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Volume XII
Pages 1-37

Brookline Zoning Board of Appeals Meeting
420 Harvard Street Comprehensive Permit Application
420 Harvard Associates, LLC
January 23, 2017, at 7:00 p.m.
Brookline Town Hall
333 Washington Street, 6th Floor
Brookline, Massachusetts 02445

Reporter: Kristen C. Krakofsky

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APPEARANCES

Board Members:

Jesse Geller, Chairman

Lark Palermo

Kate Poverman

Johanna Schneider

Town Staff:

Alison Steinfeld, Planning Director

Maria Morelli, Senior Planner

Applicant:

Victor Sheen, 420 Harvard Associates, LLC

Bob Engler, President, SEB

1 PROCEEDINGS: 7:03 p.m.

2 MR. GELLER: We are opening this public
3 meeting. See, I was paying attention last time.
4 This is continuing on our review of the decision in
5 the case of 420 Harvard.

6 And circulated earlier, at the end of last
7 week, was a revised draft of the decision as well as
8 a copy of the waivers, which, based on my eyes, was
9 the same as the last version we saw. There was also
10 a waiver schedule that was attached that I thought
11 was particularly helpful.

12 For the record, tonight's hearing is being
13 attended -- moving from the left to the right because
14 of Ms. Schneider's conversation. Left to my own
15 devices, I would have moved from the right -- Kate
16 Poverman, Johanna Schneider, Jesse Geller, and Lark
17 Palermo, freshly back from Barcelona and London.

18 So let's take a look at tonight's
19 decision -- or this decision -- and just run through
20 remaining comments.

21 MS. POVERMAN: I just sent my comments to
22 Maria.

23 MR. GELLER: Oh, you are so much smarter
24 than me.

1 MS. MORELLI: I'm prepared.

2 MS. POVERMAN: I thought that's what we
3 were supposed to do.

4 MS. MORELLI: No. Everyone marked their
5 own. I'm not collating.

6 MR. GELLER: So did Maria just give you
7 what was yours?

8 MS. MORELLI: Yes.

9 MR. GELLER: All right. So as we did
10 before, what I'm going to do is -- we're just going
11 to march through this. And if somebody has a comment
12 on a section, jump in.

13 I will tell that you my first comment is
14 No. 5 of the findings. Maybe it's No. 5 of the
15 findings. It's not, actually. It's the procedural
16 history, descriptions of plans, page 3. In that,
17 where you inserted the word "waivers key," it's
18 actually called "waiver key."

19 MS. MORELLI: Okay. Thank you.

20 MR. GELLER: So I don't care what you call
21 it. Just be accurate.

22 Okay. 6, "the Brookline Zoning Board of
23 Appeals."

24 And then my suggestion to you because, I

1 caught one reference where it was referred to us as
2 "the ZBA" rather than "the board," put in
3 parenthetical the board or the ZBA, and then you
4 don't have to chase down all the alternates.

5 Paragraph 11, the fourth line, "and an
6 independent traffic peer reviewer." We also need to
7 speak about the -- or reference the independent
8 parking.

9 MS. MORELLI: There was none in this case.

10 MR. GELLER: There wasn't?

11 MS. MORELLI: No. There were no stackers,
12 so...

13 MR. GELLER: We got rid of them early
14 enough? Okay.

15 And get rid of the conjunction "and" in the
16 third line after "heads" and before "independent."

17 MS. POVERMAN: I have a couple of comments.
18 Do you want them now, or just --

19 MR. GELLER: Go.

20 MS. POVERMAN: In paragraph 6, first line,
21 capitalize "applicant."

22 And in paragraph 11, in the second-to-last
23 line, it starts "environmental health and safety,"
24 add "traffic," between "site and building design."

1 MS. SCHNEIDER: Well, what about the
2 independent traffic peer reviewer in the line before
3 that? Isn't that redundant?

4 MS. POVERMAN: Well, it's says that they
5 reviewed these things. So the traffic guy helped us
6 review traffic, so it's not really redundant because
7 he helped us review traffic.

8 MR. GELLER: I also don't think you need a
9 comma after "site" before the conjunction.

10 MS. POVERMAN: Site and building design,
11 yeah. It just put one after "traffic."

12 MR. GELLER: Okay. My next one is
13 findings, paragraph 4. Put a comma after "19."

14 MS. POVERMAN: Paragraph 4?

15 MR. GELLER: Yes. Of findings.

16 MS. POVERMAN: Yeah, I have that too,
17 actually.

18 MR. GELLER: 7, in the next-to-last line,
19 "four residential units on the second floor and with
20 nine..."

21 Paragraph 8, second line, "at 420 Harvard
22 Street."

23 Paragraph 9, my suggestion for this,
24 because I found it just sort of running on, is that

1 in the second line after "that" you put a colon, then
2 continue it, and after "infeasible" semicolon, remove
3 the "and," continue to "massive," semicolon, remove
4 the "and," semicolon after "infeasible," remove the
5 "and," and continue down to "Harvard Street,"
6 next-to-last line, semicolon, leave the next "and."

