 171:19
147:13	112:2 133:20	150:22 170:6	further 14:10	189:7
Fitch 20:1	follow-up 49:16	four-story 94:8	22:21 29:15,18	girls 88:16
fits 94:5 201:11	113:7	Franklin 2:4 5:7	35:14 65:2	Gittel 131:10
five 15:3 92:12	following 29:19	5:12 10:5 14:7	92:18 110:18	GITTL 131:11
139:4 151:1	82:6 83:15	frankly 94:8	111:2,7 113:4	give 3:20 17:16
170:6 172:18	184:4	frat 132:5	120:2,3 146:14	23:6,6 32:1
195:10 204:2	food 110:16	free 79:10	148:14 172:5	39:12 40:5
five-story 39:15	foot 93:7 103:9	Freedman 93:17	180:12 183:22	45:19 55:2
fixed 87:7	footage 7:8,10	93:18	184:3,11	56:16 106:17
flat 39:11	29:6 62:15,17	frequency 58:10	194:19 203:11	147:18 153:11
flexibility 84:11	69:13 75:21	frequent 110:16	205:8	153:21,22
flipping 190:3	89:11 109:21	frequently 80:5	future 54:20	156:21 163:14
floor 6:17,18,19	192:4,8,10,13	Fresh 193:17	76:8 81:10	191:18
7:2,6,9,13 8:1	footprint 166:9	friend 81:7	101:14 116:20	given 13:19
8:17 10:20	166:12 168:21	front 8:22 11:6	125:10	23:20 65:12
11:5 14:5	forced 82:19	22:2,17,20	<hr/>	101:10 103:4
21:15,16,17	101:11 124:17	28:10,11 40:22	G	148:6
22:2 28:9 39:5	125:6	41:16 45:13,22	G 3:1	gives 38:19
42:5,16,21	forces 182:13	46:3 57:12	gable 39:10	39:21 53:14
43:4,5,6,8,11	forever 120:2	61:10 66:4	gang 160:8	83:7 105:20
43:11,14,17	forget 77:9,15	68:2 129:15	garage 188:16	139:8 175:3
46:11 59:20	115:7	137:16 165:15	188:18,22	199:6

giving 84:11 105:1 153:19	gobbledygook 158:19	163:7 164:1 186:7 192:20 195:13 196:7 202:16	great 9:22 11:2 24:10 28:6,7 31:17 43:21 46:9 48:14 49:7 58:17 75:4,6 80:14 104:17 119:2 136:13 194:5	70:17 100:14 105:22 106:4 136:1,7 144:19
glad 70:9	God 151:2	good-sized 112:10	46:9 48:14 49:7 58:17 75:4,6 80:14 104:17 119:2 136:13 194:5	groups 55:4 86:13
glass 21:8 29:22 30:1	goes 19:2 56:13 64:20 65:2,8 68:4,8 114:1 128:22 142:5 177:8	Goodnight 204:10	greater 84:11 87:11 91:9 93:4 108:9 110:12 112:16 112:17 116:18 118:16 168:13	grow 71:6 72:15 72:17 203:5
glaze 27:17	going 5:7 7:13 9:8 19:7,13 28:17 35:12 37:7 42:5 59:17 66:14 67:17 73:3 77:7 78:8 81:2 87:17,17 94:17 94:21 107:10 107:17 115:8 115:10,11 121:20 122:20 125:1 127:15 127:16,21 129:6 131:18 132:12 142:14 144:5 147:13 147:19,20 148:13,15 149:1,7 153:14 158:21 165:4 165:15 167:7 167:15 177:15 183:14 188:14 191:16 197:20 204:11	Google 13:18 136:4	greatly 110:3 119:3	growing 32:14 60:12 76:4
glazed 21:8 22:3 24:19 25:1	good 23:3 30:21 31:7 42:11 53:14 54:18 59:18 67:8 71:1 72:12 85:13 91:3,10 93:17 100:6 102:6 104:10 104:17 110:22 111:9 112:4 115:21,21 120:8 130:3 136:22 137:1 155:17 158:22	Gotshal's 152:1	green 35:12 36:6 36:7,11 38:13 39:14,19 40:2 40:11,15 41:12 44:1,20 46:15 51:17,18 52:6 52:10 53:10,17 53:18 68:13 71:17 73:11 77:6 81:4 116:14 117:10 118:1 119:9,11 120:14,20,22 121:2,6,11 128:4 129:9,12 130:6 134:14	grown 32:10,18 32:18 147:7
glazing 24:6,7 25:6 27:12,16 30:4 50:2 114:18,19		gotta 108:13	greening 46:4	growth 55:11 71:9,14 72:22 92:10
glaze 27:17		gotten 97:5	greenscape 116:14	Grozier 187:1,3
glazed 21:8 22:3 24:19 25:1		Governor 3:9	gross 14:5 21:15 69:12 95:14,15 109:22	guaranteeing 75:13
glazing 24:6,7 25:6 27:12,16 30:4 50:2 114:18,19		gracious 98:4	ground 10:20 21:17 23:2 39:5 42:16,21 43:6 59:20 116:17 182:5	guard 107:22 108:1
glorious 76:8		grade 43:9	ground-floor 35:16 36:2 52:20	guess 22:22 23:15 24:4,5 51:10 61:7 134:14,15 135:3 144:2,7 144:9 153:1 158:12 177:4 181:20
go 12:7 19:2,10 22:13,15 24:16 47:5,10 52:15 56:3,13 57:22 58:8,16 62:3 65:8 74:14,15 74:18 78:10 80:5 85:9 86:2 86:3 87:1 90:19 98:14,17 100:5 101:8 104:16 105:20 106:3 107:1 108:17 109:14 115:10 116:7 123:8,18 124:5 124:16 125:17 126:7 131:18 133:9 135:20 136:5 138:4,10 139:2,11,18 142:22 148:7,9 153:7,16 154:7 164:9 165:11 167:18 174:10 179:5 180:2 190:14 191:15 191:22 193:19 196:15 197:7,7 197:10 198:7 198:13,15 199:5,14,15,22 200:6		graduate 79:22	grounds 34:13	guest 10:22
goals 72:3		graduated 88:12 131:12	group 67:13	guidance 177:12
		Graham 116:12		Guideline 191:10
		grandchild 151:9		Guidelines 21:6 23:13 24:18 191:7
		grandchildren 118:6		guys 101:22 154:4
		grandfathered 84:15		<hr/> H <hr/>
		grandmother 100:17		habitable 35:15 35:15
		Granite 2:13 162:8,10,11		half 129:15
		grant 14:3 29:3 63:21 120:1 122:16 141:12 171:15 181:15 182:11 194:10 202:17		hall 113:10 149:10
		granted 15:4 29:18 30:17 33:11,17 35:18 38:16 91:2 111:2 157:15 160:22 172:19 184:3,22 195:11 204:3		hamstrung 178:12
		granting 63:8		hand 13:2,3 20:13,14 26:8 46:20 68:22
		grants 61:22		
		Grantzer 170:12		

69:1 146:11 171:2,3 181:2 181:4 193:8,9 202:4,6 205:12 handful 108:10 handicap 33:22 84:19 109:6 handled 54:12 hands 97:6 handwriting 170:12 hang 16:10 124:6 hanging 88:9 204:5 happen 43:5,20 44:6 54:10 126:17 136:9 177:1 183:14 happened 31:13 121:7 happening 53:5 124:18 happens 11:22 41:21 59:1 63:13 81:15 142:18 happy 113:18 133:10 168:5 170:1 177:7 188:10 harassment 98:3 149:4 152:8 hard 21:21 73:20 126:1,6 140:20 hardship 13:16 33:16 61:8,13 68:4 70:18 82:6,12,12 83:13 84:1,7,9 84:12,14,17,20 85:2 105:6,7 105:11 135:21 136:3 141:1,2 142:2 177:21 177:22 178:1	182:2 196:20 203:4 hardships 63:22 Hartman 109:12,13,15 109:16 113:13 113:14,14 Harvard 67:10 67:11,11 70:9 73:14 74:9,10 75:19,20,21 76:2 78:15,16 78:18,19,21,22 78:22 79:5 80:17 86:18 88:4 89:15,15 89:17,21 90:2 90:8,13 93:19 93:20 94:9,16 94:21 95:5 98:15 100:10 100:21 108:19 117:3 123:8 126:4 130:11 130:11,16 131:2,12,13 147:8 hatred 74:17 he'll 31:16 head 77:3 148:18 head-scratcher 36:10 headroom 19:13 heads 49:4,14 health 119:7 131:5 hear 13:7 20:18 22:16 54:20,21 59:12 61:7,9 61:11 64:5 69:5,18 73:8 76:22 80:3 85:8 90:16 100:2,4 101:22 104:15 107:1 108:16 109:13 109:15 116:6	116:10 117:20 120:9,21 121:9 125:16 126:13 129:5 143:5,6 171:7 176:6,7 181:7 193:13 202:9 hearable 176:5 heard 5:21 56:14 57:3 94:2 106:10 120:15 126:12 128:8 131:21 140:14 149:3 152:7,8 hearing 1:3 2:5 2:6,8,10,12 23:14 31:10 37:10 50:7,11 64:17,18 68:7 83:10 107:8 140:15 156:1 156:15 hearings 33:9 119:8 155:22 heart 71:3 88:6 97:22 heat 101:6 hefty 67:5 height 11:22 12:4,6,10,11 44:11,21 70:22 119:1 178:5 heightened 70:16 83:8 heights 49:4,4 49:13 held 34:8,13 76:5 149:11,12 Helen 50:16,20 Hello 74:8 79:21 98:13 104:15 106:22 111:15 117:20 help 41:20 47:10 55:3,13 71:13 72:2 131:22 143:12	helpful 51:12,12 54:15 64:6 hereunto 205:12 heritage 76:16 Hey 130:10 196:9 Hi 69:18 73:8,10 74:8 76:13 78:14 82:1 85:8,10,19 88:2 89:14 90:20 93:17 95:15 102:2 107:1,2 108:16 109:15 111:19 113:14 117:22 123:3 125:16 125:18 129:5 131:11 164:1 193:17 Hidalgo 1:9 3:3 4:12 5:3 13:15 14:17 16:3 17:5 22:11,11 22:13 23:11 27:22 28:3 30:9 31:3 61:6 62:18 64:7 134:21 135:18 138:4 140:16 142:20 143:1 143:13 154:19 155:15 156:1 157:12 158:3 159:10 160:3 160:13 162:3 162:16 163:3 172:13 174:3 181:13 184:17 186:3 194:8 195:5 196:3 203:19 high 22:8 102:11 high-level 55:16 higher 28:15 102:17 highlights 98:4 highly 188:3	Hildago 4:11 Hilibrand 131:10 HILIRBRAND 131:11 Hillels 150:13 hip 196:17 Hirschy 32:4 51:19 52:1,3 53:11 54:14 55:21 87:6 127:11 142:7 145:15,18,22 146:3,6,9,13 148:12 152:5 historic 33:7,13 33:19 37:20 38:1,7,16 39:1 40:7,8 42:18 44:9 45:20 46:2 47:22 48:3,15,17 49:6,8 50:10 50:12,15 60:17 62:11 64:11 65:16 66:1 84:13 152:22 177:5 191:2 Historical 33:10 96:12 119:8,9 historically 119:19 history 116:16 Hm 12:20 hold 138:8 142:9 155:20 179:21 holding 60:18 holds 100:20 holiday 59:7 89:19 holidays 43:18 75:3 100:12 149:12 home 32:9,12,14 35:17,21 57:9 74:13,13,22 89:16,16 90:12 95:10,11 99:9
--	--	--	--	---

<p>100:16 101:9 101:12 105:13 118:3,16,22 119:4 130:13 130:13,20,20 131:1 186:12 186:15,16 201:2,9 homes 35:2 40:8 44:9 46:2 49:6 49:9 50:15 114:22 174:17 honest 151:17 honestly 34:5 36:10 100:17 128:11 honored 59:15 hook 202:22 hop 58:11 hope 67:17 98:13 99:16 109:1,10 111:7 128:22 131:20 142:12 hopefully 55:8 56:20 101:5 149:15 hoping 7:19 139:9 140:12 201:9 horizontality 49:6 hour 102:14 hours 67:6 91:13 103:17 114:21 house 10:13 11:5,6 17:21 18:1,4,10,20 47:21 60:13 77:4 79:17 100:10,19 101:18 109:4,9 113:16,18 114:10 147:6,7 164:5,6,7,13 164:15 165:3 166:21 167:12</p>	<p>167:19 174:14 175:7,19 177:10,11,14 178:10 186:19 186:20 187:9 188:22 190:9 190:10 191:5 192:13 197:1 197:22 198:5 199:4 200:4,11 houses 22:21 23:1,18 125:1 126:11 147:9 150:10 175:7 housing 23:21 28:18 92:4,13 92:16 huge 80:15 81:13 115:19 115:19 121:21 147:3 hundreds 88:7 89:3 96:20 107:14 150:4 150:10 hung 28:5 husband 100:9 111:20 118:3 120:16 128:3 201:7</p> <hr/> <p style="text-align: center;">I</p> <hr/> <p>iceberg 88:13 icon 13:1 20:12 68:21 171:1 181:1 193:7 202:3 idea 97:21 135:4 135:5 149:14 177:16 ideally 25:11 identify 5:14 illegal 103:20 image 188:19 images 97:12 136:5 imagine 99:13 immediately</p>	<p>54:20 55:1 56:1,6 89:4 108:2 immense 89:4 impact 45:11 71:4 113:5 115:2 118:22 119:10 141:19 165:21 187:8 impacted 119:21 impacting 119:3 impacts 44:17 72:7 impediment 98:19 imploring 98:6 important 71:10 75:2 80:16,19 114:11 124:1,1 126:2,14 127:10 131:4 imposed 64:21 imposing 136:15 imposition 95:2 impressed 136:11 improper 103:21 improve 32:18 97:19 126:21 improvement 92:22 inability 61:12 inaccurate 65:14 inadequate 90:5 112:19 113:2 inappropriate 86:12 90:10 152:7 inclined 139:13 included 31:12 45:7 134:7 includes 115:4 192:17 including 43:8 44:5 70:7 71:8</p>	<p>93:5 132:10 164:18 194:1 incomparable 112:6 incompatible 92:6 inconveniences 147:15 incorporate 14:10 29:15 40:6 106:8 172:5 183:22 194:19 203:11 incorporating 29:19 38:2 46:1 184:4 increase 6:7 71:10 72:2 91:6,7 103:18 110:14 165:4 168:12,13,21 increased 23:2 29:6,20 120:2 141:17,18 187:19 increases 12:10 62:16 increasing 12:5 25:5 27:17 46:2 incredibly 126:2 131:4 independent 55:13 indiscernible/... 28:9 individual 128:9 128:15 individuals 10:12 indoor 55:9 88:19 101:10 107:20 indoors 58:16 80:12 101:16 150:5 inferred 72:18 infill 22:1 39:1</p>	<p>44:10 45:10 46:5 influenced 141:21 informal 137:8 information 10:10 139:10 164:21 181:17 informed 54:22 56:12 initial 149:18 176:19 initialed 14:9 29:13 172:3 183:20 194:18 203:10 initially 145:7 initiatives 96:7 Inman 2:15 174:6 182:22 183:19 inside 57:4 81:2 89:7 99:15 108:12 113:20 126:19 Inspectional 27:15 156:17 156:19 Inspector 26:21 inspired 130:22 installed 51:21 52:5,8 instance 64:1 Institute 69:22 institution 77:17 82:18 94:16 113:5 127:11 134:22 137:10 149:8 institutional 83:2 91:21 92:3,9,19 105:18 116:19 119:5,19 Institutionaliz... 83:7 instructions 3:20,22</p>
--	---	---	---	---

