

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24

Volume IX  
Pages 1-82

Brookline Zoning Board of Appeals Hearing  
1180 Boylston Street  
Comprehensive Permit Application  
Chestnut Hill Investments, LLC  
December 21, 2016, at 7:00 p.m.  
Brookline Town Hall  
333 Washington Street, 6th Floor  
Brookline, Massachusetts 02445

Reporter: Kristen C. Krakofsky

## 1 APPEARANCES

2 Board Members:

3 Johanna Schneider, Chair

4 Jonathan Book

5 Mark Zuroff

6

7 Town Staff:

8 Alison Steinfeld, Planning Director

9 Maria Morelli, Senior Planner

10

11 Urban Design Peer Reviewer:

12 Clifford J. Boehmer, AIA, President &amp; Principal,

13 Davis Square Architects

14

15 Applicant:

16 Bob Engler, President, SEB, LLC

17 Haril A. Pandya, AIA, LEED AP, Principal,

18 CBT Architects

19

20 Members of the Public:

21 David Kobes, 629 Hammond Street

22

23

24

1 PROCEEDINGS:

2 7:09 p.m.

3 MS. SCHNEIDER: Okay. We're going to call  
4 to order the hearing on -- the continued hearing on  
5 1180 Boylston Street, the 40B. For those of who you  
6 don't -- who haven't been here, don't remember, my  
7 name is Johanna Schneider. I'm chairing these  
8 proceedings. To my right is Mark Zuroff, and  
9 further -- on the other side of Mark is Jonathan  
10 Book.

11 Thank you all for coming this evening.  
12 We've got a bunch of things that we want to cover.  
13 The first thing I do want to address is the schedule.  
14 The town -- as many people here may know, the town,  
15 because of the bevy of 40Bs pending in front of this  
16 board at this time, has petitioned DHCD -- which is  
17 the state agency whose job is to implement 40B to  
18 give us some relief -- they have granted an extension  
19 on several of the 40B projects. That affects this  
20 project by imposing a 30-day extension to the close  
21 of the hearing period. So that means that the  
22 deadline to close these proceedings has changed from  
23 February 16, 2017, to March 17, 2017. And please  
24 take note that the next hearing we'll continue to at

1 the end of these proceedings tonight is January 25,  
2 2017.

3 Just to run through what we are going to be  
4 covering tonight, we're going to start with a staff  
5 report from Maria Morelli. We are going to hear a  
6 letter from the transportation board with their  
7 thoughts about the project. We're going to have a  
8 presentation from the applicant with respect to their  
9 latest plans in response to comments that we made to  
10 them several months ago with respect to the design of  
11 the project. And we will also hear from our peer  
12 reviewer, Cliff Boehmer, who I understand has  
13 reviewed the updated plan and has some perspective to  
14 share with us. We will have public comment after we  
15 hear from the applicant and Mr. Boehmer, and then by  
16 the end of this hearing, this board will provide any  
17 further direction to the applicant with respect to  
18 how to proceed with design.

19 So with that, Maria, could you please give  
20 us the staff update.

21 MS. MORELLI: Thank you, Chairman  
22 Schneider.

23 The extension that they have imposed is  
24 actually welcomed because we do have some unresolved

1 issues regarding this project. As you know, we heard  
2 reports by environmental, stormwater, parking and  
3 traffic. Some of the outstanding issues pertain to  
4 the loading zone, which the transportation board  
5 would like to revisit, and which the project team is  
6 updating. There, of course, are outstanding issues  
7 in regard to the height and massing that Cliff will  
8 get into. There's also some updates that we need  
9 from MassDOT. And the commissioner is also reviewing  
10 the building code analysis.

11           So over all, the applicant has been very  
12 responsive to everything that staff has requested.  
13 However, this is a work in progress, and what you'll  
14 see tonight is really just a status of where we  
15 currently are. I'm hoping that at the next hearing,  
16 January 25th, we will be able to wrap up these  
17 unresolved issues.

18           About the loading zone, so we have a  
19 third -- there's a third iteration, and I'm not sure  
20 if the applicant will spend a lot of time on it  
21 tonight, because what the third iteration actually  
22 shows is depth of that loading zone reduced from 45  
23 feet to 40. 40 is the typical length for a  
24 commercial zone. And that also will bring that

1 loading zone further back from the intersection with  
2 the state highway.

3           There has been some concern in our  
4 engineering department about the proximity to the  
5 state highway. What the transportation board wants  
6 to look at is actually -- they'd like to give you an  
7 opinion, but they need additional information and  
8 analysis from the project team. And after my report,  
9 I will read into the record the transportation  
10 board's letter.

11           I also wanted to acknowledge that back in  
12 September, town counsel, at the request of the  
13 transportation board, did confirm or did express  
14 their opinion regarding jurisdiction. They did  
15 stipulate that -- or town counsel stipulated that the  
16 ZBA, not the transportation board, has jurisdiction  
17 over granting the loading zone in the public way.

18           As you know, this loading zone on Hammond  
19 cuts into the sidewalk and leaves about 4 feet  
20 remaining on the sidewalk. The applicant has  
21 expressed a willingness to grant the town an  
22 easement. However, there are some issues regarding  
23 the sight line that we want to investigate. We also  
24 want to circle back to MassDOT. In fact, Peter Ditto

1 is talking to MassDOT about a number of things.

2           On the map -- there is a map that you have  
3 that shows that MassDOT doesn't have jurisdiction  
4 over that location. There is an area that stipulates  
5 where that right of way is. However, they do have  
6 control over the operation of that signalized  
7 intersection, and therefore we really do want to hear  
8 directly from MassDOT about any comments they have  
9 about the loading zone's proximity to the state  
10 highway. There are other issues regarding that  
11 easement that the applicant would be giving to the  
12 town. We also want to have MassDOT be aware of that  
13 possibility.

14           And we understand typically MassDOT doesn't  
15 really weigh in or give a clue as to if they're going  
16 to give an approval to any curb cuts that are on  
17 Boylston Street, but we know that the applicant has  
18 been diligent about working with the state. But also  
19 the town -- they also want to do their due diligence  
20 and speak to MassDOT directly about that issue as  
21 well.

22           And also, anything on Boylston Street that  
23 might affect sight lines with the driveway, we want  
24 them to look at that in terms of just the design.

1           The other things that we are also working  
2 on with the project team is really the rubbish and  
3 recycling plan. As you know, there are 4 retail  
4 tenants and there are 45 residential units. The  
5 latest rubbish plan -- we have reviewed, actually,  
6 not the one that you got today. We reviewed a  
7 previous iteration yesterday with Pat Maloney, and  
8 his comments really had to -- centered around -- he  
9 really liked seeing a trash compactor, if there could  
10 be a way to accommodate that on the site.

11           And I believe the project team has worked  
12 quickly to see how that could be accommodated, and  
13 actually to separate the receptacles for recycling  
14 from receptacles for trash for fire safety issues.  
15 So I believe that the project team will be showing  
16 you an update based on Pat Maloney's comments. We  
17 still don't have Pat Maloney's endorsement just yet,  
18 but that is something that we're working on really  
19 quickly.

20           And the last report that we got from Cliff  
21 Boehmer was from August 8th, so we had worked right  
22 after that hearing with the applicant. And since the  
23 least hearing, we had two staff meetings. They were  
24 productive and responsive. As Cliff will get into --

1 I won't steal his thunder -- there's still some  
2 issues concerning the massing, the articulation of  
3 those upper floors that are closest to the left-side  
4 abutter, and that might have some impact on the  
5 viewsheds for the two-family neighborhood on Heath  
6 Street. So that is something we will discuss  
7 tonight.

8           And the last thing is that there is a  
9 building code analysis which the building  
10 commissioner is requesting on all 40B projects. The  
11 project team did submit a very comprehensive one, and  
12 Commissioner Bennett is reviewing that and will have  
13 comments at the next hearing.

14           And if you're ready -- I'm happy -- unless  
15 you have any questions, I'm happy to read into the  
16 record the transportation board's comments.

17           MS. SCHNEIDER: Please do.

18           MS. MORELLI: This is addressed to Chairman  
19 Geller because it pertains to two projects. There is  
20 this one and also 384 Harvard, JCHE. That project  
21 also has a need for a loading zone in a public way.  
22 It's dated December 21st.

23           "Dear Chairman Geller, as you're aware, the  
24 Office of Town Counsel for the Town of Brookline has

1 recently notified us that the Massachusetts General  
2 Law, Chapter 40B, Sections 20 to 23, and 760 CMR  
3 56.02 supercedes our Enabling legislation,  
4 Chapter 317, the Acts of 1974 as amended, for not  
5 only permitting but also for creating and altering  
6 the traffic rules and regulations for the town's  
7 public ways.

8           "However, state law does require the zoning  
9 board of appeals to take into consideration the  
10 opinion and recommendation of the local board  
11 normally charged with these duties, and as such, we  
12 are formally requesting the following data be  
13 provided to us by the proponent and their consultant  
14 so that we may provide a recommendation to your board  
15 on the issue of creating either a commercial or  
16 passenger loading zone on the public way. This  
17 information represents our normal request when issues  
18 are brought to our attention for approval with the  
19 understanding that some of this may not be applicable  
20 to all situations:

21           "1. Proposed design on public way  
22 including, A, construction drawings based on survey  
23 data; B, proposed curb line; C, design truck with  
24 AutoTURN; D, sidewalk width, area available for

1 pedestrians on both public and private property with  
2 ease; E, dimension from nearest travel lane.

3 "2. Demonstration of need, including, A,  
4 reason for provision on public way and not private  
5 property; B, proposed uses by the petitioner; C,  
6 proposed uses by area businesses other than the  
7 petitioner; D, proposed hours of operation; E,  
8 proposed uses outside the hours of operation, that  
9 is, no parking during peak traffic hours, etc.; F,  
10 other pertinent information the petitioner wishes to  
11 include.

12 "3. Impact on existing parking supply if  
13 applicable, including information on current usage.

14 "4. Impact on pedestrian sight lines if  
15 near intersections.

16 "5. Impact on traffic flow.

17 "6. Accident data from MassDOT and the  
18 Brookline Police Department.

19 "Once this information is provided to the  
20 transportation division staff for the two affected  
21 projects of 1180 Boylston Street and 384 Harvard  
22 Street, it will be placed on the agenda for our next  
23 available meeting, at which time a letter of  
24 recommendation will be approved to be sent to you.

1 "If the petitioner or their consultant  
2 needs clarification, transportation division staff is  
3 available to provide guidance on these matters.

4 "Sincerely Joshua Safer, Chairman,  
5 Brookline Transportation Board."

6 I understand that the transportation board  
7 is scheduled January 9th to take up this issue, and I  
8 have requested on your behalf that the applicant  
9 submit data no later than January 6th.

10 MS. SCHNEIDER: Mr. Engler, is that a date  
11 that you believe your team is prepared to meet?

12 MR. ENGLER: Sorry?

13 MS. SCHNEIDER: Is that January 6th  
14 submission deadline something that your team is able  
15 to meet?

16 MR. ENGLER: Yes.

17 MS. SCHNEIDER: Okay. Thank you.

18 Maria, while you're up there, I understand  
19 from the letter that we'll be receiving a written  
20 recommendation from the transportation division.

21 Is there -- what's the procedure for having  
22 someone from the board provide us with live  
23 testimony? Can we have somebody here to talk us  
24 through what they considered and why?

1 MS. MORELLI: Certainly. I will request  
2 that not only our staff -- engineering and  
3 transportation division staff be here, but that  
4 someone from the transportation board also attend.

5 MS. SCHNEIDER: That would be very helpful.  
6 Thank you.

7 Okay. Any more questions for staff?

8 (No audible response.)

9 MS. SCHNEIDER: Okay. Thank you, Maria.  
10 Our next agenda item is to have the  
11 applicant present their latest plans. Take it away.

12 MR. PANDYA: Thank you very much. Haril  
13 Pandya from CBT Architects.

14 I'm just going to run through sort of where  
15 we are today. There are some comparative slides in  
16 here that we can also refer back to as to where we  
17 were when we first applied, just to sort of give you  
18 a little bit of a before and after. But overall,  
19 we're just going to run through essentially where we  
20 are today as a result of the staff meetings we've had  
21 recently with Cliff and his comments and along with  
22 other comments we've received and are working through  
23 currently.

24 So given that, we can start at the lower

1 level, and essentially the reduction of parking from  
2 previously. We are now at 69 spaces. I believe we  
3 looked at this at the last transportation meeting --  
4 traffic meeting rather. And so there's an 11-space  
5 reduction. We've reduced the number of stackers.  
6 We'll see on the upper level plan that we've  
7 increased the drive aisle width as well, and then the  
8 setbacks along this side, so this entire foundation  
9 plan for the garage essentially has shrunk a little  
10 bit.

11 We've added trash and recycling in here,  
12 which you'll see, which Maria was mentioning. We've  
13 sort of allocated some space for it. And so this is  
14 some of the improvements that were made. Here's a  
15 blowup of it. You'll see here, this is the location  
16 of the trash compactor. It fits pretty well in here,  
17 based on the requirements. And then there's a  
18 recycle room that would be over here, so that  
19 essentially is separated, and rated enclosures.

20 The improvements that were noted before as  
21 far as -- the lift widths are much wider to  
22 accommodate a variety of vehicles. And we also --  
23 like I mentioned before, we've reduced the number of  
24 stackers overall of our operation. We talked about

1 stormwater and its location, so that's still in the  
2 same location. We discussed the access stairs -- the  
3 access for the valets to sort of go up and down, and  
4 anybody else who needs to get something could be  
5 either escorted or go down there to get something  
6 from their vehicles as needed. So that would be the  
7 improvements, if you will, to the parking level.

8           So here, highlighting again, just for  
9 everyone's benefit, the location of the trash  
10 compactor and recycling.

11           On the ground level, before and after, some  
12 pretty dramatic changes. We actually do not have  
13 four retail tenants. There are only three retail  
14 tenants currently here in our plan. I think  
15 previously what we had submitted, it was just sort of  
16 wide open. I don't know what the demise was, but I  
17 think right now the tentative plan is thinking of it  
18 this way as three tenants in the area.

19           So significant changes, modifications, and  
20 improvements at the ground level, some of which  
21 really -- the bigger moves are the setting back of  
22 the building from the property line overall, 4 feet,  
23 actually, back from the property line. We increased  
24 the width or the overall setback, if you will, from

1 the property line here, the drive aisle, 17, roughly,  
2 feet to about 30 feet, so pretty significant, moving  
3 the entire building edge over on the ground level.

4 And then we've added this additional drive  
5 aisle here for drop-offs. We've increased the width,  
6 so you can imagine a car sitting here. We have a lot  
7 better visibility for public safety, so the sidewalk  
8 user, not only for vehicle operators, but also for  
9 the pedestrians going back and forth on the  
10 sidewalks, so that's an improvement from where we  
11 were.

12 We've significantly, as a result of  
13 widening all this, have reduced a fair amount of  
14 retail space, you know, for the retail tenants here.  
15 And then we've also -- as we were discussing earlier,  
16 we've added this loading area because it's -- it's  
17 currently under review, just to get the length right  
18 and its position right overall on the Hammond Street  
19 side. So that's still something that's under  
20 progress and we're reviewing.

21 We've added the buffer here. There used to  
22 be a couple feet. We're up to 5 feet as a green  
23 buffer with trees or high-planted shrubs and a fence.  
24 So all the stuff that's there now, it's actually come

1 down and become clean. There's a nicely landscaped  
2 edge here. You know, that would be the buffer  
3 between the six-family and the building.

4           So pretty significant difference overall as  
5 far as the ground plane is concerned -- trying to  
6 work with everybody to kind of create those  
7 improvements overall. Here's a blowup of that. So  
8 you see here, there's a widening of this lane, we've  
9 added the safety walk, the drop-off area, we've  
10 modified the attendants' office for better  
11 visibility, we've created an area for bikes, we've  
12 created a mail drop-off, we've created an amenity  
13 area opportunity overall for the tenants in the  
14 building.

15           So, again, you know, part of any project,  
16 as you can imagine, is just going through that  
17 iterative process and creating those mutual benefits,  
18 if you will, so that's really been a big piece of  
19 that.

20           You can see here the much wider aisle into  
21 the drive aisle. Here's sort of the drop-off, here's  
22 the in and out, here's the line of trees, you know,  
23 the separator, the fence, and the ability for folks  
24 to essentially, as you're walking through here, see

1 the traffic outflow before getting too close.

2           So this is just really more of a visibility  
3 cone diagram that you can see here from the driver's  
4 seat. You really have pretty extensive visibility as  
5 you're coming out of here for not only, as I  
6 mentioned earlier, pedestrians, but also for  
7 vehicular access. So you're not fully all the way  
8 out, you know, within the sidewalk realm. You can  
9 still get really good visibility before you get out  
10 there. This is a pretty wide sidewalk as it is.  
11 We've also, as I mentioned earlier, improved its  
12 width by 4 feet because the building itself is set  
13 back, so that creates a much -- takes the tension  
14 edge off that corner to give you a little bit more  
15 visibility for the sidewalk, the pedestrian traffic  
16 or vehicular traffic.

17           We talked about the loading dock a while  
18 ago. I think with the easement we're just under  
19 9 feet, overall, wide for the sidewalk, 10 feet in  
20 certain areas because the -- what do you call it --  
21 the dimension, if you will, from here to here just  
22 changes. So 9, 10 feet, you know, which is  
23 relatively comfortable. Like I said, the building  
24 steps back so we have a lot more opportunities for a

1 wider outflow of pedestrian traffic in certain  
2 places. So at least where the loading area is, the  
3 dimension of only 4 feet from the property line  
4 hopefully is eased by the additional easement, if you  
5 will.

6 And then just recognizing the new in- and  
7 outflow of traffic for the vehicles coming in and out  
8 of the lifts and the added lane. That's just  
9 recognizing that we added a lane there.

10 And then this is really just showing the  
11 property line and showing all the pedestrian realm,  
12 if you will, all the folks kind of walking through  
13 this space and these colors. So, you know,  
14 relatively porous from this perspective to go and  
15 kind of meander in through the building, for those  
16 who live here, retailers, etc. And then showing some  
17 of the -- if you will -- the amenity spaces -- areas,  
18 the common areas, the bike areas, mail/package,  
19 there's another room opportunity, a community room  
20 opportunity there, bathroom for the tenants, etc.,  
21 all within here that's available.

22 And then as we go up, you know, we had  
23 looked at the upper floors for residential, still at  
24 the same unit count but really massaging the plans

1 and working with the Group 1A and 2A accessible units  
2 and incorporating, you know, more layouts previously  
3 than, I guess, we had submitted -- they were more of  
4 a block plan -- just to kind of get an understanding  
5 of the program, how many one-bedrooms, two-bedrooms,  
6 etc., and a rough layout just to know that they work.  
7 We took a typical floor and essentially laid it out.  
8 So you can see here, this is, you know, the overall  
9 layout. This is obviously still modifiable, but this  
10 is your typical floor plan at, say, two, three, and  
11 four.

12           And every floor has a trash room in it, so  
13 there will be temporary trash storage here. That  
14 gets taken down to the trash rooms in the garage  
15 level, brought out to the Boylston Street side, and  
16 picked up, you know, early, before any major traffic,  
17 for pickup, for trash collection. So there is a  
18 trash room per floor, conditioned there, and  
19 conditioned in the garage level as well.

20           And then as we get to the upper two floors,  
21 you know, really recognizing a lot of the dialogue  
22 we've had as far as understanding massing and trying  
23 to be a little bit more aware and conscious of the  
24 moving down or the stepping down of the massing of

1 the overall building. You know, we've reduced  
2 approximately 4 feet overall -- the overall height of  
3 the entire building, recognizing that there's still  
4 minimum requirements for liveable space and rentable  
5 marketable space, that we need to have certain  
6 ceiling heights.

7           So we can't go down, obviously, very, very  
8 low because it's just unhabitable. But at the same  
9 time we wanted to recognize the fact that on the  
10 upper levels we were going to be stepping back at  
11 five, and then on six we'll be stepping back even  
12 further. And we're even looking at, again, another  
13 potential stepback on this side from the six-family,  
14 just enough to kind of create some relief points,  
15 which you'll see here in the three-dimensional images  
16 in a minute.

17           But again, working with the comments to  
18 make sure that the massing and the stepping -- so  
19 previously -- you can almost see it on this plan --  
20 we had almost one long facade, and then we've broken  
21 up the facade so it almost looks like sort of three  
22 smaller, you know, buildings, if you will, so it's  
23 more in keeping with the overall scale of the  
24 neighborhood.

1           So this was the previous, you know,  
2 elevation, and now we have sort of these -- you know,  
3 sort of slots that kind of keep the widths very  
4 similar to other buildings along the street as far as  
5 widths go. And then you can see here that the actual  
6 parapet will step like that. And then these upper  
7 portions are actually set back. So by the time you  
8 get to this corner parapet at the lower piece going  
9 east on Boylston, you're only about 9 feet above the  
10 parapet of the adjacent building. So we're not too,  
11 too far off as far as scale.

12           We're also returning a lot of this  
13 materiality back into the driveway so that, you know,  
14 we're obviously facing that driveway with materials  
15 that are as important as the front of the building.  
16 We don't want to, you know, not be consistent with  
17 the high quality material that we want to use  
18 wrapping around the building.

19           MS. SCHNEIDER: Can I ask a question? You  
20 can go to the next one, since you have it enlarged.  
21 The treatment at the far left of the building --

22           MR. PANDYA: Because the building is at an  
23 angle, you're seeing an angled facade. So when you  
24 look at a true elevation, this is sort of the

1 facade -- how do I explain it -- sort of distorting  
2 off into the distance, into the page. So the true  
3 elevation of Boylston, essentially, would end here.  
4 But since the building is at a slight angle, you are  
5 seeing that component further back, angling back.

6 MS. SCHNEIDER: And is that a component  
7 that -- what is that going to be? Will that have  
8 windows?

9 (Multiple parties speaking. Interruption  
10 by the court reporter.)

11 MS. SCHNEIDER: My question was: Will that  
12 piece have windows?

13 MR. PANDYA: Yes.

14 MS. SCHNEIDER: And my other question was:  
15 Will it have the same treatment as the rest of the  
16 building? Because from the image that you've shown,  
17 it does not appear to be the case.

18 MR. PANDYA: Right. Well, you'll see  
19 imagery in a minute that will show --

20 MR. ZUROFF: How much of an angle is there?

21 MR. PANDYA: The exact degree, I don't know  
22 off the top of my head, but it's slight when you're  
23 looking -- so if you imagine you're looking straight  
24 on here, you can notice that that line and this line

1 are not 90 degrees to each other. So when you're  
2 looking straight on at this elevation, you're getting  
3 this as they -- as the angle. So you're not looking  
4 at it true. If you look at it straight on, you'll  
5 see that dimension all the way to that corner as the  
6 oblong, if you will, or obtuse side.

7           So if graphically we showed you what this  
8 looked like with all the windows in it, it would be a  
9 bunch of vertical lines that are probably a  
10 millimeter apart, which is a little confusing. So  
11 that's really what that is trying to show you. So  
12 when you go -- so this is the next slide essentially  
13 showing it contextually here. You can see here we're  
14 stepping down along the elevation along Boylston with  
15 these levels stepping back. And we'll get to the 3D  
16 images in a minute. I have a couple more images  
17 before we get there.

18           So this is just a section going through the  
19 building, going across, looking, essentially, back.  
20 I would say west in this case. So this is Route 9  
21 here with oncoming traffic. You can see here from  
22 that lane -- or the sidewalk, rather -- we're  
23 approximately -- if I'm reading this right -- 14, 8  
24 all the way to the face of the building, and then we

1 have another 7 feet overall. So it's a pretty -- you  
2 know, if you're in the little entries of every  
3 retail, it's obviously wider, but we're roughly 15  
4 feet overall from that sidewalk. And then you can  
5 see here the upper levels, sort of tearing back 5  
6 feet from the upper level, so again, just setting  
7 back from the street.

8           On the Hammond Street side, you know, very  
9 different, a little bit more articulated, a lot more  
10 detailed, granular level of just keeping the  
11 articulation of the fenestration and materiality  
12 noted here. And then, you know, again, this is --  
13 there are windows, there are -- you know, part of the  
14 building beyond that's much further behind the sushi  
15 place. But, you know, it's more retail, glass front,  
16 if you will. Here, this is the entry to the  
17 residential side of it. And, you know, again, tried  
18 to keep these widths with these slots so that, you  
19 know, there's no long -- super long width of the  
20 building. It's pretty -- you know, in keeping with  
21 other stuff that's along Route 9 and Hammond Street  
22 as far as widths go.

23           And these are all warm toned. As I  
24 mentioned before, we're pretty consistent with

1 tera cotta tones or rainscreen materials, very warm.  
2 These are not, you know -- the fronts are not all  
3 metal or anything like that. These are very warm  
4 tones.