7 The only other comment I had on that
8 section was before the phrase "small-commercial
9 properties," third line from the bottom, should it
10 not be "the prevailing small scale commercial
11 properties"?

12 MS. POVERMAN: Should be "prevailing type."

13 MS. MORELLI: I was just incorporating
14 changes that you made. So I understand that you're
15 clarifying further, so you would like to say, "with
16 the prevailing small scale"?

17 MR. GELLER: Kate would like "type" in as
18 well.

19 MS. POVERMAN: "Prevailing style of."

20 MR. GELLER: Paragraph 12, "To demonstrate
21 site control over 49 Coolidge Street."

22 14.

23 MS. POVERMAN: I'm on 13. There's a
24 capitalization of "subsidizing agency" in the middle

1 that needs to be made.

2 MR. GELLER: Yup.

3 In 14, you've got, on the third line, the
4 word "of" is italicized.

5 16, in the next-to-last-line, after "2016"
6 get rid of the comma, get rid of it after
7 "recommendations" on the same line, and then put it
8 after the word "board."

9 18, get rid of the comma after 2016,
10 capitalize "project."

11 19, four lines from the top of it,
12 "request" should be "requests."

13 Last line of that -- next-to-last-line of
14 that, "applicant has confirmed that the properties
15 will be held in common ownership in perpetuity and he
16 shall retain..."

17 MS. POVERMAN: Wait. Where are you?

18 MR. GELLER: Next-to-last line in 19.

19 MS. POVERMAN: "Applicant has confirmed
20 that he shall retain..."

21 MR. GELLER: That's actually not true.
22 Forget it. He's not going to hold it in perpetuity.
23 He may sell the entire property. Leave it alone.

24 Paragraph 20, after the word "production,"

1 do we want to add the phrase "requiring cooking or
2 venting," or are we satisfied with just the broad
3 statement?

4 MS. POVERMAN: I like "requiring cooking or
5 venting."

6 MR. GELLER: Because if they decide to
7 slice carrots on a board, that's food preparation.

8 MS. SCHNEIDER: Yup.

9 MR. GELLER: Paragraph 24, just
10 capitalize -- there are two references to "project"
11 that need to be capitalized.

12 And then my first comment under the
13 conditions isn't until --

14 MS. SCHNEIDER: Can we go back to 22 for a
15 second?

16 MR. GELLER: Sure.

17 MS. SCHNEIDER: Because that doesn't seem
18 consistent with slicing carrots on a board.

19 MS. MORELLI: It's drawn from language from
20 Pat Maloney's letter, so that was the request, but --

21 MS. SCHNEIDER: But, I mean, if we're okay
22 with chopping a salad because it doesn't require
23 ventilation, then I think that narrowing this --

24 MR. GELLER: Well, I agree with you.

1 Here's the issue: The issue is that the letter that
2 we have from the board of health is prefaced on a
3 narrower use, and the applicant has said he's okay
4 with that narrower use. So let's not -- if the
5 applicant says he's okay with it, I don't know that
6 we -- I generally would agree with you.

7 MS. SCHNEIDER: But, then, I guess, do we
8 need to go back to 20 and take out the requested
9 changes so that it's consistent with 22?

10 MS. PALERMO: Yeah. I also have a
11 question. Because the way it's written now, it's
12 limited to coffee. What if someone wanted to do tea?
13 How about tea? I mean, it's just -- I don't know.
14 Is that -- do we really want to be that restrictive?

15 MR. GELLER: Again, I think that
16 traditionally, when you're trying to define uses,
17 particularly in a restaurant context, you define them
18 by the usage of mechanical systems like venting and
19 cooking rather than trying to define them by the
20 types of products that they're preparing.

21 MS. SCHNEIDER: I agree.

22 MR. GELLER: So I think that the flaw in it
23 is the way in which the letter was expressed. Right?
24 Because he's thinking about foods, trying to explain

1 it that way.

2 MS. SCHNEIDER: So what do we do?

3 MS. MORELLI: Except hot beverages?

4 MS. SCHNEIDER: Yeah. But what if someone
5 wanted to make a milkshake or a smoothie?

6 MR. GELLER: Or slice a roll.

7 MS. SCHNEIDER: Or slice a roll or a bagel
8 that was purchased elsewhere? I mean, I think that
9 was always the concept that the board was comfortable
10 with.

11 MR. GELLER: It's about venting and
12 cooking, is really what it's about.

13 MS. PALERMO: So your suggestion is we
14 rewrite 20 to say it will not be used for food
15 preparation or production requiring venting or
16 cooking. And then on the --

17 MS. SCHNEIDER: What if we said something
18 like, "no food preparation requiring ventilation will
19 be conducted on the site"?

20 MS. MORELLI: Well, it's more than that
21 because he's reviewing a trash plan.

22 MS. POVERMAN: What about something like,
23 "the preliminary trash plan assumes that food
24 preparation will be consistent with paragraph 20

1 above"?