insufficient 115:14	28:17 36:3,22 54:6 56:7,17	34:16 35:10 37:7,9,12 47:8	9:15,19 10:1 10:19 11:2,14	116:1,4,7,9,11 117:18,21
insulate 18:10	56:19 59:18	47:12,15,18,20	11:20 12:8,12	120:6,10
insulated 199:10	83:9 95:22	48:7,9,12,13	12:15,20,22	122:12,19
insulating 199:11	109:4,6 127:7 132:18 143:4,7	48:18,20,22	13:12,21 14:2	123:1 125:14
insulation 29:7	143:7 149:3	49:2 51:9,12	14:16,18,20,22	125:17 127:18
insulting 151:5	152:5,6,12	52:13,19 53:12	14:22 15:3	127:21 129:2,6
integrated 44:1	issues 56:21	55:20 56:22	16:3,5,7,10,12	130:8 131:9
intend 54:19	58:14 59:12	58:11 60:7,9	16:14,16,19	132:12,17
intending 186:13	76:15,19 84:5	60:16 136:11	17:1,3,6,8,15	133:22 134:20
intensity 93:3,5	88:22 91:17	jaywalking 102:19	17:18 18:13,16	135:17 137:7
intent 11:10,19	132:22 134:3	Jennifer 193:2	18:19 19:19	138:8,10,15,17
18:5 91:4,19	134:11 144:20	Jesse 88:1,2,2	21:6 22:6,10	138:19 139:11
92:17 93:13	169:7	Jewhurst 31:13	22:15,17 23:6	139:14,16
intention 177:8	issuing 90:9	32:22 37:9,12	23:9 24:1,12	140:6,10 141:8
interest 23:20	it'll 9:11 55:16	47:8,12,15,18	24:15,17,21	141:13,15,17
33:6,7 97:2	99:15 147:18	47:20 48:7,9	25:5,9,14,22	142:9,20,22
interested 23:14	it's 149:15	48:13,20 49:2	26:3,5,10,14	143:11,22
205:10	items 21:2 49:15	51:9,12 52:13	27:1,6,11 28:4	144:13,17
interests 98:7	iteration 7:18	52:19 53:12	28:21 29:1	145:5,17,19
interior 34:14	J	55:20 56:22	30:8,10,12,14	146:2,5,7
114:20 192:3	Jackie 170:11	58:11 60:7,9	30:14,16,20,22	147:22 148:7,9
197:6	Jacobstein 99:20 100:4,6	60:16	31:3,5 46:22	152:4,12,17
interpreting 144:10	100:7	Jewish 34:4	47:4,10 52:15	153:7,10,12,16
intimate 73:2	James 158:22	43:18 70:2	58:1,6,8 60:1,3	153:21 154:2,5
Introduce 201:4	159:1 161:1	72:20 74:9,21	60:21 61:2,4	154:11,15,17
introduced 149:4	186:7,8 189:17	75:2 76:1,8,17	64:4,9 65:12	155:1,4,6,9,16
inventions 114:7	190:6,12	78:19 79:1,14	65:18,21 66:9	155:19 156:4,8
involve 82:5	192:11 195:12	79:17 86:19	66:12,14,17,20	157:7,9,11,13
198:19	January 64:18	88:6,7,14	67:1,3 68:17	157:13 158:3,5
involved 107:3,5	Jarvis 5:20,20	89:19 90:12,22	72:9,12 73:3,5	158:11,13,16
125:20,21	6:6,13,15 7:22	95:9 99:7	73:9 74:4	158:19,21
involvement 149:6	8:7,12 9:5,13	100:8 113:17	75:15 76:11	159:3,7,11,13
involves 103:21	9:16,22 10:18	118:1 126:3	77:22 78:3,8	159:15,17,17
irrelevant 133:11	10:21 11:10,15	131:6 149:5,6	78:11 79:19	160:3,6,14,16
ISD 30:3 41:14	12:5,9,14 14:8	149:8 150:12	80:3 81:21	160:18,20,20
41:17 187:9	15:5	150:15 151:14	85:6,9,18	160:22 161:3
isolate 112:22	Jason 5:18,20	Jews 74:15,22	87:22 89:13	162:3,5,13,15
Israeli 74:9 95:9	5:20 6:6,13,15	80:19 86:1,10	90:14,17,19	162:17,20
issuance 180:9	7:22 8:7,12 9:5	100:19 126:3,3	93:10,16 95:13	163:3,5,10,14
184:8	9:13,16,22	151:6	98:11 99:19,22	163:18,22
issue 23:15	10:18,21 11:10	Jilani 193:2	100:5 101:20	168:7,10,22
	11:15 12:5,9	Jim 1:7 3:3,5,7	102:1 104:8,13	169:4,6,9,15
	12:14 15:5	4:13,14,14 5:3	104:16 106:20	169:22 170:3
	31:13 32:22	5:5,14,17,21	107:1 108:14	171:14 172:10
		6:12,14 7:21	108:17 109:12	172:12,14,16
		8:5,9,14 9:10	109:14 111:12	172:16,18
			111:14,16,18	173:1 174:3,5

174:10 176:7	Joslin 67:21	146:21 154:21	41:2 44:17	128:16
177:18 178:16	69:17,18,21	155:3,12,14	45:9 49:22	landscape
178:19 179:2	72:11,13 73:4	157:8 158:4	50:3,6 51:7	117:14
179:14,20	73:6	159:14 160:4	52:4 54:5,15	landscapes
180:1,19	Josslin 69:22	160:17 162:4	54:21,21 55:18	117:4
181:14,21	72:9	162:12 163:4	56:15 57:2,18	lane 100:8 102:9
182:8,10 183:6	judge 106:6	172:9 174:4	57:21 58:6,12	102:10,19
183:9,12,17	judges 106:6	184:13 186:4	58:12,18 59:4	110:6
184:14,16,18	July 158:13	195:1 196:4	59:7,7,13,18	language 176:1
184:20,20,22	jump 6:13 48:11	203:15	60:11 61:12	Larchwood 2:11
185:3 186:3,5	58:6	kept 3:19	62:2,3,21	160:11
189:11,16,19	junction 138:22	Kerry 67:21	63:18 68:6	large 6:2,2 55:4
190:11,13,21	139:18	70:3,6,12 82:2	74:20 77:10	71:3,4 94:5
191:6,13,20,22	June 155:5,6,8,9	91:1,14 102:3	81:16 86:15,15	110:17 122:3
192:5,7,15,20	155:10,16,22	104:19 106:16	87:12,14 94:7	133:16 167:6
193:16,17,17	156:11,12	108:4 109:17	94:19 95:5	largely 79:13
193:19,20	157:4 158:13	110:4 111:22	108:11 113:8	larger 7:18 10:9
194:5,9 195:2	204:11	116:12 117:3	118:11 121:4	84:5 94:20
195:4,6,8,8,10	jurisdiction	117:15 118:2	122:14 127:6	105:13 110:15
195:14 196:3,5	37:3	118:16 119:17	128:15 131:17	135:13 147:10
196:8 201:4,13	Jurisson 111:13	120:4	133:4,7,15	147:12,17
201:18 202:16	111:15,19,20	kid 128:5	134:11,17,22	166:22
203:3,16,18,20	justify 83:11	kids 96:11 123:8	135:2,5,9,21	late 38:5 186:16
203:22,22		123:18 124:16	136:5,8,13,16	201:1 204:5
204:2,6,8,11	K	128:5 150:22	136:20,22	laughter 66:19
Joan 117:19,20	Kaplan 78:13,14	176:12,18	137:3,4 139:7	67:18
117:22,22	Kay 98:12,13,14	197:7	139:19 141:10	laundry 8:1
job 104:22 105:2	Kaylie 170:18	kind 8:3 22:22	142:3 143:13	175:6
136:13 169:18	KCNA 82:4	25:1 62:21	144:7 145:2,5	Lauren 106:21
188:14	83:9,13 85:3	69:13 77:4	145:6,10 147:2	106:22 107:2,2
Joe 180:4	keep 31:15 37:6	80:12,13 95:3	148:3,13	170:17
181:16 182:22	49:18,20 53:1	120:21 128:7	149:17,17	law 61:13,22
183:19	69:11 93:18	135:7,8,22	150:6 151:2	63:1,2,4,9,11
John 20:1	97:6 129:7	140:17 178:12	152:2 168:6	63:15 83:8
120:12 170:10	148:9	kindergartener	169:17 176:4	88:5 93:19
join 32:9 116:5	keeping 21:21	128:6,12	192:9 197:12	98:15 105:20
joining 73:11	22:20 187:15	kindest 74:20	198:1,11	106:1,2 130:12
Joseph 10:5	Keesler 1:8 3:4	kindness 98:2	known 32:16	131:13 133:21
174:8,11 176:6	4:9,10 5:4	kitchen 43:8	75:6	135:14
176:8 177:4	14:21 16:4	know 6:11,22	knows 31:19	lawyer 83:9
178:1,18,20	17:4 24:2	8:12 9:7 11:16		163:9
179:3,22	30:11 31:4	19:7 21:13	L	lawyers 149:22
180:18 181:20	52:12,14,16	23:16 25:11,12	lack 101:10	layout 198:8
182:7,9 183:2	58:4,9 60:2,4,8	27:4,6 28:6	113:1	199:14
183:8,11,16	60:15,20 61:1	33:21,22 34:4	lacking 88:18	lead 140:4
185:1	61:3 134:1	34:9 35:1,17	Lamb 116:2,4,6	leaning 133:1
Josh 78:13,14	138:9 144:2,16	35:20,22 36:1	116:10,12,12	135:16,18
78:14	145:4 146:17	37:3,6 38:6,20	land 83:6 105:18	138:2

learn 124:5 135:22	102:11 115:16 165:16 166:2,3	link 121:6	109:19 110:1,3	lose 62:7
learned 56:6,10	166:11,11,22	Linnaean 51:10	110:19,21	loss 71:17 111:3
learning 126:8	175:10	list 111:16	111:8	116:14 119:2
leave 151:14	levels 110:13	listed 37:17 70:4	loading/drop-...	lost 153:22
leaves 139:2	115:15	137:13	41:15	lot 13:17 34:5,15
142:13	life 42:14 59:21	listen 106:15	lobby 42:19	35:11 36:12,15
leaving 115:17	59:22 71:5	listening 129:1	local 63:12	39:17 55:7,7
lectures 88:9	76:8,16 78:19	literal 82:4 85:2	98:15 102:12	55:10 57:8
leeway 105:20	79:1,14,17	literally 95:20	localized 57:16	62:9,15 79:15
left 42:2,20,22	88:6,11 120:4	little 18:11,14	located 43:14	80:12 93:1
44:22 164:14	124:3,4,7,22	23:17,18 36:10	131:3 186:9	115:8 118:3,8
165:6,8,13	light 24:4 40:20	49:9,11 53:4	188:16	121:21 122:3
166:21 167:6	55:22 56:3,5	53:22 54:12	location 24:10	124:8 128:7
188:16,22	56:13,17 57:1	61:7,9,10,11	39:7 53:7,8,14	130:16 134:9
190:1,18	57:3,8 63:11	81:11 88:15	62:10 80:16	137:15,16
199:20 202:20	63:15 87:7	105:20 117:11	115:5 131:20	145:12 175:8
left-hand 7:14	114:5,6,6	135:8 139:10	136:15 147:1	178:11,11,22
legal 36:22	118:19 134:11	143:5,9 165:15	147:10,13	179:5,6 183:4
82:12 91:7	200:17	175:9 176:14	logistical 107:17	187:2,3,15
120:20 140:17	lighting 52:17	187:22 199:19	lonely 74:15	196:19,21,21
149:20 151:14	55:18 56:11	200:12	long 18:1 48:2	197:21
legally 68:3	57:1,11,15,20	livability 115:2	69:8	lots 34:9 62:13
70:18 141:9	57:21 71:17	live 10:5 58:17	long-term 41:3	117:2 137:15
Lempel 88:1,2,2	114:11,13,18	73:11 74:10	90:5	187:2
lend 63:11	114:21 115:1	76:21 85:11	longest 132:13	loud 81:14 98:7
length 46:9	Lily 101:21,22	86:1 88:3	longtime 75:18	louder 99:14
129:7 179:10	102:2,2 104:9	100:7 109:16	196:11	love 10:6 73:19
191:7	limit 116:20	111:20 123:6	look 13:18 33:14	201:1,2
lesson 128:12	limitations	123:13,13	37:8 38:20	lower 42:6
let's 16:10 23:7	92:12	124:2,22 182:5	45:21 53:7	lower-density
59:11 77:5	limited 90:2	182:19 201:7	100:2 105:21	92:2,7
114:6 115:4	limits 70:22	lived 32:8 35:22	109:1 118:9	Lubavitch 32:2
128:18 142:19	150:10	70:7 82:3	137:11 177:9	luck 99:18
161:3 165:11	line 18:11,15	85:20 90:21	188:12 191:18	lucky 35:7
189:11 198:7	25:15,16 26:19	100:9 111:21	194:2 199:17	107:21
199:14,15,16	32:5 38:12,12	113:15 118:6	looked 11:15	lunch 59:6 99:13
200:6	118:4 166:14	128:4,19	looking 5:22 8:6	Luo 20:5
let's 150:6	166:16 178:11	lives 86:22 87:9	8:8 19:18	
letter 36:5 50:19	178:11,22	93:20 97:19	24:11 25:6	M
68:10 81:7	179:5,6,8,8,9	174:19	41:6,19 44:21	ma'am 129:6
91:15 170:7	183:4,10,15	living 18:5 20:2	45:22 49:18	Maggie 170:9
188:6	196:21	123:4,17,21	66:1 80:20	main 11:6 42:16
letters 34:10	lined 119:7	125:11 126:5	86:17 151:22	166:20
36:5 54:15	lines 84:4 164:8	174:21 179:18	164:6 165:8	maintain 42:12
201:17	164:19 166:8	197:8	176:9 181:22	115:14 121:12
level 35:16 42:6	167:14	LLC 31:9	189:22	maintained
55:21 59:16	linger 115:18	120:16	looks 80:22	114:13
		loading 71:16	116:4 199:16	maintaining