5           So this is from Hammond looking down. This  
6 is just more of a massing thing, just to see that,  
7 you know, between all the trees and everything that's  
8 there, you know, the building just sort of outcrops  
9 over here on this side, but sort of really -- you  
10 know, you get that sense of it along the street. You  
11 know, there's a little bit of license here because  
12 we're trying to match a photograph with this thing,  
13 but I think this is giving us the overall sense of  
14 this fitting into the context.

15           The south elevation, looking back  
16 essentially from Heath, looking back, you know,  
17 forward, there are certain areas of solidity because  
18 of circulation, fire separation. We're up close to  
19 the zero lot line. We will use this to create joint  
20 lines and a level of articulation that's in keeping  
21 with everything else. But it's probably not going to  
22 be too many windows here. There are a lot of trees  
23 and whatnot in this view anyway, but because of, you  
24 know, code, our distance in proximity to the lot

1 lines, we're -- until we start stepping backward,  
2 getting away from other buildings, that's when we get  
3 more fenestration of windows, which is this side of  
4 the building. So this is a close-up view of that.  
5 Again, the windows being on this side of the  
6 building. So that hasn't really -- that concept has  
7 not changed from the get-go.

8           This elevation, from the before to the  
9 after, represents, essentially, cutting through. So  
10 this is answering your question. This is if you were  
11 cutting a section through the drive aisle and looking  
12 back at the building. So you can see here that we  
13 are very well windowed along that wall.

14           And now the confusing part, if you will --  
15 this is what it would've looked like if we had added  
16 windows the other way. This is the elevation of the  
17 building going off into the distance on Boylston  
18 Street. So, again, same treatment, same materiality,  
19 glass above, and the setbacks. You can see here the  
20 entrance to the two lifts and the doors.

21           So these are wire framed, but still  
22 represent the same sort of textural qualities as the  
23 elevations did. This just kind of gives you the look  
24 and feel, the setbacks with the glass rails. You can

1 see here again, the building stepping down from the  
2 cornice like this, making its way down to the scale  
3 of the neighborhood, further back at the  
4 intersection, really trying to complete the corner,  
5 which I think is really the right statement,  
6 considering we're coming down Route 9. It's really  
7 making a majestic completion at the corner. Again,  
8 the separation of scales of the neighborhood.

9           The other view from Hammond, essentially  
10 kind of looking, I guess, northeast. This is a very  
11 similar view to the one we had on the screen earlier.  
12 This is Heath and Hammond. And this is that view in  
13 from the drive looking back out, the screen of trees,  
14 and then looking back west on 9.

15           So we're going to try to find a way to  
16 really articulate the stepping down, which I think is  
17 sort of important to find a way. Really, we're  
18 analyzing and studying further if we can still play  
19 with this. There were some comments with Cliff going  
20 back and forth, which I think are valid. We're just  
21 trying to increase a little bit of that stepping so  
22 the overall mass reads -- has this sort of more  
23 prominent edge, and then these other ones,  
24 essentially, we'll push into the page some, and the

1 lighter materiality than this, as you saw in the  
2 elevations.

3           The same thing again, trying to get more  
4 access to the sky, try to really turn this thing so  
5 this doesn't feel like a tall wall. We want to push  
6 this in, just try to do -- I understand probably a  
7 little bit more development, but we actually are --  
8 took away a little bit more of this corner than we  
9 had previously that Cliff had seen. So this is  
10 really a way to try to open up that corner, so get a  
11 little bit more light coming through, which I think  
12 will be helpful.

13           Here's the view essentially looking down  
14 the sidewalk west. You can see here, you know, a  
15 wide enough sidewalk, plenty of visibility of the  
16 cars coming out as you're walking down for a safety  
17 concern. Another one looking back. And then, you  
18 know, making some modifications, so you can kind of  
19 see here the stepping down again here, the setbacks,  
20 etc., the retail kind of creating some vibrancy on  
21 the ground plane at night or at dusk.

22           And those are all the slides. I'll be  
23 happy to go back, answer questions.

24           MR. ZUROFF: You show on your renderings

1 the street trees that I guess you're going to plant  
2 along Boylston Street and on Heath Street. My  
3 concern is that -- I don't know if you're planting  
4 mature trees or not, but the sight line that you're  
5 saying is greatly improved because you're stepping  
6 back the building, it's going to be definitely, from  
7 what I see, impeded by the trees unless they're --  
8 you know, their foliage starts at --

9 MR. PANDYA: The foliage would typically  
10 start at like almost 8 to 10 feet. They're 4-inch  
11 caliper or 6-inch caliper trees.

12 MR. ZUROFF: So they're going to be --

13 MR. PANDYA: They'll be sizeable trees that  
14 will have to be pruned up. It would be better if the  
15 retailers would want the same thing for visibility as  
16 well, so...

17 MR. ZUROFF: Right. Because then whatever  
18 signage they may have will be blocked as well.

19 MR. PANDYA: That's right.

20 MR. ZUROFF: And that would apply to the  
21 Heath Street tree?

22 MR. PANDYA: Hammond.

23 MR. ZUROFF: I'm sorry. The Hammond Street  
24 tree?

1 MR. PANDYA: Uh-huh.

2 MR. ZUROFF: There is a tree coming down,  
3 or not?

4 MR. PANDYA: There's one on the corner.  
5 You can see this view, pretty much that one there  
6 that's --

7 MS. MORELLI: Private property.

8 MR. PANDYA: Okay. I'll have to look  
9 again.

10 MS. MORELLI: That's on your property, the  
11 applicant's property.

12 MR. PANDYA: I don't quite remember, but I  
13 know that was almost right in the way of the curb cut  
14 that's there. But the goal is to put back something  
15 that's beautiful, pruned, landscaped.

16 MR. ZUROFF: I also saw somewhere in the  
17 materials -- I haven't read them completely -- but  
18 that you were providing three dedicated spaces for  
19 the commercial spaces. Is that true?

20 MR. PANDYA: Three dedicated spaces? Well,  
21 there's staging spaces on the drive aisle, so the  
22 valets use that for staging. That's part of the  
23 parking count. I think we talked about it at the  
24 traffic meeting last time.

1 MR. ZUROFF: All right.

2 MS. SCHNEIDER: Jonathan?

3 MR. BOOK: No. Nothing at the moment.

4 MS. SCHNEIDER: Thank you.

5 MR. BOEHMER: Am I next?

6 MS. SCHNEIDER: You are next.

7 MR. BOEHMER: What I'm going to try to do  
8 is really focus on -- I think you've heard a really  
9 good description of the changes. I'm not going to  
10 dwell -- I'll try not to dwell on it and plow through  
11 11 pages of comments, a lot of which has changed.  
12 What I'm going to try to do is focus on things that  
13 are interesting or notable conflicts.

14 So think -- I guess I'm going to reinforce  
15 what Maria said. There's been a lot of back and  
16 forth. And just since the August 9th, there have  
17 been something like 24 or 25 documents that have come  
18 into the record that we've been reviewing, including  
19 many architectural documents and a lot of  
20 broader-based documents, like specifications, trash  
21 report, other pretty specific things. And including  
22 these -- Maria mentioned the two meetings that have  
23 happened with staff. There's also been one  
24 conference call. That was, in fact, yesterday, I

1 believe. And a number of these images that I think  
2 are really, really helpful have come just since then.

3 So a lot of this I'm seeing for the first  
4 time. At least the larger range of three-dimensional  
5 sketches that we're looking at are -- first time I've  
6 seen them. And some of them were specifically things  
7 I did ask for, so I appreciate that you did that. So  
8 what I'm going to do is, like I said, jump in, so if  
9 you try to follow me, you'll probably get lost.

10 I did also review the building code summary  
11 and have a few comments, but I think at this level --  
12 and probably the commissioner would agree that at  
13 this level it's appropriate -- the level that it's  
14 worked out at this point was credible and doable from  
15 a code perspective. And we did get a lot of  
16 information that was very specific to questions I had  
17 about accessibility and things like that that have  
18 been, I think, effectively addressed.

19 One point that wasn't brought up, the unit  
20 mix did change a little bit from the last time. It  
21 used to be 15 one-bedroom units and 30 two-bedroom,  
22 and I think now it's 16 one-bedroom and 29  
23 two-bedrooms. Is that correct?

24 MR. PANDYA: Yeah.

1 MR. BOEHMER: So it went down one bedroom  
2 from where it was before, but it still is all ones  
3 and twos.

4 I think, also, I want to reemphasize the  
5 diminution of the commercial space. That dropped  
6 down to -- now it's down a little bit under 10,000  
7 square feet, 9,950. It was 11,250 on the commercial  
8 site. And that was -- as you can see, there's been a  
9 lot of study done on that ground plane in particular,  
10 a lot of changes at that level.

11 We already talked about setbacks. I've  
12 confirmed, from what I've read from the documents,  
13 every setback that was described is shown in those  
14 documents.

15 The one point -- the tenant event amenity,  
16 I don't think we've heard any further definition of  
17 what that might be, how it might be used, so that's a  
18 little bit unspecified.

19 I think we talked enough about the parking  
20 piece. I would reemphasize -- and I think you knew  
21 that when you looked at the plans. The ground floor  
22 plane is considerably further back from the  
23 neighbors. The overhanging piece remains the same as  
24 where it was from the last submission.

1           Let's see. I will talk now a little bit  
2 about the neighbors -- impact on neighbors both on  
3 Heath Street and on -- the neighbor on Boylston  
4 Street. And this comes up several times in the  
5 report that you have in front of you.

6           As noted above, the setback from the  
7 southern property line has been increased both at the  
8 ground plane level and some at the upper levels. The  
9 height of the structure, though, still will have an  
10 impact on the Heath Street neighbors' visual access  
11 to the sky. Remember, the neighbors are to the  
12 south, so you don't see shadow impact from the  
13 building on neighbors' properties on Heath Street.  
14 But as you can see from the scale of the building, it  
15 does have an impact on their view of the sky.

16           It's possible -- the shadow studies in the  
17 package didn't go beyond 3:00 in the afternoon, I  
18 don't think, so it's possible that in the winter the  
19 sun actually cranks around enough to cast a shadow on  
20 that very last house on Heath Street. But it also  
21 gets dark earlier too, so I couldn't really tell from  
22 that.

23           So the main point about the Heath Street  
24 homes, from my perspective, is not so much shadow,

1 it's the view of the sky -- view of the open sky,  
2 which, of course, you get a lot of ambient light from  
3 that, even though it's north-facing.

4           The structure that suffers the most solar  
5 impact is the six-family structure immediately to the  
6 east of the building across from the driveway. And  
7 while the revised building massing does indicate a  
8 carved-back facade at the upper two levels at the  
9 eastern front facade as well as a 2-foot setback at  
10 the sixth floor at the southeastern corner, in my  
11 opinion these modifications create a negligible  
12 improvement in the shadow impact or the visual access  
13 to the bright western sky for the neighbors.

14           And the points that I brought up in the  
15 report before about the articulation of the building  
16 and the impact of the -- you know, the impact that  
17 the massing has on the neighbors is kind of a two --  
18 that's one side.

19           But the other side of it is making the  
20 building work on Route 9. And I think we can see  
21 that there are gestures made, and you can see it too,  
22 particularly, the way that it is carving back up at  
23 that corner. And I think the proponent heard us on  
24 that point. And as I state further in this, in my

1 opinion, that hasn't gone far enough to really  
2 mitigate impact. I think it's a gesture -- it's an  
3 architectural gesture that works. I think it's -- it  
4 can be very affective, that kind of move, but it's  
5 still missing on the impact side. And I'll talk a  
6 little bit more about that as we move around the  
7 building.

8           Although I did want to make one more point.  
9 I think the other big change that we see in the  
10 street elevations are those much stronger horizontal  
11 breaks in the building, which is a big change from a  
12 visual perspective. Obviously it doesn't actually  
13 change the size of the building, but visually it  
14 makes a really big difference.

15           One point in my last report, I mentioned  
16 that I was concerned that there might be a loss of  
17 windows. There are some windows -- you can't really  
18 see them here, but there are some windows right there  
19 in that side elevation on the neighboring building on  
20 Hammond Street. Reportedly, that is not the case; is  
21 that correct? Those windows --

22           MR. PANDYA: The window there -- the one  
23 that you would see from the -- after the edge of the  
24 building, there's no windows on that side, so we're

1 not blocking anything.

2 MR. BOEHMER: So that was an error in my  
3 first -- or at least a misread in my first. They  
4 would not lose those windows that they have now.

5 The facade materials I'll talk about a  
6 little bit. The facade materials have been clarified  
7 in the current materials and includes rainscreen  
8 composite panels, which is their highest grade of  
9 siding material that they're proposing, cementitious  
10 panels, decorative wood sections at the ground floor  
11 levels, so there are areas down in here that have  
12 decorative wood panels right along the street front,  
13 areas at the top and bottom of storefront and curtain  
14 wall.

15 And that's the discussion about a much -- a  
16 very different looking material and lighter material  
17 at the top of the building to kind of diminish the  
18 weight of the top of the building, and, of course,  
19 making a very strong horizontal break. That does  
20 help with that appearance of height of the building.

21 The more precious -- is the term I used --  
22 paneling system is indicated on the Boylston Street,  
23 Hammond Street, and the east elevation along the  
24 neighbor's home, which was pointed out to you.

1 There's a conflict in the spec. The outline spec  
2 shows it's only on two sides. The renderings do show  
3 it on three sides, which is clearly preferable.

4           The massing has been broken up along  
5 Boylston and Hammond by making full-length vertical  
6 breaks that I just talked about, as well as  
7 step-backs at the upper levels or upper floors at the  
8 eastern end of the building with a strong break in  
9 the cladding material for stepped back zones. At the  
10 upper level setbacks, the plans indicate habitable  
11 terrace areas, which is different. And I've got a  
12 couple comments about -- I get a little deeper in  
13 about the mechanical system, concerns on the  
14 elevations.

15           So I'll jump over -- the materials, you've  
16 heard before, the side and rear elevations from the  
17 public streets.

18           The north-facing elevation adjacent to the  
19 neighboring structure on Hammond Street -- so that's  
20 the elevation on that back side, this guy. The  
21 north-facing elevation adjacent to the neighboring  
22 structure on Hammond Street is indicated to be clad  
23 and a pattern of fibrous cement panels. Perspective  
24 views in the current drawing sets do not include what

1 the view from Hammond Street will be. That's because  
2 I wrote this report before I saw these images. So  
3 now I see it.

4 This should be studied in detail and  
5 carefully taken to ensure that any view is  
6 attractive, not -- that is fully exposed to the --  
7 and remember, these are the views of the new building  
8 that are in -- south-facing, so they're brightly lit.  
9 The most brightly lit elevations of the building, in  
10 fact, are all these sides that we see.

11 So I'm going to take a little break in the  
12 written report because -- responding to some of these  
13 things we've seen. And as I said, these are hot off  
14 the presses. And I think that this -- we  
15 specifically asked to see these elevations, and I  
16 think it's very telling. Because what's interesting  
17 about the context of the building from Route 9 is not  
18 very specific. As you know, the building types  
19 change, setbacks change, heights change, material.  
20 Everything changes as you're driving on Route 9, so  
21 this building doesn't have much context to relate to  
22 other than the six-family building that's immediately  
23 adjacent to it.

24 I think what these images show is -- these

1 are the views that really, in the foreground, have  
2 really important context, have a really important  
3 visual context. So I think really great care has to  
4 be taken in the treatment of what, as we see from  
5 these images, is a really hugely visible element.  
6 And, you know, starting with, you know, turning  
7 corners with -- and changing materials around corners  
8 can be very difficult. So I think one thing -- and  
9 this is off script because, again, I hadn't seen  
10 these images -- that I would put this as a very  
11 high-importance item to request more study on because  
12 it is -- from the neighborhood, this really is the  
13 most visible elevation.

14           Anyway, continuing along, highlighting a  
15 couple of the changes. The current plans show  
16 customer -- and this is an important change, I think.  
17 The current plans show customer entry to the  
18 commercial spaces only off of Boylston, with the  
19 residential entries right over there on Hammond  
20 Street. I think that's a good -- I think that helps  
21 the building, especially on the -- encouraging  
22 livening up of Boylston Street, the broader sidewalk,  
23 lighting, and there's a lot of things that this  
24 building will do to really liven up that stretch of

1 sidewalk. And I think that helps clarify that.

2 I'm not going to talk about parking. I  
3 think -- unless you have questions for me. But the  
4 concerns that I had about parking were actually  
5 primarily sort of about arithmetic, when there were  
6 80 parking spaces indicated with the valet system and  
7 concerns about how quickly cars could be processed  
8 and parked. My only questions were could you really  
9 count on 80 spaces in that scenario, and now it's  
10 down to 69, which is a much more realistic plan, in  
11 my opinion.

12 The Hammond Street loading area Maria  
13 talked about already. I've already talked about the  
14 Heath Street piece.

15 Exterior materials -- I would make a  
16 comment on the exterior materials. I think it's a  
17 good choice of materials, in particular the composite  
18 panels with a very nice detailing system, this  
19 rainscreen system. I think it's really appropriate  
20 for this location. It's a very long-lasting  
21 material.

22 Last time I couldn't talk about energy  
23 efficiency at all. This time I can because there was  
24 an outline spec, both architectural and structural,

1 as well as an MEP spec. They were submitted. I have  
2 reviewed them. The heating and hot water system  
3 appears to be gas-fired combined individual systems  
4 for each unit, which are generally a very  
5 high-efficiency system. And when combined with  
6 efficient condensing units for the cooling side, they  
7 should be able to exceed -- easily exceed the  
8 requirements of the building code.

9           There is some concern related to a note  
10 that indicates that heaters will be direct vented to  
11 the exterior wall. While sometimes more cost  
12 effective -- maybe typically more cost effective --  
13 this venting solution can be unsightly and difficult  
14 to integrate into the cladding system. It's  
15 something our office struggles with all the time.  
16 But elevations you see -- you'd want to know, I  
17 think, if there are going to be punctures -- patterns  
18 or punctures in the elevations. It really can be  
19 very distracting.

20           Also in the specifications, it's noted that  
21 dryer exhaust would also discharge at the exterior  
22 wall, so I encourage the developer to think about  
23 that, especially in these really precious elevations.

24           Exterior lighting has been further

1 developed. The developer submitted a narrative  
2 describing the lighting scheme that includes  
3 downlighting within overhanging soffits combined with  
4 ambient lighting that comes from within the  
5 commercial spaces, which, again, I think is a very  
6 good thing to do on Boylston Street. It will make it  
7 a much more friendly space. There is some accent  
8 uplighting plans for two locations on the building.  
9 And that parking area, the drive will be lit by  
10 downlighting. The developer states that RCPs will  
11 be -- reflected ceiling plans will be developed as  
12 the project advances, which is normal at this level.

13 A couple of other comments about the  
14 feasibility of incorporating sustainable  
15 energy-saving elements in the design: The MEP  
16 outline spec references the 9th edition of the  
17 Massachusetts Building Code, which is supposed to be  
18 placed into effect in 2017. We haven't seen it yet.  
19 Energy performance requirements will be more  
20 stringent than the current code. And as noted  
21 elsewhere, Brookline has adopted the Stretch Code,  
22 which is an expanded energy code. The developer has  
23 stated that the development will possibly exceed the  
24 Stretch Code.

1           Consideration should be given to, at a  
2 minimum, making the building solar ready, which would  
3 include -- this is my comment. This wasn't in the  
4 application materials -- which would include conduits  
5 from the rooftop to the electrical room, providing  
6 space in the electrical room for additional equipment  
7 that would be associated with the PV system,  
8 consideration of the -- consider placement of rooftop  
9 equipment to minimize shadow impact, and ensuring  
10 that the roof is adequately structured. They're very  
11 simple things to do that give you a lot of  
12 flexibility in the future.

13           From a kind of environmental or green  
14 perspective, the outline states that some units will  
15 be supplied with fresh air in addition to having  
16 operable units. This could be problematic from a  
17 code perspective, as well as potentially forcing  
18 residents to open windows along Boylston and Hammond  
19 Street, which I noted before are very busy streets, a  
20 lot of traffic, and it's not exactly the cleanest air  
21 to bring into your apartment.

22           In addition, the spec doesn't appear to  
23 include multispeed, continuously run bath fans, which  
24 are generally considered to be good from an interior

1 air quality perspective.

2           The outline spec does require a blower door  
3 testing of the units, which is a really good way to  
4 ensure the compartmentalization in the building and a  
5 way to really control the air quality basically.

6           You did see the more detailed floor plans  
7 for two, three, and four. We haven't seen five and  
8 six yet. But certainly all the units on two, three,  
9 and four seem very workable. There's one unit on the  
10 south, over in there. Because this is a zero setback  
11 situation along that area, there's one bedroom  
12 that -- we can look at if you want -- but it has  
13 very, very limited access to outdoor light. That  
14 could probably be improved.

15           The Group 2 units, which are fully  
16 accessible units, are shown. And, in fact, it's my  
17 opinion that the developer is proposing to actually  
18 exceed the Architectural Access Board requirements as  
19 far as the provision of accessible -- fully  
20 accessible units. And the distribution is correct  
21 from the plans that they submitted. I think they've  
22 gotten that correct.

23           We talked about the resident amenity space.  
24 I'm going to expose a bias on my part. Even knowing

1 that this is age restricted, which is -- I believe  
2 only one resident of each apartment needs to be 55  
3 years old or older. It's certainly not elderly  
4 housing. But the plan indicates only 9 bicycle  
5 parking spaces, which may meet Brookline code  
6 requirements. This number seems extremely low to  
7 this peer reviewer, given standards adopted by nearby  
8 communities. For example, elderly housing in  
9 Cambridge would require 23 bike parking spaces in  
10 this building.

11 MR. ENGLER: They age very early in  
12 Cambridge.

13 MR. BOEHMER: I don't know what it is, but  
14 I'm having trouble reconciling that, so I would  
15 continue to push for that, in my opinion.

16 A little more on accessibility: The entry  
17 for residents who arrive by car as well as the  
18 pedestrian entry at Hammond Street, they're both  
19 accessible. No issues are taken at this time. I had  
20 a few questions last time, but I think they've  
21 resolved that perfectly well.

22 We talked a little bit about the narrative  
23 for trash removal. I had a small comment, that the  
24 developer should ensure that the trash rooms that are

1 located on each floor are accessible. Commercial  
2 tenants are going to be responsible for their own  
3 thing, which makes sense.

4 Stormwater management is being addressed by  
5 a large storage tank in the garage area that I  
6 presume will just gradually release the collected  
7 water into the storm sewer system.

8 I won't talk any more about parking.

9 The construction management plan will be  
10 submitted as the project progresses.

11 I mentioned the air quality issue. There  
12 are -- special accommodations are often made for  
13 buildings that are built on very busy streets for  
14 providing fresh air.

15 I brought up last time the concerns about  
16 noise, primarily on Route 9 but somewhat on Hammond  
17 Street. The spec does call for an additional layer  
18 of gyp board on the units that face the street, so  
19 building up the mass of wall, which is a good move.  
20 However, the window spec does not call for a triple  
21 glazing, which I think would be appropriate with this  
22 kind of noise on the street.

23 I asked before about a roof deck. I noted  
24 it before. Now there are some private balconies.

1 There's six, in fact, six private balconies in the  
2 plan.

3 Maria talked about the loading zone  
4 already. I don't need to do that.

5 One concern I did have is -- last time I  
6 talked about dewatering on the site. The water table  
7 is -- will be encountered during construction.  
8 There's also ledge on the site that varies in depth  
9 from -- the shallow is 2 feet. Some of the borings  
10 found it much deeper, but there -- my point was that  
11 water table changes resulting from the construction  
12 of the parking garage have been discussed, in  
13 particular, the potential of creating increased  
14 flooding in the existing adjacent homes. And there  
15 were a couple letters in the record now that talk  
16 about the possibility of flooding in basements and  
17 existing flooding. This existing flooding situation  
18 should be reviewed and documented and consideration  
19 should be given to a requirement that the developer  
20 make necessary repairs to the neighboring structures  
21 if the problem is exacerbated.

22 No new comments on the VOC.

23 As far as the Boylston setback, just  
24 reviewing some of the mitigation requests that were

1 made and you've seen tonight. The setback on  
2 Boylston Street, in my opinion, has been  
3 satisfactorily addressed with the increased setback  
4 combined with building overhang. And as I said, nice  
5 lighting on the building I think is really going to  
6 work. They're broad sidewalks now and a very busy  
7 street.

8           The existing grading on the site -- I noted  
9 last time that the elevations really didn't show the  
10 true grades on the site. They do now. So that's  
11 working.

12           One more comment again about the six-family  
13 impact. Before I -- what I said last time -- this  
14 one I will re-read. "To decrease the shadow impact  
15 on the six-family structure to the east, consider  
16 stepping back the top two floors" -- I'll switch  
17 around -- "on the building at the east end. This  
18 will result in the loss of four units but will  
19 significantly mitigate the issue. It will also help  
20 to visually integrate the building into the existing  
21 context." And I quoted the board of selectmen letter  
22 talking about easing the transition to the adjoining  
23 site.

