

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

Brookline Zoning Board of Appeals Hearing
Application for a Comprehensive Permit
By Chestnut Hill Realty
Puddingstone at Chestnut Hill, LLC
July 11, 2018, at 7:00 p.m.
Brookline Town Hall
333 Washington Street, Room 111
Brookline, Massachusetts 02445

Reporter: Kristen C. Krakofsky

1 APPEARANCES

2

3 Board Members:

4 Mark Zuroff, Chairman

5 Christopher Hussey

6 Lark Palermo

7

8 Town Staff:

9 Alison Steinfeld, Director of Planning and Community
10 Development11 Polly Selkoe, Assistant Director of Regulatory
12 Planning

13

14 Traffic Peer Reviewer:

15 Benny L. Hung, P.E., Environmental Partners Group

16

17 Stormwater Peer Reviewer:

18 Adam S. Kran, P.E., Environmental Partners Group

19

20 Applicant:

21 Marc Levin, Director of Development, Chestnut Hill
22 Realty

23 Steven Schwartz, Esquire, Goulston & Storrs

24 Joe Geller, Vice President, Stantec

1 Robert Michaud, P.E., MDM Transportation

2 Frank Holmes, Stantec Consulting

3

4 Members of the Public:

5 Scott Gladstone, 33 Russet Road

6 Mr. Weinrauch

7 Deb Abner, Russet Road

8 Bill Pu, town meeting member, 249 Beverly Road

9 Judy Leichtner, town meeting member, Precinct 16

10 Alisa Jonas, town meeting member, Precinct 16

11 Carolyn Thall, town meeting member, Precinct 16

12 Nathan Shpritz

13

14

15

16

17

18

19

20

21

22

23

24

1 PROCEEDINGS

2 7:06 p.m.

3 MR. ZUROFF: Good evening, ladies and
4 gentlemen. I'm calling to order this meeting of the
5 zoning board of appeals. My name is Mark Zuroff.
6 I'm sitting as chair tonight. Sitting with me to my
7 immediate right is Lark Palermo, to her right is
8 Christopher Hussey.

9 We are here tonight on the hearing of the
10 comprehensive permit application on the address of
11 265-299 Gerry Road, which we call Puddingstone at
12 Chestnut Hill, or they call it Chestnut Hill
13 Puddingstone.

14 I should tell everybody that this meeting
15 is being recorded. However, we don't have, in this
16 room, the benefit of microphones. So if anybody
17 wishes to address the panel, and that includes the
18 applicant and the peer reviewers, I ask that you
19 speak as loudly as is comfortable for you so that
20 our transcriber can get the remarks properly.

21 Tonight we are here primarily to hear about
22 traffic and stormwater, and the applicant is
23 presenting some revised designs for us to consider.
24 So we will go in the follow order: We're going to

1 hear the reports on the design working group, we're
2 going to hear from the development team, we will
3 hear from the peer reviewers on their presentations,
4 we will take public comment, then we will address
5 organizational and administrative business and new
6 business, and we'll continue the hearing to the next
7 date.

8 So without further ado --

9 MS. SELKOE: My name is Polly Selkoe,
10 assistant director of regulatory planning.

11 I just want to report on the working group.
12 We had a group meet on June 27th, and we actually
13 had the stormwater and traffic engineers from
14 Puddingstone's group, from Stantec, so that we could
15 discuss kind of any outstanding issues. We also had
16 our peer reviewer -- design peer reviewer who works
17 for the town, Cliff Boehmer.

18 So the details about traffic and
19 stormwater -- what we did was we just really went
20 over what are the things that we still have to
21 address and that they should communicate with the
22 peer reviewers and try to be prepared for tonight,
23 having answered any questions that have come up.

24 Then we did look at the revised design to

1 the large building and mostly the -- this board had
2 directed the Puddingstone team to look at how to
3 articulate better the rear of the building. And
4 they showed us plans for that, and Cliff Boehmer was
5 very pleased with that. We were pleased they've
6 made some progress on that. I believe you'll be
7 seeing some of that tonight.

8 So with that, I will turn it over to the
9 Puddingstone development team.

10 MR. LEVIN: Good evening, Chairman Zuroff,
11 board members, planning staff. Marc Levin, Chestnut
12 Hill Realty.

13 Yes, indeed, we did meet, and the peer
14 reviewers were there as well, the engineers, so we
15 had all the engineers in the room and made some
16 progress, hopefully.

17 So since our meeting here on the 6th, as
18 you mentioned, we'd gone over the stormwater plans
19 and the engineers have been going back and forth on
20 both stormwater and traffic.

21 We also have developed the architecture
22 further, which you'll see, based on input from Cliff
23 Boehmer.

24 We actually walked the site again with

1 Maine Drilling and Blasting. We'll talk about that
2 a little bit.

3 And we also provided the staff with the
4 draft condition for the comprehensive permit and
5 supporting memorandum regarding the elimination of
6 the three infill buildings that we discussed last
7 week.

8 Here is an updated rendered site plan that
9 shows the Puddingstone building relocated -- the new
10 Puddingstone building relocated. So this is the new
11 configuration of the building with the added
12 articulation. The building's been moved forward, so
13 it's right on the municipal line between Brookline
14 and Boston.

15 The benefits, as we've mentioned, is that
16 it now has a street presence, whereas before it was
17 tucked behind buildings; it's further from the
18 townhomes; it has its own site, which was an
19 important concept that Cliff had raised.

20 So here -- in fact, right here and here are
21 where 14 units are being demolished in Brookline.
22 There's also 8 units demolished in Boston for a
23 total of 22 units. You know, that hit to the income
24 we feel as though, although it, you know, diminished

1 the returns on the project overall, we think in the
2 long run it's going to be worth it and pay off to
3 have this improved siting of the building.

4 Here you see the entrance, and here you
5 have a swimming pool in Boston and deck area for
6 amenity space in Brookline.

7 As I mentioned at a previous hearing, we
8 did research what would be needed in Boston, and we
9 clearly would need a permit to build the parking and
10 a permit to do the swimming pool, and we have to go
11 before the landmarks commission and incur a 90-day
12 demolition delay for the removal of that 8-unit
13 building that sits right here.

14 So here is the new building as a rendered
15 perspective. We have introduced a number of
16 materials and articulation and fenestration per some
17 of the ideas that Cliff had introduced, and we think
18 it's a much nicer building than what we had -- than
19 the simple massing model that we had before. It's
20 evolved well.

21 This is the view from Gerry Road just as --
22 after it turns from Sherman and turns into Gerry.
23 This is the entrance to the 40B site. Here you have
24 the garage door that services the upper-level

1 parking deck. And this is coming down that road a
2 little further, and you can see the garage door to
3 the lower level parking deck.

4 And here you see the building from the
5 circle that is surrounded by the three infill
6 buildings, and it really is really sitting in the
7 site, really -- I think, really quite nicely,
8 actually.

9 So you can see how when this -- this, at
10 one time, was just a straight wall. And by jutting
11 out, by articulating it here in the footprint and
12 then adding different architectural elements, we
13 really were able to break up the mass of the
14 building.

15 So as I mentioned earlier, we walked with
16 Maine Drilling and Blasting, and they gave me
17 assurances that there would be no damage done to the
18 buildings at Hancock Village and also that there's
19 no impact on the wildlife. In fact, he gave an
20 anecdotal story where he was at a blast site. There
21 was an eagle sitting in the tree. Blast goes off,
22 the eagle's still sitting in the tree. Sort of
23 like, well, what's with that? He said, well, mother
24 nature dishes out much more extreme conditions than

1 a blast.

2 And I can say from personal experience --
3 we did a fairly significant blast site in Newton,
4 60,000 cubic yards -- that it's not loud. You know,
5 it's just not loud. It's not what people, you know,
6 imagine it from the movies and what have you. I
7 wouldn't say it's anticlimactic. It's pretty
8 dramatic, but it's not loud. They've really
9 mastered or evolved the art of it. In any event,
10 bottom line, they're going to do a blasting plan,
11 and the peer reviewer will take a look at it.

12 So the next steps: We'll meet with the
13 peer reviewer again -- we have a date scheduled --
14 and we'll refine the architecture, the blasting
15 plan. And if you'd like, we could do another site
16 walk, you know, at your leisure. Just let us know.

17 And at the next meeting, we're going to
18 provide the drive-around, which we weren't able to
19 complete the model. It's fairly complicated. But
20 we'll have the drive-around to see what the building
21 looks like on the drive through the site.

22 And we'll also have images, site plans, and
23 more information on the Gerry garage -- Gerry and
24 Independence garage conversions so you can see what

1 it is we're pursuing in the special permit process
2 that would enable us to remove the 12 infill units
3 on the three buildings. We're starting that process
4 very soon, and so you'll be getting the information
5 that we'll be presenting to you through -- first, I
6 guess, is the planning board -- the neighbors, the
7 planning board. And they'll be setting up a design
8 advisory team to further evolve the architecture, no
9 doubt, but we'll be able to present you something so
10 you'll get an idea of what that looks like on the
11 site and from the roads and wherever.

12 And that's all I've got. If you have any
13 questions, I'd be happy to answer them.

14 MR. ZUROFF: Board members?

15 MR. HUSSEY: The question I've got is --
16 this is still what I'm dragging around as the site
17 plan. I wonder if we could get an updated one at
18 some point.