2 MS. SCHNEIDER: But I think it doesn't.

3 Right? Isn't that the problem?

4 MR. GELLER: Right.

5 MS. MORELLI: You know, I'm just a
6 little -- I don't know how strict Pat Maloney was
7 being when he said that he was reviewing his trash
8 plan. Maybe he doesn't want sandwiches prepared on
9 the site. Maybe he expects them to be, you know,
10 packaged -- brought in. Because we're talking about
11 the amount of waste this kind of -- so you -- like,
12 making a smoothie. But, like, what if someone is
13 chopping melons and there's all of these peels? His
14 issue is food scraps, all of that waste, and that's
15 what he was evaluating.

16 MR. GELLER: So is your recommendation we
17 change "coffee" to "hot beverages"?

18 MS. POVERMAN: I think we need to ask him.

19 MS. MORELLI: I think we should just -- I
20 would feel more comfortable saying "hot beverages"
21 because I really feel that he's not talking about --

22 MS. POVERMAN: Well, we need to allow iced
23 tea.

24 MS. MORELLI: We're talking about something

1 that's, like, using equipment to heat. And we're
2 also, I think in his mind, talking about preparation
3 that creates waste. And that's the -- the trash plan
4 is not so much about ventilation. The ventilation
5 has really nothing to do with the trash. It has
6 everything to do with the type of trash that's being
7 generated. That stuff has be separated from the
8 rest. How you treat those food scraps from the
9 melons you're using to make smoothies, for instance.

10 MS. SCHNEIDER: Do you think he's okay
11 expanding into coffee and tea?

12 MR. GELLER: Hot beverages.

13 MS. SCHNEIDER: I mean, tea bags obviously
14 are creating something, a different kind of waste,
15 coffee grinds.

16 MS. PALERMO: Just say "coffee and tea."

17 MS. SCHNEIDER: Or you can -- I mean,
18 again, you raised a good point about smoothies. I
19 was not thinking about melon rinds.

20 MS. POVERMAN: Bottled water.

21 MS. SCHNEIDER: That's not preparing. I
22 mean, if you're selling bottled water, you're selling
23 bottled water.

24 MS. POVERMAN: Good point.

1 MS. PALERMO: Okay. Coffee and tea.

2 MR. GELLER: Let's jump back to 20. So
3 what if, instead of saying --

4 (Multiple parties speaking.)

5 MR. GELLER: So then 22, you want to use
6 something other than "hot beverages"? You want to
7 actually limit him to tea and coffee?

8 MS. SCHNEIDER: Well, what if he wants to
9 make hot chocolate? Yeah, hot beverages.

10 MS. POVERMAN: Honestly, iced tea, really.
11 We can't say hot beverages.

12 MS. PALERMO: They can only make or prepare
13 hot beverages. If someone wants to put in ice...

14 MS. MORELLI: Well, I think the issue is if
15 you say "cold beverages," a smoothie is a cold
16 beverage. But what kind of trash are you generating?

17 MR. GELLER: All right. Here's my opinion:
18 We need to know from him what he was thinking of.
19 Rather than -- rather than trying to guess, we need
20 to know.

21 MS. MORELLI: He did say, "except coffee,"
22 so I think we can extrapolate coffee and tea.

23 MS. SCHNEIDER: We're better off saying
24 coffee or tea because it would be iced coffee or

1 iced --

2 MS. PALERMO: Right. Then you get the iced
3 in as opposed to saying hot beverages because hot --

4 MS. SCHNEIDER: In the case of lemonade,
5 they're not making lemonade. They're just pouring
6 it.

7 MS. POVERMAN: I know. But with all due
8 respect, I think we're putting ourselves into
9 contortions here when -- what would the harm be of
10 asking and --

11 MS. MORELLI: Because the applicant really
12 said that he wanted a situation where the food would
13 be brought in and coffee would be made. And so it
14 was really that the applicant was being that
15 restrictive. So Pat was really talking about the
16 applicant's plans.

17 So we're not thinking about -- you know,
18 Pat isn't coming up with the scheme. He's really
19 responding to a very specific, very narrow -- narrow
20 intentions that the applicant discussed with him.

21 MS. POVERMAN: Well, I -- just to -- off
22 the top of my head, if I said, yeah, I want to make
23 coffee, I would think, yeah, that could include hot
24 chocolate. And I think being so restrictive that we

1 are preventing somebody from having hot chocolate --

2 MS. MORELLI: They can come back before the
3 board. I mean, there's a whole licensing, you know,
4 process for this. There is a mechanism if anyone in
5 the future finds this restrictive. We can't think of
6 every single scenario.

7 MR. GELLER: If he finds that there is a
8 market swelling for a soft-use cafe at this site,
9 he'll be back.

10 MS. POVERMAN: Okay.

11 MS. SCHNEIDER: So does that leave us with
12 coffee and tea?

13 MR. GELLER: Yes.

14 MS. SCHNEIDER: Okay.

15 MR. GELLER: As insane as I think it is.

16 5?