24           And this part hasn't been incorporated into

1 the current plans, as I've already pointed out, at  
2 least from a mitigation perspective. I think there  
3 are a lot of good visual moves that have been made  
4 that help, but I do think that this should be  
5 studied, both for the homes that are over here on  
6 Heath Street and then, of course, for the six-family  
7 that's back over there.

8           A couple other comments, and then I'm done.  
9 The building height did go down, and you can see that  
10 in the comparative elevations. I think it went down  
11 something like 4 feet, which helps a lot.

12           In a discussion that we did have at one of  
13 the meetings -- or it might have even been  
14 yesterday -- was that as the design continues to  
15 evolve, there could be opportunities by -- when more  
16 is understood about the structural system, it might  
17 be possible to compress it more, and I would  
18 certainly urge the developer to continue to look at  
19 that.

20           So finally, I'm just going to point out a  
21 couple of other things that have come up, some of  
22 which just need clarification, I think. The outline  
23 spec indicates an inclusion of an emergency generator  
24 in the scope. My question was: If there is one,

1 where is it? Apparently there won't be an emergency  
2 generator.

3 A couple issues about knowing that there  
4 were concerns about space down in the parking garage  
5 level. The spec also calls out the need for a couple  
6 of rooms that aren't shown that could take up space,  
7 which is really why I'm bringing it up, just so we  
8 know what we're getting, particularly on that  
9 parking. There's plenty of commercial space on the  
10 main level that can absorb some of the needs. I'm  
11 bringing these up relative to the garage level.

12 The sprinkler service entry room is one. I  
13 have a question about where the gas meters would go.  
14 A building of this type with the system that they're  
15 proposing will have something like 50 gas meters that  
16 have to be sited somewhere, as well as the electric  
17 meters. There's an electric meter room in the  
18 basement -- or the garage level. It looks a little  
19 small for that number. There's a telecom room noted  
20 in the spec that isn't in the drawings at this point.

21 A couple other -- I will point out that I  
22 can only make these kinds of comments because they  
23 did submit a lot of material, and it's kind of normal  
24 progression in architectural documents to be

1 continuously coordinating different types of  
2 documents. But I'm bringing them up -- some of them  
3 actually have spatial concerns.

4           The intercom system -- there's an intercom  
5 system indicated in the specs that I don't think  
6 meets code. I think the system needs to provide the  
7 residents with visual access from their unit for  
8 people who want to gain access to the building.

9           The roof plan indicates a mechanical screen  
10 that's 3 feet tall. Some of the specified equipment  
11 is taller than 3 feet, so any visual and acoustical  
12 impact should be confirmed in the documents.

13           There are some inconsistencies in the code  
14 summary in the outline spec about the construction  
15 type. I think I know what you want to do. It's a  
16 simple clarification.

17           The developer should confirm that sound  
18 generation projected for the building operations,  
19 which is in the spec, conforms with the Brookline  
20 noise ordinance. Brookline has a really detailed,  
21 well-written noise ordinance.

22           The outline spec -- this is more curiosity  
23 than anything else, but it's an interesting idea.  
24 The outline spec includes investigation of an under

1 sink gray water flush system. Is this actually under  
2 consideration?

3 MR. PANDYA: I don't know if it's under  
4 consideration. That might just be --

5 MR. BOEHMER: -- left over, okay -- which  
6 is an interesting sustainable opportunity.

7 Probably something a little more  
8 significant is the geotechnical report that is, at  
9 least in the materials that I've had access to -- is  
10 dated April 2015 and assumes a four-story commercial  
11 retail building with two levels of below-grade  
12 parking. That's not what this project is anymore.  
13 That report was done for a different proposed  
14 building. And my question was: Has this assumption  
15 been updated and coordinated with the current scheme?

16 The geotechnical report also notes that  
17 tiebacks that extend into the adjacent properties may  
18 be required for lateral support for portions of the  
19 excavations or the system. This would be of concern.  
20 It's not uncommon construction technology, but in  
21 areas of the structure that immediately are very  
22 close to a property line, excavation can be tricky.  
23 So anyway, that's a question because that could  
24 have -- neighbor impact could certainly create the

1 need for some cooperation of the neighbors.

2           The geotechnical report also recommends a  
3 pre- and postconstruction condition survey of  
4 existing structures within 250 feet of the project,  
5 particularly if blasting must be performed. And I  
6 already mentioned there is bedrock on the site.

7           And the last question I had is in the --  
8 somewhere in the materials it notes that pedestrian  
9 signal upgrades are under consideration by the  
10 developer, and I don't know what the status of that  
11 is.

12           So that's all.

13           MS. SCHNEIDER: Thank you, Mr. Boehmer. We  
14 appreciate your input.

15           Does anyone on the board have questions for  
16 Mr. Boehmer before we let him sit down?

17           MR. BOOK: I have a question. Part of your  
18 discussion about -- you left up the slide. The south  
19 elevation, was information not provided as to what  
20 that is going to look like? You had mentioned that  
21 care needs to be taken to how it's developed. But  
22 was that --

23           MR. BOEHMER: The elevations include  
24 material call-outs, so those are called out as fiber

1 cement panels. But we don't know much about detail,  
2 colors. As you can see, these are -- this is a much  
3 flatter elevation than anywhere on the building.

4 But the main reason that I asked to see  
5 these images were both about -- well, I guess the  
6 fairest way to put this is I think the -- it's very  
7 normal to designate -- to put a kind of hierarchy on  
8 the importance of elevations when you're designing  
9 the building. Some elevations just, in many cases,  
10 are much more prominent than other elevations.

11 I think in their -- where they're at right  
12 now, they've done exactly that, they've put more  
13 precious materials, more articulation, more movement  
14 in the facade, all of which cost money to build.  
15 They put that on the Hammond Street and on the east  
16 end of the building where the neighbors are closest  
17 and on Route 9. And I think the -- you know, what  
18 we're seeing from these studies is that this is  
19 actually a prominent elevation as well.

20 So I think, again, their designs have been  
21 evolving, I think, at a pretty normal pace, but I  
22 think some more thought just needs to be put on where  
23 articulation needs to happen to make the building  
24 look less impactful but also more visually

1 interesting.

2 Does that answer your question?

3 MR. BOOK: Yeah. I'm hearing -- that's  
4 what I -- your comment, just to paraphrase, is that  
5 they've put time and energy into articulating the  
6 other three facades, and this facade has been -- I  
7 don't want to say ignored, but didn't get as much  
8 attention, and you --

9 MR. BOEHMER: In my first report I didn't  
10 focus on this as much as I have -- as the design has  
11 evolved, as is kind of typically the case, there's  
12 more to see and -- which is the value of these kinds  
13 of very quick images, that they can generate -- you  
14 move around and learn where you really need to focus  
15 more attention.

16 MR. BOOK: Thank you.

17 MS. SCHNEIDER: Okay, Mr. Boehmer. Thank  
18 you.

19 We are now going to open this up for public  
20 comment. I would ask folks, if you do wish to speak  
21 tonight, please come up to the microphone, please  
22 state your name, state your address, and please do  
23 try to keep your comments within the scope of the  
24 materials that we have covered here tonight, which is

1 essentially the design changes that the applicant had  
2 proposed.

3           Is there anyone who wishes to speak this  
4 evening? No pressure to do so. And again,  
5 everybody, as you all know -- and I think many of you  
6 have already done so -- you're welcome to communicate  
7 your comments to us through emails or letters through  
8 the planning department as well.

9           MR. KOBES: Good evening. I'm David Kobes.  
10 I live at 629 Hammond Street.

11           And I'm just reviewing or looking at this  
12 view right here. Where I live basically would be the  
13 camera's eye, I guess, as it looks out. And I just  
14 want to point out that what you see to the left  
15 there, that mountain, that gray mountain there,  
16 actually what that is is a one-story cleaners. And  
17 it's the same height as what's across the street from  
18 it, so I don't want you to be misled by that.

19           And indeed, as you go down Hammond Street  
20 toward Boylston, there is a four-story home that's  
21 there. And that's, I guess, what's looming in back  
22 of that.

23           After that, as you go farther toward  
24 Boylston and you're on Boylston, all the businesses

1 for at least the first block are one-story, just like  
2 what you see across the street there with the awning.

3           So if you disregard how this mountain looks  
4 and really kind of block it out and visualize a  
5 one-story building, that would be much like the view  
6 that you have going all the way down Boylston to the  
7 west of Hammond Street. And I'm saying this just to  
8 show that, at least in my layman's view, the project  
9 is going to be looming. And we talk about how a lot  
10 of work has been done to make this six-story building  
11 look lower. It's still six stories. And even though  
12 it's been lowered 4 feet, it's still six stories and  
13 it's still looming. It's just out of character with  
14 that neighborhood. Thank you.

15           MS. SCHNEIDER: Thank you.

16           Anyone else want to talk tonight?

17           (No audible response.)

18           MS. SCHNEIDER: Okay. Thank you all very  
19 much for coming. We know this process has gone on  
20 for a long time, and we recognize many of the same  
21 faces meeting after meeting, and we do really  
22 appreciate you coming and sharing your thoughts with  
23 the board. It does matter. It matters to us, so  
24 thank you very much.

1           Let's see. So ZBA instructions to the  
2 developer about design and massing. I think that  
3 basically what we want to do is take this opportunity  
4 and just, for a few minutes, maybe reflect on the  
5 design changes and some of Mr. Boehmer's comments.  
6 And I think even before we continue to the next  
7 hearing, I think we'll talk about some additional  
8 information that we would like to see in advance of  
9 January 25th.

10           Unless anybody else is dying to start --  
11 anyone else dying to start? I'll start. I do want  
12 to say that I see a lot of work has been done, and I  
13 think that the improvements to the ground level are  
14 really impressive. I really like the widened  
15 sidewalk. I really like the detail to the retail. I  
16 think that pulling this back from the property  
17 line -- all of those are really big improvements to  
18 the ground plane, and I see the hard work, and I  
19 think it has made this a much better project.

20           As we discussed, I think the changes that  
21 you spoke about the last time with respect to  
22 improving the functionality of the parking are also  
23 big changes which are appreciated and have definitely  
24 been noticed.

1 I think what is striking me, looking at  
2 these revised plans that we have been looking at, you  
3 know, iterations of this project for many months now  
4 and listening to Mr. Boehmer's comments, is that I  
5 still feel like there is a significant amount of work  
6 to be done to make this building feel like it is  
7 appropriate in the context. I feel like the massing  
8 of this building, especially from this elevation,  
9 which I think is new to the presentation, makes it  
10 very clear that this is -- this is bigger than I even  
11 sort of originally conceptualized, and it does still  
12 seem to loom over the much more modestly proportioned  
13 buildings in the immediate area.

14 And I also think that there are still -- at  
15 least from my perspective, and I think that others on  
16 the board may feel otherwise -- I like the materials  
17 that you've selected, but there's something about  
18 this building that continues for me to read as an  
19 office building or a medical building. It does not  
20 read like a residential building to me, and it does  
21 not reflect -- and I know up along Route 9 there are  
22 a variety of architectural styles, and you can go  
23 half a mile up and you can find something that's  
24 consistent with this. But especially when we are

1 looking at this immediate neighborhood context, I  
2 don't see how this is at all consistent with sort of  
3 the smaller residential feel of what's here.

4           So I'm hoping that some changes can still  
5 be made, again, to make this a more appropriate  
6 looking and feeling and sized project for its  
7 immediate surroundings. I also continue to be  
8 uncomfortable with the impact on the small  
9 residential buildings immediately to the side and  
10 behind it. The loss of sky, the potential shadow  
11 impact, just sort of the crowding and hulking and  
12 looming, all of those things are of concern to me.

13           You guys have come a long way. You've  
14 responded to many of the concerns that we've raised,  
15 and we do appreciate it. But I guess, as Mr. Boehmer  
16 pointed out -- and this is just one board member's  
17 feeling -- I feel like there's still work to be done  
18 here.

19           Anyone else?

20           MR. ZUROFF: Yes. Well said.

21           I think I share the chairman's comments.  
22 I'm very aware of this neighborhood. I go by this  
23 intersection regularly.

24           I am concerned that the size of this

1 building, regardless of the obviously improved visual  
2 appearance, will, in the long run, unless it's  
3 modified, set a precedent for this particular  
4 neighborhood, a dangerous precedent, perhaps, once  
5 this building is built -- if it's built -- in this  
6 iteration will support other developers, like that  
7 store block, like the cleaners across the street,  
8 like the other store block on Boylston Street, will  
9 encourage other people to say, well, they have six  
10 stories, so we can do six stories. And I don't think  
11 that that's consistent with this neighborhood,  
12 per se.

13 I'm also very concerned about the traffic  
14 impact. We all know that this is a very bad  
15 intersection that's overcrowded as it is. We know  
16 that there's a school coming into the neighborhood,  
17 which will further impact this intersection. This  
18 double light here on Hammond Street leading to  
19 Route 9 is a disaster every day at rush hour. This  
20 project, no matter how well it's planned and how well  
21 it's parked, will have a very negative effect on what  
22 is already a bad traffic situation.

23 I'm still concerned about the loading zone  
24 and how that will impact the traffic. I do

1 acknowledge that you've made some significant  
2 improvements to the parking situation as it is for  
3 access in and out.

4           And I'm also concerned that no matter what  
5 the state does or what you do in terms of not  
6 allowing parking on Boylston Street, it's still going  
7 to become a problem because people will always take  
8 the path of least resistance. They will double park  
9 in the nonparking zone to run into one of the stores,  
10 and that's going to lead to a sight problem coming  
11 out of your driveway. I'm concerned about that. I  
12 don't know how best to address it. I'm not a  
13 designer. But it is a concern of mine.

14           I would like to see some scaling back, not  
15 only for those concerns, but also because this is  
16 uncharacteristic for the neighborhood. It has too  
17 many negative impacts, not only on driving traffic,  
18 but pedestrian traffic.

19           Overall I think you've done some good  
20 things, but I would like to see more good things  
21 happen. So that's my two cents.

22           MR. BOOK: I share both of your views, in  
23 particular on the concerns about the massing. It  
24 still reads as a disproportionately large building

1 for this location, and I'd like to see something done  
2 to address that -- or more to be done to address  
3 that, whether that's -- you know, we had talked about  
4 this months ago, whether it's removing an entire  
5 floor or perhaps addressing -- trying to address what  
6 Mr. Boehmer suggested, doing some stepping back of  
7 the fifth and sixth floors on the east and south  
8 elevations. You know, I'll keep an open mind to that  
9 and see how that looks, but I'd like to see more of  
10 that. And I think that could go a long way to  
11 changing sort of the -- just the size of the building  
12 and its impact on its neighbors both to the east and  
13 to the south.

14           And also, to follow along with the point  
15 that Mr. Boehmer had raised about more attention to  
16 the articulation of the southern facade, because it  
17 is visible and that entire neighborhood -- that  
18 entire residential neighborhood behind the building  
19 is going to be looking at that side of the building,  
20 and they should be looking at something more than  
21 just a blank wall.

22           MR. ZUROFF: I just want to add on that I  
23 don't know if we've actually seen shadow studies.  
24 But, you know, as you change the articulation of the

1 building, I would like to see further shadowing  
2 effects, particularly related to the abutting  
3 building right next to the parking area. Because it  
4 would appear to me that when the sun sets in the  
5 west, they're not going to be able to see the sun at  
6 all. And they do have a view now, and have had a  
7 view for many years. It's a concern. You know, even  
8 with putting trees between the buildings as a buffer,  
9 those trees will never see any sunlight, you know, at  
10 least the westerly sunlight, whatever. So I would  
11 like to see the shadow impacts as you rearticulate  
12 the building.

13           It occurs to me -- and I'm sorry I'm taking  
14 your --

15           MR. BOOK: That's all right.

16           MR. ZUROFF: Johanna has pointed out that  
17 the building itself looks like a commercial building  
18 more than a residential building, and I thought about  
19 this a little bit. And I'm not sure that it's  
20 possible, but I've seen commercial buildings that are  
21 built to look like they're residential buildings with  
22 pitched roofs built into the facade and other ways of  
23 making this look more residential and less  
24 commercial. If possible, I would like to see

1 something like that, but I don't know if it's  
2 possible or feasible.

3 But again, the impact of the building is  
4 completely different than the rest of the  
5 neighborhood from what -- you know, as you drive by,  
6 it's going to be immediately evident that this  
7 doesn't fit, and so I would encourage you to try to  
8 not just change the materials, but change the  
9 articulation in some way.

10 MS. SCHNEIDER: Can I just add something to  
11 that? Again, I'm not here to rip apart your design,  
12 but something that you said was very reminiscent of  
13 when I had a project -- a residential project before  
14 the Cambridge Planning Board, and they completely  
15 ripped this residential project for looking too  
16 commercial. And the issue was -- and I think we have  
17 the same issue with what we're looking at here -- is  
18 sort of the verticality of the windows. It makes it  
19 read like an office. You've got all these longer,  
20 skinnier windows, and you don't really find that in a  
21 smaller-scale residential neighborhood, and so I  
22 think that may be part of -- that may be part of the  
23 issue.

24 I also want to just circle back. I did not

1 raise the Hammond Street loading space area in my  
2 comments. That does not mean that I am not super  
3 concerned about that to this day. I think that's  
4 what I said at the last hearing and maybe a couple  
5 others as well. I'm just holding comments until we  
6 get the full analysis and testimony from the  
7 transportation board. They are the experts. We may  
8 have the authority to make the decision about it, but  
9 we are certainly looking to them to do the analysis  
10 and advise us as to whether or not there's a safe and  
11 practical way of doing it.

12 I think right now, the three of us sitting  
13 on this board, you know, we drive down that road on a  
14 regular basis. We do have, you know, knowledge of  
15 the conditions, just because we live around here. I  
16 think we all remain very concerned about whether or  
17 not that is -- whether that could possibly be  
18 feasible.

19 Anybody else?

20 MR. ZUROFF: No. I think I've already  
21 expressed my concerns.

22 MR. BOOK: So I'm going to say something a  
23 little contrary to the two of you. In terms of the  
24 design -- my issue with this building is the massing.

1 In terms of the design, I like it. I actually think  
2 it provides an interesting transition from an  
3 otherwise commercial retail area of Boylston Street  
4 back into the residential area. So, I mean, I kind  
5 of like it. In fact, I think the addition of the  
6 balconies, the glass balconies, certainly says  
7 residential, and maybe even, you know, the  
8 introduction of more of that will continue to say  
9 more residential.

10 But I think they've done a nice job on this  
11 building, and I think they've done a -- in this  
12 iteration from the last, I like the appearance of it.  
13 I want to sort of let them know that there are parts  
14 of this that I do like, and I'm cognizant of the work  
15 that's gone into it.

16 But my concern really has to do with the  
17 massing and its impact on the -- in particular, on  
18 the neighbors, the residential neighbors to the south  
19 and to the east.

20 MS. SCHNEIDER: Okay.

21 MR. ENGLER: Are we going to have a final  
22 response to comments before the next meeting?

23 MS. SCHNEIDER: Do you mean speak now,  
24 or --

1 MR. ENGLER: Yeah.

2 MS. SCHNEIDER: Sure. Go ahead.

3 MR. ENGLER: I would like to respond to  
4 some of the comments for the developer and for you  
5 and for what has to happen going forward, because we  
6 don't agree with a lot of what you said. We like our  
7 design, we like the building.

8 We wrestle with contextual design in all  
9 40Bs. No matter where you go, 40B doesn't fit.  
10 That's the most common phrase anybody's ever said  
11 about a 40B: It doesn't fit.

12 Why is that? Because zoning doesn't allow  
13 you to do affordable housing. So if you take a  
14 larger picture, a balancing act between the need for  
15 housing and health and safety and contextual design,  
16 you're going to wrestle with the thing that's hard to  
17 manage or observe or agree with, which is what's  
18 contextual. And we've had it on 40 Centre Street,  
19 we've had it on all the buildings. We think this  
20 works, from our point of view.

21 We also -- you agree, I hope, you don't get  
22 to design the building. That's our job. You have a  
23 design review consultant. To my knowledge, he did  
24 not object to the type of building we have, the

1 windows, or anything else. He spent a lot time on a  
2 lot of the details.

3           But here's my point: We are not going to  
4 take four units out, like Cliff has recommended. We  
5 are not going to take a story off. We can't afford  
6 it. So I'm suggesting that if you want to review our  
7 pro forma, now that we've extended the hearings and  
8 said to us -- when you say to us on January 25th,  
9 this is our -- you've given this your final best  
10 shot. We've evolved. This is our final plan. You  
11 take a straw vote, and say, we want a story off, we  
12 want something off. We're going to say we cannot  
13 afford it.

14           In February you'll have the chance to take  
15 the peer review consultant that's on board here, and  
16 we'll run our numbers. Believe me, that's my  
17 business. I'm happy to show those numbers and see  
18 where we go because I think you need to see why the  
19 building is what it is. We can't do a four-story  
20 building, even with the retail. When you see what it  
21 costs to run valet parking and what that does to your  
22 operating budget, you're going to see those costs,  
23 and we're happy to show them to you.

24           So I'm just saying that we're not going to

1 come back -- if people hope to see a reduced mass and  
2 a change of this or a design here -- you're getting  
3 close to the evolution of where we're going to be  
4 with what we think works, and then you're going to  
5 have to make a tough choice as to whether to support  
6 it or not. And we'll show you the economics if you  
7 want. That's my pitch.

8 MS. SCHNEIDER: I think we won't make a  
9 decision about that tonight, but we know how the  
10 process goes.

11 MR. ENGLER: Right. And I think that's  
12 where you're leaning, so I wanted to at least suggest  
13 that sometimes, in most cases, you run out of time  
14 before you get a chance to do the peer review. And  
15 in this case, because of the extension, whether we  
16 like it or not, there will be time to do that review  
17 if it comes to that. So we're ready for it.

18 MS. MORELLI: Can I comment?

19 MS. SCHNEIDER: Yes, please.

20 MS. MORELLI: So we have a hearing in a  
21 month, and obviously we would like there to be some  
22 sort of agreement about what we are going to have the  
23 project team work on. It's not going to be helpful  
24 for us to come back -- for staff to come back to you

1 in a month and say -- repeat just what Mr. Engler  
2 told you this evening.

3 I think what's really important about the  
4 process is, yes, the project team has done a lot of  
5 work. Okay? There's not a lot of -- you know, there  
6 hasn't been a reduction of units, there hasn't been a  
7 huge reduction of square footage on the residential  
8 side. I acknowledge what's been happening at the  
9 ground floor. And we're simply, you know, asking the  
10 project team to work out through their design to  
11 apply some of the comments that you're making and  
12 just to see them work that out in the sketches and in  
13 their numbers.

14 I think for me, just to hear on face value,  
15 after looking at the plans, that we're not going to  
16 do it, that's a bit of a concern. Because I've  
17 worked on a lot of projects where there is movement,  
18 whether it's a 40B or not. And part of the whole  
19 design process is that it's iterative, and that even  
20 the project team might learn something through just  
21 sketching, running their numbers, and going back to  
22 see how that might work.

23 One thing that is really telling that we  
24 have -- Cliff and I both have been asking for are

1 just more renderings that show context. And that's  
2 something that I think the ZBA has not been privy to,  
3 is actually a tour of a 3-D model. And so that's  
4 really what I would ask Mr. Engler -- and the  
5 applicant isn't here. But over the next month, I  
6 would hope that they'd be a little more willing to  
7 apply some of the comments you've made, starting with  
8 articulation, looking at a 3-D model with context,  
9 and really having -- continuing with the  
10 collaborative process that we've had thus far.

11 MS. SCHNEIDER: Mr. Engler, is that  
12 something that your client is prepared to do, or do  
13 you speak for your client when you say that there  
14 just aren't going to be any changes along the lines  
15 we're requesting? Because if it really is the  
16 latter, then I don't want anybody to wait for next  
17 month, and maybe we do make a decision here tonight  
18 that we do go straight to pro forma review.

19 MR. ENGLER: Well, I don't speak for my  
20 client, not anything definitive, so you can't put me  
21 on the spot by saying we're not going to make any  
22 changes.

23 MS. SCHNEIDER: I thought that's what you  
24 said. I'm sorry.

1 MR. ENGLER: I'm looking forward, saying  
2 despite what Maria wants, iteration after iteration  
3 after iteration, we're going to stop that process  
4 because we're not going to get -- we can do models or  
5 we can do shadow studies, which represent 10 percent  
6 of the year. I'm saying that's not rising to the  
7 level of stopping where we are in the building. I'm  
8 just jumping ahead by saying I don't anticipate us  
9 changing the unit count or the size.

10 We did the retail. We took a lot of space  
11 out. We cut down 4 feet. I want to acknowledge that  
12 we've taken a lot of costs out of this building, and  
13 the garage too. And that's about where we can go  
14 costwise.