19 MR. LEVIN: Absolutely.

20 MR. ZUROFF: Will that new site plan also
21 indicate the intended garage development? Or can
22 it? Or maybe on two separate plans?

23 MR. LEVIN: Well, we will be providing
24 the -- at the next meeting -- the site plan, what it

1 would look like, so the answer to your question is
2 yes.

3 MS. SELKOE: Although, it's important to
4 keep them separate, so maybe the site plan for the
5 40B is one thing and then you can show -- two plans
6 would be better.

7 MR. ZUROFF: You can submit them early, if
8 you want, and they'll be on the town website.

9 MS. STEINFELD: As a reminder, our website
10 is under maintenance, and we can't really provide
11 information on the website right now.

12 MR. ZUROFF: Oh, all right.

13 MS. SELKOE: We're hoping, I think --

14 MS. STEINFELD: By the end of the month.

15 MR. ZUROFF: Do the best you can, and we'll
16 do the best we can.

17 MR. LEVIN: Yup.

18 MR. ZUROFF: Thank you, Mr. Levin.

19 I guess it's time now to hear from the peer
20 reviewers concerning their -- the results of their
21 working group meetings and reviewing what was
22 submitted in terms of stormwater and traffic.

23 MS. SELKOE: I think we felt we'd start
24 with traffic, although Peter Ditto, our director of

1 transportation and engineering from the town, is
2 here. And, you know, he has some comments also on
3 the traffic, and we can see about the stormwater.

4 MR. ZUROFF: Peter, would you like to go
5 first?

6 MR. DITTO: Sure. I'm going to be very
7 brief. Peter Ditto, director of engineering and
8 transportation.

9 Probably one of the biggest points of
10 concern that the transportation division has is the
11 direction of the turnaround. Excuse me.

12 MS. SELKOE: The reversing direction of
13 Sherman and Gerry Road. You remember that they
14 proposed that it be reversed.

15 MR. DITTO: We're concerned that the
16 warrants for the traffic signal haven't been met.
17 And it's my opinion that if that goes to the public
18 transportation board, that will not get approved.
19 So our main focus --

20 MS. STEINFELD: Maybe you might want to
21 grab some water, and I'll explain in my layman's
22 terms what the warrant is in terms of the traffic
23 signals, and the traffic engineers can chime in.

24 The state controls whether or not a

1 municipality can create a traffic signal, and the
2 state will determine if there's sufficient traffic,
3 danger, or whatever that warrants putting a traffic
4 signal in.

5 Our peer reviewer -- and he can speak to
6 that -- has advised that the current traffic
7 projections do not warrant a traffic signal. It's
8 possible they will in the future, but as of now,
9 based on what we have, it does not warrant.

10 Do you want to expand upon that?

11 MR. HUNG: Yeah. My name is Benny Hung.
12 I'm from Environmental Partners, and we are the
13 traffic peer reviewer for the Puddingstone.

14 And so based on the traffic volume that we
15 got from the existing conditions, the warrant -- it
16 doesn't meet the four-hour warrant for the traffic
17 signals at the intersection of Independence Drive
18 and Gerry Road. So that's why we -- the applicant
19 agreed to have a monitoring period and see -- after
20 the construction -- and see if it's -- after the
21 volume increase, and if it's going to be -- the
22 four-hour warrant will be met after that. And then
23 after, they can determine if the signal will be
24 installed or not.

1 So based on our meeting with Peter Ditto
2 and also with Polly yesterday, we determined that
3 the existing -- that they propose to be the -- the
4 Gerry Road is to be redirectioned, which we figure
5 that it should be -- remain as existing conditions
6 and see -- until the monitoring result, and see how
7 it goes with that. And then we'll do another one,
8 and see if that meets the warrant for the signals to
9 be installed at the intersection.

10 MS. SELKOE: So the idea -- the proposal by
11 Chestnut Hill was to reverse the direction, monitor
12 it, and when they met the warrant, put the traffic
13 signal in.

14 But I believe that our peer review group
15 feels that to have Sherman opposite Thornton coming
16 out from the other side, to have -- if there's no
17 signal there, that's a more dangerous situation than
18 if you have traffic coming out, like it does now, on
19 Gerry Road, and so that it should be left the way it
20 is now until the warrant is met.

21 And we're asking -- we're going to
22 recommend that there be a condition that the
23 Puddingstone team put in the infrastructure for a
24 future traffic light. And so if that warrant is

1 ever met, then the traffic light will be put in, and
2 the direction of the traffic will be switched.

3 MR. PU: Could you explain what "warrant is
4 met" -- what does that mean?

5 MR. HUNG: Well, the warrant met is kind
6 of -- the warrant is based on the existing traffic
7 volume. And if it's enough -- high enough that the
8 signals will be -- need to be installed in there --
9 but we don't want to put signals in there for no
10 reason, so there's got to be a reason for -- if the
11 traffic volume is enough so it can be justified so
12 that it won't change, it will have the operations
13 for that.

14 So that's why there's different warrants
15 for traffic signals: eight-hour warrant, and
16 four-hour, peak-hour. So there's different ones, so
17 which one will be met for that.

18 But based on the existing volume --
19 projection of the volume that they provided, right
20 now it still is not volume for a signalized
21 intersection for that.

22 MS. SELKOE: The state is very strict about
23 this. You can't -- the town can't just decide to
24 put in a traffic signal. You have to meet the

1 standard for the warrant.

2 MR. HUNG: Yeah. But right now, this case,
3 they still not meet the warrant yet, so that's why
4 we don't recommend you put signals in there until
5 the monitoring period is over and see how the
6 traffic really happens later on to see if that
7 warrant for the signals.

8 MR. ZUROFF: How long a period would you
9 have to wait after occupancy takes place to get a
10 complete study?

11 MR. MICHAUD: Robert Michaud with MDM
12 Transportation.

13 Typically, we structure a monitoring
14 program at a certain level of occupancy. It's not
15 unusual to have a threshold of 75 to 80 percent
16 occupancy, at which point the monitoring would
17 commence.

18 And as a point of clarification, the signal
19 warrants -- there are many warrants. The principal
20 warrants that are considered include the one-hour
21 volume or the four-hour warrant or the
22 eight-hour-volume warrant.

23 In our assessment, we were demonstrating
24 that we expect that at some point the four-hour

1 volume warrant would be met through a combination of
2 volumes either from the Puddingstone side of
3 Independence Drive or from the Chestnut Hill south
4 side of that.

5 The intention of placing the signal where
6 it was shown or proposed originally was to provide a
7 common point control with both sides of the street,
8 and, you know, at the same time, place the equipment
9 at a location that not only accommodated the
10 vehicular need on both sides of the street, but also
11 to accommodate principal pedestrian activity
12 location along the corridor. So the focus of the
13 signal is a dual purpose: the pedestrian purpose as
14 well as the vehicular purpose.

15 And understanding the peer reviewer's
16 position and discussions with Peter Ditto, the town
17 will have jurisdiction over the placement of the
18 signal here. It's not a MassDOT issue. It's not a
19 state highway location. And the current regulations
20 allow a city or a town to determine whether or not
21 the placement of a signal is compliant with the
22 MUTCD provisions.

23 So really what we need to show is meeting
24 at least one of the warrants that are in the MUTCD.

1 And we believe that we can show that we meet the
2 one-hour warrant today for the Thornton approach,
3 but we're not quite where we need to be with the
4 four-hour warrant. Once we introduce the additional
5 unit count for Puddingstone, we expect that we'll be
6 close to that four-hour standard.

7 So it's really -- I just want to make sure
8 that's clear to the board, that this is not
9 something we can petition the DOT for. This is
10 really a local matter, and it hinges on the
11 provisions of MUTCD and the guidance of that
12 document.

13 MS. SELKOE: Maybe Peter could address the
14 town's position.

15 MR. DITTO: It's the town's position that
16 the warrant will have to be met -- all the warrants
17 will have to be met -- need to be met. And at that
18 point in time, we'll be in front of the
19 transportation board. Not until then.

20 MS. STEINFELD: So for clarification, are
21 you saying all the warrants, meaning the eight-hour
22 warrant as well?

23 MR. DITTO: Yes.

24 MR. ZUROFF: And you're in concurrence with

1 that evaluation?

2 MR. HUNG: Yes. So once they provide it,
3 the -- yes, we concur with that.

4 MR. ZUROFF: Okay. You want to address
5 that?

6 MR. MICHAUD: Through the chair and
7 entirely, you know, respectful of the conversation,
8 I want to make sure that the town doesn't put itself
9 in the position to overly constrain a decision on
10 the signal.

11 What I mean is that Peter -- Mr. Ditto --
12 is citing the eight-hour standard, and that is an
13 appropriate standard that DOT typically looks to
14 before considering a signal, but there are plenty of
15 instances in which a four-hour warrant would satisfy
16 that same criteria, if you will, based on the
17 localized conditions -- ambient conditions that
18 relate to that potential signal.

19 In the context of this area, we have heard
20 repeatedly concerns from the community, through the
21 police in particular, of the need for pedestrian
22 control along this corridor. And I would suggest,
23 respectfully, to the board that other factors be
24 considered as part of the monitoring to determine

1 the need for the signal, not just the eight-hour
2 warrant.