41:22 42:1 44:11,21 major 28:17 101:5 majority 127:2 making 50:8 63:12 97:15 125:11 136:9 201:8 Malden 104:21 manage 129:14 managed 6:8 53:14 54:9 Management 92:10 mandate 58:22 maneuvering 111:4 manicuring 38:22 manner 57:17 92:8 Mansell 125:15 125:16,18 127:19 mansion 147:3 March 64:15 Margaret 170:13 Maria 156:16 Marilee 76:12 76:13,13 78:2 78:4,10 mark 17:12,12 17:16 18:14,17 18:20 21:5 23:5,8 24:14 24:15,16,20 25:4,8,10,15 26:4,7,13,20 27:2,10 30:19 30:21 122:20 Market 123:18 married 151:9 Marshall 31:9 Martin 10:5 Mass 88:3 102:14	Massachusetts 1:5,6 3:9 31:9 37:13 82:22 141:3 186:9 194:17 205:2,5 massing 40:17 45:21 46:11 49:8 50:1 massive 94:9 119:1,5 master 198:11 material 110:7 materials 134:7 matter 17:10 156:10 157:4 159:3 matters 8:2 Matthew 188:10 maximum 19:1 94:14 165:1 McAvoy 205:4 mean 11:18 13:16 22:16 26:19 28:14,19 59:4,11 60:7 62:3 63:18 77:2 134:21 135:9 136:22 137:4 148:17 152:3 177:4 178:5,9,9,18 179:3 192:2 meaning 144:20 meaningful 75:11 76:9 means 6:9 29:22 43:9 123:11,14 175:17 mechanical 42:13 115:13 mechanicals 166:3 medical 131:18 meet 33:2 82:11 86:17,18 105:5 109:7 114:2 140:1 194:13 meeting 1:4 3:6	3:12 6:8 10:11 42:9 50:5 107:8 119:13 156:5 157:3 193:21,22 meetings 3:11 3:22 96:3 meets 83:4 86:9 member 28:13 75:19 82:2 93:19 102:3 104:21 108:20 109:17 130:11 130:15 131:12 180:22 members 3:3,16 3:16,19 4:3,4 5:3,9 8:15 9:21 10:1 12:22 13:14 14:13 16:3 19:20 20:11 21:1,4 27:12,20 28:5 30:5 31:3 37:10 47:1 48:15 50:21 61:5 64:9 67:11 68:20 70:4,6,13 72:19 89:3 96:22 104:17 106:16 108:21 111:22 113:20 114:2 118:2 119:9 127:12 130:16 132:16 139:12 142:11 143:12 144:9 145:20 154:17 155:10 158:3 160:3 161:1 162:3 163:3,7 164:2 169:10 170:4,22 171:11 174:3 179:15 180:2 181:11 186:3 192:21 193:6	194:7 195:13 196:3 201:19 201:22 202:2 202:13 203:14 Memorial 102:13,14 mental 131:5 mention 34:17 42:9 118:20 119:13 mentioned 38:2 39:4 41:8 75:5 77:16 79:2,5 79:15 87:6 164:22 180:4 201:20 merely 97:2 merger 84:2,6 met 25:20 26:20 92:19 119:15 119:15 metal 197:2 Meyer 76:12,13 76:13 77:22 78:2,4,10 Meyers 78:9 Michael 75:16 75:17,18 120:7 120:8,11 122:14,22 Michelle 20:5 Mid 95:17 177:5 180:5 Mid-Cambrid... 184:5 middle 11:12 16:20 32:15 44:9 122:5 Middlesex 205:3 mikvah 80:15 mikveh 42:6 milestones 88:11 Miller 1:10 16:4 16:17,18 22:12 22:12,14,16 28:22 30:7 143:15 158:4	159:16 160:5 160:19 162:4 162:18 163:4 172:15 174:4 184:19 186:4 195:7 196:4 203:21 mind 69:11 163:18 mine 81:7 minimal 192:13 minimis 45:11 minimize 44:17 46:9 92:5 107:17 minimum 164:7 165:5 166:15 166:22 minor 169:18 minute 153:14 minutes 4:1 13:8 20:19 59:2 65:7,8 69:6 78:11 98:17 99:8 127:22 129:7 131:2 148:6,10,13 171:8 181:8 193:14 202:10 misinformation 144:3 misinterpreting 141:12 misleading 190:7 misreading 83:8 misrepresented 70:21 missing 36:20 101:13 128:20 mission 34:1 misstatement 105:19 mistake 142:12 mistaken 16:9 mitigation 72:6 Mm-hm 145:4 mobility 109:4
--	--	---	--	---

modernization 186:15	31:3,5 46:22 47:4,10 52:15	152:4,12,17 153:7,10,12,16	203:22,22 204:2,6,8,11	79:13
modest 72:1	58:1,8 60:1,3	153:21 154:2,5	month 2:9 59:1	mudroom 11:18 11:18
modification 62:1 165:16	60:21 61:2,4	154:11,15,17	81:18 150:21	multigenerati... 175:2
modifications 6:16 36:2 48:21	64:4,9 65:12	155:1,4,6,9,16	158:6,7 159:5	multiple 84:4 132:3
modified 139:5	65:18,21 66:9	155:19 156:4,8	monthly 59:2	municipalities 63:4,14
modifying 167:5	66:12,14,17,20	157:7,9,11,13	months 58:12,19	mute 3:19 13:4 20:14 58:4
Molly 73:7,8,10	67:1,3 68:17	157:13 158:3,5	98:20 108:5	69:1 171:3
73:10 74:6	72:9,12 73:3,5	158:11,13,16	158:9 180:9,14	174:8 180:19
127:20,21	73:9 74:4	158:19 159:3,7	184:7	181:4 193:9
Molly's 128:3	75:15 76:11	159:11,13,15	moot 90:1	202:6
moment 21:18	77:22 78:3,8	159:17,17	moral 149:20	muted 116:5
22:3 132:21	78:11 79:19	160:3,6,14,16	morning 80:9	mutual 117:6
142:8 153:11	80:3 81:21	160:18,20,20	90:4 100:11	
153:13,19,21	85:6,9,18	160:22 161:3	mother 73:13	
163:14 188:21	87:22 89:13	162:3,5,13,15	motion 13:22	
moment-to-m... 94:18	90:14,17,19	162:17,20	14:3,3 29:2,2,3	
Monday 156:20	93:10,16 95:13	163:3,5,10,14	30:5 56:2,7,13	
157:3	98:11 99:19,22	163:18,22	156:10 157:4	
Monteverde 1:7	100:5 101:20	168:7,10,22	162:11 171:13	<hr/> N <hr/>
3:3,5,7 4:13,14	102:1 104:8,13	169:4,6,9,15	171:15 181:12	N 2:1 3:1
4:14 5:3,5,14	104:16 106:20	169:22 170:3	181:13,14,15	name 3:6,17 13:6 20:17
5:17,21 6:12	107:1 108:14	171:14 172:10	182:10 194:7,8	37:11 69:4
6:14 7:21 8:5,9	108:17 109:12	172:12,14,16	194:9,10	74:8 78:14
8:14 9:10,15	109:14 111:12	172:16,18	202:14,15,17	79:21 82:1
9:19 10:1,19	111:14,16,18	173:1 174:3,5	motivation	85:19 88:2
11:2,14,20	116:1,4,7,9,11	174:10 176:7	96:18	89:14 93:18
12:8,12,15,20	117:18,21	177:18 178:16	motive 176:19	95:16 98:14
12:22 13:12,21	120:6,10	178:19 179:2	motorists	100:7 104:18
14:2,16,18,20	122:12,19	179:14,20	102:21	109:15 111:19
14:22,22 15:3	123:1 125:14	180:1,19	Mount 102:13	113:14 117:22
16:3,5,10,14	125:17 127:18	181:14,21	move 7:20 10:2	129:8 171:6
16:16 17:1,3,8	127:21 129:2,6	182:8,10 183:6	10:3 29:2,2	181:6 186:8
17:15,18 18:13	130:8 131:9	183:9,12,17	67:1 107:18	193:12 196:9
18:16,19 19:19	132:12,17	184:14,16,18	133:18 145:14	201:6 202:8
21:6 22:10,15	133:22 134:20	184:20,20,22	152:18 175:1,2	narrative 58:13 150:1
23:6,9 24:1,12	135:17 137:7	185:3 186:3,5	176:11,12	narrow 13:19 54:6 89:1 98:7
24:15,17,21	138:8,10,15,17	189:11,16,19	177:2	102:8
25:5,9,14,22	138:19 139:11	190:11,13,21	moved 7:22 32:7	narrowness 13:17
26:3,5,10,14	139:14,16	191:6,13,20,22	38:4 151:4	Nathaniel 98:12
27:1,6,11 28:4	140:6,10 141:8	192:5,7,15,20	182:17	Nathaniel 98:13 98:14
28:21 29:1	141:13,15,17	193:19 194:5,9	movement	Naturally 24:17
30:8,10,12,14	142:9,22	195:2,4,6,8,8	144:21	nature 38:7 87:4 94:12 140:17
30:14,16,20,22	143:11,22	195:10,14	moving 8:1	
	144:13,17	196:3,5,8	10:13 38:9	
	145:5,17,19	201:4,13,18	40:5 182:3	
	146:2,5,7	202:16 203:3	186:13	
	147:22 148:7,9	203:16,18,20	much-needed	

142:6 147:20 178:11 187:8 navigate 102:22 near 119:7 nearby 70:11 75:2 131:20 nearly 82:18 197:22 necessarily 37:4 77:17 necessary 64:2 141:5 need 10:15 17:19 26:16 35:13 41:18 68:3 70:15 78:5 82:9 90:7 98:1 101:17 103:7 105:9 130:21 136:14 137:10 142:16 153:6 168:18 174:11 177:2 181:19 182:5 182:18 187:11 197:6 200:7 needed 31:11 33:7 81:17 134:16 needing 41:13 83:17 needs 32:18 33:3 35:9 36:1 37:3 76:4 79:12 86:10,17,18 89:10 95:20 96:19 98:8 109:7 114:2 183:3 200:20 negative 71:4 137:9 138:3,14 138:18 negatively 118:16 119:21 139:12 neighbor 12:1 39:17 51:5,8 51:14,15 54:18	56:6 73:13 123:3,21 144:8 174:16,17 188:5 199:11 neighborhood 13:19 21:20 37:22 39:9,22 40:3 41:10,22 45:19 46:13 57:11,15,17,18 67:21 70:3,7 71:5,15 72:7 73:1,17 74:1,2 76:16,17 79:8 82:2 87:6 90:11 91:1,11 91:15 92:22 93:5 94:5 97:15 102:4 104:11,19 106:17 107:18 108:4 110:4 111:3,22 113:6 113:18 114:3 116:13 117:4,5 117:8 118:2,17 119:17,20 120:3 123:4,5 123:7,13,17 124:2,21 126:22 128:21 132:1,8 133:16 133:18,19 134:6 136:8,16 137:12,20 138:1 141:19 141:22 142:6 143:3 144:19 147:6,14,21 177:6 180:5 184:5 194:3 198:4 201:2,9 Neighborhood's 70:13 neighborhood?' 128:18 neighborhoods 77:14 82:20	114:14 neighboring 83:20 neighbors 9:4 48:3 52:18 59:19 76:21 78:7 80:21 89:5 92:2,7 96:6,19 97:11 97:17 98:5 107:7 115:2 123:15 126:12 126:22 127:15 130:3 133:4,5 133:12 134:10 137:21 140:1 141:22 142:4 144:4 145:13 147:15 148:15 148:16 149:3 149:18 151:2 151:16,20 165:22 200:3 201:15,21 neighbors' 114:14 140:15 144:22 152:22 197:3 neither 51:13 205:8 net 92:22 neutral 53:7 never 20:5 58:19 58:19 105:3 121:3,7 149:9 150:3 never-ending 88:10 new 18:6 32:13 38:22 39:7 40:6,9 44:10 44:12 46:5 47:14 55:15 70:9 84:18 96:15,17 97:13 99:5,16 103:19 114:15,18 117:4,10	118:20,22 119:4 136:15 136:16 156:12 156:13,22 165:22 167:15 171:19 190:3,5 190:14,16 191:1 192:17 198:21 Ng 1:7 3:3 4:7,8 5:3 14:1,19 16:3 22:6 26:9 27:21 28:1,14 30:13 31:3 135:19 155:11 157:10 158:3 159:12 160:3 160:15 162:3 162:14 163:3 171:13 172:11 174:3 184:15 186:3 195:3 196:3 202:15 203:17 nice 11:17 52:21 78:5 89:6 101:4 175:4 nicer 75:9 night 56:4 69:9 114:21 115:12 204:9 NIMBY 72:18 Nimmons 170:10 nine 95:18 170:6 no- 89:2 no-window 26:7 Nofar 74:7,8,8 noise 58:14 59:12,16 71:17 79:7 87:11 99:11,11 107:21 108:1,8 114:6 115:4,8 115:9 117:12 118:12,19 126:12,15 non-Chabad	104:3 non-Jewish 86:21,21 non-profit 32:3 non-two-family 35:2 nonconforma... 178:15 nonconforming 18:9 29:8 62:14 77:14 84:16 164:7 165:3 171:20 175:16 181:22 182:12 186:19 186:20 187:8 187:19 194:12 202:21 nonconformiti... 44:12 nonissue 55:17 nonresidential 35:1 92:4,16 92:21 nonsense 149:15 Nope 13:12 20:22 181:10 Notary 205:4,16 note 81:6 99:10 188:8 notes 52:21 84:8 notice 43:21 94:21 95:3 155:22 156:2 165:6 novel 143:7 November 158:14 205:18 nuisances 81:19 nullifying 91:4 91:18 111:1 number 6:2 7:5 22:8 26:11 34:4 35:18 41:6 56:1 67:9 68:9 87:11 93:7 103:15 113:11 130:12
---	---	---	---	--