15 So maybe the client will come back -- I  
16 mean the developer and architect will come back on  
17 the 25th with some more iterations. I don't expect  
18 that we're going to get to the -- I'm just hearing  
19 what you guys are saying, that you want more of that  
20 massing change and you don't like the way it looks  
21 with the context. That, to me, says size, take out a  
22 floor, take out two floors, squeeze it down. We  
23 can't do that economically, so that's all I'm saying.

24 If you want to say, let's go for it now, I

1 think it's fair to say when all the design is done --  
2 and you know the regs better than most -- when all  
3 the design work and all the consultants are over,  
4 that's when you get to look at the final  
5 implications. So give us to January to look at that.  
6 You still have time. We're going to March now,  
7 whatever. I can't believe that. But at any rate,  
8 you have time to do the peer review.

9 MS. SCHNEIDER: Okay.

10 MS. MORELLI: Just one last comment. I'm  
11 not a 40B expert. I'm not Judi Barrett. I think you  
12 might recall that she sent a memo to all the panels  
13 that really speaks to pro forma process, the triggers  
14 and also the risk. And we really don't want to shut  
15 down this process where there can be a negotiation  
16 between the ZBA and the project team.

17 This is an important site. It is difficult  
18 to develop. There are a lot of good things that can  
19 happen here. A project that works for the town is  
20 going to work for the applicant, and vice versa, so  
21 these are not mutually exclusive goals. I just  
22 simply would encourage the project team to really  
23 apply some of your reasonable comments regarding  
24 articulation, especially at that top floor from all

1 sides. As Cliff has said in conversation, there's  
2 really no back to this building, and it is exposed  
3 from all sides. And that certainly does find the  
4 streetscape -- not just the Route 9 intersection, but  
5 the streetscape --

6 MR. ENGLER: We have no problem with that  
7 kind of issue. That's not what I'm talking about.

8 MS. SCHNEIDER: Well, I may have  
9 misunderstood your initial comment. Because I  
10 thought when you stood up to educate us a little bit  
11 more about the process, that what you were saying is  
12 that your client was not prepared to make any of the  
13 changes to respond to the comments you've heard  
14 tonight. And if that's the case -- and I didn't want  
15 to waste your client's time and money, and I didn't  
16 want to waste the town's time and money getting into  
17 a further review to see if you would do something  
18 else. I thought what you had said was that we were  
19 not going to be getting any of the things, and you  
20 would not be working on any of the things. And if I  
21 misunderstood you, I apologize.

22 MR. ENGLER: I probably was too strong or  
23 strident or whatever.

24 MS. SCHNEIDER: Oh, you think so?

1 MR. ENGLER: I've heard that before.

2 But at any rate, I'm just trying to say my  
3 frustration is this notion of a little bit here, a  
4 little bit there, a little bit there. It has to stop  
5 at some point. And we don't think we're going to get  
6 to where you want us to get. That's what -- I'm just  
7 speaking out loud. Let's see what the client says  
8 and come back in January and see where we are. I  
9 don't want to preclude any opportunity.

10 MS. SCHNEIDER: Very well. Thank you.

11 Before we continue to our next hearing  
12 date, I think I just wanted to review what it is that  
13 we are looking for in terms of additional information  
14 or submissions to staff and to this board.

15 I think that as a design matter, you've  
16 heard -- everybody in the room basically knows this  
17 by now. We would appreciate seeing more detail from  
18 the south elevation of the building. I think that is  
19 critical for to us understand the design of the  
20 building and how it is fitting into the context of  
21 the neighborhood.

22 Mr. Boehmer, at the end of his report, his  
23 December 20th report -- do you all have that? I know  
24 that -- I think there's a set of plans that may have

1 intervened. But particularly, at the very end of  
2 that letter, he did have a list of questions. And so  
3 if there's any possible way that the design team  
4 could respond to those questions, just so that  
5 they're not hanging out there, I think that would be  
6 useful.

7           You did hear a request with respect to the  
8 transportation board, you know, and you've already  
9 agreed that we will have that information by not  
10 later than January 6th so that it can go to the board  
11 on January 9th.

12           Does anybody else have anything else before  
13 I ask Maria if she's got anything on her list?

14           MR. ZUROFF: No.

15           MS. SCHNEIDER: Okay. Maria?

16           MS. MORELLI: We will expect ongoing  
17 conversation regarding rubbish, trash -- excuse me --  
18 rubbish, recycling, and noise, and there will be an  
19 update from MassDOT.

20           MS. SCHNEIDER: Okay.

21           MR. ENGLER: Can I add one thing? Since  
22 I'm the grinch that stole Christmas, I might as well  
23 keep that theme alive. I don't want to be picky with  
24 my friend Cliff, but we're paying for him. And when

1 he does reviews that are already done by other  
2 people, like geotech and site engineering and the  
3 other people who come in on the parking, and then he  
4 wants answers to questions, if -- I'm not speaking  
5 for my client, but I've had clients that say, why are  
6 we having him go beyond the design review into areas  
7 where we're paying other experts to do the same  
8 thing? So I want to throw that out there. And he  
9 and I can have a conversation about that. I just  
10 want it on the record.

11 I think he's done a wonderful job, by the  
12 way, and really helped us a lot. I think he's gone a  
13 little bit beyond where, you know, I think his charge  
14 was.

15 MS. SCHNEIDER: Cliff, if you could get  
16 with the development team just to make sure that you  
17 have the answers to the questions that you need on  
18 the design front sufficient to advise this board,  
19 that would be terrific.

20 MR. BOEHMER: Right. I certainly will do  
21 that. And I would like to make a small response.  
22 When I have drifted into the other peer reviewer's  
23 territory, it really has been areas that really did  
24 have implications on the aesthetics or the

1 functionality or the spatial qualities of the  
2 building.

3 MS. SCHNEIDER: Thank you. And I think we  
4 are better informed for it, and hopefully the  
5 development team also is benefiting from the wealth  
6 of information that you're providing through your  
7 review, so thank you very much.

8 With that, this hearing is continued to  
9 January 25th at 7:00 p.m. Thank you.

10 (Proceedings adjourned at 8:51 p.m.)

11

12

13

14

15

16

17

18

19

20

21

22

23

24

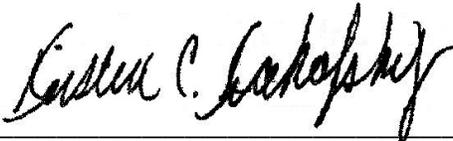
1 I, Kristen C. Krakofsky, court reporter and  
2 notary public in and for the Commonwealth of  
3 Massachusetts, certify:

4 That the foregoing proceedings were taken  
5 before me at the time and place herein set forth and  
6 that the foregoing is a true and correct transcript  
7 of my shorthand notes so taken.

8 I further certify that I am not a relative  
9 or employee of any of the parties, nor am I  
10 financially interested in the action.

11 I declare under penalty of perjury that the  
12 foregoing is true and correct.

13 Dated this 5th day of January, 2016.

14 

15 \_\_\_\_\_  
16 Kristen Krakofsky, Notary Public  
17 My commission expires November 3, 2017.

18

19

20

21

22

23

24

<hr/> <p style="text-align: center;"><b>1</b></p> <hr/> <p><b>1</b> 10:21</p> <p><b>10</b> 18:19,22 30:10 75:5</p> <p><b>10,000</b> 34:6</p> <p><b>11</b> 32:11</p> <p><b>11,250</b> 34:7</p> <p><b>11-space</b> 14:4</p> <p><b>1180</b> 3:5 11:21</p> <p><b>14</b> 24:23</p> <p><b>15</b> 25:3 33:21</p> <p><b>16</b> 3:23 33:22</p> <p><b>17</b> 3:23 16:1</p> <p><b>1974</b> 10:4</p> <p><b>1A</b> 20:1</p> <hr/> <p style="text-align: center;"><b>2</b></p> <hr/> <p><b>2</b> 11:3 46:15 49:9</p> <p><b>2-foot</b> 36:9</p> <p><b>20</b> 10:2</p> <p><b>2015</b> 54:10</p> <p><b>2017</b> 3:23 4:2 44:18</p> <p><b>20th</b> 78:23</p>	<p><b>21st</b> 9:22</p> <p><b>23</b> 10:2 47:9</p> <p><b>24</b> 32:17</p> <p><b>25</b> 4:1 32:17</p> <p><b>250</b> 55:4</p> <p><b>25th</b> 5:16 60:9 71:8 75:17 81:9</p> <p><b>29</b> 33:22</p> <p><b>2A</b> 20:1</p> <hr/> <p style="text-align: center;"><b>3</b></p> <hr/> <p><b>3</b> 11:12 53:10,11</p> <p><b>3-D</b> 74:3,8</p> <p><b>30</b> 16:2 33:21</p> <p><b>30-day</b> 3:20</p> <p><b>317</b> 10:4</p> <p><b>384</b> 9:20 11:21</p> <p><b>3:00</b> 35:17</p> <p><b>3D</b> 24:15</p> <hr/> <p style="text-align: center;"><b>4</b></p> <hr/> <p><b>4</b> 6:19 8:3 11:14 15:22 18:12 19:3 21:2 51:11 59:12 75:11</p> <p><b>4-inch</b> 30:10</p>	<p><b>40</b> 5:23 70:18</p> <p><b>40B</b> 3:5,17,19 9:10 10:2 70:9,11 73:18 76:11</p> <p><b>40bs</b> 3:15 70:9</p> <p><b>45</b> 5:22 8:4</p> <hr/> <p style="text-align: center;"><b>5</b></p> <hr/> <p><b>5</b> 11:16 16:22 25:5</p> <p><b>50</b> 52:15</p> <p><b>55</b> 47:2</p> <p><b>56.02</b> 10:3</p> <hr/> <p style="text-align: center;"><b>6</b></p> <hr/> <p><b>6</b> 11:17</p> <p><b>6-inch</b> 30:11</p> <p><b>629</b> 58:10</p> <p><b>69</b> 14:2 42:10</p> <p><b>6th</b> 12:9,13 79:10</p> <hr/> <p style="text-align: center;"><b>7</b></p> <hr/> <p><b>7</b> 25:1</p> <p><b>760</b> 10:2</p> <p><b>7:00</b> 81:9</p> <p><b>7:09</b> 3:2</p>	<hr/> <p style="text-align: center;"><b>8</b></p> <hr/> <p><b>8</b> 24:23 30:10</p> <p><b>80</b> 42:6,9</p> <p><b>8:51</b> 81:10</p> <p><b>8th</b> 8:21</p> <hr/> <p style="text-align: center;"><b>9</b></p> <hr/> <p><b>9</b> 18:19,22 22:9 24:20 25:21 28:6,14 36:20 40:17,20 47:4 48:16 56:17 61:21 63:19 77:4</p> <p><b>9,950</b> 34:7</p> <p><b>90</b> 24:1</p> <p><b>9th</b> 12:7 32:16 44:16 79:11</p> <hr/> <p style="text-align: center;"><b>A</b></p> <hr/> <p><b>ability</b> 17:23</p> <p><b>able</b> 5:16 12:14 43:7 66:5</p> <p><b>absorb</b> 52:10</p> <p><b>abutter</b> 9:4</p> <p><b>abutting</b> 66:2</p> <p><b>accent</b> 44:7</p> <p><b>access</b> 15:2,3 18:7 29:4 35:10 36:12 46:13,18 53:7,8 54:9 64:3</p> <p><b>accessibility</b> 33:17 47:16</p>
--	---	---	---

<p><b>accessible</b> 20:1 46:16,19,20 47:19 48:1</p> <p><b>Accident</b> 11:17</p> <p><b>accommodate</b> 8:10 14:22</p> <p><b>accommodated</b> 8:12</p> <p><b>accommodations</b> 48:12</p> <p><b>acknowledge</b> 6:11 64:1 73:8 75:11</p> <p><b>acoustical</b> 53:11</p> <p><b>act</b> 70:14</p> <p><b>Acts</b> 10:4</p> <p><b>actual</b> 22:5</p> <p><b>add</b> 65:22 67:10 79:21</p> <p><b>added</b> 14:11 16:4,16,21 17:9 19:8,9 27:15</p> <p><b>addition</b> 45:15,22 69:5</p> <p><b>additional</b> 6:7 16:4 19:4 45:6 48:17 60:7 78:13</p> <p><b>address</b> 3:13 57:22 64:12 65:2,5</p> <p><b>addressed</b> 9:18 33:18 48:4 50:3</p> <p><b>addressing</b> 65:5</p> <p><b>adequately</b> 45:10</p> <p><b>adjacent</b> 22:10 39:18,21 40:23 49:14 54:17</p> <p><b>adjoining</b> 50:22</p>	<p><b>adjourned</b> 81:10</p> <p><b>adopted</b> 44:21 47:7</p> <p><b>advance</b> 60:8</p> <p><b>advances</b> 44:12</p> <p><b>advise</b> 68:10 80:18</p> <p><b>aesthetics</b> 80:24</p> <p><b>affect</b> 7:23</p> <p><b>affective</b> 37:4</p> <p><b>afford</b> 71:5,13</p> <p><b>affordable</b> 70:13</p> <p><b>afternoon</b> 35:17</p> <p><b>age</b> 47:1,11</p> <p><b>agency</b> 3:17</p> <p><b>agenda</b> 11:22 13:10</p> <p><b>ago</b> 4:10 18:18 65:4</p> <p><b>agree</b> 33:12 70:6,17,21</p> <p><b>agreed</b> 79:9</p> <p><b>agreement</b> 72:22</p> <p><b>ahead</b> 70:2 75:8</p> <p><b>air</b> 45:15,20 46:1,5 48:11, 14</p> <p><b>aisle</b> 14:7 16:1,5 17:20,21 27:11 31:21</p>	<p><b>alive</b> 79:23</p> <p><b>allocated</b> 14:13</p> <p><b>allow</b> 70:12</p> <p><b>allowing</b> 64:6</p> <p><b>altering</b> 10:5</p> <p><b>ambient</b> 36:2 44:4</p> <p><b>amended</b> 10:4</p> <p><b>amenity</b> 17:12 19:17 34:15 46:23</p> <p><b>amount</b> 16:13 61:5</p> <p><b>analysis</b> 5:10 6:8 9:9 68:6,9</p> <p><b>analyzing</b> 28:18</p> <p><b>angle</b> 22:23 23:4,20 24:3</p> <p><b>angled</b> 22:23</p> <p><b>angling</b> 23:5</p> <p><b>answer</b> 29:23 57:2</p> <p><b>answering</b> 27:10</p> <p><b>answers</b> 80:4,17</p> <p><b>anticipate</b> 75:8</p> <p><b>anybody</b> 15:4 60:10 68:19 74:16 79:12</p> <p><b>anybody's</b> 70:10</p> <p><b>anymore</b> 54:12</p>	<p><b>anyway</b> 26:23 41:14 54:23</p> <p><b>apart</b> 24:10 67:11</p> <p><b>apartment</b> 45:21 47:2</p> <p><b>apologize</b> 77:21</p> <p><b>Apparently</b> 52:1</p> <p><b>appeals</b> 10:9</p> <p><b>appear</b> 23:17 45:22 66:4</p> <p><b>appearance</b> 38:20 63:2 69:12</p> <p><b>appears</b> 43:3</p> <p><b>applicable</b> 10:19 11:13</p> <p><b>applicant</b> 4:8,15,17 5:11,20 6:20 7:11,17 8:22 12:8 13:11 58:1 74:5 76:20</p> <p><b>applicant's</b> 31:11</p> <p><b>application</b> 45:4</p> <p><b>applied</b> 13:17</p> <p><b>apply</b> 30:20 73:11 74:7 76:23</p> <p><b>appreciate</b> 33:7 55:14 59:22 62:15 78:17</p> <p><b>appreciated</b> 60:23</p> <p><b>appropriate</b> 33:13 42:19 48:21 61:7 62:5</p> <p><b>approval</b> 7:16 10:18</p> <p><b>approved</b> 11:24</p>
--	--	---	--

<p><b>approximately</b> 21:2 24:23</p> <p><b>April</b> 54:10</p> <p><b>architect</b> 75:16</p> <p><b>Architects</b> 13:13</p> <p><b>architectural</b> 32:19 37:3 42:24 46:18 52:24 61:22</p> <p><b>area</b> 7:4 10:24 11:6 15:18 16:16 17:9,11,13 19:2 42:12 44:9 46:11 48:5 61:13 66:3 68:1 69:3,4</p> <p><b>areas</b> 18:20 19:17,18 26:17 38:11,13 39:11 54:21 80:6,23</p> <p><b>aren't</b> 52:6 74:14</p> <p><b>arithmetic</b> 42:5</p> <p><b>arrive</b> 47:17</p> <p><b>articulate</b> 28:16</p> <p><b>articulated</b> 25:9</p> <p><b>articulating</b> 57:5</p> <p><b>articulation</b> 9:2 25:11 26:20 36:15 56:13,23 65:16,24 67:9 74:8 76:24</p> <p><b>asked</b> 40:15 48:23 56:4</p> <p><b>asking</b> 73:9,24</p> <p><b>associated</b> 45:7</p> <p><b>assumes</b> 54:10</p> <p><b>assumption</b> 54:14</p>	<p><b>attend</b> 13:4</p> <p><b>attendants'</b> 17:10</p> <p><b>attention</b> 10:18 57:8,15 65:15</p> <p><b>attractive</b> 40:6</p> <p><b>audible</b> 13:8 59:17</p> <p><b>August</b> 8:21 32:16</p> <p><b>authority</b> 68:8</p> <p><b>Autoturn</b> 10:24</p> <p><b>available</b> 10:24 11:23 12:3 19:21</p> <p><b>aware</b> 7:12 9:23 20:23 62:22</p> <p><b>awning</b> 59:2</p> <hr/> <p style="text-align: center;"><b>B</b></p> <hr/> <p><b>back</b> 6:1,11,24 13:16 15:21, 23 16:9 18:13,24 21:10, 11 22:7,13 23:5 24:15, 19 25:5,7 26:15,16 27:12 28:3,13,14,20 29:17,23 30:6 31:14 32:15 34:22 36:22 39:9, 20 50:16 51:7 58:21 60:16 64:14 65:6 67:24 69:4 72:1,24 73:21 75:15,16 77:2 78:8</p> <p><b>backward</b> 27:1</p> <p><b>bad</b> 63:14,22</p> <p><b>balancing</b> 70:14</p> <p><b>balconies</b> 48:24 49:1 69:6</p> <p><b>Barrett</b> 76:11</p>	<p><b>based</b> 8:16 10:22 14:17</p> <p><b>basement</b> 52:18</p> <p><b>basements</b> 49:16</p> <p><b>basically</b> 46:5 58:12 60:3 78:16</p> <p><b>basis</b> 68:14</p> <p><b>bath</b> 45:23</p> <p><b>bathroom</b> 19:20</p> <p><b>beautiful</b> 31:15</p> <p><b>bedrock</b> 55:6</p> <p><b>bedroom</b> 34:1 46:11</p> <p><b>behalf</b> 12:8</p> <p><b>believe</b> 8:11,15 12:11 14:2 33:1 47:1 71:16 76:7</p> <p><b>below-grade</b> 54:11</p> <p><b>benefit</b> 15:9</p> <p><b>benefiting</b> 81:5</p> <p><b>benefits</b> 17:17</p> <p><b>Bennett</b> 9:12</p> <p><b>best</b> 64:12 71:9</p> <p><b>better</b> 16:7 17:10 30:14 60:19 76:2 81:4</p> <p><b>bevy</b> 3:15</p> <p><b>beyond</b> 25:14 35:17 80:6,13</p>	<p><b>bias</b> 46:24</p> <p><b>bicycle</b> 47:4</p> <p><b>big</b> 17:18 37:9,11,14 60:17, 23</p> <p><b>bigger</b> 15:21 61:10</p> <p><b>bike</b> 19:18 47:9</p> <p><b>bikes</b> 17:11</p> <p><b>bit</b> 13:18 14:10 18:14 20:23 25:9 26:11 28:21 29:7,8,11 33:20 34:6,18 35:1 37:6 38:6 47:22 66:19 73:16 77:10 78:3, 4 80:13</p> <p><b>blank</b> 65:21</p> <p><b>blasting</b> 55:5</p> <p><b>block</b> 20:4 59:1,4 63:7,8</p> <p><b>blocked</b> 30:18</p> <p><b>blocking</b> 38:1</p> <p><b>blower</b> 46:2</p> <p><b>blowup</b> 14:15 17:7</p> <p><b>board</b> 3:16 4:6,16 5:4 6:5,13, 16 10:9,10,14 12:5,6,22 13:4 46:18 48:18 50:21 55:15 59:23 61:16 62:16 67:14 68:7,13 71:15 78:14 79:8,10 80:18</p> <p><b>board's</b> 6:10 9:16</p> <p><b>Boehmer</b> 4:12,15 8:21 32:5,7 34:1 38:2 47:13 54:5</p>
--	---	---	--

<p>55:13,16,23 57:9,17 62:15 65:6,15 78:22 80:20</p> <p><b>Boehmer's</b> 60:5 61:4</p> <p><b>Book</b> 3:10 32:3 55:17 57:3,16 64:22 66:15 68:22</p> <p><b>borings</b> 49:9</p> <p><b>bottom</b> 38:13</p> <p><b>Boylston</b> 3:5 7:17,22 11:21 20:15 22:9 23:3 24:14 27:17 30:2 35:3 38:22 39:5 41:18,22 44:6 45:18 49:23 50:2 58:20,24 59:6 63:8 64:6 69:3</p> <p><b>break</b> 38:19 39:8 40:11</p> <p><b>breaks</b> 37:11 39:6</p> <p><b>bright</b> 36:13</p> <p><b>brightly</b> 40:8,9</p> <p><b>bring</b> 5:24 45:21</p> <p><b>bringing</b> 52:7,11 53:2</p> <p><b>broad</b> 50:6</p> <p><b>broader</b> 41:22</p> <p><b>broader-based</b> 32:20</p> <p><b>broken</b> 21:20 39:4</p> <p><b>Brookline</b> 9:24 11:18 12:5 44:21 47:5 53:19,20</p> <p><b>brought</b> 10:18 20:15 33:19 36:14 48:15</p>	<p><b>budget</b> 71:22</p> <p><b>buffer</b> 16:21,23 17:2 66:8</p> <p><b>build</b> 56:14</p> <p><b>building</b> 5:10 9:9 15:22 16:3 17:3,14 18:12,23 19:15 21:1,3 22:10,15,18,21, 22 23:4,16 24:19,24 25:14,20 26:8 27:4,6, 12,17 28:1 30:6 33:10 35:13,14 36:6,7,15,20 37:7,11,13,19,24 38:17, 18,20 39:8 40:7,9,17, 18,21,22 41:21,24 43:8 44:8,17 45:2 46:4 47:10 48:19 50:4,5,17,20 51:9 52:14 53:8,18 54:11,14 56:3,9,16,23 59:5,10 61:6,8,18,19,20 63:1,5 64:24 65:11,18,19 66:1, 3,12,17,18 67:3 68:24 69:11 70:7,22,24 71:19, 20 75:7,12 77:2 78:18, 20 81:2</p> <p><b>buildings</b> 21:22 22:4 27:2 48:13 61:13 62:9 66:8,20,21 70:19</p> <p><b>built</b> 48:13 63:5 66:21,22</p> <p><b>bunch</b> 3:12 24:9</p> <p><b>business</b> 71:17</p> <p><b>businesses</b> 11:6 58:24</p> <p><b>busy</b> 45:19 48:13 50:6</p> <hr/> <p style="text-align: center;"><b>C</b></p> <hr/> <p><b>caliper</b> 30:11</p> <p><b>call</b> 3:3 18:20 32:24 48:17, 20</p>	<p><b>call-outs</b> 55:24</p> <p><b>called</b> 55:24</p> <p><b>calls</b> 52:5</p> <p><b>Cambridge</b> 47:9,12 67:14</p> <p><b>camera's</b> 58:13</p> <p><b>can't</b> 21:7 37:17 71:5,19 74:20 75:23 76:7</p> <p><b>car</b> 16:6 47:17</p> <p><b>care</b> 41:3 55:21</p> <p><b>carefully</b> 40:5</p> <p><b>cars</b> 29:16 42:7</p> <p><b>carved-back</b> 36:8</p> <p><b>carving</b> 36:22</p> <p><b>case</b> 23:17 24:20 37:20 57:11 72:15 77:14</p> <p><b>cases</b> 56:9 72:13</p> <p><b>cast</b> 35:19</p> <p><b>CBT</b> 13:13</p> <p><b>ceiling</b> 21:6 44:11</p> <p><b>cement</b> 39:23 56:1</p> <p><b>cementitious</b> 38:9</p> <p><b>centered</b> 8:8</p> <p><b>Centre</b> 70:18</p>	<p><b>cents</b> 64:21</p> <p><b>certain</b> 18:20 19:1 21:5 26:17</p> <p><b>certainly</b> 13:1 46:8 47:3 51:18 54:24 68:9 69:6 77:3 80:20</p> <p><b>chairing</b> 3:7</p> <p><b>Chairman</b> 4:21 9:18,23 12:4</p> <p><b>chairman's</b> 62:21</p> <p><b>chance</b> 71:14 72:14</p> <p><b>change</b> 33:20 37:9,11,13 40:19 41:16 65:24 67:8 72:2 75:20</p> <p><b>changed</b> 3:22 27:7 32:11</p> <p><b>changes</b> 15:12,19 18:22 32:9 34:10 40:20 41:15 49:11 58:1 60:5,20,23 62:4 74:14,22 77:13</p> <p><b>changing</b> 41:7 65:11 75:9</p> <p><b>Chapter</b> 10:2,4</p> <p><b>character</b> 59:13</p> <p><b>charge</b> 80:13</p> <p><b>charged</b> 10:11</p> <p><b>choice</b> 42:17 72:5</p> <p><b>Christmas</b> 79:22</p> <p><b>circle</b> 6:24 67:24</p> <p><b>circulation</b> 26:18</p>
---	--	---	--