3 There may be a situation, for instance, in
4 which there is an inordinate amount of pedestrian
5 activity, more so than we anticipated, and that the
6 placement of a signal, so long as it at least met
7 one of the criteria for warrants at MUTCD, would
8 provide a basis for the town to consider allowing
9 it, not only for the benefit of the pedestrians, but
10 for -- the vehicles, but also for pedestrians.

11 So I think meeting an eight-hour standard
12 is very difficult in this case, and I would just
13 suggest that there may be other conditions that the
14 town should be considering as part of the monitoring
15 to make that formal decision, not just the eight-
16 hour.

17 MS. SELKOE: Right. But we can have
18 pedestrian signals as well. We're not talking about
19 pedestrian signals.

20 MR. ZUROFF: That's my next question.
21 We're talking two different kinds of possible
22 signaling here. One is a pedestrian crosswalk with
23 on-demand stopping, and the other is a simple
24 stoplight that will slow the traffic down on a

1 regular basis.

2 Are both being considered, or is one being
3 considered?

4 MR. MICHAUD: One is already contemplated
5 and proposed, in fact, as part of the complete
6 streets design improvements, the pedestrian --

7 MR. ZUROFF: The pedestrian signal?

8 MR. MICHAUD: Right. Now, those are
9 rapid-flash beacons. I want to make sure the board
10 understands the difference. A rapid-flash beacon
11 does not obligate a vehicle to stop on Independence
12 Drive. It obligates them to be aware that there's a
13 crossing occurring and to yield to the pedestrian.
14 It does not have the same function as a fully
15 activated traffic signal that requires regulatorily
16 that you to come to a complete stop until you get
17 the green. Okay? So there's a distinct difference
18 between the two. The rapid-flash beacon will be
19 implemented at that location as well as an
20 additional location on Independence Drive.

21 MR. ZUROFF: So is the rapid-flash
22 beacon -- that's currently planned, and you're
23 asking to us approve that.

24 And, Peter, is that -- you would approve

1 that alone. What you're objecting to is meeting the
2 standard for an actual traffic stop.

3 MR. DITTO: Correct.

4 MS. STEINFELD: Full traffic signal.

5 MR. SCHWARTZ: Just a point of
6 clarification. Actually, as part of the ROSB
7 decision, the board already approved the flashing --

8 MR. ZUROFF: That was my next question.
9 Are we talking in the same location? The ROSB
10 approval requires it at the same location?

11 MR. LEVIN: Two are the same, and one is
12 additional.

13 MR. ZUROFF: Okay. And as far as keeping
14 the direction of Gerry Road and Sherman, based on
15 what we've heard, are you okay with proceeding
16 currently with the current direction with the idea
17 that we could require it to be reevaluated at some
18 point?

19 MR. LEVIN: The short answer is yes. ROSB
20 will, in all likelihood, be built out first, and so
21 then -- so the road will continue as it is now.
22 There's no reason to change it. Then when we build
23 Sherman, they can do the test --

24 MR. HUNG: The monitoring --

1 MR. LEVIN: -- whether traffic is coming
2 out the way it's coming out today. And if there's
3 enough volume then to warrant a traffic light, then
4 we think that a traffic light, you know, would be a
5 really good thing for a lot of reasons, both
6 traffic -- both vehicular and pedestrian.

7 And we'd like -- and what Bob was saying we
8 agree with, that we wouldn't want to put such high
9 standards it has to meet all the warrants, but that
10 we have consultation with the town at the time and
11 say, look, these are the considerations now, what do
12 you think, as opposed to locking ourselves into
13 something that may not be the best solution.

14 MR. ZUROFF: And the other thing that's a
15 factor here is that ROSB is independent from this
16 application.

17 MR. HUNG: Yes.

18 MR. ZUROFF: And you just made it clear
19 that ROSB will probably be constructed first,
20 presuming anything goes forward. But so that would
21 affect the ultimate traffic volume that affects this
22 project as well because that's more traffic on
23 Independence Drive.

24 MS. SELKOE: So the planning department

1 will recommend a condition that the traffic
2 mitigation plus the complete street, which was
3 required by ROSB, on Independence Drive be subject
4 to the review and approval of Peter Ditto. So all
5 of this will be looked at carefully at that time.

6 MR. ZUROFF: Peter, you're comfortable with
7 that?

8 MR. DITTO: Yes.

9 MR. SCHWARTZ: I'm not sure that that
10 really works, because we already have a condition
11 that's been approved that approves that work. So to
12 the extent --

13 MS. SELKOE: Approves which work?

14 MR. SCHWARTZ: That approves the --

15 MS. SELKOE: Complete street?

16 MR. SCHWARTZ: Yeah. So to the extent
17 we're adding or changing -- what you're suggesting
18 makes sense, but to the extent we already have an
19 approval with conditions --

20 MS. SELKOE: Yeah. But it is also subject
21 to the approval of the transportation director.

22 MR. SCHWARTZ: I'm not sure that's really
23 right.

24 MS. LEICHTNER: I have the wording from

1 ROSB because this came up before.

2 MS. STEINFELD: I would suggest we discuss
3 conditions at a later time.

4 MR. ZUROFF: We will. I just wanted to get
5 all of the parameters out so that everybody knows --

6 MR. HUNG: And also, as Polly recommended,
7 all the infrastructure should be started when
8 they're doing the complete street implementation so
9 nothing -- again, later on, if they -- if anything
10 met or not, everything should be implemented in
11 there for that.

12 MR. ZUROFF: Which will cut down on traffic
13 interference in the future. All right. We'll
14 consider that when we get to conditions, but thank
15 you.

16 Do you have anything else to add?

17 MR. HUNG: We have some comments -- we had
18 some comments before from the previous report, and
19 then MGM has addressed the majority of it, so I can
20 kind of go through the comments.

21 MR. ZUROFF: Sure.

22 MR. HUNG: So the first comment that we
23 have is they're using the MassDOT crash data for --
24 to learn the crash rate history, so we recommend to

1 use the local police data to verify data information
2 so they can compare to it. And then they provided
3 information using the 2011 to 2013 and also the 2015
4 to present data, and then everything works out good
5 to match up. And then also, the crash rate is less
6 than the state average, so we have no further
7 comments on that one.

8 Then the second one is they also did a
9 crash rate for the Independence Drive at the VFW
10 Parkway and stop at the Hancock Village, and also
11 the number met -- it looks like below the state
12 average for the crash rate, so we have no further
13 comment on that one too.

14 And then the next one is the -- the traffic
15 volume they have is a little conservative high
16 because they didn't have -- using the reduction of
17 the transit and the pedestrians and also the bicycle
18 use, so that's why the numbers are on the high side.
19 So the volume -- that's why the volume doesn't meet
20 the warrants.

21 MR. ZUROFF: So you think there's more
22 volume or less volume?

23 MR. HUNG: It will be less volume because
24 they didn't do the reductions of that, so we just

1 kind of -- later on development -- see if they,
2 later on, going to meet the warrants as well.

3 And the applicant did provide us the
4 traffic count volume. They also did update the new
5 traffic volume. They using the -- originally they
6 used 2015, which needs to be more updated. And then
7 they provide more recent traffic count, 2018, which
8 is -- they have more reduction for the traffic
9 count. The traffic volume in 2018 to 2015 --

10 MR. ZUROFF: It's gone down?

11 MR. HUNG: It's going down between 2015 and
12 2018. So I mean -- so later on, going to see the --
13 after the construction, see if the number goes up
14 for the -- based on the developments.

15 And next one is the -- and all based on the
16 new -- the site layout, so they provide -- we
17 requested they provide us the template for the
18 emergency access road for the emergency access
19 circulating the site, make sure everything is --
20 maneuver for the fire engines and for the
21 appropriate vehicle, and which they provide to us
22 and everything works adequate.

23 MR. ZUROFF: So you're fine with that?

24 MR. HUNG: We're fine on that one.

1 guidelines. So right now just a concept plan for
2 that.

3 The last one is right now the site doesn't
4 have, like, a loading area or pickup area for -- on
5 the site plan. But since, like -- what's existing
6 is just deliver or moving, just kind of pull in and
7 pull over, more like a moving target. So seems like
8 they don't require anything substantial for
9 parking -- a loading area.

10 MR. LEVIN: There's an area in front of the
11 building, I guess.

12 MS. SELKOE: Bob, maybe you can comment on
13 a loading area. Are they providing one?

14 MR. HUNG: I don't think they're providing
15 a loading area in front of the new building.

16 MR. MICHAUD: We actually addressed this at
17 the March 27th hearing, I believe. The way that
18 loading will work will be a curbside function.

19 MR. HUNG: Yeah, curbside is what they're
20 doing right now.

21 MR. MICHAUD: Yeah, correct. So the
22 AutoTURN modeling that's done is on the largest
23 potential vehicle that would need access to
24 circulate the site, which is the Brookline Ladder 1

1 truck. And anything by way of a moving van, panel
2 truck, even an articulated vehicle would be smaller
3 in size, so there would be no constraints in the
4 function of those moving operations.