130:19 145:3 147:15 151:10 168:14 192:16 201:16 numbers 145:3 numerous 54:15 79:3 96:3 103:3,3 119:6 nurture 117:5	off-street 110:19 offend 96:13 offer 41:17 72:22 152:17 offered 71:21 73:14 103:11 130:1,2 offering 142:12 offers 104:6 offhand 77:19 office 7:13 9:2 43:15 offices 95:21 149:10,11 186:9 offloading 111:5 offset 49:8 offsite 114:14 oftentimes 90:6 95:1 oh 6:1 16:16 20:5 31:17 47:17,19 48:14 51:22,22 52:14 58:4 60:15 80:4 111:18 138:7 154:1 155:20 156:6 158:11,12 164:11 174:12 179:10 182:8 okay 5:5,10,17 5:21 6:12 7:21 8:9 9:22 11:2 11:20 14:2 16:5 17:1,8,15 17:20 18:19,20 19:19,20 20:22 22:10,13 24:1 24:12,20 27:20 27:22 28:4,21 31:17 48:2,14 52:2,11 58:11 62:18 64:8 65:21 73:4 102:2 122:22 132:17 134:20 138:10,17	147:22 152:12 153:10 154:5 154:17 155:16 155:19 156:6 159:3 162:5 169:15 171:14 174:8,12 176:20 178:16 178:19 179:14 179:20 183:12 192:20 196:5 old 121:1 123:12 129:22 176:12 older 33:5 201:10 Olivia 1:12 4:5,7 4:9,11,13 12:19,21 13:11 16:12,15,19 17:2,6 26:2 31:14 69:17 73:7 74:7 75:16 76:12 78:13 79:20 81:22 85:7,19 88:1 89:14 90:15 93:17 95:14 98:12 99:20 101:21 104:14 106:21 108:15 111:13 111:17 113:13 116:2 117:19 120:7 123:2 125:15 127:20 129:3 130:9 131:10 140:5 153:22 154:4 154:14,16 155:5,7 156:16 158:9,12,15,18 158:21 159:2,6 178:20 189:14 191:19,21 192:2,6 193:16 on- 110:2 on-site 103:16 on-street 110:21	111:3 once 55:9,13 59:1 81:18 88:12 99:15 one's 82:11,15 202:12 one-lane 102:8 one-story 199:20 200:11 one-way 102:8 ones 27:8 35:18 174:18 ongoing 136:17 online 153:15 onsite 110:1 opaque 29:22 open 12:16 19:20 20:10 43:15 67:4 68:19 80:14 91:14 170:4,21 187:16 193:5 197:14 open- 112:21 operable 57:7 operated 17:22 126:18 operating 34:11 opinion 37:2 51:14 80:22 86:11 142:18 142:21 144:8 opportunities 12:3 46:4 53:15 108:10 116:20 opportunity 31:20 59:5,8 75:17 117:14 142:13 145:15 152:18 oppose 23:2 120:19 opposed 23:21 30:15 96:7 137:9 opposing 97:19 opposite 25:9	27:16 opposition 150:20,20 option 139:7,22 140:3 options 148:13 order 116:17 140:11,11 187:10 193:22 201:8 ordered 40:15 ordinance 14:4 29:4 35:14 42:10 63:5,18 64:1 70:19 82:5 85:3 91:5 91:20 92:17 93:13 132:19 137:17 165:1 168:13 171:16 181:16 182:11 187:18 188:2 194:11 197:12 197:22 202:19 ordinances 41:3 91:22 106:3 ordinary 23:18 organization 31:22 32:3 33:3,17 64:3 86:9 107:3 133:7 organizing 107:5 orient 37:16 oriented 147:11 original 2:5,6,8 2:10,12 144:14 166:21 175:18 177:9 originally 25:19 26:21 177:9 Orthodox 80:19 outcome 149:2 205:10 outdoor 59:6,21 78:6 101:4 outdoors 55:5
---	---	---	--	---

<p>58:14,20 59:2 59:21 99:12 113:21 150:18 outgrowing 82:11,15,17 outgrown 82:8 105:9 146:22 outside 9:3 34:11,13 55:12 57:3 69:14 75:6 80:11 99:1 101:3 107:16 142:10 192:2 197:7 overall 79:8 197:8,20 198:8 199:1 overcrowding 90:4 overflowing 34:14 oversized 118:15 overstate 127:9 owing 83:14 owned 17:22,22 35:22 129:9 150:14 owner 7:2 11:17 17:13 18:1,4 36:7,20 82:14 82:19 177:15 owner's 51:20 owner-occupied 18:4 owners 120:16 128:9 169:19 186:11,12 196:11 ownership 11:7</p> <hr/> <p style="text-align: center;">P</p> <hr/> <p>P 3:1 p.m 1:4 3:2 5:2 16:2 31:2 156:13 157:2 158:2 160:2 162:2 163:2</p>	<p>174:2 186:2 196:2 204:13 Pacheco 156:16 package 110:10 page 2:2 6:15 7:4 179:11 189:2 196:15 197:10 199:5,8 pages 6:16 Paige 196:12 197:2 200:19 200:22 201:6,6 201:15 203:8 PALACIO 168:20 172:20 172:22 Pam 120:12 129:3,5,8,8 panelist 31:12 panels 12:2 parcel 40:14 53:19 parceled 122:2 parcels 39:19 40:15 parent 95:17 97:18 parents 101:7 129:18 park 95:6 102:10 110:6,6 127:6 129:15 parked 34:21 parking 34:19 35:1,6,8,14 39:6 41:4,7,21 45:2 52:22 60:9,12,14,17 71:15 79:12 100:13 102:7 102:18,19 103:6,8,11,13 103:16,20,21 103:22,22 104:2,7 111:2 111:3 113:2 116:18 117:2 118:18 127:7</p>	<p>200:3 parks 123:22 Parkway 2:16 186:6,21,22 187:3,5 189:5 193:2,18 194:16 parsonage 32:14 part 11:6 14:11 19:10 29:16 40:9 50:4 57:21 61:15 70:9 86:4 95:18 102:3 113:9 114:12 114:18 122:7 123:9,13 135:3 135:15 166:17 172:6 178:15 180:10 183:9 183:10,12,14 184:1,9 191:4 192:10 194:20 198:22 199:7 200:13 203:12 participated 67:12 117:9 participating 132:14 participation 3:10 particular 56:5 77:13 114:4 131:6 132:18 137:12 particularly 80:19 101:6 102:12 118:20 134:8 152:6 parties 59:17 70:12 88:17 205:9 parts 124:6 party 9:3,8 118:10 132:5 pass 152:19 passing 48:22 106:17</p>	<p>path 113:1 patience 98:2 patrons 103:21 104:2 pattern 96:6 patterns 46:12 92:6 Pause 13:10 20:21 99:21 100:1,3 116:3 129:4 153:17 154:3 Paxton 170:17 pedestrian 71:15 77:7 102:6 103:5 118:18 pedestrians 102:21 112:13 Pediatrics 97:18 people 32:9 43:7 52:4,5 59:12 71:11 74:20 81:16 86:5,6 86:16,17,21,22 87:2,5,8,12,17 87:18 89:22 90:3 91:8 93:6 94:13,17 96:21 99:12 107:9,14 108:5,12 124:6 125:6 126:15 126:19 127:1,2 127:16 128:8 132:7 133:6,7 135:21 136:7,8 136:18 137:2 144:4,5 147:17 147:20,20 149:7,9,15 150:20 151:6 152:9 176:20 people's 87:9 percent 21:7 22:3 24:19 25:7 27:11,16 27:18 29:21 72:19 119:14</p>	<p>175:18 178:3 187:12,20 192:14 perfect 188:15 performed 66:2 perimeter 19:5 period 69:13 180:10 184:9 permanent 79:6 permit 26:1 27:4 27:7 31:6 34:18,18 35:3 35:4 62:4,8 83:22 84:3 120:18 122:16 138:21 160:10 168:11 171:22 175:19 184:3 187:10,11,20 187:21 188:1 193:3 194:2,13 194:14 197:16 permits 35:18 103:22 104:1 Perplexed 132:17 person 35:9 109:3 personal 105:7 105:11 137:19 personally 135:1 141:13 151:19 154:11 Persons 83:7 persuade 141:10 Peter 5:13,16,16 5:18 8:11 15:6 petite 38:6 petition 20:4 109:10 128:22 193:3 petitioner 31:8 31:19 70:2,12 70:20 71:20 72:2,4,19,21 82:6,8 83:6,16 84:1,8,13 85:1 91:12,13 92:11</p>
---	--	---	--	---

102:18 103:7	pieces 19:21	plays 126:2	porch 197:1,3,9	present 4:6,8,10
103:11 104:6	67:6 122:2	please 5:15 6:3,5	197:19 198:20	4:12,14 17:10
105:18 106:2	170:6 201:21	8:15,17 14:13	198:20 200:5	21:10 37:11
109:20 110:9	pitch 12:9	17:18 30:5	200:15	144:17 189:9
111:10 115:17	pitched 196:17	37:15 38:3,18	porches 18:6	presentation 6:3
116:16,20	place 19:9 53:15	39:2,8,13,20	57:12 198:17	8:9 17:17
117:8,11 121:1	58:17 74:11,11	40:4,10,13,16	200:7	46:20 71:21
146:6 156:11	74:13 88:8	41:1 42:4,15	portion 60:6	72:15 93:11
156:14 159:1	89:21 95:10	43:3,10,16	portions 65:17	117:9 144:14
187:9	101:3 107:22	44:7,14,19	66:7	168:8 169:16
petitioner's 68:2	114:9 115:11	45:3,6,14,17	pose 84:13 119:7	177:5 178:17
91:2,6 103:4	124:4 130:21	46:6,8,14,18	position 24:2	179:21
103:18,20	130:21,22	47:9 48:13	148:18	preserved 64:19
104:2 109:2	131:1,2 132:7	67:18 69:8,15	possibility 124:2	65:4
110:2,5,12,14	133:18 147:11	72:10 78:3	possible 91:8	preserving 38:1
110:20 112:19	150:1 189:2	93:11 104:8	155:8 193:21	pressing 13:3,4
petitioners	placed 113:3,6	122:13 127:22	possibly 121:5	20:14,15 69:1
70:15	114:13	129:7 148:9	posting 156:12	69:2 96:19
petitioning	places 126:7	159:9 160:9,12	potential 41:15	171:3,4 181:4
174:13,14	147:10	164:9,11,17	131:15	181:4 193:9,10
PhD 74:9	plan 36:14 50:12	165:11,14,17	potholes 121:14	202:6,6
phenomenal	52:20 60:6	165:20 166:1	power 63:22	pressures 92:3
127:11	92:10 121:1,3	166:19 167:2	64:1 154:5	pretty 22:8
phone 13:3	121:21 134:6	167:11,20	pray 89:18	31:11 38:12
20:13 68:22	164:18 190:4	168:6 172:8	prayer 42:21	54:6 80:5
167:19 171:2	190:14 191:14	177:19 180:19	59:1	87:20 112:10
181:3 193:8	198:10	184:12 194:22	precedent 82:13	164:12,13
202:5	planned 103:15	201:4 203:14	105:16 106:14	165:19 166:11
phonetic 170:17	103:18	pleased 49:22	135:9,12	198:1 200:16
170:18	planning 17:13	pleasure 174:20	predates 51:19	previous 68:7
photograph	53:3	plenty 69:9	preempt 54:17	75:19 81:9
38:19	plans 6:17 9:12	plot 164:18	56:20	93:1 163:12
photos 198:6	9:21 33:15,15	plus 19:16	preexisting	previously 7:7
199:17,22	34:15,20 36:18	129:10 191:8	62:14	81:7 95:19
phrased 189:20	37:8 42:5 66:6	point 23:3 69:19	prefer 95:22	146:8 197:15
physical 88:18	66:8 72:6	97:5 102:6,7	preferably	prices 132:1
90:3 109:6	79:10 80:20	103:6 108:3	64:19 65:4	primarily 19:16
pick 77:3 106:7	85:15 90:10	121:6 122:4	preference	43:14,19 71:12
158:10	101:14 112:19	127:1 143:14	153:3	primary 94:12
picked 193:20	164:21	145:5 150:9	prejudice 139:7	132:22
pickup 41:16	planting 117:1	pointed 133:15	140:4,6 153:1	prior 126:6
102:20 113:3	117:10	147:15	prepared 14:8	157:3
pictures 97:7	plantings	points 104:20	172:2 182:22	prioritize
152:8 165:12	115:13	129:11 148:22	183:19 194:17	128:15
167:22 168:2	plastic 112:12	Pond 193:18	203:9	prioritizing
piece 10:3 11:21	play 127:12	poorly 114:13	preschool 88:16	128:8
122:3 183:3	players 162:6	population	96:4,10	privacy 59:13
192:22	playing 148:16	112:8 147:8	presence 149:19	59:14

private 36:16,21 36:21 52:6,10 55:3 117:1 121:8,11,16,17 121:18 129:13 130:6	97:3 prohibits 84:2 project 10:9 31:21 32:20 33:2,11 37:11 38:10 40:9 44:13 64:20 65:14,15 66:6 67:7 70:14 71:2 72:5,15 73:12 77:19 79:11 83:4 84:4 103:12 104:5 115:4 117:13 131:7 140:19 200:21	167:15,22 182:16 183:10 183:15 186:11 196:12 proponent 24:12 139:1 proponents 186:18 proportion 49:5 102:17 proportionate 79:11 proposal 67:14 76:7 89:2 96:7 96:12,20 110:2 110:20 112:3 112:15 114:1 121:5 139:21 189:10 proposed 14:6 20:7 21:19 29:11 47:20 64:20 70:14 92:19 103:12 104:5 111:10 115:1 116:19 117:10 118:15 118:17 119:2,5 119:11 164:15 165:4 172:1 175:12 182:20 183:18 187:7 187:14 188:6 188:11,18 189:7 190:14 194:15 203:7	70:17 77:11,13 83:8 106:12 protections 77:18 protocol 145:21 proudly 125:20 prove 103:12 135:21 proves 36:21 101:5 provide 41:10 57:6 79:13 104:6 126:9 189:21 provided 10:11 72:6 83:3 126:9 provides 91:16 providing 11:3 24:4 70:22 110:1 provisions 82:5 187:18 proximate 111:5 public 3:17,19 3:20,21 10:2 12:17,22 13:13 19:21 20:10,11 21:1 36:12,18 67:4 68:19,20 71:1 91:3,10 102:6 103:8 104:10 108:22 110:22 111:5,9 112:4,17 117:1 120:22,22 128:6 132:13 132:13 136:22 146:10 148:4 148:22 150:7 151:13 170:5 170:21,22 171:11 180:2 180:22 181:11 193:5,6 194:6 202:2,13 205:4 205:16 pull 43:22	purchased 32:12,17 52:9 129:18 186:13 pure 23:1 purpose 91:5,19 92:1 93:13 118:11 purpose- 79:16 purposes 33:20 52:8 59:4 62:22 91:20 115:5 Pursuant 3:8 pursuing 84:2 purview 69:14 put 11:16 18:5 19:9,12 25:11 25:12,17,17,18 29:22 53:20 80:10 88:19 106:4 112:9 122:4 129:20 130:2 158:8 186:17 188:13 191:4 198:21 198:21 Putnam 121:10 121:22 puts 112:11 putting 148:17 165:22
problems 103:13 104:4,4 114:5,8,11 118:18 131:15 133:13 proceed 66:6 142:16 proceedings 3:15 204:13 205:7 process 50:4,13 56:10 145:21 produce 102:5 producing 151:7 professional 51:20 126:19 professionally 126:20 professionals 55:17 56:20 59:13 88:14 profile 45:5 program 42:6 57:4 60:13 programming 79:3 91:9 107:6,10,18 programs 43:1 43:13,19 114:2 131:3 progress 42:12	projection 166:3 166:14 projects 96:4 promises 72:21 proper 55:9 109:5 properly 127:17 properties 44:18 45:11 61:19 82:17 83:20 84:2,6 92:13 120:14 121:18 135:6,10 143:4 property 10:7 18:11,15 20:4 25:15,16 26:6 26:8,19 32:17 38:12,12 39:18 41:11 45:4 51:17,18,21 52:6,10 53:16 53:19 57:10 62:22 82:18 83:16 84:4,8 93:6,21 105:6 105:8,12 118:4 118:4,5 119:7 122:5,6,7 124:9 128:9 129:14,18 150:14 165:12 165:18 166:4,9	167:15,22 182:16 183:10 183:15 186:11 196:12 proponent 24:12 139:1 proponents 186:18 proportion 49:5 102:17 proportionate 79:11 proposal 67:14 76:7 89:2 96:7 96:12,20 110:2 110:20 112:3 112:15 114:1 121:5 139:21 189:10 proposed 14:6 20:7 21:19 29:11 47:20 64:20 70:14 92:19 103:12 104:5 111:10 115:1 116:19 117:10 118:15 118:17 119:2,5 119:11 164:15 165:4 172:1 175:12 182:20 183:18 187:7 187:14 188:6 188:11,18 189:7 190:14 194:15 203:7 proposing 6:4 17:19 57:19 60:10 62:2 152:21 198:17 200:18 prosecution 151:13 protect 57:8 92:1 protected 59:15 protection 61:22 63:1,15,16	Q QR 167:18 quadrupling 91:8 qualifies 61:13 qualify 82:16 175:19,20 quality 120:4 quality-of-life 119:3,20 126:21 question 8:21 47:8 48:18 60:4 61:6 65:13 91:9 113:7 121:16	