<p><b>clad</b> 39:22</p> <p><b>cladding</b> 39:9 43:14</p> <p><b>clarification</b> 12:2 51:22 53:16</p> <p><b>clarified</b> 38:6</p> <p><b>clarify</b> 42:1</p> <p><b>clean</b> 17:1</p> <p><b>cleaners</b> 58:16 63:7</p> <p><b>cleanest</b> 45:20</p> <p><b>clear</b> 61:10</p> <p><b>clearly</b> 39:3</p> <p><b>client</b> 74:12,13,20 75:15 77:12 78:7 80:5</p> <p><b>client's</b> 77:15</p> <p><b>clients</b> 80:5</p> <p><b>Cliff</b> 4:12 5:7 8:20,24 13:21 28:19 29:9 71:4 73:24 77:1 79:24 80:15</p> <p><b>close</b> 3:20,22 18:1 26:18 54:22 72:3</p> <p><b>close-up</b> 27:4</p> <p><b>closest</b> 9:3 56:16</p> <p><b>clue</b> 7:15</p> <p><b>CMR</b> 10:2</p> <p><b>code</b> 5:10 9:9 26:24 33:10,15 43:8 44:17,20,21,22,24</p>	<p>45:17 47:5 53:6,13</p> <p><b>cognizant</b> 69:14</p> <p><b>collaborative</b> 74:10</p> <p><b>collected</b> 48:6</p> <p><b>collection</b> 20:17</p> <p><b>colors</b> 19:13 56:2</p> <p><b>combined</b> 43:3,5 44:3 50:4</p> <p><b>come</b> 16:24 32:17 33:2 51:21 57:21 62:13 72:1,24 75:15,16 78:8 80:3</p> <p><b>comes</b> 35:4 44:4 72:17</p> <p><b>comfortable</b> 18:23</p> <p><b>coming</b> 3:11 18:5 19:7 28:6 29:11,16 31:2 59:19,22 63:16 64:10</p> <p><b>comment</b> 4:14 42:16 45:3 47:23 50:12 57:4,20 72:18 76:10 77:9</p> <p><b>comments</b> 4:9 7:8 8:8,16 9:13,16 13:21,22 21:17 28:19 32:11 33:11 39:12 44:13 49:22 51:8 52:22 57:23 58:7 60:5 61:4 62:21 68:2,5 69:22 70:4 73:11 74:7 76:23 77:13</p> <p><b>commercial</b> 5:24 10:15 31:19 34:5,7 41:18 44:5 48:1 52:9 54:10 66:17,20,24 67:16 69:3</p> <p><b>commissioner</b> 5:9 9:10,12 33:12</p> <p><b>common</b> 19:18 70:10</p>	<p><b>communicate</b> 58:6</p> <p><b>communities</b> 47:8</p> <p><b>community</b> 19:19</p> <p><b>compactor</b> 8:9 14:16 15:10</p> <p><b>comparative</b> 13:15 51:10</p> <p><b>compartmentalization</b> 46:4</p> <p><b>complete</b> 28:4</p> <p><b>completely</b> 31:17 67:4,14</p> <p><b>completion</b> 28:7</p> <p><b>component</b> 23:5,6</p> <p><b>composite</b> 38:8 42:17</p> <p><b>comprehensive</b> 9:11</p> <p><b>compress</b> 51:17</p> <p><b>concept</b> 27:6</p> <p><b>conceptualized</b> 61:11</p> <p><b>concern</b> 6:3 29:17 30:3 43:9 49:5 54:19 62:12 64:13 66:7 69:16 73:16</p> <p><b>concerned</b> 17:5 37:16 62:24 63:13, 23 64:4,11 68:3,16</p> <p><b>concerning</b> 9:2</p> <p><b>concerns</b> 39:13 42:4,7 48:15 52:4 53:3 62:14 64:15,23 68:21</p> <p><b>condensing</b></p>	<p>43:6</p> <p><b>condition</b> 55:3</p> <p><b>conditioned</b> 20:18,19</p> <p><b>conditions</b> 68:15</p> <p><b>conduits</b> 45:4</p> <p><b>cone</b> 18:3</p> <p><b>conference</b> 32:24</p> <p><b>confirm</b> 6:13 53:17</p> <p><b>confirmed</b> 34:12 53:12</p> <p><b>conflict</b> 39:1</p> <p><b>conflicts</b> 32:13</p> <p><b>conforms</b> 53:19</p> <p><b>confusing</b> 24:10 27:14</p> <p><b>conscious</b> 20:23</p> <p><b>consider</b> 45:8 50:15</p> <p><b>considerably</b> 34:22</p> <p><b>consideration</b> 10:9 45:1,8 49:18 54:2, 4 55:9</p> <p><b>considered</b> 12:24 45:24</p> <p><b>considering</b> 28:6</p> <p><b>consistent</b> 22:16 25:24 61:24 62:2 63:11</p> <p><b>construction</b> 10:22 48:9 49:7,11 53:14 54:20</p>
--	--	--	---

<p><b>consultant</b> 10:13 12:1 70:23 71:15</p> <p><b>consultants</b> 76:3</p> <p><b>context</b> 26:14 40:17,21 41:2,3 50:21 61:7 62:1 74:1,8 75:21 78:20</p> <p><b>contextual</b> 70:8,15,18</p> <p><b>contextually</b> 24:13</p> <p><b>continue</b> 3:24 47:15 51:18 60:6 62:7 69:8 78:11</p> <p><b>continued</b> 3:4 81:8</p> <p><b>continues</b> 51:14 61:18</p> <p><b>continuing</b> 41:14 74:9</p> <p><b>continuously</b> 45:23 53:1</p> <p><b>contrary</b> 68:23</p> <p><b>control</b> 7:6 46:5</p> <p><b>conversation</b> 77:1 79:17 80:9</p> <p><b>cooling</b> 43:6</p> <p><b>cooperation</b> 55:1</p> <p><b>coordinated</b> 54:15</p> <p><b>coordinating</b> 53:1</p> <p><b>corner</b> 18:14 22:8 24:5 28:4,7 29:8,10 31:4 36:10,23</p> <p><b>corners</b> 41:7</p> <p><b>cornice</b> 28:2</p>	<p><b>correct</b> 33:23 37:21 46:20,22</p> <p><b>cost</b> 43:11,12 56:14</p> <p><b>costs</b> 71:21,22 75:12</p> <p><b>costwise</b> 75:14</p> <p><b>cotta</b> 26:1</p> <p><b>couldn't</b> 35:21 42:22</p> <p><b>counsel</b> 6:12,15 9:24</p> <p><b>count</b> 19:24 31:23 42:9 75:9</p> <p><b>couple</b> 16:22 24:16 39:12 41:15 44:13 49:15 51:8, 21 52:3,5,21 68:4</p> <p><b>course</b> 5:6 36:2 38:18 51:6</p> <p><b>court</b> 23:10</p> <p><b>cover</b> 3:12</p> <p><b>covered</b> 57:24</p> <p><b>covering</b> 4:4</p> <p><b>cranks</b> 35:19</p> <p><b>create</b> 17:6 21:14 26:19 36:11 54:24</p> <p><b>created</b> 17:11,12</p> <p><b>creates</b> 18:13</p> <p><b>creating</b> 10:5,15 17:17 29:20 49:13</p> <p><b>credible</b> 33:14</p>	<p><b>critical</b> 78:19</p> <p><b>crowding</b> 62:11</p> <p><b>curb</b> 7:16 10:23 31:13</p> <p><b>curiosity</b> 53:22</p> <p><b>current</b> 11:13 38:7 39:24 41:15, 17 44:20 51:1 54:15</p> <p><b>currently</b> 5:15 13:23 15:14 16:17</p> <p><b>curtain</b> 38:13</p> <p><b>customer</b> 41:16,17</p> <p><b>cut</b> 31:13 75:11</p> <p><b>cuts</b> 6:19 7:16</p> <p><b>cutting</b> 27:9,11</p> <hr/> <p style="text-align: center;"><b>D</b></p> <hr/> <p><b>dangerous</b> 63:4</p> <p><b>dark</b> 35:21</p> <p><b>data</b> 10:12,23 11:17 12:9</p> <p><b>date</b> 12:10 78:12</p> <p><b>dated</b> 9:22 54:10</p> <p><b>David</b> 58:9</p> <p><b>day</b> 63:19 68:3</p> <p><b>deadline</b> 3:22 12:14</p> <p><b>Dear</b> 9:23</p>	<p><b>December</b> 9:22 78:23</p> <p><b>decision</b> 68:8 72:9 74:17</p> <p><b>deck</b> 48:23</p> <p><b>decorative</b> 38:10,12</p> <p><b>decrease</b> 50:14</p> <p><b>dedicated</b> 31:18,20</p> <p><b>deeper</b> 39:12 49:10</p> <p><b>definitely</b> 30:6 60:23</p> <p><b>definition</b> 34:16</p> <p><b>definitive</b> 74:20</p> <p><b>degree</b> 23:21</p> <p><b>degrees</b> 24:1</p> <p><b>demise</b> 15:16</p> <p><b>Demonstration</b> 11:3</p> <p><b>department</b> 6:4 11:18 58:8</p> <p><b>depth</b> 5:22 49:8</p> <p><b>described</b> 34:13</p> <p><b>describing</b> 44:2</p> <p><b>description</b> 32:9</p> <p><b>design</b> 4:10,18 7:24 10:21,23 44:15 51:14 57:10 58:1 60:2,5 67:11 68:24 69:1 70:7,8,15,22,23 72:2 73:10,19 76:1,3 78:15, 19 79:3 80:6,18</p>
---	---	--	---

<p><b>designate</b> 56:7</p> <p><b>designer</b> 64:13</p> <p><b>designing</b> 56:8</p> <p><b>designs</b> 56:20</p> <p><b>despite</b> 75:2</p> <p><b>detail</b> 40:4 56:1 60:15 78:17</p> <p><b>detailed</b> 25:10 46:6 53:20</p> <p><b>detailing</b> 42:18</p> <p><b>details</b> 71:2</p> <p><b>develop</b> 76:18</p> <p><b>developed</b> 44:1,11 55:21</p> <p><b>developer</b> 43:22 44:1,10,22 46:17 47:24 49:19 51:18 53:17 55:10 60:2 70:4 75:16</p> <p><b>developers</b> 63:6</p> <p><b>development</b> 29:7 44:23 80:16 81:5</p> <p><b>dewatering</b> 49:6</p> <p><b>DHCD</b> 3:16</p> <p><b>diagram</b> 18:3</p> <p><b>dialogue</b> 20:21</p> <p><b>didn't</b> 35:17 50:9 57:7,9 77:14,15</p> <p><b>difference</b> 17:4 37:14</p>	<p><b>different</b> 25:9 38:16 39:11 53:1 54:13 67:4</p> <p><b>difficult</b> 41:8 43:13 76:17</p> <p><b>diligence</b> 7:19</p> <p><b>diligent</b> 7:18</p> <p><b>dimension</b> 11:2 18:21 19:3 24:5</p> <p><b>diminish</b> 38:17</p> <p><b>diminution</b> 34:5</p> <p><b>direct</b> 43:10</p> <p><b>direction</b> 4:17</p> <p><b>directly</b> 7:8,20</p> <p><b>disaster</b> 63:19</p> <p><b>discharge</b> 43:21</p> <p><b>discuss</b> 9:6</p> <p><b>discussed</b> 15:2 49:12 60:20</p> <p><b>discussing</b> 16:15</p> <p><b>discussion</b> 38:15 51:12 55:18</p> <p><b>disproportionately</b> 64:24</p> <p><b>disregard</b> 59:3</p> <p><b>distance</b> 23:2 26:24 27:17</p> <p><b>distorting</b> 23:1</p> <p><b>distracting</b> 43:19</p> <p><b>distribution</b></p>	<p>46:20</p> <p><b>Ditto</b> 6:24</p> <p><b>division</b> 11:20 12:2,20 13:3</p> <p><b>doable</b> 33:14</p> <p><b>dock</b> 18:17</p> <p><b>documented</b> 49:18</p> <p><b>documents</b> 32:17,19,20 34:12,14 52:24 53:2,12</p> <p><b>doesn't</b> 7:3,14 29:5 37:12 40:21 45:22 67:7 70:9,11,12</p> <p><b>doing</b> 65:6 68:11</p> <p><b>don't</b> 3:6 8:17 15:16 22:16 23:21 30:3 31:12 34:16 35:12,18 47:13 49:4 53:5 54:3 55:10 56:1 57:7 58:18 62:2 63:10 64:12 65:23 67:1,20 70:6,21 74:16,19 75:8, 17,20 76:14 78:5,9 79:23</p> <p><b>door</b> 46:2</p> <p><b>doors</b> 27:20</p> <p><b>double</b> 63:18 64:8</p> <p><b>downlighting</b> 44:3,10</p> <p><b>dramatic</b> 15:12</p> <p><b>drawing</b> 39:24</p> <p><b>drawings</b> 10:22 52:20</p> <p><b>drifted</b> 80:22</p>	<p><b>drive</b> 14:7 16:1,4 17:21 27:11 28:13 31:21 44:9 67:5 68:13</p> <p><b>driver's</b> 18:3</p> <p><b>driveway</b> 7:23 22:13,14 36:6 64:11</p> <p><b>driving</b> 40:20 64:17</p> <p><b>drop-off</b> 17:9,12,21</p> <p><b>drop-offs</b> 16:5</p> <p><b>dropped</b> 34:5</p> <p><b>dryer</b> 43:21</p> <p><b>due</b> 7:19</p> <p><b>dusk</b> 29:21</p> <p><b>duties</b> 10:11</p> <p><b>dwell</b> 32:10</p> <p><b>dying</b> 60:10,11</p> <hr/> <p style="text-align: center;"><b>E</b></p> <hr/> <p><b>earlier</b> 16:15 18:6,11 28:11 35:21</p> <p><b>early</b> 20:16 47:11</p> <p><b>ease</b> 11:2</p> <p><b>eased</b> 19:4</p> <p><b>easement</b> 6:22 7:11 18:18 19:4</p> <p><b>easily</b> 43:7</p>
--	---	--	--

<p><b>easing</b> 50:22</p> <p><b>east</b> 22:9 36:6 38:23 50:15, 17 56:15 65:7,12 69:19</p> <p><b>eastern</b> 36:9 39:8</p> <p><b>economically</b> 75:23</p> <p><b>economics</b> 72:6</p> <p><b>edge</b> 16:3 17:2 18:14 28:23 37:23</p> <p><b>edition</b> 44:16</p> <p><b>educate</b> 77:10</p> <p><b>effect</b> 44:18 63:21</p> <p><b>effective</b> 43:12</p> <p><b>effectively</b> 33:18</p> <p><b>effects</b> 66:2</p> <p><b>efficiency</b> 42:23</p> <p><b>efficient</b> 43:6</p> <p><b>either</b> 10:15 15:5</p> <p><b>elderly</b> 47:3,8</p> <p><b>electric</b> 52:16,17</p> <p><b>electrical</b> 45:5,6</p> <p><b>element</b> 41:5</p> <p><b>elements</b> 44:15</p> <p><b>elevation</b> 22:2,24 23:3 24:2,14 26:15 27:8,16 37:19</p>	<p>38:23 39:18,20,21 41:13 55:19 56:3,19 61:8 78:18</p> <p><b>elevations</b> 27:23 29:2 37:10 39:14, 16 40:9,15 43:16,18,23 50:9 51:10 55:23 56:8, 9,10 65:8</p> <p><b>emails</b> 58:7</p> <p><b>emergency</b> 51:23 52:1</p> <p><b>Enabling</b> 10:3</p> <p><b>enclosures</b> 14:19</p> <p><b>encountered</b> 49:7</p> <p><b>encourage</b> 43:22 63:9 67:7 76:22</p> <p><b>encouraging</b> 41:21</p> <p><b>endorsement</b> 8:17</p> <p><b>energy</b> 42:22 44:19,22 57:5</p> <p><b>energy-saving</b> 44:15</p> <p><b>engineering</b> 6:4 13:2 80:2</p> <p><b>Engler</b> 12:10,12,16 47:11 69:21 70:1,3 72:11 73:1 74:4,11,19 75:1 77:6,22 78:1 79:21</p> <p><b>enlarged</b> 22:20</p> <p><b>ensure</b> 40:5 46:4 47:24</p> <p><b>ensuring</b> 45:9</p> <p><b>entire</b> 14:8 16:3 21:3 65:4,17, 18</p> <p><b>entrance</b> 27:20</p>	<p><b>entries</b> 25:2 41:19</p> <p><b>entry</b> 25:16 41:17 47:16,18 52:12</p> <p><b>environmental</b> 5:2 45:13</p> <p><b>equipment</b> 45:6,9 53:10</p> <p><b>error</b> 38:2</p> <p><b>escorted</b> 15:5</p> <p><b>especially</b> 41:21 43:23 61:8,24 76:24</p> <p><b>essentially</b> 13:19 14:1,9,19 17:24 20:7 23:3 24:12,19 26:16 27:9 28:9,24 29:13 58:1</p> <p><b>evening</b> 3:11 58:4,9 73:2</p> <p><b>event</b> 34:15</p> <p><b>everybody</b> 17:6 58:5 78:16</p> <p><b>everyone's</b> 15:9</p> <p><b>evident</b> 67:6</p> <p><b>evolution</b> 72:3</p> <p><b>evolve</b> 51:15</p> <p><b>evolved</b> 57:11 71:10</p> <p><b>evolving</b> 56:21</p> <p><b>exacerbated</b> 49:21</p> <p><b>exact</b> 23:21</p> <p><b>exactly</b> 45:20 56:12</p>	<p><b>example</b> 47:8</p> <p><b>excavation</b> 54:22</p> <p><b>excavations</b> 54:19</p> <p><b>exceed</b> 43:7 44:23 46:18</p> <p><b>exclusive</b> 76:21</p> <p><b>excuse</b> 79:17</p> <p><b>exhaust</b> 43:21</p> <p><b>existing</b> 11:12 49:14,17 50:8,20 55:4</p> <p><b>expanded</b> 44:22</p> <p><b>expect</b> 75:17 79:16</p> <p><b>expert</b> 76:11</p> <p><b>experts</b> 68:7 80:7</p> <p><b>explain</b> 23:1</p> <p><b>expose</b> 46:24</p> <p><b>exposed</b> 40:6 77:2</p> <p><b>express</b> 6:13</p> <p><b>expressed</b> 6:21 68:21</p> <p><b>extend</b> 54:17</p> <p><b>extended</b> 71:7</p> <p><b>extension</b> 3:18,20 4:23 72:15</p> <p><b>extensive</b> 18:4</p> <p><b>exterior</b></p>
--	--	--	--

<p>42:15,16 43:11,21,24</p> <p><b>extremely</b> 47:6</p> <p><b>eye</b> 58:13</p> <hr/> <p style="text-align: center;"><b>F</b></p> <hr/> <p><b>facade</b> 21:20,21 22:23 23:1 36:8,9 38:5,6 56:14 57:6 65:16 66:22</p> <p><b>facades</b> 57:6</p> <p><b>face</b> 24:24 48:18 73:14</p> <p><b>faces</b> 59:21</p> <p><b>facing</b> 22:14</p> <p><b>fact</b> 6:24 21:9 32:24 40:10 46:16 49:1 69:5</p> <p><b>fair</b> 16:13 76:1</p> <p><b>fairest</b> 56:6</p> <p><b>fans</b> 45:23</p> <p><b>far</b> 14:21 17:5 20:22 22:4, 11,21 25:22 37:1 46:19 49:23 74:10</p> <p><b>farther</b> 58:23</p> <p><b>feasibility</b> 44:14</p> <p><b>feasible</b> 67:2 68:18</p> <p><b>February</b> 3:23 71:14</p> <p><b>feel</b> 27:24 29:5 61:5,6,7,16 62:3,17</p> <p><b>feeling</b> 62:6,17</p>	<p><b>feet</b> 5:23 6:19 15:22 16:2,22 18:12,19,22 19:3 21:2 22:9 25:1,4,6 30:10 34:7 49:9 51:11 53:10, 11 55:4 59:12 75:11</p> <p><b>fence</b> 16:23 17:23</p> <p><b>fenestration</b> 25:11 27:3</p> <p><b>fiber</b> 55:24</p> <p><b>fibrous</b> 39:23</p> <p><b>fifth</b> 65:7</p> <p><b>final</b> 69:21 71:9,10 76:4</p> <p><b>finally</b> 51:20</p> <p><b>find</b> 28:15,17 61:23 67:20 77:3</p> <p><b>fire</b> 8:14 26:18</p> <p><b>first</b> 3:13 13:17 33:3,5 38:3 57:9 59:1</p> <p><b>fit</b> 67:7 70:9,11</p> <p><b>fits</b> 14:16</p> <p><b>fitting</b> 26:14 78:20</p> <p><b>five</b> 21:11 46:7</p> <p><b>flatter</b> 56:3</p> <p><b>flexibility</b> 45:12</p> <p><b>flooding</b> 49:14,16,17</p> <p><b>floor</b> 20:7,10,12,18 34:21 36:10 38:10 46:6 48:1 65:5 73:9 75:22 76:24</p>	<p><b>floors</b> 9:3 19:23 20:20 39:7 50:16 65:7 75:22</p> <p><b>flow</b> 11:16</p> <p><b>flush</b> 54:1</p> <p><b>focus</b> 32:8,12 57:10,14</p> <p><b>foliage</b> 30:8,9</p> <p><b>folks</b> 17:23 19:12 57:20</p> <p><b>follow</b> 33:9 65:14</p> <p><b>following</b> 10:12</p> <p><b>footage</b> 73:7</p> <p><b>forcing</b> 45:17</p> <p><b>foreground</b> 41:1</p> <p><b>forma</b> 71:7 74:18 76:13</p> <p><b>formally</b> 10:12</p> <p><b>forth</b> 16:9 28:20 32:16</p> <p><b>forward</b> 26:17 70:5 75:1</p> <p><b>found</b> 49:10</p> <p><b>foundation</b> 14:8</p> <p><b>four</b> 15:13 20:11 46:7,9 50:18 71:4</p> <p><b>four-story</b> 54:10 58:20 71:19</p> <p><b>framed</b> 27:21</p> <p><b>fresh</b> 45:15 48:14</p>	<p><b>friend</b> 79:24</p> <p><b>friendly</b> 44:7</p> <p><b>front</b> 3:15 22:15 25:15 35:5 36:9 38:12 80:18</p> <p><b>fronts</b> 26:2</p> <p><b>frustration</b> 78:3</p> <p><b>full</b> 68:6</p> <p><b>full-length</b> 39:5</p> <p><b>fully</b> 18:7 40:6 46:15,19</p> <p><b>functionality</b> 60:22 81:1</p> <p><b>further</b> 3:9 4:17 6:1 21:12 23:5 25:14 28:3,18 34:16,22 36:24 43:24 63:17 66:1 77:17</p> <p><b>future</b> 45:12</p> <hr/> <p style="text-align: center;"><b>G</b></p> <hr/> <p><b>gain</b> 53:8</p> <p><b>garage</b> 14:9 20:14,19 48:5 49:12 52:4,11,18 75:13</p> <p><b>gas</b> 52:13,15</p> <p><b>gas-fired</b> 43:3</p> <p><b>Geller</b> 9:19,23</p> <p><b>General</b> 10:1</p> <p><b>generally</b> 43:4 45:24</p> <p><b>generate</b> 57:13</p>
--	---	---	---