5 MR. HUNG: And that's what I've got for the
6 traffic component of it.

7 MR. ZUROFF: All set?

8 MR. HUNG: Yes.

9 MR. ZUROFF: Any questions for the board?

10 (No audible response.)

11 MS. SELKOE: Should we hear from
12 stormwater?

13 MR. ZUROFF: Yes.

14 MS. SELKOE: Adam Kran.

15 MR. KRAN: My name is Adam Kran with
16 Environmental Partners. We've been working very
17 collaboratively with the applicant's stormwater
18 engineer, Frank from Stantec. Since we last
19 presented in April, we have issued two peer review
20 letters, and they have issued four response
21 packages. The latest response package that they
22 issued was today around 3:00. Our latest peer
23 review letter was yesterday during the day.

24 Do you guys have our peer review letter?

1 I've got copies.

2 MR. ZUROFF: I have July 10th.

3 MR. KRAN: July 10th, yes. Okay. So we're
4 going to use that as the basis. I'll go through the
5 comments, most of which -- most of the comments that
6 we provided yesterday have essentially been
7 addressed, so at this point it's working out a
8 couple of minor details.

9 So our initial -- I guess what I could do
10 is I could stand over there and zoom in on certain
11 aspects.

12 All right. This will work. All right. So
13 I guess generally the way the stormwater is working,
14 it's going into catch basins, going into an
15 infiltration area. There's one here, there's one
16 over here, and there's one down here. And then from
17 the infiltration areas, they're going into these
18 detention facilities. There's one over here that's
19 split by a few pipes. There's another small one
20 over here. And the concept with these is to slow
21 down the water -- slow down the rate of runoff so
22 that they meet one of the stormwater standards
23 associated with that.

24 So they've made -- since the last review,

1 they've made some revisions to this structure,
2 they've made several revisions to how they're doing
3 infiltration, and they've made adjustments to the
4 site. So we've gone back and forth, and we are very
5 close to resolving everything.

6 So our first comment was about -- there
7 is -- you can't see it on the plan, but there's an
8 existing 4-inch gravity sewer line right here that's
9 proposed to remain. And our concern was that if not
10 properly planned for, this could pose a problem
11 during construction. You don't want to -- yeah, so
12 basically we wanted some comfort that they've come
13 up with a way of handling this.

14 So their response last week was that they
15 had provided these two sections splitting up the
16 detention area. They provided some pipes between
17 it, and they said that they'd locate the pipes
18 depending on where the sewer main is.

19 And we asked, well, if the sewer main
20 happens to be relatively high relative to these
21 basins, the pipes that connect them that are
22 proposed to go over the sewer pipes, you may end up
23 with some dead space in this basin because water is
24 going to flow from here down to here and out.

1 So we asked for some additional
2 calculations associated with this, and they provided
3 additional calculations showing that they could add
4 a third pipe, if necessary, if they needed to raise
5 the pipes up a little bit. And all the -- the
6 calculations continue to work for peak rate of
7 runoff.

8 So at this point, the only thing that we
9 may consider is whether it would be worthwhile to
10 have a condition that, depending on exactly what the
11 field -- if the field condition is something
12 drastically different than what was anticipated,
13 it's a really shallow main or something like that
14 and it's something that they haven't modeled, that
15 they should provide an as-built calculation for the
16 record prior to occupancy that demonstrates that
17 this works.

18 Our second comment was related to the
19 infiltration area. So this one is located near a
20 wall, this one is located near some buildings and
21 some steeper slopes and also near some other -- this
22 one is located near some other buildings.

23 We were initially concerned how
24 infiltration is going to work on this site. There's

1 bedrock -- or hard rock very close to the surface,
2 and so water is not really going to get through
3 that. And so we went back and forth on how to
4 address this. Their proposal is to have a plastic,
5 impervious liner around each of these infiltration
6 areas that forces water to go straight down so that
7 it's not seeping too far to the sides and then --
8 but leaving a little bit of a gap at the bottom for
9 water to escape out.

10 And we're still a little concerned about
11 the presence of water near -- right behind a
12 retaining wall. It's certainly not a good design to
13 have saturated soil right behind a retaining wall,
14 nor is it great to have saturated soils underneath
15 buildings.

16 We were comfortable that if an engineer
17 provided a stamped design showing that the wall was
18 built to this -- in particular, this retaining wall
19 was built -- designed and built assuming that there
20 was saturated soil behind it, we would be
21 comfortable with it. So we suggested a condition
22 for that, and the applicant has found that
23 acceptable, so that comment is resolved.

24 Under the stormwater report section, we had

1 two comments. One was about peak rates of runoff,
2 which they have addressed. They've met the
3 requirements of the handbook.

4 The one -- our comment noted that the
5 standard is that the peak rate of runoff during
6 various design storms cannot exceed the
7 redevelopment rate. And we also, as part of that,
8 look at total volume of runoff. And based on -- so
9 the existing site may be -- like, it may be
10 somewhere right around here, the split between what
11 goes in this direction, and what goes in this
12 direction. But the proposed site -- everything from
13 this -- all the roof runoff here is being directed
14 in this direction, so there is a little bit more
15 volume, essentially, going towards the wetland side
16 of things than into the, like, Independence Drive
17 drainage network. But there's no state standard
18 that says that they can't do that.

19 The other stormwater -- under the
20 stormwater section, the other comment that we had
21 was related to how to handle the infiltration, how
22 to do the calculations. At this point, we basically
23 agreed that there -- because the soils are either
24 really tight, they don't have a lot of infiltration

1 capacity, or they're right against bedrock, the
2 stormwater handbook allows them to meet the standard
3 to the maximum extent practicable.

4 The one point that they're not meeting is
5 that the -- these infiltration areas are supposed to
6 fully drain in 72 hours. The way the calculations
7 currently show is that they may still retain some
8 water after 72 hours. However, they've shown that
9 the drainage network upstream of each of these is
10 not going to overflow during the 25-year storm, even
11 if these are full, so that comment is resolved.

12 We had some additional comments in our
13 original letter about whether these -- so these
14 detention areas are going to kind of be built into
15 rock, and whether it is really the case that these
16 will be watertight. And they've provided assurance
17 that it will be, and they provided some testing
18 requirements that a contractor will be required to
19 complete. So that comment, from our perspective,
20 has been resolved.

21 In our May letter we asked for some
22 additional assurance that the grates, the catch
23 basins, the trench drains, the area drains were all
24 adequately designed. They provided some additional

1 calculations. They did not include, in their
2 initial response, information on trench drains.
3 They've now provided that, and we're all set with
4 that.

5 As of yesterday, we had some new comments,
6 and they've addressed most of these too.

7 So their pipe design calculations initially
8 showed that they have high velocity through some of
9 their pipes. At this point, they've made a few
10 changes to get those velocities down, so we're
11 comfortable with the changes they've made to address
12 that.

13 They initially had -- or they still have a
14 15-inch pipe here draining into 12-inch pipes. We
15 just want to double check that that is actually what
16 was designed and made a couple tweaks. And they
17 noted that there were constraints associated with
18 the grading where they had to have a certain
19 diameter of pipes to make the drainage work.

20 Okay. So initially they -- usually, it's
21 common for catch basins and area drains to drain
22 directly to manholes rather than from one catch
23 basin to another. They had connected this area
24 drain to a catch basin, and they've now connected it

1 to a manhole.

2 And they also had another similar situation
3 here. In this case, there's a water -- proprietary
4 water quality device that helps safely get the
5 sediment out, and that is designed to allow for
6 connections to it in addition to receiving water
7 from the top. So they've confirmed that that is
8 resolved. That was comment three there.

9 Two remaining comments: Number four --
10 okay. So this infiltration area was recently added
11 to the site plan with this new building. This is in
12 Boston, so essentially we've -- during the working
13 group meeting a couple weeks ago, we agreed that
14 Boston Water and Sewer would essentially need to
15 sign off of this, so we've added a condition
16 associated with that.

17 However, we've also noted that -- so in the
18 rest of the site, they've done some soil testing so
19 that they could confirm exactly what the soils are
20 to prove that these things -- that the drainage that
21 they're proposing will work, that there's soil
22 beneath it and not just rock. Here they're
23 proposing an infiltration area, but there's no
24 information about the soil beneath it, so we remain

1 a little concerned about that. However, since
2 another entity will have to review that specific
3 drainage, it may be considered adequate for now.

4 And then last was about those calculations
5 that -- about water backing up. This is from these
6 infiltration areas. We were concerned that water
7 could pop out of one of the manholes, depending on
8 how things worked. And they've shown that at the
9 worst case, there's a manhole somewhere around here
10 where water gets to about 4 inches below ground,
11 which -- during a 25-year storm -- which, for this
12 design, may be considered adequate. It's not going
13 to come out of the ground. And they've also made a
14 conservative assumption that water is not going to
15 really be escaping from -- actually infiltrating
16 from here. If it is, there will be less of a
17 backup.

18 So our comments have essentially been
19 addressed by the applicant. I don't know if, Frank,
20 you have anything else you want to add.