<p>133:5 146:18 152:11 177:19 189:18 192:6,7 questions 8:13 8:14,15 10:1 19:19 36:9 46:22 47:4 58:2,5,6 61:4 64:9 67:3 134:15 145:16 168:6 169:9 170:2,4 179:14 180:1,3 189:9 189:12 191:17 192:21 201:19 202:18 quick 99:10 177:19 199:6 quickly 42:5 86:5 104:9 128:4 169:14 quiet 81:16 181:10 quieter 99:15 Quinn 128:2,3 quite 9:18 22:7 26:11 33:1 39:10,17 53:18 63:2,3 68:9 77:19 80:6 121:9 169:18 169:19 quote 98:7</p> <hr/> <p style="text-align: center;">R</p> <hr/> <p>R 3:1 rabbi 32:4 35:22 51:19 52:1,3 53:4,11 54:4 54:11,14 55:21 75:5 129:19 136:1 142:7 145:15,18,22 146:3,6,9,13 148:11,12 152:4,5 rabbi's 45:4 60:13 65:5</p>	<p>71:18 rabbinical 43:11 Rafferty 158:22 159:1 161:1 186:7,8 189:17 190:6,12 192:11 193:1 195:12 railing 77:4 railings 199:7 raise 11:3 13:2,3 20:13,14 68:22 69:1 84:4 146:11 171:2,3 181:2,3 193:8 193:9 202:4,5 raised 6:5 41:10 49:15 52:18 89:22 145:18 raises 134:15 raising 12:6 146:18 RAMIREZ 168:20 172:20 172:22 Ramirez-Pala... 164:1,2 168:9 169:3,5,8 range 39:10,17 40:3 Raphael 79:20 79:21,21 80:4 rat 112:8 Ratay 1:12 4:5,7 4:9,11,13 12:19,21 13:11 16:12,15,19 17:2,6 26:2 69:17 73:7 74:7 75:16 76:12 78:13 79:20 81:22 85:7,19 88:1 89:14 90:15 93:17 95:14 98:12 99:20 101:21 104:14 106:21 108:15</p>	<p>111:13,17 113:13 116:2 117:19 120:7 123:2 125:15 127:20 129:3 130:9 131:10 140:5 154:4,14 154:16 155:5,7 156:16 158:9 158:12,15,18 158:21 159:2,6 189:14 191:19 191:21 192:2,6 193:16 rationale 135:4 rats 113:1 rattle 58:7 reach 108:5 reached 129:19 read 8:19 12:19 12:21 50:19 62:21 64:13 65:2 67:17 68:18 106:1 139:2 142:13 170:12,14 180:20 reading 191:13 reads 10:8 28:6 64:16 ready 13:22 14:1 171:13 181:12,13,14 194:7,8 202:14 202:15 real 55:6 82:13 82:14 136:18 realization 70:14 realize 89:6 169:13 realized 88:12 really 8:2,7 9:7 10:14 21:10,15 25:22 28:11 38:7 42:5 45:10 60:16 73:16,22 74:2</p>	<p>77:3 80:14,20 86:6,11,12,12 86:14 88:6 94:10,12 95:7 98:21,21 99:3 99:4,16 107:21 108:22 109:7 125:10,22 126:6,8,8,14 126:21 127:8 127:14 132:9 132:22 135:3 135:15 138:20 140:3 142:5,10 142:16 143:2 144:20,21 169:18 175:7 177:2 178:1,14 181:18,21 182:16 191:12 191:17 194:13 197:6 198:1 203:4,4 Realty 120:13 rear 38:15 114:20 118:5 119:6,11 164:15 165:22 167:9 168:16 179:8 190:3 202:20 rearranged 156:4 reason 98:19 105:11,12 133:1 138:1 140:20 143:21 175:15 reasonable 85:15 95:7 109:10 reasonably 79:11 105:8 reasons 75:5 82:7,21 83:15 120:19 rebuild 199:7 rebuilding</p>	<p>198:19 rebuilt 183:4 receive 70:16 received 42:10 91:16 receiving 110:10 receptacles 53:8 receptive 87:5 recognition 65:4 recognize 114:10 recommenda... 65:6 71:22 record 5:15 9:11 9:21 40:20 150:7 180:20 186:8 205:6 recorded 3:12 recreational 93:4 recycling 112:10 112:11 red 53:22 165:7 166:8 redesign 134:16 redevelopment 117:2 redid 121:15 redirect 47:9 redo 177:13 reduce 6:9 7:8 9:17 11:11 50:2 55:13 79:7 84:10 92:3 107:21 167:7 reduced 6:20 7:9 60:16 reducing 6:9 7:4 7:19 8:22 9:6 41:6 reduction 41:21 72:5 Reed 20:6 25:6 27:17 29:20 111:21 reemphasize 127:1</p>
---	---	---	---	---

<p>references 190:7 reflect 156:12 reflected 33:15 refrigerator 6:21 refuge 130:20 refused 72:4 Regarding 91:18 regardless 72:20 77:1 96:8 regards 24:3,3 regional 102:12 regular 2:13 77:18 88:21 162:6 174:6 Regulations 83:3 91:21 92:1 rehabbed 130:2 reject 93:14 104:11 rejoining 163:13 rejuvenate 130:21 relate 61:15 related 41:3 105:6 134:16 205:8 relates 34:18 112:3 relating 36:5 83:14 relatively 70:8 179:7 196:13 197:5 198:12 200:15 relax 9:8 relief 6:4,6 8:6 14:3 15:3 26:16 29:3 32:21 34:19 35:13 84:20 91:2 163:20 164:4,6 165:7 166:4,8 167:4 167:4,10,13 168:10,18</p>	<p>169:7 171:15 172:18 181:15 181:17,19,22 182:11 184:22 189:21 194:10 195:10 197:11 202:18 204:3 religion 76:5 86:4 124:5 religions 86:12 religious 32:3,9 33:20 34:13 43:1,19 58:22 59:3 62:22 63:6,16 64:2 67:12 70:17 77:11,13,17 83:3,6 88:8 89:16,16,19,20 91:20 93:3 99:9 101:13 105:18,22 137:4 relocated 27:2 rely 55:13 relying 83:21 remain 30:4 133:17 203:5 remained 38:5 remains 27:14 130:19,20 remarks 93:18 remember 77:19 remnant 29:7 remote 1:4 3:10 3:22 122:18 removal 55:3 116:17 remove 150:6 removed 129:13 189:1 removes 70:22 removing 38:14 41:19 renovate 183:10 renovated 6:10 7:11,17</p>	<p>renovation 183:14 renovations 189:16 rent 11:19 131:20 repair 40:8 200:8 repeat 66:4 67:18 189:17 replacement 167:16 189:3 replacing 44:16 reply 23:10 represent 31:20 86:1 representative 39:16 represented 121:10 representing 70:3 represents 76:7 92:15 97:21 110:22 request 2:9,11 14:6 34:18,21 49:18 79:9 83:12 85:3 93:22 109:2 132:18 133:2 135:13 137:17 138:20 141:17 154:12 158:6 160:7 169:18 174:7 175:15 182:14 196:13 201:8 203:1 requested 6:4 7:20 33:14 35:17 91:6 192:16 requesting 6:6 19:2 35:3 160:7 163:20 168:11,13 requests 50:10 68:5</p>	<p>require 110:1 178:2 required 10:10 41:4 45:12 58:22 59:3 63:8 90:11 92:18 110:11 114:1 requirement 19:1 25:7 27:5 44:11 61:8 132:20 137:18 196:20 197:22 requirements 14:4 29:4,5 48:1 50:18 83:4,11 105:5 105:21 156:15 171:16,18,22 175:13,14 178:7,21 179:1 181:16,18,19 182:11 187:6 187:16 194:11 194:12 202:19 requires 35:14 39:4 111:2 176:2 requiring 48:5,8 reread 144:13 144:18 Res 187:6 reservations 10:7 reserved 99:7 residence 12:1 20:4 182:22 183:19 199:21 200:11 203:9 residences 93:5 116:22 resident 70:1 75:19 78:16,20 79:22 85:10 95:17 98:15 108:19 123:7 125:19,19 196:11</p>	<p>residential 28:16 29:9 35:6 41:22 57:5,18 70:12 73:1 82:18,20 92:2,7,21 93:2 103:22 104:1,3 110:13 112:7 113:6 114:19 117:3,15 119:19 120:3 123:13 124:21 164:22 165:1 residents 90:13 91:11 102:17 110:10 112:9 115:6 116:13 117:5 119:10 119:14,21 120:4 131:14 201:15 residents' 110:7 Resilience 42:10 resolve 37:1 resource 73:16 resources 73:14 90:3 respectful 132:2 respectfully 79:9 106:10 respectively 40:12 respond 23:5 48:22 58:2,5 145:16 148:5 responds 152:21 response 41:9 98:3 responsibility 133:11,20 151:6 responsive 59:19 rest 9:20 177:14 192:13 restoration 40:9 restoring 38:1,9 restriction</p>
--	---	---	---	---

<p>44:21 restrictions 12:11 restrooms 42:8 43:4 result 71:1 92:22 111:4 140:22 187:3 189:5 resulting 102:22 retail 24:10 28:16 29:9 return 156:18 reveals 96:5 reverberate 78:6 reverse 116:20 review 57:21 66:2 reviewed 38:15 49:16 188:7 reviewing 38:14 Rhatigan 31:7,8 31:8 48:11,14 48:21 50:20 51:2,4,6 61:14 62:19 64:5,8 65:11,13,19,22 66:10,13,16,18 66:21 67:2 68:15 138:22 139:9,12,14,15 140:9,11 141:7 141:9,14,16 143:14,18 148:1,3,8 152:16 153:4,8 153:11,13,18 154:1,8,12 155:8,18,20 157:16 163:6,8 168:19 169:12 169:17 170:1 172:21 Richardson 128:2,3 Rick 116:12 rid 7:12,16</p>	<p>right 7:6 9:5,14 10:3 12:15 13:13 17:8 18:13 26:8 29:6 34:9 47:5 47:11 53:9,22 60:1 61:16 62:1 65:18 66:3 81:5 99:12 100:5 106:5 119:7 120:9 121:11 125:7 132:15 139:17 151:21 153:16 156:8 158:13 164:16 165:9,9,10,18 166:18 167:16 168:14,22 169:9 170:3 171:10,17 177:18 179:18 182:8 183:4 189:13,13 190:17 191:6 200:1 201:18 202:12,16 204:8 right-hand 7:14 7:17 11:16 right-side 26:14 27:13 169:1 right-size 71:22 righthand 7:1 rights 36:7 122:15 128:9 128:10,15 152:3 RLUIPA 83:7 83:11 road 121:12 177:13 187:1 roadway 21:22 role 126:2 127:11 148:16 roll 3:18 roof 8:18,18,19 9:6 12:7,10</p>	<p>38:9 43:17 44:1,2,3 46:10 58:20,21 59:20 71:8 87:10,12 87:14 107:19 115:5 117:10 118:9 191:4,8 196:17 197:2 198:19,21 199:10,10 roofs 38:8 39:11 39:11 rooftop 43:18 44:4,5,6 76:20 77:2 81:14 99:11 108:9 117:12 room 7:3,4 8:1 10:22 11:13 21:11 35:15 49:9,11 54:10 110:15 147:18 153:5 169:13 176:15 179:19 182:4,4 Rothenberg 73:7,8,10,11 74:6 127:20 Rouvinov 79:20 79:21,22 80:4 rubber 198:21 199:10 rule 178:3 rules 66:2 106:7 ruling 65:3 156:21 run 6:3 37:7 124:16 163:15 running 127:22 154:5 runs 118:4 rush 102:14 rushed 101:8 rusted 130:1</p> <hr/> <p style="text-align: center;">S</p> <hr/> <p>s 3:1 152:22 Sabbath 56:2,4</p>	<p>127:5 149:11 sadly 72:18 safe 55:9 101:18 130:21 safely 123:20 safety 34:3 36:3 42:14 52:8 57:10,15 71:15 75:13 102:6 103:5 118:18 131:5 134:2 141:6 Sagan 108:15,16 108:18 sanctuary 47:7 47:13,21 110:15 113:9 149:10 Sandra 170:14 Sarah 31:7,8,8 37:9 38:2 39:4 41:8,17 48:11 48:14,21 50:20 51:2,4,6 61:8 61:14 62:19 64:5,8,10 65:11,13,19,22 66:10,13,16,16 66:18,21 67:2 68:14,15 77:9 85:19,20 95:14 95:15,16 108:7 139:9,12,15 140:9,11 141:7 141:9,14,16 142:12 143:14 143:18 148:1,3 148:8 152:15 152:16 153:4,8 153:11,13,18 154:1,7,8,12 155:8,16,18,20 157:16 163:8,8 163:16 168:19 169:10,12,17 170:1 172:21 Sasson 123:2,3 satellite 136:4</p>	<p>satisfy 144:21 satisfying 145:11 saturated 119:18 Saturday 80:9 100:11 Saturdays 100:14 Saville 2:14 163:6 165:13 170:13,14,15 170:18,18 172:2 saw 22:7 88:5 saying 13:6 20:17 22:17 27:6 66:1 69:4 106:4 108:8 113:17 128:12 139:16 140:21 148:20 171:6 181:6 184:6 193:12 202:8 says 6:19,22 11:22 13:2 20:13 24:18 64:17 68:2,22 106:2 121:3 171:2 175:20 181:2 192:16 193:8 202:4 scale 39:10,16 72:5 73:2 96:8 113:22 137:21 198:3 schematic 40:5 scheme 10:15 139:5 141:19 152:20 school 88:5 93:19 97:8 98:16 123:8,9 124:8 128:6 130:12 131:13 131:18 Schweitzer 174:11 176:4</p>
---	---	--	---	---