<p><b>generation</b> 53:18</p> <p><b>generator</b> 51:23 52:2</p> <p><b>geotech</b> 80:2</p> <p><b>geotechnical</b> 54:8,16 55:2</p> <p><b>gesture</b> 37:2,3</p> <p><b>gestures</b> 36:21</p> <p><b>get-go</b> 27:7</p> <p><b>getting</b> 18:1 24:2 27:2 52:8 72:2 77:16,19</p> <p><b>give</b> 3:18 4:19 6:6 7:15,16 13:17 18:14 45:11 76:5</p> <p><b>given</b> 13:24 45:1 47:7 49:19 71:9</p> <p><b>gives</b> 27:23</p> <p><b>giving</b> 7:11 26:13</p> <p><b>glass</b> 25:15 27:19,24 69:6</p> <p><b>glazing</b> 48:21</p> <p><b>go</b> 15:3,5 19:14,22 21:7 22:5,20 24:12 25:22 29:23 35:17 51:9 52:13 58:19,23 61:22 62:22 65:10 70:2,9 71:18 74:18 75:13,24 79:10 80:6</p> <p><b>goal</b> 31:14</p> <p><b>goals</b> 76:21</p> <p><b>goes</b> 72:10</p>	<p><b>going</b> 3:3 4:3,4,5,7 7:15 13:14,19 16:9 17:16 21:10 22:8 23:7 24:18, 19 26:21 27:17 28:15, 19 30:1,6,12 32:7,9,12, 14 33:8 40:11 42:2 43:17 46:24 48:2 50:5 51:20 55:20 57:19 59:6, 9 64:6,10 65:19 66:5 67:6 68:22 69:21 70:5, 16 71:3,5,12,22,24 72:3,4,22,23 73:15,21 74:14,21 75:3,4,18 76:6,20 77:19 78:5</p> <p><b>good</b> 18:9 32:9 41:20 42:17 44:6 45:24 46:3 48:19 51:3 58:9 64:19,20 76:18</p> <p><b>gotten</b> 46:22</p> <p><b>grade</b> 38:8</p> <p><b>grades</b> 50:10</p> <p><b>grading</b> 50:8</p> <p><b>gradually</b> 48:6</p> <p><b>grant</b> 6:21</p> <p><b>granted</b> 3:18</p> <p><b>granting</b> 6:17</p> <p><b>granular</b> 25:10</p> <p><b>graphically</b> 24:7</p> <p><b>gray</b> 54:1 58:15</p> <p><b>great</b> 41:3</p> <p><b>greatly</b> 30:5</p> <p><b>green</b></p>	<p>16:22 45:13</p> <p><b>grinch</b> 79:22</p> <p><b>ground</b> 15:11,20 16:3 17:5 29:21 34:9,21 35:8 38:10 60:13,18 73:9</p> <p><b>Group</b> 20:1 46:15</p> <p><b>guess</b> 20:3 28:10 30:1 32:14 56:5 58:13,21 62:15</p> <p><b>guidance</b> 12:3</p> <p><b>guy</b> 39:20</p> <p><b>guys</b> 62:13 75:19</p> <p><b>gyp</b> 48:18</p> <hr/> <p style="text-align: center;"><b>H</b></p> <hr/> <p><b>habitable</b> 39:10</p> <p><b>hadn't</b> 41:9</p> <p><b>half</b> 61:23</p> <p><b>Hammond</b> 6:18 16:18 25:8,21 26:5 28:9,12 30:22,23 37:20 38:23 39:5,19,22 40:1 41:19 42:12 45:18 47:18 48:16 56:15 58:10,19 59:7 63:18 68:1</p> <p><b>hanging</b> 79:5</p> <p><b>happen</b> 56:23 64:21 70:5 76:19</p> <p><b>happened</b> 32:23</p> <p><b>happening</b> 73:8</p> <p><b>happy</b></p>	<p>9:14,15 29:23 71:17,23</p> <p><b>hard</b> 60:18 70:16</p> <p><b>Haril</b> 13:12</p> <p><b>Harvard</b> 9:20 11:21</p> <p><b>hasn't</b> 27:6 37:1 50:24 73:6</p> <p><b>haven't</b> 3:6 31:17 44:18 46:7</p> <p><b>he's</b> 80:11,12</p> <p><b>head</b> 23:22</p> <p><b>health</b> 70:15</p> <p><b>hear</b> 4:5,11,15 7:7 73:14 79:7</p> <p><b>heard</b> 5:1 32:8 34:16 36:23 39:16 77:13 78:1,16</p> <p><b>hearing</b> 3:4,21,24 4:16 5:15 8:22,23 9:13 57:3 60:7 68:4 72:20 75:18 78:11 81:8</p> <p><b>hearings</b> 71:7</p> <p><b>heaters</b> 43:10</p> <p><b>Heath</b> 9:5 26:16 28:12 30:2,21 35:3,10,13,20,23 42:14 51:6</p> <p><b>heating</b> 43:2</p> <p><b>height</b> 5:7 21:2 35:9 38:20 51:9 58:17</p> <p><b>heights</b> 21:6 40:19</p> <p><b>help</b> 38:20 50:19 51:4</p>
--	--	--	--

<p><b>helped</b> 80:12</p> <p><b>helpful</b> 13:5 29:12 33:2 72:23</p> <p><b>helps</b> 41:20 42:1 51:11</p> <p><b>here's</b> 14:14 17:7,21,22 29:13 71:3</p> <p><b>hierarchy</b> 56:7</p> <p><b>high</b> 22:17</p> <p><b>high-efficiency</b> 43:5</p> <p><b>high-importance</b> 41:11</p> <p><b>high-planted</b> 16:23</p> <p><b>highest</b> 38:8</p> <p><b>highlighting</b> 15:8 41:14</p> <p><b>highway</b> 6:2,5 7:10</p> <p><b>holding</b> 68:5</p> <p><b>home</b> 38:24 58:20</p> <p><b>homes</b> 35:24 49:14 51:5</p> <p><b>hope</b> 70:21 72:1 74:6</p> <p><b>hopefully</b> 19:4 81:4</p> <p><b>hoping</b> 5:15 62:4</p> <p><b>horizontal</b> 37:10 38:19</p> <p><b>hot</b> 40:13 43:2</p> <p><b>hour</b> 63:19</p> <p><b>hours</b></p>	<p>11:7,8,9</p> <p><b>house</b> 35:20</p> <p><b>housing</b> 47:4,8 70:13,15</p> <p><b>huge</b> 73:7</p> <p><b>hugely</b> 41:5</p> <p><b>hulking</b> 62:11</p> <hr/> <p style="text-align: center;"><b>I</b></p> <hr/> <p><b>I'd</b> 65:1,9</p> <p><b>I'll</b> 29:22 31:8 32:10 37:5 38:5 39:15 50:16 60:11 65:8</p> <p><b>I'm</b> 3:7 5:15,19 9:14,15 13:14 24:23 30:23 32:7, 9,12,14 33:3,8 40:11 42:2 46:24 47:14 51:8, 20 52:7,10 53:2 57:3 58:9,11 59:7 62:4,22 63:13,23 64:4,11,12 66:13,19 67:11 68:5,22 69:14 71:6,17,24 74:24 75:1,6,7,18,23 76:10,11 77:7 78:2,6 79:22 80:4</p> <p><b>I've</b> 33:5 34:11,12 39:11 42:13 51:1 54:9 66:20 68:20 73:16 78:1 80:5</p> <p><b>idea</b> 53:23</p> <p><b>ignored</b> 57:7</p> <p><b>image</b> 23:16</p> <p><b>imagery</b> 23:19</p> <p><b>images</b> 21:15 24:16 33:1 40:2, 24 41:5,10 56:5 57:13</p>	<p><b>imagine</b> 16:6 17:16 23:23</p> <p><b>immediate</b> 61:13 62:1,7</p> <p><b>immediately</b> 36:5 40:22 54:21 62:9 67:6</p> <p><b>impact</b> 9:4 11:12,14,16 35:2, 10,12,15 36:5,12,16 37:2,5 45:9 50:13,14 53:12 54:24 62:8,11 63:14,17,24 65:12 67:3 69:17</p> <p><b>impactful</b> 56:24</p> <p><b>impacts</b> 64:17 66:11</p> <p><b>impeded</b> 30:7</p> <p><b>implement</b> 3:17</p> <p><b>implications</b> 76:5 80:24</p> <p><b>importance</b> 56:8</p> <p><b>important</b> 22:15 28:17 41:2,16 73:3 76:17</p> <p><b>imposed</b> 4:23</p> <p><b>imposing</b> 3:20</p> <p><b>impressive</b> 60:14</p> <p><b>improved</b> 18:11 30:5 46:14 63:1</p> <p><b>improvement</b> 16:10 36:12</p> <p><b>improvements</b> 14:14,20 15:7,20 17:7 60:13,17 64:2</p> <p><b>improving</b> 60:22</p> <p><b>in-</b> 19:6</p>	<p><b>include</b> 11:11 39:24 45:3,4,23 55:23</p> <p><b>includes</b> 38:7 44:2 53:24</p> <p><b>including</b> 10:22 11:3,13 32:18,21</p> <p><b>inclusion</b> 51:23</p> <p><b>inconsistencies</b> 53:13</p> <p><b>incorporated</b> 50:24</p> <p><b>incorporating</b> 20:2 44:14</p> <p><b>increase</b> 28:21</p> <p><b>increased</b> 14:7 15:23 16:5 35:7 49:13 50:3</p> <p><b>indicate</b> 36:7 39:10</p> <p><b>indicated</b> 38:22 39:22 42:6 53:5</p> <p><b>indicates</b> 43:10 47:4 51:23 53:9</p> <p><b>individual</b> 43:3</p> <p><b>information</b> 6:7 10:17 11:10,13,19 33:16 55:19 60:8 78:13 79:9 81:6</p> <p><b>informed</b> 81:4</p> <p><b>initial</b> 77:9</p> <p><b>input</b> 55:14</p> <p><b>instructions</b> 60:1</p> <p><b>integrate</b> 43:14 50:20</p> <p><b>intercom</b> 53:4</p>
--	---	---	--

<p><b>interesting</b> 32:13 40:16 53:23 54:6 57:1 69:2</p> <p><b>interior</b> 45:24</p> <p><b>Interruption</b> 23:9</p> <p><b>intersection</b> 6:1 7:7 28:4 62:23 63:15,17 77:4</p> <p><b>intersections</b> 11:15</p> <p><b>intervened</b> 79:1</p> <p><b>introduction</b> 69:8</p> <p><b>investigate</b> 6:23</p> <p><b>investigation</b> 53:24</p> <p><b>isn't</b> 52:20 74:5</p> <p><b>issue</b> 7:20 10:15 12:7 48:11 50:19 67:16,17,23 68:24 77:7</p> <p><b>issues</b> 5:1,3,6,17 6:22 7:10 8:14 9:2 10:17 47:19 52:3</p> <p><b>it's</b> 9:22 16:16,24 21:8,22 23:22 25:1,3,15,20 26:21 28:6 30:6 33:13, 22 34:6 35:16,18 36:1,3 37:2,3,4 39:2 40:16 42:9,16,19,20 43:14,20 45:20 46:16 47:3 52:23 53:15,23 54:3,20 55:21 56:6 58:17 59:11,12,13 63:2,5,20,21 64:6 65:4 66:7,19 67:1,6 72:23 73:18,19 76:1</p> <p><b>item</b> 13:10 41:11</p> <p><b>iteration</b> 5:19,21 8:7 63:6 69:12 75:2,3</p>	<p><b>iterations</b> 61:3 75:17</p> <p><b>iterative</b> 17:17 73:19</p> <p><b>its</b> 15:1 16:18 18:11 28:2 62:6 65:12 69:17</p> <hr/> <p style="text-align: center;"><b>J</b></p> <hr/> <p><b>January</b> 4:1 5:16 12:7,9,13 60:9 71:8 76:5 78:8 79:10,11 81:9</p> <p><b>JCHE</b> 9:20</p> <p><b>job</b> 3:17 69:10 70:22 80:11</p> <p><b>Johanna</b> 3:7 66:16</p> <p><b>joint</b> 26:19</p> <p><b>Jonathan</b> 3:9 32:2</p> <p><b>Joshua</b> 12:4</p> <p><b>Judi</b> 76:11</p> <p><b>jump</b> 33:8 39:15</p> <p><b>jumping</b> 75:8</p> <p><b>jurisdiction</b> 6:14,16 7:3</p> <hr/> <p style="text-align: center;"><b>K</b></p> <hr/> <p><b>keep</b> 22:3 25:18 57:23 65:8 79:23</p> <p><b>keeping</b> 21:23 25:10,20 26:20</p> <p><b>kind</b> 17:6 19:12,15 20:4 21:14 22:3 27:23 28:10 29:18,20 36:17 37:4</p>	<p>38:17 45:13 48:22 52:23 56:7 57:11 59:4 69:4 77:7</p> <p><b>kinds</b> 52:22 57:12</p> <p><b>knew</b> 34:20</p> <p><b>know</b> 3:14 5:1 6:18 7:17 8:3 15:16 16:14 17:2,15,22 18:8,22 19:13,22 20:2, 6,8,16,21 21:1,22 22:1, 2,13,16 23:21 25:2,8, 12,13,15,17,19,20 26:2, 7,8,10,11,16,24 29:14, 18 30:3,8 31:13 36:16 40:18 41:6 43:16 47:13 52:8 53:15 54:3 55:10 56:1,17 58:5 59:19 61:3,21 63:14,15 64:12 65:3,8,23,24 66:7,9 67:1,5 68:13,14 69:7,13 72:9 73:5,9 76:2 78:23 79:8 80:13</p> <p><b>knowing</b> 46:24 52:3</p> <p><b>knowledge</b> 68:14 70:23</p> <p><b>knows</b> 78:16</p> <p><b>Kobes</b> 58:9</p> <hr/> <p style="text-align: center;"><b>L</b></p> <hr/> <p><b>laid</b> 20:7</p> <p><b>landscaped</b> 17:1 31:15</p> <p><b>lane</b> 11:2 17:8 19:8,9 24:22</p> <p><b>large</b> 48:5 64:24</p> <p><b>larger</b> 33:4 70:14</p> <p><b>lateral</b> 54:18</p>	<p><b>latest</b> 4:9 8:5 13:11</p> <p><b>law</b> 10:2,8</p> <p><b>layer</b> 48:17</p> <p><b>layman's</b> 59:8</p> <p><b>layout</b> 20:6,9</p> <p><b>layouts</b> 20:2</p> <p><b>lead</b> 64:10</p> <p><b>leading</b> 63:18</p> <p><b>leaning</b> 72:12</p> <p><b>learn</b> 57:14 73:20</p> <p><b>leaves</b> 6:19</p> <p><b>ledge</b> 49:8</p> <p><b>left</b> 22:21 54:5 55:18 58:14</p> <p><b>left-side</b> 9:3</p> <p><b>legislation</b> 10:3</p> <p><b>length</b> 5:23 16:17</p> <p><b>let's</b> 35:1 60:1 75:24 78:7</p> <p><b>letter</b> 4:6 6:10 11:23 12:19 50:21 79:2</p> <p><b>letters</b> 49:15 58:7</p> <p><b>level</b> 14:1,6 15:7,11,20 16:3 20:15,19 25:6,10 26:20 33:11,13 34:10 35:8 39:10 44:12 52:5,10,11, 18 60:13 75:7</p>
--	--	--	--

<p><b>levels</b> 21:10 24:15 25:5 35:8 36:8 38:11 39:7 54:11</p> <p><b>license</b> 26:11</p> <p><b>lift</b> 14:21</p> <p><b>lifts</b> 19:8 27:20</p> <p><b>light</b> 29:11 36:2 46:13 63:18</p> <p><b>lighter</b> 29:1 38:16</p> <p><b>lighting</b> 41:23 43:24 44:2,4 50:5</p> <p><b>liked</b> 8:9</p> <p><b>limited</b> 46:13</p> <p><b>line</b> 6:23 10:23 15:22,23 16:1 17:22 19:3,11 23:24 26:19 30:4 35:7 54:22 60:17</p> <p><b>lines</b> 7:23 11:14 24:9 26:20 27:1 74:14</p> <p><b>list</b> 79:2,13</p> <p><b>listening</b> 61:4</p> <p><b>lit</b> 40:8,9 44:9</p> <p><b>little</b> 13:18 14:9 18:14 20:23 24:10 25:2,9 26:11 28:21 29:7,8,11 33:20 34:6,18 35:1 37:6 38:6 39:12 40:11 47:16,22 52:18 54:7 66:19 68:23 74:6 77:10 78:3,4 80:13</p> <p><b>live</b> 12:22 19:16 58:10,12 68:15</p> <p><b>liveable</b> 21:4</p>	<p><b>liven</b> 41:24</p> <p><b>livening</b> 41:22</p> <p><b>loading</b> 5:4,18,22 6:1,17,18 7:9 9:21 10:16 16:16 18:17 19:2 42:12 49:3 63:23 68:1</p> <p><b>local</b> 10:10</p> <p><b>located</b> 48:1</p> <p><b>location</b> 7:4 14:15 15:1,2,9 42:20 65:1</p> <p><b>locations</b> 44:8</p> <p><b>long</b> 21:20 25:19 59:20 62:13 63:2 65:10</p> <p><b>long-lasting</b> 42:20</p> <p><b>longer</b> 67:19</p> <p><b>look</b> 6:6 7:24 22:24 24:4 27:23 31:8 46:12 51:18 55:20 56:24 59:11 66:21,23 76:4,5</p> <p><b>looked</b> 14:3 19:23 24:8 27:15 34:21</p> <p><b>looking</b> 21:12 23:23 24:2,3,19 26:5,15,16 27:11 28:10, 13,14 29:13,17 33:5 38:16 58:11 61:1,2 62:1,6 65:19,20 67:15, 17 68:9 73:15 74:8 75:1 78:13</p> <p><b>looks</b> 21:21 52:18 58:13 59:3 65:9 66:17 75:20</p> <p><b>loom</b> 61:12</p> <p><b>looming</b></p>	<p>58:21 59:9,13 62:12</p> <p><b>lose</b> 38:4</p> <p><b>loss</b> 37:16 50:18 62:10</p> <p><b>lost</b> 33:9</p> <p><b>lot</b> 5:20 16:6 18:24 20:21 22:12 25:9 26:19,22,24 32:11,15,19 33:3,15 34:9,10 36:2 41:23 45:11,20 51:3,11 52:23 59:9 60:12 70:6 71:1,2 73:4,5,17 75:10,12 76:18 80:12</p> <p><b>loud</b> 78:7</p> <p><b>low</b> 21:8 47:6</p> <p><b>lower</b> 13:24 22:8 59:11</p> <p><b>lowered</b> 59:12</p> <hr/> <p style="text-align: center;"><b>M</b></p> <hr/> <p><b>mail</b> 17:12</p> <p><b>mail/package</b> 19:18</p> <p><b>main</b> 35:23 52:10 56:4</p> <p><b>majestic</b> 28:7</p> <p><b>major</b> 20:16</p> <p><b>making</b> 28:2,7 29:18 36:19 38:19 39:5 45:2 66:23 73:11</p> <p><b>Maloney</b> 8:7</p> <p><b>Maloney's</b> 8:16,17</p> <p><b>manage</b></p>	<p>70:17</p> <p><b>management</b> 48:4,9</p> <p><b>map</b> 7:2</p> <p><b>March</b> 3:23 76:6</p> <p><b>Maria</b> 4:5,19 12:18 13:9 14:12 32:15,22 42:12 49:3 75:2 79:13,15</p> <p><b>Mark</b> 3:8,9</p> <p><b>marketable</b> 21:5</p> <p><b>mass</b> 28:22 48:19 72:1</p> <p><b>Massachusetts</b> 10:1 44:17</p> <p><b>massaging</b> 19:24</p> <p><b>Massdot</b> 5:9 6:24 7:1,3,8,12,14, 20 11:17 79:19</p> <p><b>massing</b> 5:7 9:2 20:22,24 21:18 26:6 36:7,17 39:4 60:2 61:7 64:23 68:24 69:17 75:20</p> <p><b>match</b> 26:12</p> <p><b>material</b> 22:17 38:9,16 39:9 40:19 42:21 52:23 55:24</p> <p><b>materiality</b> 22:13 25:11 27:18 29:1</p> <p><b>materials</b> 22:14 26:1 31:17 38:5, 6,7 39:15 41:7 42:15, 16,17 45:4 54:9 55:8 56:13 57:24 61:16 67:8</p> <p><b>matter</b> 59:23 63:20 64:4 70:9 78:15</p> <p><b>matters</b></p>
--	---	--	---

<p>12:3 59:23</p> <p><b>mature</b> 30:4</p> <p><b>mean</b> 68:2 69:4,23 75:16</p> <p><b>meander</b> 19:15</p> <p><b>means</b> 3:21</p> <p><b>mechanical</b> 39:13 53:9</p> <p><b>medical</b> 61:19</p> <p><b>meet</b> 12:11,15 47:5</p> <p><b>meeting</b> 11:23 14:3,4 31:24 59:21 69:22</p> <p><b>meetings</b> 8:23 13:20 32:22 51:13</p> <p><b>meets</b> 53:6</p> <p><b>member's</b> 62:16</p> <p><b>memo</b> 76:12</p> <p><b>mentioned</b> 14:23 18:6,11 25:24 32:22 37:15 48:11 55:6, 20</p> <p><b>mentioning</b> 14:12</p> <p><b>MEP</b> 43:1 44:15</p> <p><b>metal</b> 26:3</p> <p><b>meter</b> 52:17</p> <p><b>meters</b> 52:13,15,17</p> <p><b>microphone</b> 57:21</p> <p><b>mile</b> 61:23</p>	<p><b>millimeter</b> 24:10</p> <p><b>mind</b> 65:8</p> <p><b>mine</b> 64:13</p> <p><b>minimize</b> 45:9</p> <p><b>minimum</b> 21:4 45:2</p> <p><b>minute</b> 21:16 23:19 24:16</p> <p><b>minutes</b> 60:4</p> <p><b>misled</b> 58:18</p> <p><b>misread</b> 38:3</p> <p><b>missing</b> 37:5</p> <p><b>misunderstood</b> 77:9,21</p> <p><b>mitigate</b> 37:2 50:19</p> <p><b>mitigation</b> 49:24 51:2</p> <p><b>mix</b> 33:20</p> <p><b>model</b> 74:3,8</p> <p><b>models</b> 75:4</p> <p><b>modestly</b> 61:12</p> <p><b>modifiable</b> 20:9</p> <p><b>modifications</b> 15:19 29:18 36:11</p> <p><b>modified</b> 17:10 63:3</p> <p><b>moment</b> 32:3</p> <p><b>money</b> 56:14 77:15,16</p>	<p><b>month</b> 72:21 73:1 74:5,17</p> <p><b>months</b> 4:10 61:3 65:4</p> <p><b>Morelli</b> 4:5,21 9:18 13:1 31:7, 10 72:18,20 76:10 79:16</p> <p><b>mountain</b> 58:15 59:3</p> <p><b>move</b> 37:4,6 48:19 57:14</p> <p><b>movement</b> 56:13 73:17</p> <p><b>moves</b> 15:21 51:3</p> <p><b>moving</b> 16:2 20:24</p> <p><b>multiple</b> 23:9</p> <p><b>multispeed</b> 45:23</p> <p><b>mutual</b> 17:17</p> <p><b>mutually</b> 76:21</p> <hr/> <p style="text-align: center;"><b>N</b></p> <hr/> <p><b>name</b> 3:7 57:22</p> <p><b>narrative</b> 44:1 47:22</p> <p><b>near</b> 11:15</p> <p><b>nearby</b> 47:7</p> <p><b>nearest</b> 11:2</p> <p><b>necessary</b> 49:20</p> <p><b>need</b> 5:8 6:7 9:21 11:3 21:5 49:4 51:22 52:5 55:1 57:14 70:14 71:18 80:17</p>	<p><b>needed</b> 15:6</p> <p><b>needs</b> 12:2 15:4 47:2 52:10 53:6 55:21 56:22,23</p> <p><b>negative</b> 63:21 64:17</p> <p><b>negligible</b> 36:11</p> <p><b>negotiation</b> 76:15</p> <p><b>neighbor</b> 35:3 54:24</p> <p><b>neighbor's</b> 38:24</p> <p><b>neighborhood</b> 9:5 21:24 28:3,8 41:12 59:14 62:1,22 63:4,11, 16 64:16 65:17,18 67:5, 21 78:21</p> <p><b>neighboring</b> 37:19 39:19,21 49:20</p> <p><b>neighbors</b> 34:23 35:2,11 36:13,17 55:1 56:16 65:12 69:18</p> <p><b>neighbors'</b> 35:10,13</p> <p><b>never</b> 66:9</p> <p><b>new</b> 19:6 40:7 49:22 61:9</p> <p><b>nice</b> 42:18 50:4 69:10</p> <p><b>nicely</b> 17:1</p> <p><b>night</b> 29:21</p> <p><b>noise</b> 48:16,22 53:20,21 79:18</p> <p><b>nonparking</b> 64:9</p> <p><b>normal</b> 10:17 44:12 52:23 56:7, 21</p>
--	---	---	--