17 MS. POVERMAN: We're at Condition 5?

18 MR. GELLER: Yes.

19 MS. POVERMAN: Actually, back to No. 28 in
20 findings, capitalize "conditions."

21 MR. GELLER: Okay. 5, I'm concerned that
22 we slide into different ways of defining the things
23 that are not the residential units. I'd like to
24 stick with the commercial space, which we seem to use

1 most frequently. So rather than "nonresidential
2 space," let's refer to it as "commercial space." And
3 in the context of that language, I'd prefer it to
4 read, "Parking at the 49 Coolidge Street parcel shall
5 be used solely by the employees of the commercial
6 tenants -- the commercial space tenants."

7 In 8, I think you need to delete in the
8 second line, "and maximum number."

9 MS. POVERMAN: So just the total number?

10 MR. GELLER: No. "The total maximum number
11 of bedrooms shall be 46, and the maximum number of
12 units" -- and then delete "and maximum number,"
13 unless you're referring to, "and maximum number of
14 bedrooms."

15 MS. MORELLI: Right. It's repetitive.

16 MR. GELLER: 13, three lines from the
17 bottom, "town arborist and," insert the word "and."

18 MS. POVERMAN: Where are we?

19 MR. GELLER: Paragraph 13, page 8.

20 Page 9, 16, sub 6.

21 MS. POVERMAN: Wait. I have something on
22 16.

23 MR. GELLER: Okay.

24 MS. POVERMAN: So in paragraph 16, on the

1 last line, it should -- rather than saying -- well,
2 okay. So it should say, reading the whole thing,
3 "Prior to the issuance of the building permit, the
4 applicant shall submit a rubbish/recycling plan and
5 schedule to the chief of environmental health for
6 review and a determination of compliance with the
7 town regulations." Capitalize, "Said plan shall
8 include provisions guaranteeing that."

9 MR. GELLER: Okay. Next page, 16B,
10 "420 Harvard Street."

11 And at the end of both C and D, insert,
12 "shall be located within the trash room."

13 And then you've got E in italics.

14 MS. POVERMAN: And then semicolons too.

15 MR. GELLER: Sub K, "No food shall be
16 prepared within the commercial space. Prospective
17 retail tenants selling coffee or tea" --

18 MS. PALERMO: Or both.

19 MR. GELLER: -- "shall remain subject to
20 local licensing and other approvals relative to the
21 sale of food and beverages."

22 MS. POVERMAN: I'm sorry. "Shall remain
23 subject to the" --

24 MS. SCHNEIDER: -- "local licensing and

1 other approvals relative to the sale of food and
2 beverages."

3 MS. POVERMAN: Okay. 18, "Plantings
4 between the property line at 44 Fuller Street and" --
5 add "site" between -- site and driveway -- "site
6 driveway."

7 MR. GELLER: "Site driveway," yeah.

8 22, five lines down, "The placement of
9 machinery, supplies or equipment."

10 And then I had a question on 25.

11 MS. POVERMAN: 22, add "or any" -- on the
12 last -- second-to-last line, "or any alteration."

13 MR. GELLER: Right.

14 So the question on 25 is -- it's about
15 changes in materials, colors, and window profiles,
16 and it suggests that a change of these thing is, per
17 se, not material. In other words, they wouldn't have
18 to come back to us, that it can unilaterally be
19 decided by Polly Selkoe. Was that the intent?

20 MS. MORELLI: Well, this is a -- yeah. I
21 don't think you discussed that in particular.

22 MR. GELLER: We didn't.

23 MS. MORELLI: So it is a vestige from
24 another case that was in a local historic district

1 where the planning board actually was the final
2 arbiter. But in a case like this, it is consistent
3 with -- I mean --

4 MS. SCHNEIDER: It's a design review.

5 MS. MORELLI: It's a design review, I
6 think, because Polly -- you know, Polly Selkoe is
7 going to be looking at the plans that were approved
8 under Item 4, and if there are changes, it's just
9 really ensuring that it's --

10 MR. GELLER: That's the key part. I don't
11 know if she -- right. I think she can make a
12 determination of whether it's consistent with the
13 plans that have been submitted. That's fine. But if
14 it goes materially beyond that, it's got to come back
15 to us. That's the point I'm trying to make.

16 MS. MORELLI: So are you talking about --
17 you're not talking about significant changes the way
18 it's defined. You're just talking about --

19 MS. SCHNEIDER: Well, I think you want to
20 take out "review and approval." I think you want to
21 say, "review for consistency."

22 MS. PALERMO: Or "for a determination."

23 MS. SCHNEIDER: Or "review for a
24 determination of consistency."

1 MS. MORELLI: Then you maybe want to take
2 out "changes." Because what she's really going to be
3 confined to is if the applicant is replacing any
4 exterior materials, they have to be replaced in kind.
5 That's what you're expecting.