21 MR. HOLMES: No. I think you've covered
22 it. Thank you.

23 MR. ZUROFF: So the bottom line is that the
24 stormwater plan that they've proposed -- you're

1 satisfied that it addresses any concerns about
2 overflow or --

3 MR. KRAN: What was the last thing you
4 said?

5 MR. ZUROFF: That their plan addresses any
6 concerns you may have about overflow.

7 MR. KRAN: Yes. Yeah, like the inlets,
8 they've shown that there's not going to be much
9 stacking of water on top of it during a design
10 storm. They've shown that where they were holding
11 back water in their system, water is not going to
12 pop out of upstream manholes and catch basins.

13 MR. ZUROFF: And the net result of the
14 project will be no additional stormwater disposal
15 either in the project or out of the project?

16 MR. KRAN: So that was -- it's a little bit
17 of a complicated point. So the peak -- the state
18 standards are associated with the peak rate of
19 runoff. So if you have a storm, at some point
20 there's going to be a huge swell of water, and it's
21 going to slowly tail off. So that peak cannot
22 exceed -- and the postdevelopment cannot exceed the
23 predevelopment, and that's a state standard, and
24 they've met that.

1 understanding is that they say that there's some
2 sort of culvert over here that everything ultimately
3 drains to.

4 I don't know, Frank, if you want to speak
5 to it a little bit more. But basically, our
6 understanding is that there's going to be more total
7 volume directed in that direction, but not a higher
8 rate, nothing that's going to -- it's not
9 necessarily -- it's not necessarily a problem in
10 terms of state standards.

11 MR. HOLMES: I guess I would add to that.
12 I guess I would agree with Adam that the design, as
13 we have it right now, does meet the state standards,
14 the stormwater management standards. It's not
15 uncommon at all -- it is not a state standard that
16 the volume be reduced or maintained at
17 predevelopment levels, and it's very common on the
18 development projects where there's land that's
19 landscaped and being changed from a pervious area
20 that there is an increase in volume. It's very
21 common. There's not a standard that requires
22 control of volume. And so, again, the design meets
23 the state's stormwater standards.

24 MR. ZUROFF: Okay. And I know that this is

1 a separate project from ROSB, and I know that
2 stormwater has been reviewed for that. But this
3 project does not impact that project? It's just a
4 question. Does it, or does it not?

5 MR. KRAN: I'm not familiar with the other
6 project.

7 MR. LEVIN: But it does not.

8 MR. KRAN: And in our letter, we also
9 include some suggested conditions.

10 MR. ZUROFF: And we will review them. I
11 appreciate your help. Thank you.

12 Any other questions?

13 I believe in science, but I don't always
14 understand it.

15 All right. Then I guess we have completed
16 our peer reviewer presentations, and now it's -- I
17 guess it's appropriate for me to ask if the public
18 wants to comment on what has been presented this
19 evening with regard to stormwater, traffic, and
20 whatever.

21 MR. GLADSTONE: Scott Gladstone, 33 Russet
22 Road.

23 So it's hard to comment about traffic since
24 it's all in flux. Right? There's no traffic light

1 that's warranted now, even though the ROSB project
2 says there's going to be. But I guess we're going
3 to see how it develops when traffic is continuing to
4 be monitored.

5 My real comment is about the stormwater,
6 and I'm very concerned about what we don't know and
7 what seems to be intuitively true, which I think the
8 peer reviewer was alluding to, which is that this
9 is -- with the increase in pervious surfaces and the
10 increase of drainage pipes that are now leading more
11 into the preexisting system, more water is being
12 directed toward that corner in the upper right --
13 upper left here, which ends up in the Hoar Sanctuary
14 in a really wet spot right behind the tennis court.

15 Now, you know, we're all in favor of
16 recharging groundwater, but that's not what this is
17 doing. This isn't being contained on the site.
18 It's not being contained on the 40B site, and it's
19 not being contained on the Hancock Village site.
20 They're saying that it's going to be sent off-site
21 into a sensitive area.

22 So I would urge you, as is appropriate in
23 40B, to ask the conservation commission to take a
24 hard look at what you've -- what the peer reviewer

1 has looked at, but also ask those questions that the
2 peer reviewer didn't feel like he could because it's
3 going outside of the 40B parcel.

4 But the 40B parcel is clearly adding,
5 because of the added infrastructure -- not just the
6 added pervious surface, because of the added
7 infrastructure that's connecting into the current
8 drainage system, it's clearly impacting a natural
9 resource here. And we should at least have more
10 information about that. I would think you could --
11 since it's the infrastructure on the 40B project
12 that's impacting that, you certainly can condition
13 the 40B project to mitigate that effect.

14 I mean, on the ROSB project, we were asked
15 to be encouraged that the drainage problem that we
16 see on the greenbelt is actually going to be
17 improved by that project. Now, we all find that to
18 be a dubious claim. However, they're not even
19 making that claim on this project. So to the extent
20 that it can be conditioned that they should be able
21 to come to a place with better planning that they
22 not only do no more harm, but actually maybe improve
23 the situation and maintain more water on their site
24 and put less water into the sanctuary, I think that

1 would be worthwhile.

2 MR. WEINRAUCH: Perhaps I'm colored by the
3 fact that I'm just back from Japan. I have friends
4 in Hiroshima who have undergone particular storm
5 problems that are going on there now with 150 dead
6 and -- or 200 dead and several million under water.
7 Perhaps that's coloring things.

8 But as I look at the same spot over there,
9 I recognize that right back over there is the Baker
10 School, not just the Hoar Sanctuary. And we in
11 Brookline have been talking about whether we're
12 expanding schools and the situation.

13 But I sure would like to know if the water
14 drained -- the excess water drained is going to
15 affect the base of the school building. And, you
16 know, we're talking about more runoff. Anyone whose
17 been driving up and down Hammond Pond Parkway
18 looking at ground water on both sides recognizes
19 that we had a spring where the groundwater was
20 fairly high. And indeed the walkthroughs had to
21 wait on this property until the ground water had
22 come down a bit.

23 Now, I know that it is the standard for us,
24 when we are looking at things, to look at them when

1 they're dry. However, we have to recognize it's not
2 just a 25-year storm that we have to deal with. We
3 have to deal with the structures that are already
4 there and threatened. This water will drain to
5 Beverly Road, and those who are abutters on Beverly
6 Road are going to see it. Not all of the homes have
7 dry cellars.

8 So when we have high groundwater, as we've
9 had, and we have excess runoff coming in this
10 direction, I can't believe that it's not going to
11 have an environmental impact outside of the
12 property. So while the property itself has been
13 looked at, I would suggest, or second her motion,
14 that somebody look at what we could do to mitigate
15 any excess ground water that's going not only into
16 the Hoar Sanctuary but underneath the Baker School
17 that might endanger the kids.

18 MR. HUSSEY: Doesn't the Baker School --
19 doesn't the grade go up? That Baker School is up on
20 a bit of a hill, isn't it?

21 MR. WEINRAUCH: When you put ground water
22 under a hill, especially in the kindergarten
23 building, which is lower in the Baker School, you
24 may have a problem. You may have a problem with the

1 base of the Baker School. And all I'm asking is
2 that somebody look at it because it has not
3 particularly been looked at. We're talking about
4 the job they did within the site, which meets the
5 state standards. The question is not whether the
6 job meets the state standards within the site. It's
7 what happens around the site as well, and we are
8 obligated to make sure that what is done within the
9 site doesn't adversely impact the buildings that are
10 previously standing.

11 MR. HUSSEY: Point taken.

12 MS. ABNER: I'm Deb Abner. I live on
13 Russet Road.

14 I just want to put a plea out for
15 pedestrian safety. I know that we've talked about
16 how we haven't met the criteria for traffic lights
17 and that we're thinking about putting the blinking
18 light. But as someone in the neighborhood who walks
19 frequently on that road, I'm really concerned about
20 the safety, especially of the children. Many
21 children -- there's one crosswalk at the
22 intersection of VFW and Independence, and then one
23 by Beverly and Russet, but people don't tend to use
24 those, especially the people in the apartments. And

1 many times when I'm walking, I see children
2 unsupervised crossing over, and it's like Pac-Man.

3 So I know that there are standards, but I'm
4 hoping that Brookline can think about how we can
5 provide the best safety before there's an accident,
6 because I have seen many close calls. People are
7 more distracted, especially during the crunch times.
8 And I know when I've been walking, I've cautioned
9 kids to wait. People are driving, and they don't
10 see the kids. I just wanted to say I hope we can
11 really address that. Thank you.

12 MR. PU: Bill Pu. I'm a town meeting
13 member and abutter at 249 Beverly Road.

14 I guess I just want to start with a
15 question, which was have you already decided to
16 combine -- to accept this 40A project in combination
17 with the 40B, or are you considering that?

18 MR. ZUROFF: No. This board is not sitting
19 on the 40A projects that are being proposed, and I
20 don't even know if this board will be involved, but
21 that's a separate matter.

22 MR. PU: Okay. So now we're basically
23 talking about that modified 40B.

24 MR. ZUROFF: The 40B project that was

1 presented this evening is what we are acting on.

2 MR. PU: Okay. I just wanted to first go
3 over a few numbers, because there's been a lot of
4 confusion about how many units there are, what was
5 approved, what was -- because there's some units
6 being renovated, some units are for Boston. There's
7 all kinds of different numbers you could use to
8 calculate this stuff.