<p><b>normally</b> 10:11</p> <p><b>north-facing</b> 36:3 39:18,21</p> <p><b>northeast</b> 28:10</p> <p><b>notable</b> 32:13</p> <p><b>note</b> 3:24 43:9</p> <p><b>noted</b> 14:20 25:12 35:6 43:20 44:20 45:19 48:23 50:8 52:19</p> <p><b>notes</b> 54:16 55:8</p> <p><b>notice</b> 23:24</p> <p><b>noticed</b> 60:24</p> <p><b>notified</b> 10:1</p> <p><b>notion</b> 78:3</p> <p><b>number</b> 7:1 14:5,23 33:1 47:6 52:19</p> <p><b>numbers</b> 71:16,17 73:13,21</p> <hr/> <p style="text-align: center;"><b>O</b></p> <hr/> <p><b>object</b> 70:24</p> <p><b>oblong</b> 24:6</p> <p><b>observe</b> 70:17</p> <p><b>obtuse</b> 24:6</p> <p><b>obviously</b> 20:9 21:7 22:14 25:3 37:12 63:1 72:21</p> <p><b>occurs</b> 66:13</p>	<p><b>office</b> 9:24 17:10 43:15 61:19 67:19</p> <p><b>Oh</b> 77:24</p> <p><b>okay</b> 3:3 12:17 13:7,9 31:8 54:5 57:17 59:18 69:20 73:5 76:9 79:15,20</p> <p><b>old</b> 47:3</p> <p><b>older</b> 47:3</p> <p><b>once</b> 11:19 63:4</p> <p><b>oncoming</b> 24:21</p> <p><b>one-bedroom</b> 33:21,22</p> <p><b>one-bedrooms</b> 20:5</p> <p><b>one-story</b> 58:16 59:1,5</p> <p><b>ones</b> 28:23 34:2</p> <p><b>ongoing</b> 79:16</p> <p><b>open</b> 15:16 29:10 36:1 45:18 57:19 65:8</p> <p><b>operable</b> 45:16</p> <p><b>operating</b> 71:22</p> <p><b>operation</b> 7:6 11:7,8 14:24</p> <p><b>operations</b> 53:18</p> <p><b>operators</b> 16:8</p> <p><b>opinion</b> 6:7,14 10:10 36:11 37:1 42:11 46:17 47:15 50:2</p> <p><b>opportunities</b> 18:24 51:15</p>	<p><b>opportunity</b> 17:13 19:19,20 54:6 60:3 78:9</p> <p><b>order</b> 3:4</p> <p><b>ordinance</b> 53:20,21</p> <p><b>originally</b> 61:11</p> <p><b>outcrops</b> 26:8</p> <p><b>outdoor</b> 46:13</p> <p><b>outflow</b> 18:1 19:1,7</p> <p><b>outline</b> 39:1 42:24 44:16 45:14 46:2 51:22 53:14,22,24</p> <p><b>outside</b> 11:8</p> <p><b>outstanding</b> 5:3,6</p> <p><b>overall</b> 13:18 14:24 15:22,24 16:18 17:4,7,13 18:19 20:8 21:1,2,23 25:1,4 26:13 28:22 64:19</p> <p><b>overcrowded</b> 63:15</p> <p><b>overhang</b> 50:4</p> <p><b>overhanging</b> 34:23 44:3</p> <hr/> <p style="text-align: center;"><b>P</b></p> <hr/> <p><b>p.m.</b> 3:2 81:9,10</p> <p><b>pace</b> 56:21</p> <p><b>package</b> 35:17</p> <p><b>page</b> 23:2 28:24</p> <p><b>pages</b> 32:11</p>	<p><b>Pandya</b> 13:12,13 22:22 23:13, 18,21 30:9,13,19,22 31:1,4,8,12,20 33:24 37:22 54:3</p> <p><b>paneling</b> 38:22</p> <p><b>panels</b> 38:8,10,12 39:23 42:18 56:1 76:12</p> <p><b>parapet</b> 22:6,8,10</p> <p><b>paraphrase</b> 57:4</p> <p><b>park</b> 64:8</p> <p><b>parked</b> 42:8 63:21</p> <p><b>parking</b> 5:2 11:9,12 14:1 15:7 31:23 34:19 42:2,4,6 44:9 47:5,9 48:8 49:12 52:4,9 54:12 60:22 64:2,6 66:3 71:21 80:3</p> <p><b>part</b> 17:15 25:13 27:14 31:22 46:24 50:24 55:17 67:22 73:18</p> <p><b>particular</b> 34:9 42:17 49:13 63:3 64:23 69:17</p> <p><b>particularly</b> 36:22 52:8 55:5 66:2 79:1</p> <p><b>parties</b> 23:9</p> <p><b>parts</b> 69:13</p> <p><b>passenger</b> 10:16</p> <p><b>Pat</b> 8:7,16,17</p> <p><b>path</b> 64:8</p> <p><b>pattern</b> 39:23</p>
---	--	--	--

<p><b>patterns</b> 43:17</p> <p><b>paying</b> 79:24 80:7</p> <p><b>peak</b> 11:9</p> <p><b>pedestrian</b> 11:14 18:15 19:1,11 47:18 55:8 64:18</p> <p><b>pedestrians</b> 11:1 16:9 18:6</p> <p><b>peer</b> 4:11 47:7 71:15 72:14 76:8 80:22</p> <p><b>pending</b> 3:15</p> <p><b>people</b> 3:14 53:8 63:9 64:7 72:1 80:2,3</p> <p><b>percent</b> 75:5</p> <p><b>perfectly</b> 47:21</p> <p><b>performance</b> 44:19</p> <p><b>performed</b> 55:5</p> <p><b>period</b> 3:21</p> <p><b>permitting</b> 10:5</p> <p><b>perspective</b> 4:13 19:14 33:15 35:24 37:12 39:23 45:14,17 46:1 51:2 61:15</p> <p><b>pertain</b> 5:3</p> <p><b>pertains</b> 9:19</p> <p><b>pertinent</b> 11:10</p> <p><b>Peter</b> 6:24</p> <p><b>petitioned</b> 3:16</p>	<p><b>petitioner</b> 11:5,7,10 12:1</p> <p><b>photograph</b> 26:12</p> <p><b>phrase</b> 70:10</p> <p><b>picked</b> 20:16</p> <p><b>pickup</b> 20:17</p> <p><b>picky</b> 79:23</p> <p><b>picture</b> 70:14</p> <p><b>piece</b> 17:18 22:8 23:12 34:20, 23 42:14</p> <p><b>pitch</b> 72:7</p> <p><b>pitched</b> 66:22</p> <p><b>place</b> 25:15</p> <p><b>placed</b> 11:22 44:18</p> <p><b>placement</b> 45:8</p> <p><b>places</b> 19:2</p> <p><b>plan</b> 4:13 8:3,5 14:6,9 15:14, 17 20:4,10 21:19 42:10 47:4 48:9 49:2 53:9 71:10</p> <p><b>plane</b> 17:5 29:21 34:9,22 35:8 60:18</p> <p><b>planned</b> 63:20</p> <p><b>planning</b> 58:8 67:14</p> <p><b>plans</b> 4:9 13:11 19:24 34:21 39:10 41:15,17 44:8,11 46:6,21 51:1 61:2 73:15 78:24</p>	<p><b>plant</b> 30:1</p> <p><b>planting</b> 30:3</p> <p><b>play</b> 28:18</p> <p><b>please</b> 3:23 4:19 9:17 57:21,22 72:19</p> <p><b>plenty</b> 29:15 52:9</p> <p><b>plow</b> 32:10</p> <p><b>point</b> 33:14,19 34:15 35:23 36:24 37:8,15 49:10 51:20 52:20,21 58:14 65:14 70:20 71:3 78:5</p> <p><b>pointed</b> 38:24 51:1 62:16 66:16</p> <p><b>points</b> 21:14 36:14</p> <p><b>Police</b> 11:18</p> <p><b>porous</b> 19:14</p> <p><b>portions</b> 22:7 54:18</p> <p><b>position</b> 16:18</p> <p><b>possibility</b> 7:13 49:16</p> <p><b>possible</b> 35:16,18 51:17 66:20, 24 67:2 79:3</p> <p><b>possibly</b> 44:23 68:17</p> <p><b>postconstruction</b> 55:3</p> <p><b>potential</b> 21:13 49:13 62:10</p> <p><b>potentially</b> 45:17</p> <p><b>practical</b> 68:11</p>	<p><b>pre-</b> 55:3</p> <p><b>precedent</b> 63:3,4</p> <p><b>precious</b> 38:21 43:23 56:13</p> <p><b>preclude</b> 78:9</p> <p><b>preferable</b> 39:3</p> <p><b>prepared</b> 12:11 74:12 77:12</p> <p><b>present</b> 13:11</p> <p><b>presentation</b> 4:8 61:9</p> <p><b>presses</b> 40:14</p> <p><b>pressure</b> 58:4</p> <p><b>presume</b> 48:6</p> <p><b>pretty</b> 14:16 15:12 16:2 17:4 18:4,10 25:1,20,24 31:5 32:21 56:21</p> <p><b>previous</b> 8:7 22:1</p> <p><b>previously</b> 14:2 15:15 20:2 21:19 29:9</p> <p><b>primarily</b> 42:5 48:16</p> <p><b>private</b> 11:1,4 31:7 48:24 49:1</p> <p><b>privy</b> 74:2</p> <p><b>pro</b> 71:7 74:18 76:13</p> <p><b>probably</b> 24:9 26:21 29:6 33:9,12 46:14 54:7 77:22</p> <p><b>problem</b> 49:21 64:7,10 77:6</p>
--	---	--	---

<p><b>problematic</b> 45:16</p> <p><b>procedure</b> 12:21</p> <p><b>proceed</b> 4:18</p> <p><b>proceedings</b> 3:1,8,22 4:1 81:10</p> <p><b>process</b> 17:17 59:19 72:10 73:4, 19 74:10 75:3 76:13,15 77:11</p> <p><b>processed</b> 42:7</p> <p><b>productive</b> 8:24</p> <p><b>program</b> 20:5</p> <p><b>progress</b> 5:13 16:20</p> <p><b>progresses</b> 48:10</p> <p><b>progression</b> 52:24</p> <p><b>project</b> 3:20 4:7,11 5:1,5 6:8 8:2,11,15 9:11,20 17:15 44:12 48:10 54:12 55:4 59:8 60:19 61:3 62:6 63:20 67:13,15 72:23 73:4,10,20 76:16,19,22</p> <p><b>projected</b> 53:18</p> <p><b>projects</b> 3:19 9:10,19 11:21 73:17</p> <p><b>prominent</b> 28:23 56:10,19</p> <p><b>properties</b> 35:13 54:17</p> <p><b>property</b> 11:1,5 15:22,23 16:1 19:3,11 31:7,10,11 35:7 54:22 60:16</p> <p><b>proponent</b> 10:13 36:23</p>	<p><b>proportioned</b> 61:12</p> <p><b>proposed</b> 10:21,23 11:5,6,7,8 54:13 58:2</p> <p><b>proposing</b> 38:9 46:17 52:15</p> <p><b>provide</b> 4:16 10:14 12:3,22 53:6</p> <p><b>provided</b> 10:13 11:19 55:19</p> <p><b>provides</b> 69:2</p> <p><b>providing</b> 31:18 45:5 48:14 81:6</p> <p><b>provision</b> 11:4 46:19</p> <p><b>proximity</b> 6:4 7:9 26:24</p> <p><b>pruned</b> 30:14 31:15</p> <p><b>public</b> 4:14 6:17 9:21 10:7,16, 21 11:1,4 16:7 39:17 57:19</p> <p><b>pulling</b> 60:16</p> <p><b>punctures</b> 43:17,18</p> <p><b>push</b> 28:24 29:5 47:15</p> <p><b>put</b> 31:14 41:10 56:6,7,12, 15,22 57:5 74:20</p> <p><b>putting</b> 66:8</p> <p><b>PV</b> 45:7</p> <hr/> <p style="text-align: center;"><b>Q</b></p> <hr/> <p><b>qualities</b> 27:22 81:1</p> <p><b>quality</b> 22:17 46:1,5 48:11</p>	<p><b>question</b> 22:19 23:11,14 27:10 51:24 52:13 54:14,23 55:7,17 57:2</p> <p><b>questions</b> 9:15 13:7 29:23 33:16 42:3,8 47:20 55:15 79:2,4 80:4,17</p> <p><b>quick</b> 57:13</p> <p><b>quickly</b> 8:12,19 42:7</p> <p><b>quite</b> 31:12</p> <p><b>quoted</b> 50:21</p> <hr/> <p style="text-align: center;"><b>R</b></p> <hr/> <p><b>rails</b> 27:24</p> <p><b>rainscreen</b> 26:1 38:7 42:19</p> <p><b>raise</b> 68:1</p> <p><b>raised</b> 62:14 65:15</p> <p><b>range</b> 33:4</p> <p><b>rate</b> 76:7 78:2</p> <p><b>rated</b> 14:19</p> <p><b>RCPS</b> 44:10</p> <p><b>re-read</b> 50:14</p> <p><b>read</b> 6:9 9:15 31:17 34:12 61:18,20 67:19</p> <p><b>reading</b> 24:23</p> <p><b>reads</b> 28:22 64:24</p> <p><b>ready</b> 9:14 45:2 72:17</p>	<p><b>realistic</b> 42:10</p> <p><b>really</b> 5:14 7:7,15 8:2,8,9,18 15:21 17:18 18:2,4,9 19:10,24 20:21 24:11 26:9 27:6 28:4,5,6,16, 17 29:4,10 32:8 33:2 35:21 37:1,14,17 41:1, 2,3,5,12,24 42:8,19 43:18,23 46:3,5 50:5,9 52:7 53:20 57:14 59:4, 21 60:14,15,17 67:20 69:16 73:3,23 74:4,9,15 76:13,14,22 77:2 80:12, 23</p> <p><b>realm</b> 18:8 19:11</p> <p><b>rear</b> 39:16</p> <p><b>rearticulate</b> 66:11</p> <p><b>reason</b> 11:4 56:4</p> <p><b>reasonable</b> 76:23</p> <p><b>recall</b> 76:12</p> <p><b>received</b> 13:22</p> <p><b>receiving</b> 12:19</p> <p><b>receptacles</b> 8:13,14</p> <p><b>recognize</b> 21:9 59:20</p> <p><b>recognizing</b> 19:6,9 20:21 21:3</p> <p><b>recommendation</b> 10:10,14 11:24 12:20</p> <p><b>recommended</b> 71:4</p> <p><b>recommends</b> 55:2</p> <p><b>reconciling</b> 47:14</p>
---	--	--	---

<b>record</b> 6:9 9:16 32:18 49:15 80:10	<b>relative</b> 52:11	<b>request</b> 6:12 10:17 13:1 41:11 79:7	5:12 8:24
<b>recycle</b> 14:18	<b>relatively</b> 18:23 19:14	<b>requested</b> 5:12 12:8	<b>rest</b> 23:15 67:4
<b>recycling</b> 8:3,13 14:11 15:10 79:18	<b>release</b> 48:6	<b>requesting</b> 9:10 10:12 74:15	<b>restricted</b> 47:1
<b>reduced</b> 5:22 14:5,23 16:13 21:1 72:1	<b>relief</b> 3:18 21:14	<b>requests</b> 49:24	<b>result</b> 13:20 16:12 50:18
<b>reduction</b> 14:1,5 73:6,7	<b>remain</b> 68:16	<b>require</b> 10:8 46:2 47:9	<b>resulting</b> 49:11
<b>reemphasize</b> 34:4,20	<b>remaining</b> 6:20	<b>required</b> 54:18	<b>retail</b> 8:3 15:13 16:14 25:3,15 29:20 54:11 60:15 69:3 71:20 75:10
<b>refer</b> 13:16	<b>remains</b> 34:23	<b>requirement</b> 49:19	<b>retailers</b> 19:16 30:15
<b>references</b> 44:16	<b>remember</b> 3:6 31:12 35:11 40:7	<b>requirements</b> 14:17 21:4 43:8 44:19 46:18 47:6	<b>returning</b> 22:12
<b>reflect</b> 60:4 61:21	<b>reminiscent</b> 67:12	<b>resident</b> 46:23 47:2	<b>review</b> 16:17 33:10 70:23 71:6, 15 72:14,16 74:18 76:8 77:17 78:12 80:6 81:7
<b>reflected</b> 44:11	<b>removal</b> 47:23	<b>residential</b> 8:4 19:23 25:17 41:19 61:20 62:3,9 65:18 66:18,21,23 67:13,15, 21 69:4,7,9,18 73:7	<b>reviewed</b> 4:13 8:5,6 43:2 49:18
<b>regard</b> 5:7	<b>removing</b> 65:4	<b>residents</b> 45:18 47:17 53:7	<b>reviewer</b> 4:12 47:7
<b>regarding</b> 5:1 6:14,22 7:10 76:23 79:17	<b>renderings</b> 29:24 39:2 74:1	<b>resistance</b> 64:8	<b>reviewer's</b> 80:22
<b>regardless</b> 63:1	<b>rentable</b> 21:4	<b>resolved</b> 47:21	<b>reviewing</b> 5:9 9:12 16:20 32:18 49:24 58:11
<b>regs</b> 76:2	<b>repairs</b> 49:20	<b>respect</b> 4:8,10,17 60:21 79:7	<b>reviews</b> 80:1
<b>regular</b> 68:14	<b>repeat</b> 73:1	<b>respond</b> 70:3 77:13 79:4	<b>revised</b> 36:7 61:2
<b>regularly</b> 62:23	<b>report</b> 4:5 6:8 8:20 32:21 35:5 36:15 37:15 40:2,12 54:8,13,16 55:2 57:9 78:22,23	<b>responded</b> 62:14	<b>revisit</b> 5:5
<b>regulations</b> 10:6	<b>Reportedly</b> 37:20	<b>responding</b> 40:12	<b>right</b> 3:8 7:5 8:21 15:17 16:17,18 23:18 24:23 28:5 30:17,19 31:13 32:1 37:18 38:12 41:19 56:11 58:12 66:3,15 68:12 72:11 80:20
<b>reinforce</b> 32:14	<b>reporter</b> 23:10	<b>response</b> 4:9 13:8 59:17 69:22 80:21	<b>rip</b> 67:11
<b>relate</b> 40:21	<b>reports</b> 5:2	<b>responsible</b> 48:2	
<b>related</b> 43:9 66:2	<b>represent</b> 27:22 75:5	<b>responsive</b>	
	<b>represents</b> 10:17 27:9		

<p><b>ripped</b> 67:15</p> <p><b>rising</b> 75:6</p> <p><b>risk</b> 76:14</p> <p><b>road</b> 68:13</p> <p><b>roof</b> 45:10 48:23 53:9</p> <p><b>roofs</b> 66:22</p> <p><b>rooftop</b> 45:5,8</p> <p><b>room</b> 14:18 19:19 20:12,18 45:5,6 52:12,17,19 78:16</p> <p><b>rooms</b> 20:14 47:24 52:6</p> <p><b>rough</b> 20:6</p> <p><b>roughly</b> 16:1 25:3</p> <p><b>Route</b> 24:20 25:21 28:6 36:20 40:17,20 48:16 56:17 61:21 63:19 77:4</p> <p><b>rubbish</b> 8:2,5 79:17,18</p> <p><b>rules</b> 10:6</p> <p><b>run</b> 4:3 13:14,19 45:23 63:2 64:9 71:16,21 72:13</p> <p><b>running</b> 73:21</p> <p><b>rush</b> 63:19</p> <hr/> <p style="text-align: center;"><b>S</b></p> <hr/> <p><b>safe</b> 68:10</p> <p><b>Safer</b> 12:4</p>	<p><b>safety</b> 8:14 16:7 17:9 29:16 70:15</p> <p><b>satisfactorily</b> 50:3</p> <p><b>saw</b> 29:1 31:16 40:2</p> <p><b>saying</b> 30:5 59:7 71:24 74:21 75:1,6,8,19,23 77:11</p> <p><b>says</b> 69:6 75:21 78:7</p> <p><b>scale</b> 21:23 22:11 28:2 35:14</p> <p><b>scales</b> 28:8</p> <p><b>scaling</b> 64:14</p> <p><b>scenario</b> 42:9</p> <p><b>schedule</b> 3:13</p> <p><b>scheduled</b> 12:7</p> <p><b>scheme</b> 44:2 54:15</p> <p><b>Schneider</b> 3:3,7 4:22 9:17 12:10, 13,17 13:5,9 22:19 23:6,11,14 32:2,4,6 55:13 57:17 59:15,18 67:10 69:20,23 70:2 72:8,19 74:11,23 76:9 77:8,24 78:10 79:15,20 80:15 81:3</p> <p><b>school</b> 63:16</p> <p><b>scope</b> 51:24 57:23</p> <p><b>screen</b> 28:11,13 53:9</p> <p><b>script</b> 41:9</p> <p><b>se</b> 63:12</p>	<p><b>seat</b> 18:4</p> <p><b>section</b> 24:18 27:11</p> <p><b>sections</b> 10:2 38:10</p> <p><b>see</b> 5:14 8:12 14:6,12,15 17:8,20,24 18:3 20:8 21:15,19 22:5 23:18 24:5,13,21 25:5 26:6 27:12,19 28:1 29:14,19 30:7 31:5 34:8 35:1,12, 14 36:20,21 37:9,18,23 40:3,10,15 41:4 43:16 46:6 51:9 56:2,4 57:12 58:14 59:2 60:1,8,12,18 62:2 64:14,20 65:1,9 66:1,5,9,11,24 71:17, 18,20,22 72:1 73:12,22 77:17 78:7,8</p> <p><b>seeing</b> 8:9 22:23 23:5 33:3 56:18 78:17</p> <p><b>seen</b> 29:9 33:6 40:13 41:9 44:18 46:7 50:1 65:23 66:20</p> <p><b>selected</b> 61:17</p> <p><b>selectmen</b> 50:21</p> <p><b>sense</b> 26:10,13 48:3</p> <p><b>sent</b> 11:24 76:12</p> <p><b>separate</b> 8:13</p> <p><b>separated</b> 14:19</p> <p><b>separation</b> 26:18 28:8</p> <p><b>separator</b> 17:23</p> <p><b>September</b> 6:12</p> <p><b>service</b> 52:12</p>	<p><b>set</b> 18:12 22:7 63:3 78:24</p> <p><b>setback</b> 15:24 34:13 35:6 36:9 46:10 49:23 50:1,3</p> <p><b>setbacks</b> 14:8 27:19,24 29:19 34:11 39:10 40:19</p> <p><b>sets</b> 39:24 66:4</p> <p><b>setting</b> 15:21 25:6</p> <p><b>sewer</b> 48:7</p> <p><b>shadow</b> 35:12,16,19,24 36:12 45:9 50:14 62:10 65:23 66:11 75:5</p> <p><b>shadowing</b> 66:1</p> <p><b>shallow</b> 49:9</p> <p><b>share</b> 4:14 62:21 64:22</p> <p><b>sharing</b> 59:22</p> <p><b>she's</b> 79:13</p> <p><b>shot</b> 71:10</p> <p><b>show</b> 23:19 24:11 29:24 39:2 40:24 41:15,17 50:9 59:8 71:17,23 72:6 74:1</p> <p><b>showed</b> 24:7</p> <p><b>showing</b> 8:15 19:10,11,16 24:13</p> <p><b>shown</b> 23:16 34:13 46:16 52:6</p> <p><b>shows</b> 5:22 7:3 39:2</p> <p><b>shrubs</b> 16:23</p>
--	--	--	--