6 MR. GELLER: Right.

7 MS. MORELLI: So before "the applicant
8 replaces," delete "or changes."

9 MS. SCHNEIDER: Wait a minute. So do you
10 think that if they -- after this project is built, if
11 they make any changes, they've got to potentially
12 come back?

13 MR. GELLER: No. If they make any material
14 changes. And that's the tricky part, figuring out
15 what's a material change and what isn't. And,
16 frankly, of the things that they're listing here:
17 materials, colors, and window profiles, the only one
18 that would concern me is the window profiles.

19 MS. POVERMAN: Well, the materials could be
20 considered -- I mean, let's say you have a nice
21 material and they were going to --

22 MR. GELLER: We're going to go to velvet.
23 We want velvet walls.

24 MS. POVERMAN: Velvet walls, yeah, you

1 know, and we want clowns on them.

2 MR. GELLER: Right, because we have a lot
3 of those.

4 MS. POVERMAN: Well, let's say they decide
5 to go to aluminum siding instead of brick. That's a
6 big change.

7 MR. GELLER: Right. That's my point.

8 You can look at Alison, but we're assuming
9 she's not going to significantly change what -- the
10 project that has been --

11 MS. MORELLI: On another case, that --
12 well, are you doing this consistently with the other
13 cases that you're sitting on? Are we singling this
14 out?

15 MR. GELLER: My intention is not to single
16 this case out. My intention is to look at this
17 language and see what the -- because my understanding
18 is if there's a material change, they're supposed to
19 come back to us.

20 MS. MORELLI: If there's a significant
21 change.

22 MR. GELLER: Okay. And I don't want to
23 have to try and -- I don't want to give up that
24 authority, per se, by the language of the decision.

1 MS. MORELLI: Then perhaps we should put a
2 qualifying statement, "unless it" --

3 MR. GELLER: -- "is a material" --

4 MS. MORELLI: "Unless it is a significant
5 change as defined by regulations at..."

6 MR. GELLER: Fine.

7 MS. SCHNEIDER: That's a great resolution.

8 MS. POVERMAN: Well, how do we determine
9 whether it's a material change?

10 MS. MORELLI: If it's literally a
11 significant change as defined by the state regs.

12 MS. POVERMAN: From the state regs which
13 say when a material --

14 MS. MORELLI: It's really not about
15 materials. It's about, really, if the size of the
16 project is changing.

17 MS. POVERMAN: No. What I'm concerned
18 about, honestly, is something like going to aluminum
19 or some much-cheaper material. Not in this project
20 necessarily, but it could happen down the line. I
21 think we should have similar language in all of our
22 projects because there could be a situation where
23 somebody says, okay, this particular siding is too
24 expensive and I'm just going to go with a much

1 cheaper one. They tell us what sort of building
2 material they're using as they present the project to
3 us, and if they change that, shouldn't we know?

4 MS. SCHNEIDER: I'm just not sure that
5 that's within the purview of the board under 40B. I
6 mean, we're not supposed to be --

7 MS. POVERMAN: Well, where is the design --

8 MS. PALERMO: But this is after the
9 issuance of a final -- the building is built. This
10 is if in the future they change it. This is -- the
11 C of Os been issued, after issuance of the final
12 C of O.

13 MS. POVERMAN: Okay.

14 MS. MORELLI: This is really a vestige from
15 a case that's in an LHD. Now, 40Bs, you don't have
16 copper and slate and -- you know, there are a lot of
17 materials that you would require in a LHD that you're
18 just not going to have --

19 MS. POVERMAN: Yeah, okay. That makes
20 sense.

21 MR. GELLER: I like Johanna's --

22 MS. SCHNEIDER: Yeah, unless it's
23 significantly --

24 MR. GELLER: Right.

1 MS. PALERMO: As defined by --

2 MR. GELLER: Kate, you like that?

3 MS. POVERMAN: That's fine with me.

4 MR. GELLER: Okay. Next, in 27, "The two
5 lots shall remain in," add the word "in".

6 And then in 28, do we mean 50 percent of
7 the COs for the residential units?

8 MS. MORELLI: It's not about 50 percent --
9 I know it seems subtle, but we did spend some time
10 talking about this, I think, with Mr. Bennett
11 present.

12 MR. GELLER: Yeah, he was here. I remember
13 that.

14 30, third line down, "and 44 Fuller
15 Street," take out "sharing a lot line" -- take out
16 "sharing a lot line with the site," because you don't
17 need it. If you're going to reference just those
18 particular street addresses, you don't need to
19 further define what they are. Okay? "Subject to
20 receipt from abutters of right of access."

21 MS. MORELLI: "Of access, period."

22 MR. GELLER: Correct.

23 MS. POVERMAN: "Of rights of access"?

24 MR. GELLER: Uh-huh.

1 32, first line, "Contemporaneously with
2 sending or within 10 days of receiving any and all
3 correspondence to or from," not "with."