9 So I'm going to send you a table after this
10 meeting, but I'd essentially like to point out
11 that -- at least as I understand it -- the PEL
12 application had a net number of units for Brookline
13 of 198 with an SHI of 226. But this most recent
14 proposal has a net for Brookline of 216 with an SHI
15 of 230. So this is an unusual situation where,
16 during the comprehensive permit process, the project
17 has somehow gotten bigger, and that is kind of
18 concerning to me.

19 If you want to talk about the number of
20 bedrooms, the number of bedrooms has gone up from
21 384 to 437.

22 If you want to talk about the amount of
23 parking, the parking has increased from 350 to 430.
24 And if you look at the ratio of parking to units,

1 it's actually increased from 1.8, which is the
2 number that was used for the Residences of South
3 Brookline, to 2.

4 In addition, I want to point out that the
5 Residences of South Brookline -- now, we're not
6 saying that that was a great project, but just as a
7 point of reference, the density of that development
8 in terms of unit per acre was 18.5. This project is
9 on a much smaller land area, but it has many more
10 units. So the original PEL application was 36.4,
11 and the current application is 39.7. Now, you can
12 calculate that all different ways. You can count
13 bedrooms per acre, which is actually worse: 38 for
14 the PEL application, 80 for the current modified
15 plan. I'm sorry 38 for the Residences of South
16 Brookline, 80 for the current plan. You can see
17 that this project is far more dense than the other
18 project.

19 And I think you need to keep in mind the
20 strategy here. Why would you want to put a lot of
21 units on a little bit of land? Maybe because then
22 the rest of the land can be used for another 40B.
23 So if you allow this number of units on this piece
24 of land, then there's more land available for

1 another 40B. If the land was bigger, there would be
2 less land available for another 40B. So not only is
3 the project out of scale, it's sort of retaining
4 land that can be used for future development. Okay,
5 that just goes to the numbers.

6 With the traffic, what I understood was
7 that you guys haven't talked about traffic
8 mitigation plans. Will that be in the future?

9 MR. DITTO: They'll be part of the complete
10 streets project.

11 MR. PU: Does that include things like
12 increasing the capacity of the shuttle service?

13 MR. DITTO: It could.

14 MR. PU: Matching the town's access plan
15 guidelines?

16 MR. DITTO: Yes.

17 MR. PU: Would that all become conditions?
18 Like, is that something that just hasn't been
19 discussed? Because I didn't hear it.

20 MR. ZUROFF: Those things will be addressed
21 in conditions.

22 MR. PU: Okay.

23 With the stormwater, I mean, I just heard a
24 lot of things, like saying, "This might work" or

1 "This is going to meet code." But meeting code
2 doesn't mean it's going to really work. I think the
3 reviewer did point out the fundamental problem. The
4 challenge is that you have poorly absorbent soil,
5 you have a rock ledge. You can store water so that
6 it doesn't have peak runoff, but as he identified,
7 there's going to be more runoff. And that's --
8 obviously, it's going to run off to the neighboring
9 properties and run off into the sanctuary.

10 He said that they're allowed to meet
11 standards to the maximum extent possible with regard
12 to the nonabsorbent soil. That doesn't really
13 instill a lot of confidence. What does that mean,
14 "the maximum extent possible"? I tried, but I
15 didn't do a good job, so, you know, I just did the
16 best I could? That doesn't really mean it's going
17 to work.

18 He said the storage basins may retain some
19 water after 72 hours. What is "some" water? Like,
20 what is the percent capacity that will be left empty
21 at 72 hours? Is it going to be 95 percent filled?
22 50 percent filled? What's the anticipated effect of
23 retaining, let's say, 50 percent filled and then
24 there's a large storm? What's the effect going to

1 be on the peak runoff? Which I think the peak
2 runoff is calculated at being zero percent filled.
3 So what is -- you know, if you calculate a different
4 percent filling, what's the effect on the peak
5 runoff going to be?

6 Okay. Those are all my comments. Thanks.

7 MS. LEICHTNER: Judy Leichtner. I'm a town
8 meeting member, Precinct 16.

9 I did want to address this issue about what
10 has been decided in the ROSB project because this
11 came up before, and I've actually written it to you,
12 so you have the letter. But the comprehensive
13 permit -- unless something changed in terms of what
14 was online, in terms of what was approved for the
15 Residences of South Brookline -- said this in
16 regards to traffic:

17 Item 26 states, "Not that a plan has been
18 approved, but that a traffic study review shall be
19 prepared and, quote, for review and approval as to
20 its scope by the director of transportation and
21 engineering and the transportation board" -- that's
22 what the condition said -- "for determining the
23 impacts of the project and evaluating the need for
24 traffic calming." It then goes on to say that those

1 measures will be proposed at that time and that the
2 applicant will put aside money for those purposes.

3 So I can't find anything where it says that
4 a street proposal has already been approved. And if
5 I'm wrong, somebody can point that out to me, but I
6 couldn't find it any place. So I disagree with
7 Mr. Schwartz that a plan has already been approved
8 for the first project.

9 I want to just say -- and I know this is a
10 problem because the website is not up to date, but
11 it's really hard to come here and to try to take all
12 this in and give you comments immediately when we
13 don't have all the information. And I understand
14 it's not your fault, but it's very difficult when we
15 haven't seen any of this. But none of these letters
16 that went back and forth that said you guys were
17 available for the public to see --

18 MR. ZUROFF: I should point out to you that
19 it's also very hard for us to evaluate this, because
20 we don't get a lot of lead time too. But before we
21 make a decision, we will have enough time, and we
22 rely heavily on our peer reviewers to assist us.

23 MS. LEICHTNER: I understand that.

24 I would like to -- it wasn't even clear in

1 the agenda that this was specifically going to be
2 stormwater and traffic, because that wasn't what
3 came out. The agenda just said peer reviewers. So
4 it would be helpful if we had some more specific
5 information. As you know, we have an engineer who
6 lives in the neighborhood. He might have wanted to
7 see as much as possible.

8 I also have another question. You asked --
9 Mr. Hussey asked, actually, for plans and stuff.
10 And I know they can't go online, because it's not
11 ready. But if people request it, can we get sent
12 the same stuff that you're going to be sent as a
13 matter of public record?

14 MS. STEINFELD: We'll make them available
15 within the planning department.

16 MS. LEICHTNER: Okay. So we could request
17 it from you. Okay.

18 So the one other piece of this -- and I was
19 glad to hear you say that this project is going to
20 be considered on its own merits. It has nothing to
21 do with a 40A, it has nothing to do with the garage
22 and those other pieces, because that was really
23 concerning. And I shared your concerns from the
24 last time where you said that you were blown away by

1 the scope of this project, as many of us were, and,
2 as Bill point out, how this project grew as opposed
3 to what happens in most projects, which are reduced.

4 So, again, I want to mention -- and I have
5 written this as well before -- that I have a lot of
6 concerns about the fact that the original project
7 had a net of 198 because the project line included
8 those buildings, which you can't really see really
9 well, that were going to be part of the original
10 project, didn't hurt Brookline. In fact, it helped
11 Brookline to have that part of the 40B project.
12 Those units, you know, affected the SHI and affected
13 the number of affordable units without having to
14 build more units in Brookline. So I still have some
15 questions as to how that -- the 40B lot line
16 suddenly was changed, because this is a different
17 project than, in fact, what was proposed and what
18 was approved in the PEL.

19 And one other thing I'd like to mention is
20 from the research I've done, it seems that standard
21 practice on the financing agencies is to say that
22 when they approve something in the PEL, it says no
23 more than whatever the number of units is there.
24 And I looked online to see some of the other PELs

1 for other projects, and they all very specifically
2 say that this project was applied for X number of
3 units, and we are approving no more than whatever
4 that X is.

5 To be fair, MassDevelopment did not say
6 that. They just said that is the project, but they
7 gave the number of units and the number of
8 refurbished units. So I would just like to kind of
9 throw that out there for your consideration, that,
10 in fact, standard practice seems to be that projects
11 do not get bigger. In fact, as we know it in
12 Brookline, they've all gotten smaller.

13 And you are keeping all of this separate,
14 so, in fact, any cost for amenities in buildings
15 would not be considered costs to the applicant as
16 part of this project; is that correct?

17 MR. ZUROFF: Assuming we ever get there,
18 yes.

19 MS. LEICHTNER: Okay, great. Thank you
20 very much.

21 MR. ZUROFF: Thank you. Anyone else?

22 MS. JONAS: Alisa Jonas, town meeting
23 member, Precinct 16.

24 I just have two questions, one about the

1 stormwater. It took me aback that a peer reviewer
2 doesn't look at the consequences for neighbors. So
3 if the neighboring homes are flooded but they're not
4 looking at it, how are we going to get the -- how
5 are we going to be able to pay for the expertise to
6 look at what the impact is to the rest of the
7 neighborhood? Is that something we can request of
8 the peer reviewer, to also look at the consequences,
9 or -- it seems like that is something we should look
10 at. But if we don't have that capacity within the
11 town, is that something we can get the peer reviewer
12 to do? That's one question.

13 MS. STEINFELD: I think we should address
14 those questions to both engineers because I think
15 there's some misunderstanding. And then also our
16 own town engineer.