<p><b>shrunk</b> 14:9</p> <p><b>shut</b> 76:14</p> <p><b>side</b> 3:9 14:8 16:19 20:15 21:13 24:6 25:8,17 26:9 27:3,5 36:18,19 37:5, 19,24 39:16,20 43:6 62:9 65:19 73:8</p> <p><b>sides</b> 39:2,3 40:10 77:1,3</p> <p><b>sidewalk</b> 6:19,20 10:24 16:7 18:8,10,15,19 24:22 25:4 29:14,15 41:22 42:1 60:15</p> <p><b>sidewalks</b> 16:10 50:6</p> <p><b>siding</b> 38:9</p> <p><b>sight</b> 6:23 7:23 11:14 30:4 64:10</p> <p><b>signage</b> 30:18</p> <p><b>signal</b> 55:9</p> <p><b>signalized</b> 7:6</p> <p><b>significant</b> 15:19 16:2 17:4 54:8 61:5 64:1</p> <p><b>significantly</b> 16:12 50:19</p> <p><b>similar</b> 22:4 28:11</p> <p><b>simple</b> 45:11 53:16</p> <p><b>simply</b> 73:9 76:22</p> <p><b>Sincerely</b> 12:4</p> <p><b>sink</b> 54:1</p>	<p><b>sit</b> 55:16</p> <p><b>site</b> 8:10 34:8 49:6,8 50:8, 10,23 55:6 76:17 80:2</p> <p><b>sited</b> 52:16</p> <p><b>sitting</b> 16:6 68:12</p> <p><b>situation</b> 46:11 49:17 63:22 64:2</p> <p><b>situations</b> 10:20</p> <p><b>six</b> 21:11 46:8 49:1 59:11, 12 63:9,10</p> <p><b>six-family</b> 17:3 21:13 36:5 40:22 50:12,15 51:6</p> <p><b>six-story</b> 59:10</p> <p><b>sixth</b> 36:10 65:7</p> <p><b>size</b> 37:13 62:24 65:11 75:9, 21</p> <p><b>sizeable</b> 30:13</p> <p><b>sized</b> 62:6</p> <p><b>sketches</b> 33:5 73:12</p> <p><b>sketching</b> 73:21</p> <p><b>skinnier</b> 67:20</p> <p><b>sky</b> 29:4 35:11,15 36:1,13 62:10</p> <p><b>slide</b> 24:12 55:18</p> <p><b>slides</b> 13:15 29:22</p> <p><b>slight</b> 23:4,22</p>	<p><b>slots</b> 22:3 25:18</p> <p><b>small</b> 47:23 52:19 62:8 80:21</p> <p><b>smaller</b> 21:22 62:3</p> <p><b>smaller-scale</b> 67:21</p> <p><b>soffits</b> 44:3</p> <p><b>solar</b> 36:4 45:2</p> <p><b>solidity</b> 26:17</p> <p><b>solution</b> 43:13</p> <p><b>somebody</b> 12:23</p> <p><b>somewhat</b> 48:16</p> <p><b>sorry</b> 12:12 30:23 66:13 74:24</p> <p><b>sort</b> 13:14,17 14:13 15:3,15 17:21 21:21 22:2,3,24 23:1 25:5 26:8,9 27:22 28:17,22 42:5 61:11 62:2,11 65:11 67:18 69:13 72:22</p> <p><b>sound</b> 53:17</p> <p><b>south</b> 26:15 35:12 46:10 55:18 65:7,13 69:18 78:18</p> <p><b>south-facing</b> 40:8</p> <p><b>southeastern</b> 36:10</p> <p><b>southern</b> 35:7 65:16</p> <p><b>space</b> 14:13 16:14 19:13 21:4, 5 34:5 44:7 45:6 46:23 52:4,6,9 68:1 75:10</p>	<p><b>spaces</b> 14:2 19:17 31:18,19,20, 21 41:18 42:6,9 44:5 47:5,9</p> <p><b>spatial</b> 53:3 81:1</p> <p><b>speak</b> 7:20 57:20 58:3 69:23 74:13,19</p> <p><b>speaking</b> 23:9 78:7 80:4</p> <p><b>speaks</b> 76:13</p> <p><b>spec</b> 39:1 42:24 43:1 44:16 45:22 46:2 48:17,20 51:23 52:5,20 53:14,19, 22,24</p> <p><b>special</b> 48:12</p> <p><b>specific</b> 32:21 33:16 40:18</p> <p><b>specifically</b> 33:6 40:15</p> <p><b>specifications</b> 32:20 43:20</p> <p><b>specified</b> 53:10</p> <p><b>specs</b> 53:5</p> <p><b>spend</b> 5:20</p> <p><b>spent</b> 71:1</p> <p><b>spoke</b> 60:21</p> <p><b>spot</b> 74:21</p> <p><b>sprinkler</b> 52:12</p> <p><b>square</b> 34:7 73:7</p> <p><b>squeeze</b> 75:22</p> <p><b>stackers</b></p>
--	---	--	---

<p>14:5,24</p> <p><b>staff</b> 4:4,20 5:12 8:23 11:20 12:2 13:2,3,7,20 32:23 72:24 78:14</p> <p><b>staging</b> 31:21,22</p> <p><b>stairs</b> 15:2</p> <p><b>standards</b> 47:7</p> <p><b>start</b> 4:4 13:24 27:1 30:10 60:10,11</p> <p><b>starting</b> 41:6 74:7</p> <p><b>starts</b> 30:8</p> <p><b>state</b> 3:17 6:2,5 7:9,18 10:8 36:24 57:22 64:5</p> <p><b>stated</b> 44:23</p> <p><b>statement</b> 28:5</p> <p><b>states</b> 44:10 45:14</p> <p><b>status</b> 5:14 55:10</p> <p><b>steal</b> 9:1</p> <p><b>step</b> 22:6</p> <p><b>step-backs</b> 39:7</p> <p><b>stepback</b> 21:13</p> <p><b>stepped</b> 39:9</p> <p><b>stepping</b> 20:24 21:10,11,18 24:14,15 27:1 28:1,16, 21 29:19 30:5 50:16 65:6</p> <p><b>steps</b></p>	<p>18:24</p> <p><b>stipulate</b> 6:15</p> <p><b>stipulated</b> 6:15</p> <p><b>stipulates</b> 7:4</p> <p><b>stole</b> 79:22</p> <p><b>stood</b> 77:10</p> <p><b>stop</b> 75:3 78:4</p> <p><b>stopping</b> 75:7</p> <p><b>storage</b> 20:13 48:5</p> <p><b>store</b> 63:7,8</p> <p><b>storefront</b> 38:13</p> <p><b>stores</b> 64:9</p> <p><b>stories</b> 59:11,12 63:10</p> <p><b>storm</b> 48:7</p> <p><b>stormwater</b> 5:2 15:1 48:4</p> <p><b>story</b> 71:5,11</p> <p><b>straight</b> 23:23 24:2,4 74:18</p> <p><b>straw</b> 71:11</p> <p><b>street</b> 3:5 7:17,22 9:6 11:21, 22 16:18 20:15 22:4 25:7,8,21 26:10 27:18 30:1,2,21,23 35:3,4,10, 13,20,23 37:10,20 38:12,22,23 39:19,22 40:1 41:20,22 42:12,14 44:6 45:19 47:18 48:17, 18,22 50:2,7 51:6 56:15 58:10,17,19 59:2,7</p>	<p>63:7,8,18 64:6 68:1 69:3 70:18</p> <p><b>streets</b> 39:17 45:19 48:13</p> <p><b>streetscape</b> 77:4,5</p> <p><b>stretch</b> 41:24 44:21,24</p> <p><b>strident</b> 77:23</p> <p><b>striking</b> 61:1</p> <p><b>stringent</b> 44:20</p> <p><b>strong</b> 38:19 39:8 77:22</p> <p><b>stronger</b> 37:10</p> <p><b>structural</b> 42:24 51:16</p> <p><b>structure</b> 35:9 36:4,5 39:19,22 50:15 54:21</p> <p><b>structured</b> 45:10</p> <p><b>structures</b> 49:20 55:4</p> <p><b>struggles</b> 43:15</p> <p><b>studied</b> 40:4 51:5</p> <p><b>studies</b> 35:16 56:18 65:23 75:5</p> <p><b>study</b> 34:9 41:11</p> <p><b>studying</b> 28:18</p> <p><b>stuff</b> 16:24 25:21</p> <p><b>styles</b> 61:22</p> <p><b>submission</b> 12:14 34:24</p> <p><b>submissions</b></p>	<p>78:14</p> <p><b>submit</b> 9:11 12:9 52:23</p> <p><b>submitted</b> 15:15 20:3 43:1 44:1 46:21 48:10</p> <p><b>suffers</b> 36:4</p> <p><b>sufficient</b> 80:18</p> <p><b>suggest</b> 72:12</p> <p><b>suggested</b> 65:6</p> <p><b>suggesting</b> 71:6</p> <p><b>summary</b> 33:10 53:14</p> <p><b>sun</b> 35:19 66:4,5</p> <p><b>sunlight</b> 66:9,10</p> <p><b>super</b> 25:19 68:2</p> <p><b>supercedes</b> 10:3</p> <p><b>supplied</b> 45:15</p> <p><b>supply</b> 11:12</p> <p><b>support</b> 54:18 63:6 72:5</p> <p><b>supposed</b> 44:17</p> <p><b>sure</b> 5:19 21:18 66:19 70:2 80:16</p> <p><b>surroundings</b> 62:7</p> <p><b>survey</b> 10:22 55:3</p> <p><b>sushi</b> 25:14</p> <p><b>sustainable</b></p>
---	--	---	--

<p>44:14 54:6</p> <p><b>switch</b> 50:16</p> <p><b>system</b> 38:22 39:13 42:6,18,19 43:2,5,14 45:7 48:7 51:16 52:14 53:4,5,6 54:1,19</p> <p><b>systems</b> 43:3</p> <hr/> <p style="text-align: center;"><b>T</b></p> <hr/> <p><b>table</b> 49:6,11</p> <p><b>take</b> 3:24 10:9 12:7 13:11 40:11 52:6 60:3 64:7 70:13 71:4,5,11,14 75:21,22</p> <p><b>taken</b> 20:14 40:5 41:4 47:19 55:21 75:12</p> <p><b>takes</b> 18:13</p> <p><b>talk</b> 12:23 35:1 37:5 38:5 42:2,22 48:8 49:15 59:9,16 60:7</p> <p><b>talked</b> 14:24 18:17 31:23 34:11,19 39:6 42:13 46:23 47:22 49:3,6 65:3</p> <p><b>talking</b> 7:1 50:22 77:7</p> <p><b>tall</b> 29:5 53:10</p> <p><b>taller</b> 53:11</p> <p><b>tank</b> 48:5</p> <p><b>team</b> 5:5 6:8 8:2,11,15 9:11 12:11,14 72:23 73:4,10, 20 76:16,22 79:3 80:16 81:5</p> <p><b>tearing</b></p>	<p>25:5</p> <p><b>technology</b> 54:20</p> <p><b>telecom</b> 52:19</p> <p><b>tell</b> 35:21</p> <p><b>telling</b> 40:16 73:23</p> <p><b>temporary</b> 20:13</p> <p><b>tenant</b> 34:15</p> <p><b>tenants</b> 8:4 15:13,14,18 16:14 17:13 19:20 48:2</p> <p><b>tension</b> 18:13</p> <p><b>tentative</b> 15:17</p> <p><b>tera</b> 26:1</p> <p><b>term</b> 38:21</p> <p><b>terms</b> 7:24 64:5 68:23 69:1 78:13</p> <p><b>terrace</b> 39:11</p> <p><b>terrific</b> 80:19</p> <p><b>territory</b> 80:23</p> <p><b>testimony</b> 12:23 68:6</p> <p><b>testing</b> 46:3</p> <p><b>textural</b> 27:22</p> <p><b>thank</b> 3:11 4:21 12:17 13:6,9, 12 32:4 55:13 57:16,17 59:14,15,18,24 78:10 81:3,7,9</p>	<p><b>theme</b> 79:23</p> <p><b>there's</b> 5:8,19 9:1 14:4,17 17:1, 8 19:19 21:3 25:19 26:11 31:4,21 32:15,23 34:8 37:24 39:1 41:23 46:9,11 49:1,8 52:9,17, 19 53:4 57:11 61:17 62:17 63:16 68:10 73:5 77:1 78:24 79:3</p> <p><b>they'd</b> 6:6 74:6</p> <p><b>They'll</b> 30:13</p> <p><b>they're</b> 7:15 30:7,10,12 38:9 40:8 45:10 47:18 50:6 52:14 56:11 66:5,21 79:5</p> <p><b>they've</b> 46:21 47:20 56:12 57:5 69:10,11</p> <p><b>thing</b> 3:13 9:8 26:6,12 29:3,4 30:15 41:8 44:6 48:3 70:16 73:23 79:21 80:8</p> <p><b>things</b> 3:12 7:1 8:1 32:12,21 33:6,17 40:13 41:23 45:11 51:21 62:12 64:20 76:18 77:19,20</p> <p><b>think</b> 15:14,17 18:18 26:13 28:5,16,20 29:11 31:23 32:8,14 33:1,11,18,22 34:4,16,19,20 35:18 36:20,23 37:2,3,9 40:14,16,24 41:3,8,16, 20 42:1,3,16,19 43:17, 22 44:5 46:21 47:20 48:21 50:5 51:2,4,10,22 53:5,6,15 56:6,11,17, 20,21,22 58:5 60:2,6,7, 13,16,19,20 61:1,9,14, 15 62:21 63:10 64:19 65:10 67:16,22 68:3,12, 16,20 69:1,5,10,11 70:19 71:18 72:4,8,11 73:3,14 74:2 76:1,11 77:24 78:5,12,15,18,24</p>	<p>79:5 80:11,12,13 81:3</p> <p><b>thinking</b> 15:17</p> <p><b>third</b> 5:19,21</p> <p><b>thought</b> 56:22 66:18 74:23 77:10,18</p> <p><b>thoughts</b> 4:7 59:22</p> <p><b>three</b> 15:13,18 20:10 21:21 31:18,20 39:3 46:7,8 57:6 68:12</p> <p><b>three-dimensional</b> 21:15 33:4</p> <p><b>throw</b> 80:8</p> <p><b>thunder</b> 9:1</p> <p><b>tiebacks</b> 54:17</p> <p><b>time</b> 3:16 5:20 11:23 21:9 22:7 31:24 33:4,5,20 42:22,23 43:15 47:19, 20 48:15 49:5 50:9,13 57:5 59:20 60:21 71:1 72:13,16 76:6,8 77:15, 16</p> <p><b>times</b> 35:4</p> <p><b>today</b> 8:6 13:15,20</p> <p><b>told</b> 73:2</p> <p><b>toned</b> 25:23</p> <p><b>tones</b> 26:1,4</p> <p><b>tonight</b> 4:1,4 5:14,21 9:7 50:1 57:21,24 59:16 72:9 74:17 77:14</p> <p><b>top</b> 23:22 38:13,17,18</p>
--	--	--	--

<p>50:16 76:24</p> <p><b>tough</b> 72:5</p> <p><b>tour</b> 74:3</p> <p><b>town</b> 3:14 6:12,15,21 7:12,19 9:24 76:19</p> <p><b>town's</b> 10:6 77:16</p> <p><b>traffic</b> 5:3 10:6 11:9,16 14:4 18:1,15,16 19:1,7 20:16 24:21 31:24 45:20 63:13,22,24 64:17,18</p> <p><b>transition</b> 50:22 69:2</p> <p><b>transportation</b> 4:6 5:4 6:5,9,13,16 9:16 11:20 12:2,5,6,20 13:3, 4 14:3 68:7 79:8</p> <p><b>trash</b> 8:9,14 14:11,16 15:9 20:12,13,14,17,18 32:20 47:23,24 79:17</p> <p><b>travel</b> 11:2</p> <p><b>treatment</b> 22:21 23:15 27:18 41:4</p> <p><b>tree</b> 30:21,24 31:2</p> <p><b>trees</b> 16:23 17:22 26:7,22 28:13 30:1,4,7,11,13 66:8,9</p> <p><b>tricky</b> 54:22</p> <p><b>tried</b> 25:17</p> <p><b>triggers</b> 76:13</p> <p><b>triple</b> 48:20</p> <p><b>trouble</b> 47:14</p>	<p><b>truck</b> 10:23</p> <p><b>true</b> 22:24 23:2 24:4 31:19 50:10</p> <p><b>try</b> 28:15 29:4,6,10 32:7, 10,12 33:9 57:23 67:7</p> <p><b>trying</b> 17:5 20:22 24:11 26:12 28:4,21 29:3 65:5 78:2</p> <p><b>turn</b> 29:4</p> <p><b>turning</b> 41:6</p> <p><b>two</b> 8:23 9:19 11:20 20:10, 20 27:20 32:22 36:8,17 39:2 44:8 46:7,8 50:16 54:11 64:21 68:23 75:22</p> <p><b>two-bedroom</b> 33:21</p> <p><b>two-bedrooms</b> 20:5 33:23</p> <p><b>two-family</b> 9:5</p> <p><b>twos</b> 34:3</p> <p><b>type</b> 52:14 53:15 70:24</p> <p><b>types</b> 40:18 53:1</p> <p><b>typical</b> 5:23 20:7,10</p> <p><b>typically</b> 7:14 30:9 43:12 57:11</p> <hr/> <p style="text-align: center;"><b>U</b></p> <hr/> <p><b>Uh-huh</b> 31:1</p> <p><b>uncharacteristic</b> 64:16</p> <p><b>uncomfortable</b> 62:8</p>	<p><b>uncommon</b> 54:20</p> <p><b>understand</b> 4:12 7:14 12:6,18 29:6 78:19</p> <p><b>understanding</b> 10:19 20:4,22</p> <p><b>understood</b> 51:16</p> <p><b>unhabitable</b> 21:8</p> <p><b>unit</b> 19:24 33:19 43:4 46:9 53:7 75:9</p> <p><b>units</b> 8:4 20:1 33:21 43:6 45:14,16 46:3,8,15,16, 20 48:18 50:18 71:4 73:6</p> <p><b>unresolved</b> 4:24 5:17</p> <p><b>unsightly</b> 43:13</p> <p><b>unspecified</b> 34:18</p> <p><b>update</b> 4:20 8:16 79:19</p> <p><b>updated</b> 4:13 54:15</p> <p><b>updates</b> 5:8</p> <p><b>updating</b> 5:6</p> <p><b>upgrades</b> 55:9</p> <p><b>uplighting</b> 44:8</p> <p><b>upper</b> 9:3 14:6 19:23 20:20 21:10 22:6 25:5,6 35:8 36:8 39:7,10</p> <p><b>urge</b> 51:18</p> <p><b>usage</b> 11:13</p>	<p><b>use</b> 22:17 26:19 31:22</p> <p><b>useful</b> 79:6</p> <p><b>user</b> 16:8</p> <p><b>uses</b> 11:5,6,8</p> <hr/> <p style="text-align: center;"><b>V</b></p> <hr/> <p><b>valet</b> 42:6 71:21</p> <p><b>valets</b> 15:3 31:22</p> <p><b>valid</b> 28:20</p> <p><b>value</b> 57:12 73:14</p> <p><b>varies</b> 49:8</p> <p><b>variety</b> 14:22 61:22</p> <p><b>vehicle</b> 16:8</p> <p><b>vehicles</b> 14:22 15:6 19:7</p> <p><b>vehicular</b> 18:7,16</p> <p><b>vented</b> 43:10</p> <p><b>venting</b> 43:13</p> <p><b>versa</b> 76:20</p> <p><b>vertical</b> 24:9 39:5</p> <p><b>verticality</b> 67:18</p> <p><b>vibrancy</b> 29:20</p> <p><b>vice</b> 76:20</p> <p><b>view</b> 26:23 27:4 28:9,11,12</p>
--	---	---	---

<p>29:13 31:5 35:15 36:1 40:1,5 58:12 59:5,8 66:6,7 70:20</p> <p><b>views</b> 39:24 40:7 41:1 64:22</p> <p><b>viewsheds</b> 9:5</p> <p><b>visibility</b> 16:7 17:11 18:2,4,9,15 29:15 30:15</p> <p><b>visible</b> 41:5,13 65:17</p> <p><b>visual</b> 35:10 36:12 37:12 41:3 51:3 53:7,11 63:1</p> <p><b>visualize</b> 59:4</p> <p><b>visually</b> 37:13 50:20 56:24</p> <p><b>VOC</b> 49:22</p> <p><b>vote</b> 71:11</p> <hr/> <p style="text-align: center;"><b>W</b></p> <hr/> <p><b>wait</b> 74:16</p> <p><b>walk</b> 17:9</p> <p><b>walking</b> 17:24 19:12 29:16</p> <p><b>wall</b> 27:13 29:5 38:14 43:11, 22 48:19 65:21</p> <p><b>want</b> 3:12,13 6:23,24 7:7,12, 19,23 22:16,17 29:5 30:15 34:4 37:8 43:16 46:12 53:8,15 57:7 58:14,18 59:16 60:3,11 65:22 67:24 69:13 71:6, 11,12 72:7 74:16 75:11, 19,24 76:14 77:14,16 78:6,9 79:23 80:8,10</p> <p><b>wanted</b> 6:11 21:9 72:12 78:12</p>	<p><b>wants</b> 6:5 75:2 80:4</p> <p><b>warm</b> 25:23 26:1,3</p> <p><b>wasn't</b> 33:19 45:3</p> <p><b>waste</b> 77:15,16</p> <p><b>water</b> 43:2 48:7 49:6,11 54:1</p> <p><b>way</b> 6:17 7:5 8:10 9:21 10:16,21 11:4 15:18 18:7 24:5,24 27:16 28:2,15,17 29:10 31:13 36:22 46:3,5 56:6 59:6 62:13 65:10 67:9 68:11 75:20 79:3 80:12</p> <p><b>ways</b> 10:7 66:22</p> <p><b>we'll</b> 3:24 12:19 14:6 21:11 24:15 28:24 60:7 71:16 72:6</p> <p><b>we're</b> 3:3 4:4,7 8:18 13:19 16:20,22 18:18 21:12 22:10,12,14 24:13,22 25:3,24 26:12,18 27:1 28:6,15,17,20 33:5 37:24 52:8 56:18 67:17 71:12,23,24 72:3,17 73:9,15 74:15,21 75:3, 4,18 76:6 78:5 79:24 80:7</p> <p><b>we've</b> 3:12 13:20,22 14:5,6, 11,12,23 16:4,5,12,15, 16,21 17:8,9,11,12 18:11 20:22 21:1,20 32:18 34:16 40:13 62:14 65:23 70:18,19 71:7,10 74:10 75:12</p> <p><b>wealth</b> 81:5</p> <p><b>weigh</b> 7:15</p> <p><b>weight</b> 38:18</p>	<p><b>welcome</b> 58:6</p> <p><b>welcomed</b> 4:24</p> <p><b>well-written</b> 53:21</p> <p><b>went</b> 34:1 51:10</p> <p><b>west</b> 24:20 28:14 29:14 59:7 66:5</p> <p><b>westerly</b> 66:10</p> <p><b>western</b> 36:13</p> <p><b>what's</b> 12:21 40:16 58:17,21 62:3 70:17 73:3,8</p> <p><b>whatnot</b> 26:23</p> <p><b>wide</b> 15:16 18:10,19 29:15</p> <p><b>widened</b> 60:14</p> <p><b>widening</b> 16:13 17:8</p> <p><b>wider</b> 14:21 17:20 19:1 25:3</p> <p><b>width</b> 10:24 14:7 15:24 16:5 18:12 25:19</p> <p><b>widths</b> 14:21 22:3,5 25:18,22</p> <p><b>willing</b> 74:6</p> <p><b>willingness</b> 6:21</p> <p><b>window</b> 37:22 48:20</p> <p><b>windowed</b> 27:13</p> <p><b>windows</b> 23:8,12 24:8 25:13 26:22 27:3,5,16 37:17, 18,21,24 38:4 45:18</p>	<p>67:18,20 71:1</p> <p><b>winter</b> 35:18</p> <p><b>wire</b> 27:21</p> <p><b>wish</b> 57:20</p> <p><b>wishes</b> 11:10 58:3</p> <p><b>won't</b> 9:1 48:8 52:1 72:8</p> <p><b>wonderful</b> 80:11</p> <p><b>wood</b> 38:10,12</p> <p><b>work</b> 5:13 17:6 20:6 36:20 50:6 59:10 60:12,18 61:5 62:17 69:14 72:23 73:5,10,12,22 76:3,20</p> <p><b>workable</b> 46:9</p> <p><b>worked</b> 8:11,21 33:14 73:17</p> <p><b>working</b> 7:18 8:1,18 13:22 20:1 21:17 50:11 77:20</p> <p><b>works</b> 37:3 70:20 72:4 76:19</p> <p><b>would've</b> 27:15</p> <p><b>wrap</b> 5:16</p> <p><b>wrapping</b> 22:18</p> <p><b>wrestle</b> 70:8,16</p> <p><b>written</b> 12:19 40:12</p> <p><b>wrote</b> 40:2</p> <hr/> <p style="text-align: center;"><b>Y</b></p> <hr/> <p><b>Yeah</b></p>
---	--	--	---

33:24 57:3 70:1

**year**

75:6

**years**

47:3 66:7

**yesterday**

8:7 32:24 51:14

**you'd**

43:16

**you'll**

5:13 14:12,15 21:15  
23:18 24:4 33:9 71:14

**you're**

9:14,23 12:18 17:24  
18:5,7 22:9,23 23:22,23  
24:1,2,3 25:2 29:16  
30:1,3,4,5 40:20 56:8  
58:6,24 70:16 71:22  
72:2,4,12 73:11 81:6

**you've**

23:16 32:8 39:15 50:1  
61:17 62:13 64:1,19  
67:19 71:9 74:7 77:13  
78:15 79:8

---

**Z**

---

**ZBA**

6:16 60:1 74:2 76:16

**zero**

26:19 46:10

**zone**

5:4,18,22,24 6:1,17,18  
9:21 10:16 49:3 63:23  
64:9

**zone's**

7:9

**zones**

39:9

**zoning**

10:8 70:12

**Zuroff**

3:8 23:20 29:24 30:12,  
17,20,23 31:2,16 32:1  
62:20 65:22 66:16  
68:20 79:14