179:16 180:14 180:16,17 182:22 183:19 scope 10:9 39:4 96:8 screen 13:2 20:12 68:21 121:5 171:1 181:1 193:7 202:4 script 12:21 scrutinized 97:1 seasons 43:20 45:8 seat 161:4 seating 47:7 103:18 110:15 seats 47:13 second 7:6 8:1 16:10 21:14,16 22:1 23:6,7 28:8 43:4 100:16 103:18 107:20 142:9 153:22 160:7 176:13,14,22 190:13 191:18 196:15 second-floor 19:8 198:20 secondary 132:22 secondly 105:17 127:4 secret 55:4 section 18:8 130:5 171:22 175:16 188:2 194:14 199:9 202:21 Sections 14:4 29:4 171:16 181:16 182:12 183:13 194:11 202:19 security 34:2,5 57:10 103:21 104:3 107:21	108:1 114:10 114:13 141:4 143:6,7 see 5:19 7:6 9:20 10:6,15 13:18 24:9 25:5 26:10,11 33:12 34:9,19 37:20 38:13,20 39:5 39:15,22 41:7 41:15 44:8,22 45:4 46:7,15 48:17 53:8 55:15 57:12 65:1 68:7 74:18 76:14 77:5 79:16 80:20 121:11 128:13 136:5 136:19 137:1 142:18 149:15 164:14 165:7 166:3,7,17,20 167:3,5,9,12 167:19 178:20 179:7,10 188:15 189:3 189:11 190:16 191:22 196:21 198:8,16 199:15,19,20 200:4,4,7,10 200:12 seeing 177:17 seek 110:20 seeking 169:7 186:18 193:3 seen 58:13 63:11 117:10 142:3 145:13 seminars 43:1 sense 21:3 23:16 55:2 89:20 200:10 sensitive 8:18 56:17 sensor 56:4,7 sensors 56:3	sent 188:5 sentences 72:13 separate 11:4 61:18 135:5,6 137:15 separately 75:8 separates 51:17 September 158:14 sequence 149:14 Sereda 17:12,12 17:16 18:14,17 18:20 21:5 23:5,8 24:14 24:16,20 25:4 25:8,10,15 26:4,7,13,20 27:2,10 30:19 30:21 serious 88:21 152:3,6 seriously 115:2 serve 33:19 90:12 125:3 126:11 136:7 served 99:5 serves 96:20 102:12 service 42:7 43:6 54:13 71:16 101:3 102:16 105:1 108:22 109:19 110:5 126:9 148:22 149:12 serviced 112:18 125:4 126:20 services 27:15 34:13 42:13,14 43:6 53:5 67:16 88:8 90:4 100:11,20 101:4,8 124:19 126:7 149:11 156:17,19 servicing 127:10 147:18 serving 102:17	102:18 126:2 127:12 137:1,4 Serwold 81:22 82:1,1 sessions 96:5 set 8:10 135:9 140:21 156:6 183:15 188:1 205:12 setback 18:9 19:10 20:8 26:15,15 27:8 27:13 29:6 53:21 164:8,18 166:8,14,16 167:14 168:18 169:2 171:20 171:21 175:13 178:21 179:1,8 179:8,9 186:21 187:16 189:5 192:6 202:20 202:20 setbacks 38:11 38:22 40:18,19 40:21 45:12,22 70:22 84:11,16 sets 105:15 106:13 setting 35:6,17 111:6 seven 10:15,16 158:16 170:6 severe 90:7 severely 90:2,7 Shabbat 59:6 74:14 75:3 126:7 149:12 shade 118:20 shades 24:22 shading 57:6 shadow 45:7 165:21 shadows 45:11 81:2 Shaefi 186:11 Shahzad 186:11 194:3	shallow 196:17 shape 83:14,18 83:19 148:17 shaped 179:4,5 share 48:7,9 124:6 shares 21:13 Shavuot 59:7 Shavuot's 90:4 sheet 164:9,11 165:11 166:5,7 166:17 189:2 191:14 198:13 Shen 101:21,22 102:2,2 104:9 Sherwin 104:14 104:15,17,18 shifted 49:10 shine 114:21 Shlomo 130:9 130:10 short 93:18 98:3 shortcut 52:10 show 40:14,20 85:1 112:20 118:21 152:21 166:15 showing 66:7 136:15 199:9 shown 30:4 110:7 shows 7:4 36:11 36:14 42:2 53:22 117:9 178:21 198:14 shrub 116:17 shuffle 107:11 shut 146:10 149:11 shutters 57:7 sic 102:10 110:8 side 7:14,14,17 11:16 18:9,10 18:10 19:10,15 25:16,16 26:6 27:8,16 40:22 42:12 44:9 45:13 46:2,7
--	--	--	---	--

49:6 84:16 107:13 112:15 154:6 162:9 164:12,14 165:9,13,18 167:3,12 171:20 178:11 179:6,8,9 187:4 191:8 200:1,3,4,11 202:20	123:14 150:4 Simultaneous 138:6 single 35:2 62:6 79:16 single- 17:20 single-family 61:21 63:17 174:17 single-sided 102:9 sit 75:6,8,9 80:8 123:19 136:19 site 41:5 53:5 61:14 72:1 82:15 88:3 103:8 107:22 134:6 sites 37:17 61:15 siting 113:21 sits 168:16 sitting 3:3 5:3,8 16:3 31:3 143:15 158:3 160:3 162:3 163:3 174:3 186:3 196:3 situation 63:10 63:13 86:5 101:1 102:20 103:2 110:18 situations 103:3 six 2:9 10:12 11:22 12:4 58:12,18 103:15 107:3 108:4 151:3,7 151:8 158:6,7 158:9 159:4 170:6 180:8,14 184:7 201:20 six-parking 60:5 size 6:18 9:6 29:21 94:3,11 101:15 115:21 116:19 117:13 137:22 147:7 150:1,3,3	152:10 167:7 187:12 sized 113:2 SKA 172:3 skylight 25:17 26:16 166:16 167:4 169:1 171:19 slate 38:9 sleep 125:1 198:9 slide 37:8,15,19 38:3,18 39:2,8 39:13,20 40:4 40:10,13,16 41:1 42:4,15 43:3,10,16 44:7,14,19 45:1,3,6,14,16 45:17,18 46:6 46:8,14,18,19 slight 169:20 slightly 196:16 slowly 53:2 small 44:5 88:17 88:20 94:20 110:17 119:20 123:17 147:6 179:18 186:22 196:13 197:5 197:19,21 198:12 smaller 42:22 43:15 44:16 112:21 196:20 snow 121:13 129:13 snowsuits 101:8 social 88:9 89:20 93:3 115:5 socialize 115:18 society 114:7 soften 64:1 soil 83:14,18,19 Sokoloff 193:16 193:17,17,20 solar 12:2,2 solstice 45:15	solution 75:4 114:12 177:3 somebody 50:16 133:15 170:15 someone's 135:10 Somerville 75:1 86:2 son 93:20 100:15 125:19 131:13,17 174:19 175:1 sons 201:10 soon 56:13,19 sorry 6:16 22:14 37:5 47:18 58:4 122:19 135:17 142:9 146:7 152:12 152:19 153:22 155:1,20 159:7 162:10 165:9 168:17 169:10 169:12,13 170:12 175:11 183:2 189:17 201:3 sort 22:18 34:14 36:1 40:20 42:19 45:12 54:17 61:19 62:20 85:22 86:3 124:22 128:9 134:12 144:10 154:9 175:2 176:8 177:9 178:12 178:22 200:4 sound 115:14 132:5 sounds 134:21 source 140:13 sours 97:21 space 6:10 7:11 7:17 8:3 17:21 19:14,14,15 22:19 28:16 32:18 42:7,8	42:19,21 46:5 47:21 55:9 57:4 60:6 71:17 75:7 79:6,14 80:7,8 80:10,11 81:13 88:14,18 95:7 101:1,10,18 105:9 107:20 110:15 116:15 125:4 126:19 130:21 136:18 147:19 150:12 150:16 164:14 175:6 179:17 179:18 182:18 187:16 191:4 192:3 197:4,6 197:8,14 198:12,14 201:11 spaces 34:14 35:8 39:6 41:7 42:3 43:1,8 45:2 50:3,3 54:10 55:16 60:12,18 103:16,19 104:1 107:12 107:15 span 56:8 speak 4:2 5:11 13:1,8 20:11 20:19 52:17 54:12,16 55:18 55:20 58:14 67:14,16 68:7 68:20 69:6 85:22 93:22 95:19 104:20 120:18 123:11 126:5 138:11 150:14 170:22 171:8 174:7 180:22 181:8 193:6,14 200:19 202:3 202:10
---	---	--	---	--

SPEAKER 163:7,11,15,21	84:21 89:11 109:21 187:14	state 3:17 37:12 69:10 126:14	163:3 171:13 172:10,11	85:21 90:21 92:14 94:7,22
speakers 13:5 20:16 69:3	192:3,8,10,13 192:17	134:3 150:6 187:19	174:3 184:14 184:15 186:3	96:11 97:11 102:3,8,9,10
88:10 171:5 181:5 193:11	square-foot 109:22	state's 83:1 stated 72:3	195:2,3 196:3 202:15 203:16	102:13 103:14 103:16 107:4
202:7	squirrels 56:13	105:5 112:5 187:5	203:17	109:16 110:3 111:20,21
speaking 3:17 19:22,22 20:9	ss 205:3	statement 70:5 statements	steward 117:4	113:15 114:20 115:16 116:12
67:20 90:8 110:3 138:20	ST 2:6	14:11 29:16 157:2 172:6	stock 92:4,16	118:1,7,8 119:10,12
163:12 170:20	stacked 39:11 62:10	184:1 194:20 203:12	stop 73:3 122:21	120:14,20,22 121:2,6,7,11
speaks 149:7	stacks 112:12	states 68:11 91:22 151:18	stopping 102:16	121:22 122:6,9 123:6,9,19
special 25:22 27:4,7 31:6	staff 4:3 13:5,7 20:16,18 43:12	stating 68:10 170:7	storage 42:7 113:1	124:11,12,15 124:16 128:4
34:18,18 35:3 35:3,18 62:4,8	43:12 48:17 49:17 50:7,13	status 61:21 154:9 169:20	store 17:22 123:17	129:9,12,16,17 129:21 130:6
63:1,15,16 73:16,22 83:21	51:4 69:3,5 103:7,18,21	statutory 156:15 stay 75:10	storefront 23:17	134:15 158:6 162:8,10,11
84:3 120:18 122:16 138:21	104:2 107:9,11 154:6 171:5,7	131:22 150:2 201:9	stories 115:7	163:6 165:12 165:13 170:15
160:10 168:11 171:22 175:19	181:5,7 189:12 191:17 193:11	staying 50:7 101:12 133:8	story 38:7	170:16,19 172:2 174:6
184:3 187:11 187:20,21	193:13 202:7,9	201:1 steep 176:21	stove 6:21	175:10 182:22 183:19 186:22
188:1 193:3 194:2,13,14	staggering 133:14	step 9:2 67:18 76:1	stream 88:10 94:17	188:5 196:6,18 196:22 198:4,5
197:16	stair 18:7 19:6 191:1 192:10	stepped 16:8 46:10	2:4,7,9,13 2:14,15,17 5:8	199:19 streets 40:21
specifically 24:7 83:10 91:6	192:18 199:7	steps 135:22 Steve 17:7	14:7 16:6,15 17:5,9 19:11	54:7 84:9,12 89:9 187:3
specifics 41:18	staircase 89:1 190:17	Steven 1:7 3:3 4:7,8 5:3,9	20:7 21:22 22:21 25:7	stretched 101:2 strictly 63:5
speech 138:6	stairs 11:11,12 11:16 19:13	14:1,18,19 16:3,14 17:2	26:5 27:17 29:12,20 31:9	89:9 187:3 strollers 97:6
spend 86:22	176:20	22:6 26:9 27:21 28:1,14	32:4,7,16 35:12 36:6,7	112:14 strong 75:20
spent 33:1 118:7	stairwell 24:5	30:12,13 31:3 135:19 155:11	36:11,15 38:10 38:13 39:7,14	193:3 stronger 92:20
spilling 89:8 125:5	stand 191:16	157:9,10 158:3 159:11,12	39:19,19 40:2 40:6,12,12,15	strongly 113:22 146:15
spills 114:14 124:14	standard 53:13 110:10	160:3,14,15 162:3,7,13,14	40:15 41:12,13 41:20,21 42:17	structural 75:22 structure 29:8
spirit 131:4	Standards 18:21		44:20 45:5 46:4,7,15,17	38:6 39:6 62:9 113:19 118:17
split 11:7,8	standing 152:2		51:10,17,18 52:7,10 53:10	119:2 135:14
spoke 133:6 191:2 193:1	standpoint 34:3 54:13		53:17,18 54:7 68:13 70:1	
spoken 201:15	stark 98:4		71:16 73:11 74:10 76:14	
spur 97:13	start 4:3 5:5 6:3 17:16 114:6		77:6 79:12 81:4 82:3	
square 6:19,20 7:7,7,8,9,10,10	128:12 132:16 179:4 180:17			
29:6 62:15,16 69:13 75:21	started 180:18 starts 106:14			