4 33, next-to-last line, "including in leases
5 for the commercial spaces language mandating MBTA
6 pass subsidies," and you can take out "are available"
7 and leave in "to employees."

8 MS. POVERMAN: Could you read the whole
9 thing?

10 MR. GELLER: Sure. "Five, including in
11 leases for the commercial spaces language mandating
12 MBTA pass subsidies to employees."

13 MS. POVERMAN: Language mandating, okay.

14 MR. GELLER: We're not telling them how
15 much. We're just saying --

16 MS. POVERMAN: Language mandating MBTA --
17 may I suggest alternative language?

18 MR. GELLER: Sure.

19 MS. POVERMAN: "Including language in
20 leases for the commercial spaces notifying lessees
21 that MBTA pass subsidies are available to employees."

22 MR. GELLER: Yeah. That's not the way you
23 usually would draft that.

24 MS. POVERMAN: Okay.

1 MR. GELLER: So when -- usually when you
2 put in language into a decision for a transportation
3 access plan, you are pushing the applicant to utilize
4 public transit. And the way you do that is you make
5 them build into their commercial leases language that
6 requires some level of undefined participation,
7 subsidization.

8 MS. POVERMAN: Okay.

9 MR. GELLER: So that when he signs up his
10 cafe tenants that he's not going to have, he puts in
11 that lease that they have to subsidize a certain
12 number of employees or offer them MBTA passes.
13 That's the way --

14 MS. POVERMAN: Got it.

15 MR. GELLER: And we don't try and force
16 them into a certain threshold.

17 Okay. 35, next-to-last line, "provided
18 that there shall, at all times, be no fewer than..."

19 Okay. 38.

20 MS. POVERMAN: Oh.

21 MR. GELLER: Yup. Go ahead, Kate.

22 MS. POVERMAN: It's the same thing, but
23 that there's an there extra period before "prior to,"
24 so just delete a period in 38.

1 MS. MORELLI: Yeah. It's just the auto
2 correct. That, I have to just clean up.

3 MR. GELLER: In the third line, "the
4 affordable units and market-rate units."

5 MR. ENGLER: Mr. Chairman, may I ask a
6 question?

7 MR. GELLER: Sure.

8 MR. ENGLER: Your 35 comment, "at all
9 times," doesn't really -- not consistent with the
10 regulation to say -- the regulatory agreement to say,
11 if you've reached 140 percent of your income, you now
12 pay market rents, and the next unit that's available
13 has to become affordable. You can't say "at all
14 times," because there might be a couple-week period
15 when somebody's designated market and the next
16 vacancy becomes affordable. That's the way it works,
17 so I just -- I think the language is too restrictive.

18 MR. GELLER: Okay. If that's the case,
19 okay. Fine. Thank you.

20 42, "Regulatory agreement" needs to be
21 capitalized. It's -- looks like it's the second line
22 after the deletions.

23 And then five lines down, "project" needs
24 to capitalized, five lines down from that.

1 And then another four lines down,
2 "regulatory agreement" capitalized.

3 And then in the last line, "customary in
4 terms of the town's" -- apostrophe S -- regulatory
5 agreements.

6 In 43, in the second line, "agent for the
7 project," because we've defined that -- "for the
8 period commencing at expiration of..."

9 MS. POVERMAN: Expiration of what?

10 MR. GELLER: It just continues on.

11 MS. POVERMAN: Okay. I have a question
12 about the first line of 43. So it says, "When the
13 applicant shall" -- sorry -- "The applicant shall
14 retain the town or a consultant." Is it a consultant
15 the town designates as a monitoring agent?

16 MS. PALERMO: Yes.

17 MS. POVERMAN: Okay. Then can we add the
18 consultant? So instead saying, "The applicant shall
19 retain the town or a consultant the town designates
20 as the monitoring agent."

21 MR. GELLER: Okay. 44, is "replacement
22 town regulatory agreement" the defined term? I
23 assume "replacement" should be a lowercase R.

24 MS. MORELLI: You know, that's just the

1 title of the exhibit, I think.

2 MR. GELLER: Okay. And six lines down
3 before the word "applicant," insert "the." Next line
4 down before the word "applicant" in two places put in
5 the word "the."

6 45, capitalize "building permit."

7 46, next-to-last line, capitalize
8 "market-rate units."

9 47, after the word "ensure," take out
10 "including without limitation."

11 MS. POVERMAN: In 47 you also need to
12 capitalize "building permit."

13 MS. MORELLI: It is capitalized.

14 MS. POVERMAN: Oh, you're right. I'm
15 sorry.

16 MS. MORELLI: That's okay.

17 MR. GELLER: That's it.

18 MS. MORELLI: In Exhibit 2, are there any
19 changes?

20 MR. GELLER: Not for me.

21 And then anybody have any comments on the
22 waiver list?

23 MS. POVERMAN: On Exhibit 2, I had some
24 comments before we get into that.

1 MR. GELLER: I don't have any comments. Do
2 you?

3 MS. POVERMAN: I do.

4 MR. GELLER: Okay. I thought that's what
5 we just raised. Go ahead.

6 MS. POVERMAN: Yeah. I hadn't gotten there
7 yet.

8 So on page 1, Exhibit 2, so I suggest that
9 you say at the top, "JFK Crossing, 420 Harvard,
10 49 Coolidge Comprehensive Permit," because that's
11 what it's referring to.