17 MR. ZUROFF: I agree. The charge to the
18 peer reviewer and the engineering --

19 MS. STEINFELD: I think you should ask each
20 of the engineers to clarify their comments on some
21 of the comments made -- give them an opportunity to
22 respond to the questions raised.

23 MR. ZUROFF: I wanted to do that anyway.

24 MS. STEINFELD: Right. And you have the

1 town engineer here as well, and it's certainly
2 appropriate to get his comments on the proposal as
3 well.

4 MS. JONAS: I just want to follow up on
5 that. The peer reviewer said that he's not normally
6 responsible to look at the impacts outside of the
7 project area.

8 MS. STEINFELD: Let him explain what he
9 meant. At the appropriate time, I think both
10 engineers would like to respond to some of the
11 issues that were raised here.

12 MR. ZUROFF: Mr. Kran, this is probably an
13 appropriate -- is there anyone else that has a
14 public comment?

15 MS. JONAS: I have a second question too.

16 MR. ZUROFF: Please finish.

17 MS. JONAS: And the second question is I'm
18 just wondering from you if you have some kind of
19 gauge about density, about what is the appropriate
20 range of density that would be appropriate for a 40B
21 compared to the density in the rest of the
22 neighborhood. When I've looked at a lot of 40Bs in
23 this time period we've been dealing with this very
24 project, it just seems like the amount of -- the

1 density that we've had from the prior 40B that was
2 approved and this 40B seems to be much higher
3 relative to the density of the surrounding
4 neighborhoods.

5 Yeah. And so I'm just wondering if -- what
6 is going to be -- and I know that the 40Bs that end
7 up getting approved in other towns get cut by X. I
8 don't know whether it's a third or a half or
9 whatever they think they can get away with. But is
10 there some kind of substantive way that -- any tools
11 that you have to be able to assess -- you know, we
12 don't think that density beyond X is appropriate
13 given the density in the neighborhood. I'm just
14 wondering what tools you would -- might use to make
15 that determination.

16 MR. ZUROFF: It's a speculative question,
17 and my answer to that is that is under the 40B
18 parameters, we don't actually take the term
19 "density" into consideration. But we are concerned
20 with that as a concept, but we don't make our
21 decision based on any formula, and a formula is not
22 part of the calculation. But it is a consideration,
23 obviously. In our prior decisions, I think we've
24 taken it into consideration, but there's no formula

1 for that. And what other towns do has nothing to do
2 with what we do.

3 MS. JONAS: Right. I'm saying they might
4 do it --

5 MR. ZUROFF: They may have a formula. I
6 can't answer for them.

7 MS. STEINFELD: Density is not a legitimate
8 concern within 40B.

9 MS. JONAS: But an overall sense of looking
10 at --

11 MS. STEINFELD: The board tries to consider
12 the impact on the neighborhood, but 40B
13 intrinsically is going to be a different density
14 than in the surrounding neighborhoods.

15 MS. JONAS: Right. But there's 100 per
16 acre versus 2 per acre versus --

17 MS. STEINFELD: No. It's not a legitimate
18 discussion.

19 MS. SELKOE: But also keep in mind, Alisa,
20 that the zoning is different in the single-family
21 neighborhood from this property, which is zoned
22 multifamily.

23 MS. JONAS: Correct.

24 MR. ZUROFF: We've heard formulaic

1 calculations. We're aware that, you know, a certain
2 density is higher than normal. But, again, it's not
3 part of the 40B process.

4 MS. JONAS: Well, I will remember that,
5 actually, the applicant at one of their first
6 presentations, showed density and showed the
7 comparative density of --

8 MR. ZUROFF: That was their option and
9 not -- everybody knows about it. It might be the
10 elephant sitting in the corner of the room, but
11 again, you know --

12 MS. JONAS: Okay.

13 MS. THALL: Carolyn Thall, also a town
14 meeting member, Precinct 16.

15 So a couple of people alluded to that this
16 footprint and proposal is different than what was
17 first shown, which was what the PEL was granted for.
18 And Bill put some numbers out.

19 Can you the board clarify for the public
20 how this has changed from what was approved by
21 MassDevelopment? Or can you ask the applicant to
22 clarify that for the public? Because there seems to
23 be some confusion, which I don't suppose is
24 inadvertent. Have the numbers gone up? Have they

1 gone down? Has the footprint changed? Did the lot
2 lines change from what MassDevelopment granted a PEL
3 for? So I'm not --

4 MR. ZUROFF: It's a legitimate question. I
5 think that the applicant has presented us with data
6 on the number of bedrooms, the number of units, how
7 it's changed from the original proposal. Something
8 that we will consider.

9 MS. THALL: Sorry. Where is that
10 information? It hasn't been presented here.

11 MR. ZUROFF: It has previously been
12 presented, and I assume that it will be further
13 presented when the plans are more formalized.

14 MS. STEINFELD: But I should note that what
15 is before you is what's before the ZBA. Nothing
16 else is relevant to our discussion at this point.
17 All of the 40Bs we've dealt with have evolved. And
18 we make a point that when the developer proposes
19 changes, that he makes a statement to the board that
20 this is now the proposal of record. Anything prior
21 to that is no longer relevant.

22 MS. THALL: Well, it's relevant to me as a
23 member of the public and a human being and a town
24 meeting member. So where is -- I wasn't at the last

1 hearing. Is that when --

2 MR. ZUROFF: We had data presented to us.

3 MS. THALL: But it's not online?

4 MR. ZUROFF: Well, it was online, or it was
5 going to be.

6 MS. STEINFELD: I don't know if it made it
7 online.

8 MR. ZUROFF: But it was presented here, and
9 at some point it will be online.

10 MS. SELKOE: We could ask them to show that
11 table again at the next --

12 MS. THALL: Can that table be shown now? I
13 mean, you know, we had an election in May for the
14 select board, the school committee, town meeting
15 members. There was a lot of conversation of about
16 transparency. I am a member of the public, I'm a
17 town meeting member, and I can't access this basic
18 information right now.

19 MS. STEINFELD: I agree it's problematic,
20 but --

21 MS. THALL: So could someone just say what
22 this -- what's in this project right now? How many
23 bedrooms? How many --

24 MR. LEVIN: I don't know if I have that.

1 But in terms of the --

2 MS. THALL: How many square feet?

3 MR. LEVIN: No.

4 MS. THALL: You can't?

5 MR. LEVIN: Not tonight.

6 MS. THALL: Can you say how many --

7 MR. LEVIN: I can discuss the units, and I
8 can say that Mr. Pu was accurate in his
9 calculations, that there are -- we have -- in the
10 new program, there's 230 units. That's 218 in the
11 large building, and 12 in the infill buildings. We
12 are demolishing 14 for a net number of units of 216.

13 MS. THALL: And the PEL approved 196 net
14 new?

15 MS. SELKOE: They didn't approve anything
16 yet. They approve it at the end of the project.

17 MS. THALL: The PEL was for -- sorry. My
18 terminology is off. The PEL referred to 198?

19 MR. LEVIN: Yes.

20 MS. THALL: So this is 18 up from the PEL?

21 MR. LEVIN: In Brookline, that's correct.

22 MS. THALL: We're in Brookline, yes.

23 MR. LEVIN: That's correct.

24 If you want to consider the fact that 8

1 units are being -- if you want to consider the fact
2 that 8 units are being demolished in Boston as well,
3 then it drops to 10 more units on net.

4 MS. THALL: Well, this is Brookline.

5 MR. LEVIN: I understand.

6 MS. THALL: So I'm looking at Brookline,
7 and I'm looking at the PEL, and I'm understanding
8 that standard industry practice -- I would ask the
9 ZBA and I would ask our town planners to find any
10 instance in which a 40B in any town, including
11 Brookline, has gone up in scope from the PEL other
12 than this one.

13 MR. ZUROFF: Valid question, but not before
14 us.

15 MS. THALL: Well, I would urge you to look
16 at it, maybe, in your -- as you consider this
17 project. I mean, what is considered if not standard
18 industry practice, how big it is --

19 MR. ZUROFF: No. We consider the statute,
20 and the statute requires us to evaluate the project
21 in and of itself, not to compare it with other
22 projects in other towns.

23 MS. STEINFELD: Or even with our own town.

24 MR. ZUROFF: Right. That's what we're here

1 to consider. I understand your concern, but --

2 MS. STEINFELD: And we share your
3 frustration.

4 MS. THALL: It's actually really a concern.
5 I mean, "standard industry practice" I'm using as a
6 sort of "just shy of legal," I suppose, term. It's
7 not done. It doesn't happen. So I would urge that
8 to be looked at carefully by those in decision-
9 making positions. Thank you.

10 MR. SHPRITZ: Nathan Shpritz.

11 So I just have two comments. One is a
12 follow-up on Carolyn's comments about the -- just
13 the lack of availability of any of the new
14 documentation on the website. We're 15 town meeting
15 members. We can share some of this information.
16 Would it be possible if you could email a reasonably
17 complete package to each of us sometime over the
18 next couple of days?