136:11 171:21 181:22 182:13 187:13 189:15 194:12 196:14 198:20 202:22 structures 33:5 33:19 34:22 38:14,21 44:3 45:10 60:17 61:17,21 62:11 84:13,15 134:4 137:22 187:19 struggle 135:8 struggling 135:3 135:15 stucco 196:17 student 74:9 75:20 88:12 96:5 98:16 131:13 student-user 79:13 students 58:18 67:10,11,16 80:17 86:7,18 86:21 88:7 90:13 94:22 115:17 127:4 127:12 132:2 136:8 studies 45:7 118:21 study 89:19 103:11 165:21 stuff 175:6 style 39:10 199:4 Stylianopoulos 20:6 subject 91:21 subjected 97:20 submission 164:4 submit 81:7 submittals 156:22 submitted 9:12 14:11 29:16	110:8 118:21 144:15 172:6 184:1 194:20 203:12 submitting 164:4 substantial 63:7 71:1 82:6 84:7 84:9,12,20 85:2 91:3 102:5 110:22 111:8 112:4 substantially 63:6 91:4,18 92:16 93:4 139:5 successive 72:15 suffice 83:10 sufficient 182:4 suggest 9:10 suggesting 72:1 105:19 140:21 suggests 83:6 Sukkot 58:21,22 81:18 Sukkot's 59:19 Sukkoth 43:19 Sullivan 66:18 sum 48:10 89:10 summarize 20:1 56:22 67:5,8 68:1,1 104:9 170:9 summarized 49:2 65:7 summary 68:17 72:17 85:1 91:15 110:20 summer 45:15 101:6 sun 59:8 sunlight 119:2 superimposed 28:10 supplies 110:16 support 20:3,7 22:4 42:22 43:1,8,11,13	67:14 72:1 73:12,18 74:15 75:20 76:9,18 81:8 85:14 90:9 96:6 135:19 136:20 137:6 193:3 194:1 201:17 supporting 14:10 29:15 67:7 133:1 137:5 157:2 172:5 183:22 194:19 203:11 supportive 188:6 sure 11:21 16:11 23:8 31:11,16 49:17 50:20 54:4,14 62:20 93:12 122:14 123:19 140:9 171:17 surface 21:7 27:19 29:22 surprised 26:16 Surrey 123:18 surrounded 115:6 surrounding 188:3 survey 39:21 surveyor 36:11 SUSAN 176:4 176:10,18 179:16 180:14 180:17 suspect 139:18 suspended 180:10 184:8 sustain 125:12 Suzie 174:11,13 174:13 175:2,5 176:3 sympathetic 199:3 synagogue 42:20 47:21	80:7 96:4 149:9 <hr/> T <hr/> Table 29:4 181:18 194:11 take 4:3 8:19 10:19 24:2 49:5 74:17 97:7 135:22 137:6 140:1 141:3 142:19 148:8,21 152:8 161:3 175:2 190:15 191:18 taken 3:18 7:8 87:3 takes 101:3 talk 35:10 36:8 37:21 38:21 53:4 60:5 102:4 105:17 109:18 115:4 126:12 128:7 131:14,16 135:20 136:3 137:21 197:10 198:6 talked 77:10 113:8 131:14 174:19 talking 6:1 27:13 31:16 47:16 64:14 65:3 77:10,10 77:16 81:8 86:15 87:14 talks 63:4 64:16 88:9 tandem 34:21 34:22 35:6 39:6 41:7 42:2 45:1 54:9 60:11,18 113:2 taxes 132:1 taxpayer 151:19 taxpayers 152:1 tea 139:2 142:13	teach 123:7 team 48:16 51:20 54:4 59:13 162:6 188:7,8 technical 37:5,6 140:17 technically 26:15 Ted 170:17 television 3:13 tell 17:18 28:5 55:22 81:16 97:5 128:20 163:19 telling 148:4 template 177:12 tenants 129:14 tending 22:4 138:13 tenets 33:4 tense 80:13 tent 75:4 79:4,6 86:11 87:11 90:5,5 107:12 107:13 108:8 113:21 115:9 124:10,12 tents 136:4 term 96:3 terminus 121:18 terms 13:16 18:9 42:13 55:18 87:10,16 137:21 143:2 145:2,3,11 199:4 terrace 2:16 43:18,22 44:2 44:3,4 46:10 71:8 76:20 77:2 81:14 87:10,12,14 95:2 186:6,21 186:22 187:5 189:5 193:2 194:16 testimony 13:13
---	--	--	--	--

21:1 34:10 132:13,13 171:11 181:11 194:6 202:13 text 31:16 153:5 Thani 98:14 thank 13:21 14:2,16,18,20 15:5,6 19:19 24:12 30:18,19 30:22 37:9,9 46:20,22 52:11 52:13 58:1 60:1,2,20,21 61:3,4 62:18 64:4,7 66:9 69:21 73:5,6 74:4,4 75:14 75:15,17 76:10 76:11 78:11,12 79:18,19 81:21 85:5,6,17,18 87:22 89:12,13 90:14 93:15,16 95:12,13,15 98:10,11 99:17 99:19 100:6 101:19,20 104:12,13 106:19,20 108:14,18,21 109:11,12 111:11,12 113:12 115:22 116:1 117:17 117:18 120:5,6 122:19 123:1 125:13,14,18 127:18,19 129:1,2 130:7 130:8 131:8,9 131:11 132:11 132:12 133:22 134:20 137:7 143:19 146:7 151:2 152:13 152:13 153:18 153:18 154:4,8	157:16 161:1 162:13,20 168:7,7 170:3 172:10,20,21 172:22 173:1 177:18 179:14 179:20 180:20 185:1 192:20 194:4,5 195:2 195:4,12,12,14 201:13,18 204:3,4,6,7,8 204:10 thankful 100:10 thanks 22:6 24:15 31:10,17 31:17 200:22 200:22 204:4 that's 53:12 64:22 124:1 168:5 183:14 they'd 10:6 188:10 thin 61:10 thing 28:4 73:22 86:14 95:3 107:20 123:21 124:1 147:5 178:9 179:6 189:20 things 53:3 74:16 75:8 78:4 81:11 96:16 106:8 123:16 124:17 124:20 128:20 129:14 130:14 146:19 177:17 179:3 think 7:10 8:2 8:11,22 9:5,16 9:21 10:19 13:15 14:1 16:17,17 17:8 18:2 21:11,15 21:18,19,20 22:16,17 23:1 23:3,11,19	24:8,10 25:17 27:4,21 28:2,8 28:14,17 37:6 53:4 68:13 78:4,5,6 80:22 81:11,14,18 85:13,14,16 87:20 89:2,5 89:22 94:3 106:13 109:9 113:10 124:20 124:21 125:2 126:14,21 133:20 134:1,5 135:1 136:10 136:13,14 137:3,9,11,13 137:14,19,20 139:17 140:16 141:2,3,7,8,18 142:7,7 143:3 145:1,1,9 146:17 151:17 154:15 168:4 169:6 171:13 178:18 188:13 200:16 202:15 202:22 thinking 125:9 154:10 third 7:9,13 8:17 43:11,14 43:17 46:11 103:20 115:10 176:22 190:8 192:9 third-floor 190:14 Thomas 1:10 16:4,17,18 22:12,12,14,16 23:16 24:3 28:22 30:6,7 158:4 159:16 160:4,19 162:4 162:7,17,18 163:4 172:14 172:15 174:4	180:16 184:18 184:19 186:4 195:6,7 196:4 203:20,21 thoroughly 62:20 thought 11:17 11:17 54:3 61:9 81:17 106:17 144:4 thoughtfully 135:2 thoughts 80:5 81:20 thousands 149:2 threats 34:6 three 4:1 10:12 10:22 11:9 13:8 20:19 37:16 39:14 61:15 69:6 71:9 78:11 92:13 111:4 113:1 115:7 123:6,12 129:10 139:17 140:7,10 143:4 150:22 170:5 181:8 186:14 190:4,16 191:11 192:1 193:14 197:14 201:2,10 202:10 three- 174:21 179:18 three-deep 60:11 three-minute 122:20 three-point 41:11 three-story 197:1 throughput 121:6 THURSDAY 1:3	thwart 97:3 time 3:20,21 6:1 6:5 13:6,17 18:1 20:17 33:1 46:21 67:10 69:4 80:12 87:2 89:18 94:20 95:4,8 99:13 99:17 102:6 105:1 106:19 109:11 114:9 118:8 121:13 124:14,15 128:1 129:18 132:15 136:5 143:21 144:19 145:14,20 146:8 148:22 150:17 152:20 156:13 157:17 171:6 175:9 177:11 180:11 181:6 184:9 193:12 201:1 202:8 times 45:8 64:13 71:7,9 75:14 79:3 87:13 94:19 97:6 130:18,19 132:3 137:3 151:1,7,10,10 tip 88:13 today 31:10 72:21 86:17,19 95:16 101:15 124:8 125:11 126:15,15,16 130:19 148:21 149:2,19 150:4 toddler 73:20 told 10:11 91:14 146:11 148:20 150:21,21 Tom 16:19 17:7 81:22 82:1,1 159:2,15
---	---	---	---	--

160:18 174:13 175:1,4 176:3 176:17,19 196:12 197:2 200:19 201:7 201:14 203:8 tonight 8:13 16:8 37:10 114:4 120:11 120:21 154:18 top 7:17 21:16 112:12 166:4 166:21 167:6 topic 109:18 112:2 148:19 topography 83:15,18,19 Torah 89:19 Tot 73:19 100:16 total 145:3 191:7 totally 21:11 133:11 touch 97:7 130:16 touching 62:15 Toulopoulos 120:12,13 122:3 129:5,8 129:9 Toulopouloses 121:15 track 50:7 tradition 124:7 traffic 71:15 77:7 86:5 89:22 96:16 102:11 103:11 111:2 118:19 transcript 3:15 5:22 144:14 205:6 transit 154:21 155:1 transition 11:7 92:20 transportation	103:9 trash 52:17 53:5 53:8 54:11 55:3,11 56:18 71:16 87:8 112:3,6,8,9,12 112:16,21,22 113:3 118:19 119:6 134:10 134:17 travel 103:8 traveled 133:7 traveling 93:6 102:13 treat 61:18 treated 33:8 77:18 treatment 97:20 tree 116:16,17 117:5 trees 116:14 117:7 tremendous 142:1 trend 116:21 trespassing 77:7 tried 151:20 trigger 109:22 Trilogy 31:9 triple- 199:19 triple-decker 196:14,16 trouble 187:22 troublesome 28:11 truck 111:4 trucks 110:17 true 96:17 140:19 151:17 205:6 truly 97:2 101:1 Trust 100:13 120:13 Trustees 120:12 try 54:22 59:9 61:19 62:11 69:10 141:10 148:12 201:10	trying 8:3,19 33:2,4 37:5 56:16 87:9 95:6,7 102:21 130:18 137:8 137:11 141:11 143:18 163:19 179:16 199:3 tune 50:1 turn 18:3 34:16 35:11 37:7 41:13 139:1 200:19 turnaround 41:11 turning 19:16 97:8 122:18 tut 127:15 TV 7:3,4 twentieth 156:5 twenty-third 154:18,22 twice 197:22 two 6:16 7:15 11:9 12:6 18:14,17 19:12 19:21 21:2,4 22:2 23:19,19 28:18 32:12 33:9,18 34:19 34:21,22 35:7 38:21 39:6 41:19 43:9 44:2,16 45:1 45:10 49:6,8 57:1 60:17,18 61:17 67:6,20 70:8 71:7 76:14,19 82:3 84:8,12 88:15 92:14 93:20 107:7 111:2 112:21 113:15 113:15 114:4 127:22 129:7 139:4,20,22 140:5,7 148:6 148:9,12	150:13,21 151:8 153:2 169:7 170:5 171:8 179:11 187:2,2,4,4 191:11 201:22 two- 154:12 171:20 two-car 188:22 two-family 18:3 19:17 20:4 24:11 28:7 35:2 61:21 62:7 63:17 164:5,6 169:20 two-story 190:8 type 112:7 129:22 typical- 147:6 Typically 35:17 <hr/> U <hr/> ugly 94:8 unable 62:16 unacceptable 150:19 Unacceptably 6:2 unanimous 141:22 unchanged 39:3 60:14 unclear 9:18 54:2 57:22 80:17 106:11 115:3 146:19 151:15 165:19 170:16 unclear]'s 152:3 uncomfortable 148:19 undergrad 78:15,16,21 89:15 undergraduate 93:20 underneath 17:21 197:3	198:17 underscoring 83:17 understand 26:3 50:22 56:12 104:22 109:20 127:14 137:10 141:11 143:18 191:13 understanding 32:2 46:3 50:4 140:13 understate 126:1 127:9 understood 47:12 49:17 undignified 150:19 unduly 193:22 unequivocally 105:4 unfortunate 117:15 unfortunately 34:3 55:5 58:12,15 70:11 71:19 72:4 112:7 119:16 154:21 UNIDENTIFI... 163:7,11,15,21 unified 33:19,21 61:12 141:5 unique 28:15 114:10 135:7 unit 2:17 28:8 170:13 196:6 201:8 United 151:18 units 11:9 23:19 28:18 92:12 114:19 117:3 unity 75:13 university 117:3 150:13,14 unknowable 93:7 unlimited 92:2
---	---	--	---	---

92:15	utilizing 77:6	vehicles 102:12	163:4 172:8,9	156:15,18
unmute 13:4,5	<hr/>	102:16 104:1	174:4 184:12	Walden 170:16
20:14,16 69:1	V	110:6	184:13 186:4	walk 45:7 73:17
69:3 116:5	valid 145:6	veiled 97:3	194:22 195:1	74:1 79:2,3
171:3,5 174:12	value 123:16,21	verifiable 72:6	196:4 203:14	85:12 86:3,7
181:4,5 193:9	vanBeuzekom	verify 4:4	203:15	87:19 89:21
193:11 202:6,7	196:7,9,10	versus 76:17	virtue 30:3	98:17 99:8
unmuted 100:2	201:14 203:2	vertical 21:7	visibility 46:10	100:11,13
unnecessarily	204:4	24:19 27:19	visiting 88:10	121:10,20
55:8	variance 13:16	29:21	visitor 103:7,22	127:2 170:18
unquote-- 98:7	14:6 29:10,10	vestibule 42:18	104:1	188:10
unsafe 96:11	29:18 30:17	veto 96:20	vital 99:9	walkable 100:20
unsightly 119:6	31:5 32:20	vibrant 76:1	voice 14:13 30:5	walked 10:16
130:1	33:17 62:17	Vice 1:7	73:12,12,18	56:8
unusual 196:16	63:8 69:12	vicinity 104:4	96:6 159:4,9	Walker 50:16
uproot 149:21	70:19 71:6	video 3:12	160:9,12 172:8	50:20
upset 56:11	82:9,16 83:11	view 40:14	184:12 194:22	walking 80:18
upsetting 132:4	84:3,5,20,22	46:15 102:7,7	203:14	86:4 94:22
upstairs 18:5	85:4 90:9	103:6 137:6	voiced 54:18	walks 97:8
43:7 175:1	92:19 93:14	165:12 189:12	voices 54:16	127:5
urge 76:8 78:18	102:5 104:11	189:22 198:16	volume 107:9	wall 29:21
78:21 104:10	105:4,21	199:6 200:17	112:16 175:18	200:12
106:15 122:15	106:18 134:2	views 45:19	volumes 112:6	walls 199:12
125:2 131:7	135:4,13,20	46:10 199:18	vote 14:13 15:2	Walsh 196:12
usage 71:12	138:20 140:17	200:1	30:6,15 139:2	200:22 201:6,6
use 3:10 7:2,3,13	141:4,11 158:7	vigilance 97:9	139:18,22	201:7 203:8
10:6 14:5 20:7	159:4,8 175:15	violations	142:17,18	want 6:13 7:2,3
24:10 29:9	175:21 177:20	187:16	145:14,21,22	9:3 11:12
56:2,4 58:10	178:3 182:1,2	violence 74:18	148:8 152:18	12:19,21 18:3
59:9 62:7,22	182:13,15	Virginia 1:8 3:4	157:14 158:17	18:9 25:11
63:6 77:11	197:17 202:18	4:9,10 5:4,9	159:4,9,18	34:16,17 47:1
83:2,3,7 84:14	203:1,3	14:20,21 16:4	160:9,12,21	48:11 54:12
91:21 92:19	variances 19:18	17:2,3,4,6 24:2	162:19 172:8	56:16 58:6,15
93:1,4,4,6	63:21 82:16	30:10,11 31:4	172:17 184:12	59:5 61:7,8,11
103:22 105:12	83:17,21 120:1	52:12,12,14,16	184:21 194:22	67:8 80:1 81:6
105:18 108:10	variation 152:20	58:2,4,9 60:2,3	195:9 203:14	81:9 101:15
177:12	varied 45:22	60:4,8,15,20	204:1	107:7 118:20
uses 63:16,17	variegating	60:22 61:1,3	voted 139:20	127:1 128:7,14
92:5,16 110:12	46:11	134:1,20 138:9	votes 3:17	128:14,16,17
123:14 124:11	variety 123:10	143:22 144:2	voting 143:19	129:10 131:14
124:19 125:3	123:22 124:19	144:16 145:4	159:4 162:7	131:16 138:5
125:11,12	125:12	146:14,17,21	<hr/>	138:11 140:8
188:4	various 45:8	154:21 155:2,3	W	141:10 143:1
usual 180:7	68:4,10 75:5	155:12,14	wait 47:9	148:3 150:1,5
usually 27:7	vast 127:2,2	157:7,8 158:4	waited 146:9	166:21 169:10
56:4 139:1	vastly 99:7	159:2,13,14	waiting 163:8	169:15 176:3
utilitarian 25:1	vegetation 46:3	160:4,16,17	177:1	176:10 177:13
utilize 55:2 72:1	vehicle 103:13	162:4,7,11,12	waiver 156:14	183:9 191:3