12 And then in the first paragraph, one, two,
13 three, four, five down, "We'll set forth," instead of
14 "for the."

15 Paragraph 2, "Regulatory Agreements. It is
16 the intention of the comprehensive permit that the
17 project will" -- instead of "would" -- "in
18 perpetuity..."

19 Then going down, one, two, three -- on
20 No. 2, one, two, three, four, five lines, it's
21 Condition 42, it's not -- take out 34. It's
22 condition 42 and 43 of the comprehensive permit, I
23 believe.

24 MR. GELLER: That's what it says.

1 MS. MORELLI: I crossed out --

2 MS. POVERMAN: Sorry. I'm confusing the
3 blue and the red. So I would say, "Conditions 42 and
4 43 of the comprehensive permit for a regulatory
5 agreement," just to make it clear.

6 Then "From and immediately after the
7 expiration or termination of the subsidizing agency
8 agreement" -- hold on a second -- so the town shall
9 enter into an agreement? And I'm not sure who it
10 enters into an agreement with because that sentence
11 is kind of confusing. Who does it enter into an
12 agreement with?

13 MR. GELLER: The owner of the property.

14 MS. MORELLI: It's the owner of the
15 property that's entering into an agreement. It's not
16 the town that's entering -- the town is really just
17 the monitoring agent.

18 MR. GELLER: Well, the regulatory agreement
19 is entered into by the owner for the benefit of the
20 town.

21 MS. POVERMAN: So when it says, "an
22 agreement shall be entered into," who's entering into
23 that agreement?

24 MR. ENGLER: The owner and the town.

1 MS. MORELLI: Well, you know, it's -- if
2 you look at paragraph 1, the applicant will be
3 entering into a regulatory agreement, so I would just
4 repeat that structure in saying the applicant or --
5 they're the owner.

6 MS. POVERMAN: The owner shall enter into
7 an agreement containing the terms of this exhibit?

8 MR. GELLER: Yup.

9 MS. POVERMAN: Okay. Number 3,
10 "Affordability Requirements: Pursuant to the terms
11 of condition" -- I think it's 34 and not 26.

12 MS. MORELLI: I was just writing, so where
13 are you?

14 MS. POVERMAN: I'm sorry. Paragraph 3, the
15 first line, it think it's Condition 34, not 26.

16 And then the next page, three down, it
17 should be "successor agency," not "successory
18 agency."

19 Okay. And then four paragraphs down, so
20 the second under "monitoring and enforcement," four
21 lines, "provided in Condition" -- it's not 26. It's
22 43 of the comprehensive permit.

23 MS. MORELLI: Did you say 43 or 34?

24 MS. POVERMAN: 43.

1 MS. MORELLI: 43. And on the previous page
2 you said 43?

3 MS. POVERMAN: 34.

4 Next page, second line of the page -- I'm
5 sorry, first line -- starts "The public interest."
6 It should be, "The term" -- never mind -- should be
7 "the term of the" -- so the top line should be, "The
8 term of the town regulatory agreement, the rental
9 restrictions, and the other requirements provided
10 therein shall remain effective" -- put in
11 "effective" -- "for so long as the project exists".

12 And then in the final paragraph, six lines
13 up from the bottom, the line that begins "covenants."
14 "The covenants running with the land shall be deemed
15 to be satisfied in full and" -- take out "that" --
16 "any requirements of privileges. "

17 And that's it.

18 MR. GELLER: Okay. Anybody have any
19 questions on the waiver key, or whatever it's called?

20 (No audible response.)

21 MR. GELLER: Maria, questions? You all
22 set?

23 MS. MORELLI: No.

24 MR. GELLER: Okay. So what I want to do

1 next is -- we have a few votes that we need to take.
2 The first is we actually need to vote on whether to
3 grant this comprehensive permit.

4 Anybody want to make a motion?

5 MS. SCHNEIDER: I move to vote to approve
6 subject to the conditions in the decision.

7 MR. GELLER: Okay. Anyone want to second?

8 MS. PALERMO: Second.

9 MR. GELLER: All in favor?

10 (All affirmative.)

11 MR. GELLER: So it's a unanimous grant of
12 the comprehensive permit subject to the conditions as
13 we've -- findings and conditions in the language of
14 the decision as we work through them.

15 The second vote that I want to take is --
16 obviously there needs to be some editing, still, of
17 this document, and we have a period of 40 days, so
18 that's not the issue. The issue is Maria needs to
19 have the ability to get this into final order, and
20 one lucky party needs to be authorized to sign the
21 decision.

22 So my suggestion is we follow the paradigm
23 from the 40 Centre Street case, because we're pretty
24 far along on this, which is that I would suggest that

1 Maria circulate a cleaned-up, redlined version of
2 this to all of the members. I would remind the
3 members that you are not permitted to speak to each
4 other, but you could direct comments to Maria and she
5 can make further revisions to the document and then
6 recirculate the documents to each of us.

7 What I would ask is that the board vote to
8 authorize me, once Maria's given the all-clear, to
9 sign the decision on behalf of the board.

10 MS. SCHNEIDER: So moved.

11 MS. PALERMO: Second.

12 MR. GELLER: All in favor?

13 (All affirmative.)

14 MR. GELLER: Okay. Any other business?

15 No. You're shaking your head. You're
16 sure? You don't want to drag this out?

17 Okay. Well, I want to thank everyone
18 and -- yes, Alison?

19 MS. STEINFELD: I'm sure you wanted to
20 acknowledge Kristen.

21 MR. GELLER: I do, and I apologize for not
22 doing so. Thank you. You have worked exceptionally
23 hard.

24 (Proceedings adjourned at 7:51 p.m.)

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 2nd day of February, 2017.

14 

15
16

Kristen Krakofsky, Notary Public
17 My commission expires November 3, 2017.

18

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<p style="text-align: center;">1</p> <hr/> <p>1 31:8 33:2</p> <p>10 26:2</p> <p>11 5:5,22</p> <p>12 7:20</p> <p>13 7:23 17:16,19</p> <p>14 7:22 8:3</p> <p>140 28:11</p> <p>16 8:5 17:20,22,24</p> <p>16B 18:9</p> <p>18 8:9 19:3</p> <p>19 6:13 8:11,18</p> <hr/> <p style="text-align: center;">2</p> <hr/> <p>2 30:18,23 31:8,15,20</p> <p>20 8:24 10:8 11:14,24 14:2</p> <p>2016 8:5,9</p> <p>22 9:14 10:9 14:5 19:8,11</p> <p>24 9:9</p> <p>25 19:10,14</p> <p>26 33:11,15,21</p> <p>27 25:4</p>	<p>28 16:19 25:6</p> <hr/> <p style="text-align: center;">3</p> <hr/> <p>3 4:16 33:9,14</p> <p>30 25:14</p> <p>32 26:1</p> <p>33 26:4</p> <p>34 31:21 33:11,15,23 34:3</p> <p>35 27:17 28:8</p> <p>38 27:19,24</p> <hr/> <p style="text-align: center;">4</p> <hr/> <p>4 6:13,14 20:8</p> <p>40 35:17,23</p> <p>40B 24:5</p> <p>40bs 24:15</p> <p>42 28:20 31:21,22 32:3</p> <p>420 3:5 6:21 18:10 31:9</p> <p>43 29:6,12 31:22 32:4 33:22,23,24 34:1,2</p> <p>44 19:4 25:14 29:21</p> <p>45 30:6</p> <p>46 17:11 30:7</p> <p>47 30:9,11</p>	<p>49 7:21 17:4 31:10</p> <hr/> <p style="text-align: center;">5</p> <hr/> <p>5 4:14 16:16,17,21</p> <p>50 25:6,8</p> <hr/> <p style="text-align: center;">6</p> <hr/> <p>6 4:22 5:20 17:20</p> <hr/> <p style="text-align: center;">7</p> <hr/> <p>7 6:18</p> <p>7:03 3:1</p> <p>7:51 36:24</p> <hr/> <p style="text-align: center;">8</p> <hr/> <p>8 6:21 17:7,19</p> <hr/> <p style="text-align: center;">9</p> <hr/> <p>9 6:23 17:20</p> <hr/> <p style="text-align: center;">A</p> <hr/> <p>ability 35:19</p> <p>abutters 25:20</p> <p>access 25:20,21,23 27:3</p> <p>accurate 4:21</p> <p>acknowledge 36:20</p>	<p>add 5:24 9:1 19:5,11 25:5 29:17</p> <p>addresses 25:18</p> <p>adjourned 36:24</p> <p>affirmative 35:10 36:13</p> <p>Affordability 33:10</p> <p>affordable 28:4,13,16</p> <p>agency 7:24 32:7 33:17,18</p> <p>agent 29:6,15,20 32:17</p> <p>agree 9:24 10:6,21</p> <p>agreement 28:10,20 29:2,22 32:5, 8,9,10,12,15,18,22,23 33:3,7 34:8</p> <p>agreements 29:5 31:15</p> <p>ahead 27:21 31:5</p> <p>Alison 22:8 36:18</p> <p>all-clear 36:8</p> <p>allow 12:22</p> <p>alteration 19:12</p> <p>alternates 5:4</p> <p>alternative 26:17</p> <p>aluminum 22:5 23:18</p> <p>amount 12:11</p> <p>anybody 30:21 34:18 35:4</p>
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