194:1 197:8 200:20 wanted 11:11 31:11 32:1 64:5 73:18 80:4 86:4 87:20 95:19 96:9 99:10 102:4 105:17 108:7 112:2 115:20 143:5 149:21 152:11 179:4 wants 9:2 17:10 68:7 175:1 warm 74:19 75:10 101:9 warn 97:10 wary 89:6 wasn't 11:10 56:7 61:9 144:21 waste 55:7,10 watch 124:16 watching 149:2 151:6 wax 138:21 way 11:15 22:18 27:7 28:13 33:17 35:10 36:13,16,18,21 36:21 54:19,19 60:10 63:5 77:13 86:20 88:19,19 106:1 109:7,21 111:5 114:9 115:9 120:22 121:8 121:11,18 122:17,20 125:4,5 127:22 129:13 130:6 134:11 148:16 178:13 189:19 191:9,16 ways 57:6 63:14 121:16,17 123:10	we'll 5:5 20:5 23:10 34:19 37:1 54:1 55:10 56:19 58:21 59:18,19 67:1 68:7 108:10 142:18 151:12 176:14 180:20 199:11 we're 6:6 7:4,19 8:1,3,8 10:21 10:21 12:5,6 12:10 14:1 19:17 25:6,18 27:13 35:3 36:20 38:9 40:5 41:2,2,6 41:16 44:11,12 53:20 54:22 55:4,11 56:17 58:13 60:10,18 61:17 62:5,6 62:11,15,16 98:20 107:16 107:21 120:21 122:20 123:9 124:17 125:6,9 145:19 149:7 150:17,17 151:2,22 152:2 152:14 154:10 159:3 163:8,11 164:6 165:7 167:5,7 168:5 171:13 175:22 176:12,15,16 177:16 178:12 178:12,22 179:16 188:19 189:20 194:8 197:18 198:14 198:17 199:1,9 200:16,18 201:8,9 202:15 204:8,11 we've 6:8,16,20 6:22 7:7 10:11 16:11 33:13	36:17 40:7,18 41:10 43:22 45:7,8,11 50:6 50:7 57:2 94:1 121:19 141:5 145:13 178:10 178:10 187:21 188:19 190:15 weather 75:6 101:12 webpage 3:22 week 55:14 79:3 98:17 99:8 100:16 107:14 154:13 156:19 weekday 98:18 weekend 101:5 weekly 34:12 86:3 93:8 100:11,20 weeks 50:6 87:15 101:11 Weil 152:1 Weinfeld 117:22 welcome 3:5 30:20 161:3 168:9 185:3 welcoming 86:20 194:3 well-being 96:1 well-meaning 113:5 well-used 102:9 went 33:9 48:3 130:14 169:14 wheelchairs 112:14 whereof 205:12 whispering 77:1 wholeheartedly 135:19 wife 32:5 35:22 98:15 151:8 Wiggins 68:12 120:7,8,11 122:12,14,19 122:22 wild 59:17	William 1:8 3:4 5:4 wind 81:1 window 25:18 27:2 29:20 46:12 49:3 167:5,6,7 171:21 windows 20:8 25:11,13,17,19 26:12,22 27:7 35:16,21 36:2 39:5 49:5,5 65:9 114:15 118:9 167:13 167:15 191:1 198:15 199:2 200:14 windowsills 49:14 windy 80:14 Wing 117:19,20 117:22,22 120:15 winter 58:19 98:20,21 101:7 124:10 136:19 wintertime 73:20 wire 129:22 wish 13:1 20:11 68:20 99:17 170:22 193:6 202:2 wishes 5:11 106:2,3 180:22 wishing 174:7 withdraw 139:7 140:3,6 152:19 153:1 162:11 withdrawn 82:22 162:10 witness 205:12 witnesses 62:21 Wolfensohn 85:19,20 108:7 wonder 24:5 51:16 144:7	wonderful 133:6 134:21 147:5 wondering 52:16 58:9 144:9 words 66:4 work 14:6 29:11 33:5 43:12,22 46:12 48:17 50:12,13 107:4 164:7 166:2,15 172:1 180:7,9 180:11,16 182:20 183:14 183:18 184:6,8 184:10 194:15 203:7 worked 40:17 44:2 45:20 46:9 53:2 workers 38:4 workgroups 43:15 working 35:8 37:13 40:7 41:14 61:17 62:11 80:1 works 97:17 200:16 workspaces 43:15 world 133:8 worried 118:14 worsen 118:17 worsened 104:5 worship 32:9 33:20 42:21 43:2 74:11 93:3 100:11,19 101:16,18 109:5,9 126:11 132:8 137:4 150:11 worst 193:20 wouldn't 25:21 30:4 57:14 Wozniak 170:14 wrap 13:9 20:20
--	---	---	---	---

69:7 72:9 77:22 171:9 181:9 193:14 202:11 written 63:17 70:5 150:7 wrong 36:19 58:18 114:9,9 152:10 wrote 83:2	160:10 180:10 184:9 years 32:4,10 56:1 82:3 83:16 85:21 88:4 90:21 95:18 100:9 107:3 111:22 113:16 116:13 118:7 121:19 123:5,12 128:5 128:19 129:10 130:13 136:17 136:17 139:4 139:20 140:5,7 153:2 176:12 197:13	Zarchis 98:1 ZBA 82:16,19 106:7,14 zero 108:5 149:7 150:11,12 178:11 zone 53:21 zoning 1:1 3:6 3:11 18:21 35:14 40:19 63:5,12 69:11 70:19 76:15 82:5,16 85:3 91:5,19,22 93:13 96:22 98:6 104:21 127:9 164:21 175:14 176:2 178:2,8 197:11 197:12	1.43 19:2 1.5 123:12 1.73 40:1 10 59:2 76:13 151:1,7,10,10 170:6 183:1,20 187:12,20 192:14 10' 35:14 53:21 191:9 10'8 9:17 10-minute 85:12 10,000 109:22 10.30 14:5 29:9 182:1 188:2 194:14 203:3 10.40 171:22 10:13 204:13 100 175:9,10 1000 119:14 1008 88:3 11 5:22 6:5 170:6 11/17/22 2:10 12 31:9 128:5,19 13.2 179:12 13.8 179:13 14 82:3 149 74:10 15 20:6 15' 191:7 15,000 84:21 158 2:10 16 2:6 20:6 160 2:12 162 2:13 163 2:14 17 85:11 205:18 17' 191:8 174 2:15 18 12:6 94:7 180 47:13,21 113:8 1800s 38:5 1840 175:8 1843 175:8 177:10 186 2:16	1884 121:19 19' 191:8 1906 121:2 1909 36:15 191 2:4 5:7,12 14:7 1920s 186:16 193 10:5 196 2:17 1963 129:10,19 197887 158:5 1983 174:21 1999 125:21
<hr/> X <hr/> x 2:1 175:9,10 175:11	153:2 176:12 197:13 Yep 6:14 9:15 11:14 12:8 17:4 18:16 27:1 29:10 47:12 53:11 67:2 74:6 116:9,9 129:6 153:12 155:12 155:16 163:10 163:14 169:22 171:14 176:6 176:17 179:2 182:9 190:11 193:19	Zoom 13:2 20:12 68:21 171:1 181:1 193:7 202:3	<hr/> 2 <hr/> 2 2:16 3:8 160:8 160:11 165:16 166:11,22 170:15 186:5 194:16 2' 56:8 2-year-old 98:22 2.18' 26:19 2.3 40:1 20 2:11 29:13 32:4,10 85:21 155:5,6,9,10 155:16 156:11 156:12 157:5 160:10 204:11 20-year 108:19 200 91:8 2004 85:11 202 191:20 2023 3:8 2024 1:3 3:5 14:8 29:13 64:15,18 156:11,12 157:5 158:8 159:9 172:3 183:1,20 194:18 203:9 205:13 2025 160:8,11 2028 205:18 21 116:12 21'10 9:14	
<hr/> Y <hr/> yard 27:8 29:6 45:13,13 84:16 107:13 171:20 176:15 187:5 200:2 202:20 yards 40:22,22 187:4,4 yeah 8:11 9:5,13 9:14,19 10:19 10:21,21 12:9 17:6,18 22:7 23:11,15 24:16 25:4 26:2,8,9 27:6,10 28:2 28:14 47:3 48:20,22 51:9 60:9 81:20 128:2 129:1 141:14 144:16 145:12 154:16 155:7 156:4,8 158:12,15 163:18 166:20 181:21 188:20 189:4 190:6,21 192:2,5 196:21 199:15,16 200:15 year 2:11 33:2 43:19 87:13 88:5 107:4 108:19 119:3 128:12 160:8	<hr/> Z <hr/> Zarchi 32:4,5 51:19 52:1,3 53:11 54:14 55:21 75:5 142:7 145:15 145:18,22 146:3,6,9,13 148:12 152:5	<hr/> 0 <hr/> 0 166:2 0.03 197:20 0.5 19:1,1 165:2 0.64 165:3 168:14 0.68 165:4 168:14 0.75 197:22 0.81 6:9 0.91 6:8 02139 1:6 03/28/24 2:6 04/11/24 2:5,8 09/02/21 2:12	<hr/> 1 <hr/> 1 2:17 166:11 170:13 193:2 196:6 201:8 1' 62:17 1-year-old 98:22 1.283 18:22 1.42 134:5	

<p>22 3:13 111:20 111:21 220 7:10 23 102:2 111:21 154:14,15 230 7:10 24/7 91:14 93:6 24th 205:13 25 72:19 109:16 113:16 175:18 178:3 250 71:11 255 7:7 263613 196:5 264436 162:8 264704 163:5 265150 186:5 27 10:5 27' 191:9 28 113:15 2ND 2:11</p> <hr/> <p style="text-align: center;">3</p> <hr/> <p>3 164:11 170:15 30 14:8 82:3 98:17 99:8 31 2:7 310 170:10 322 7:7 33 70:4 33.2' 12:12 35' 12:13 44:11 36 70:1 90:21,21 36-38 170:14 36-year 70:1 38 49:11 107:12 38-40 2:7 32:12 32:15 37:17,20 42:17 103:16 122:9 39 2:14 163:5 164:5 39-41 172:2 39-42 164:5 397 170:16</p> <hr/> <p style="text-align: center;">4</p> <hr/> <p>4 64:18 4-year-old</p>	<p>100:15 4,266 192:17 40 2:13 49:12 162:8,10,11 176:20 40- 108:18 45 6:19 193:17 47 2:9 158:5 48 2:7 32:16 37:17 39:7 40:6 41:7 45:5 46:17 49:19 53:21 60:19 103:16 107:13 107:13 122:9 170:12,15 49 116:13</p> <hr/> <p style="text-align: center;">5</p> <hr/> <p>5 2:4 67:22 157:2 158:8 159:9 203:9 5' 192:3 5.31 14:4 29:4 171:17 181:18 183:7,13 194:11 202:19 50 21:7 22:3 24:19 25:7 27:11,16,18 29:21 175:9,11 176:21 50s 18:2 54 41:7 42:2 44:22 46:17 53:21 60:18 122:6,8 54-56 2:7 32:13 37:18 39:3 62:15 55 170:18 56-54 32:13 60:7 57 170:17</p> <hr/> <p style="text-align: center;">6</p> <hr/> <p>6 13:4 20:2,15 69:2 100:7 155:8 156:13 171:4 181:4</p>	<p>193:10 202:6 6' 191:8 6:00 1:4 3:2 6:02 5:2 6:15 16:2 6:36 31:2 60 67:6,18 129:10 176:21 64 85:20 649 73:11 66 6:20 694-698 129:9 697 187:14</p> <hr/> <p style="text-align: center;">7</p> <hr/> <p>7 64:17 7- 149:14 7.5' 26:15 70 2:15 174:5 182:22 183:19 700 94:17 700s 94:15 701-703 118:1 120:17 702 120:14 129:9 70s 186:17 71 20:2 26:9 73 2:17 20:2 196:6 201:7 73-75 29:12 75 2:6 16:6 17:5 17:9 750 86:16 780 71:11 794 120:14 798 120:14</p> <hr/> <p style="text-align: center;">8</p> <hr/> <p>8 64:15 172:3 187:18 8.21 62:1 8.22.2.c 171:21 175:17 178:4 194:12 8.22.2.d 171:20 8.22.3 14:5 29:8 175:20 181:21 182:12 202:21</p>	<p>8.26 29:8 80 176:12 80' 62:3 800 91:8 93:6 144:5 149:7,9 149:15 831 1:5</p> <hr/> <p style="text-align: center;">9</p> <hr/> <p>9 1:3 3:5 13:3 20:14 69:1 123:12 171:3 181:4 193:9 194:18 202:6 9:12 158:2 9:15 160:2 9:17 162:2 163:2 9:27 174:2 9:38 186:2 9:59 196:2 907 186:9 97 175:10,11</p>
--	--	---	--