19 MS. SELKOE: I have it on my server, so I
20 can certainly do that.

21 MS. STEINFELD: That we can definitely do,
22 and we would hope that you can share it with --

23 MR. SHPRITZ: We'll do our best. But at
24 least that way it won't all be locked up in some

1 town hall --

2 MS. STEINFELD: Right. Waiting to get onto
3 the server.

4 MR. SHPRITZ: And my other concern is
5 really -- well, there's a number of concerns, but
6 I'll limit it to one tonight. And that's about the
7 sort of cumulative effect of the stormwater runoff
8 over time, maybe into the Hoar Sanctuary or up into
9 Beverly Road.

10 And I understand -- actually, I don't
11 understand the state statutes and the standards that
12 are required, but it seems to me that these -- sort
13 of these retention ponds, these underground
14 retention areas, if they don't empty, there's some
15 volume of water that -- some of it flows into the
16 site, some flows out, but there's some volume of
17 water over some period of time at some ambient
18 temperature where all of a sudden this will no
19 longer function. It will cease to function as
20 designed.

21 And it would be kind of nice to know, from
22 a neighborhood person and also to protect the Hoar
23 Sanctuary, what that total volume is. How many
24 storms, how much water over a week would it take to

1 completely overwhelm the system and start dumping
2 water or even snow melt with potential chemicals off
3 into the Hoar Sanctuary?

4 I think that, you know, dealing with
5 economic externality is important. We deal with
6 traffic impacts of the new construction on
7 neighboring areas. I really think that we have to
8 be pretty careful about dealing with stormwater
9 runoff, whether it's from one very large storm or a
10 series of storms over a relatively short period. So
11 thank you.

12 MR. ZUROFF: Thank you.

13 Anyone else?

14 (No audible response.)

15 MR. ZUROFF: Then it's appropriate now, I
16 think, to have the engineers comment on stormwater
17 issues that have been raised by the public.

18 MR. HOLMES: Frank Holmes from Stantec,
19 civil engineer, and I want to address some of the
20 comments that we've heard.

21 So one of them was that we should provide
22 some recharge on-site, and I think -- I just want to
23 clarify because maybe everybody doesn't exactly
24 understand. But these systems that we do have

1 designed are providing recharge on-site, so we are
2 holding water on-site and recharging it onto the
3 ground. Not all of the stormwater that's being
4 collected is just being discharged off site. Those
5 systems are sized in accordance with DEP standards.
6 There's a volume that is calculated that we need to
7 retain and recharge back into the ground, and that
8 volume is calculated based on soil types that we
9 have. And so we are doing that. We are holding
10 onto what's required by the DEP standards. And then
11 we also have the detention systems that are separate
12 that are slowing the water down.

13 I wanted to also address the comment that
14 we've heard about the maximum extent practicable.
15 So we're meeting the standards. I would say that
16 we're meeting all of the DEP standards on this
17 project, you know, with regard to the amount of
18 water that we need to hold on-site, except for the
19 standard that indicates that the systems need to
20 drain out within 72 hours. So because of the slow
21 permeability that we have in soils, they may take
22 longer than 72 hours to drain. One of them,
23 actually, will still drain at 72 hours; one of them
24 might take a little bit more than double that to

1 drain; and one about three times that to drain. But
2 they will drain.

3 And I heard from a couple people also, how
4 does that affect how the system will function? It
5 will have no effect on how the system would function
6 at all. Those systems that are going to recharge
7 the water have been designed so that they will have
8 no effect on how the water is collected, how it
9 passes through the system, and how the rate of water
10 is detained. And so, you know, the only -- again,
11 the only thing that doesn't meet the standard to 100
12 percent is just the time that they'll take to drain.

13 And so I think those are the comments that
14 I just wanted to directly address.

15 MR. LEVIN: What about the sanctuary?

16 MR. HOLMES: Oh, the sanctuary. So we
17 recognize that the volume of water -- the total
18 volume of water going into the sanctuary will be
19 increased. However, again -- I've said it several
20 times -- this design meets the DEP stormwater
21 management standards. I would suggest that it will
22 be an improvement in terms of water quality because
23 we are providing best management practices that are
24 going to clean the water before it's discharged.

1 And, you know, the project, overall, is making
2 improvements to the stormwater management system at
3 Hancock Village that is going to improve water
4 quality as well.

5 MR. GELLER: Frank, can you speak to the
6 question of the impact on the Baker School and its
7 location --

8 MR. HOLMES: Well, I agree with the comment
9 that someone else made that the Baker School is
10 higher in elevation, and Beverly Road also is much
11 higher in elevation. I think that -- well, not that
12 I think -- it's a fact that the Hoar Sanctuary and
13 the wetlands are the lowest elevations in the area,
14 and I would suggest that the water being discharged
15 to the wetlands is not going to affect anybody on
16 Beverly Road, you know, any homes in Brookline, any
17 residences there at Hancock Village.

18 MR. ZUROFF: This is not a question and
19 answer session. He's just addressing the comments
20 that he's already heard.

21 Does the board have any --

22 MS. SELKOE: Maybe Adam wants to --

23 MR. ZUROFF: He's going to have his turn,
24 definitely.

1 Board? No?

2 MS. PALERMO: No.

3 MR. ZUROFF: All right, thank you.

4 Mr. Kran.

5 MR. KRAN: All right. So first, I wouldn't
6 disagree with anything that Frank has said. What he
7 said was generally consistent with how we would also
8 view it.

9 I do understand the concern that you have
10 about the off-site runoff and the potential increase
11 in volume, and I get that. I don't have the 40B
12 regulations in front of me, but I believe there's
13 some requirement in there that limits the ability of
14 a board to require an off-site study of stormwater.
15 I don't have the exact language in front of me, but
16 there's something that, like --

17 So we've been asking them questions about,
18 like -- in every single review that we've written,
19 we've had questions asking about what's the capacity
20 of the existing system to accept this? Is the
21 existing system capable of accepting it? And they
22 did, you know, talk about how the peak rates are
23 really only a small fraction of the receiving
24 capacity of the system.

1 So the system itself, from the information
2 that we've been presented, appears to be able to
3 handle any of these changes. But we can't ask them
4 to go out and monitor flows and stuff like that.
5 The nature of 40B is that, like, you can't impose
6 uneconomic conditions on the applicant.

7 MR. ZUROFF: Can I ask you a simple
8 question? And maybe you can't calculate this. But
9 based on the plans that we have in front of us and
10 that you've been able to review, is there going to
11 be a net increase in stormwater runoff because of
12 the construction?

13 MR. KRAN: They do provide in their
14 calculations -- each storm event, they provide a
15 predevelopment and postdevelopment. They provide
16 rates, and that's pulled out in the summary tables.
17 And also, some of the calculations include --
18 actually, all of the calculations also include the
19 volume. And so the latest calculations were done.

20 All right. So these infiltration areas,
21 we've decided that it made sense to assume
22 conservatively that there was going to be no
23 infiltration coming out in the calculations.

24 So as a result of that, their

1 calculations -- the calculations that the computer
2 generated did not assume any infiltration. So it's
3 possible, therefore, that the total volume, as a
4 result, that's reported is an overestimate of what's
5 coming off.

6 The initial point I made was that the
7 distribution of where the water is going is higher.
8 There's more water going here than predevelopment,
9 particularly for rather large storm events. There's
10 less water going in this direction than
11 predevelopment, particularly for large stormwater
12 events.

13 Now, in terms of total numbers -- so let me
14 look -- if there's a change, it's very minimal. It
15 looks like a lot of the calculations that they
16 provided show that it would basically be the same
17 order of magnitude. I'm not doing the exact total
18 calculations. We looked at each design point rather
19 than the total, but if you give me five minutes,
20 I'll add up some numbers.

21 MR. ZUROFF: Just a general question.

22 MR. KRAN: It's roughly about the same.

23 MR. ZUROFF: It's the same, okay, more or
24 less.

1 Marc, do you want to elaborate on that?

2 MR. LEVIN: No.

3 MR. ZUROFF: Okay. Thanks goodness we have
4 technicians. I appreciate that. Again, I just
5 wanted a -- not a -- more or less a qualitative
6 analysis, not quantitative data. Just yes or no, if
7 it's more or less. But if you don't know -- you're
8 saying it's about equal?

9 MR. KRAN: Yeah.

10 MR. ZUROFF: About equal is good for me.

11 UNIDENTIFIED AUDIENCE MEMBER: Could you
12 just repeat the question?

13 MR. ZUROFF: I just wanted to know whether
14 the construction as proposed would result in a
15 greater amount of stormwater being discharged.

16 MS. SELKOE: To the sanctuary?

17 MR. ZUROFF: To the site and off site.

18 MR. KRAN: The distribution has changed,
19 but the total is roughly the same. And as part of
20 the -- the state standards are designed to have
21 these infiltration areas to attempt to mimic
22 existing conditions. The concept is that, you know,
23 this is a site that already has a lot of ledge and a
24 lot of tight soil, so water is going to run off

1 naturally, so the amount that they actually have to
2 recharge and retain on-site is therefore less.

3 MR. ZUROFF: Okay.

4 MR. HUSSEY: One of the things the
5 petitioner might consider is a couple of site
6 sections that go through the site up to Russett
7 Road -- up to Beverly Road, rather -- just to show
8 the conditions of the grades through this project
9 and the adjacent property. It might illuminate a
10 lot.

11 MR. ZUROFF: Topographically.

12 MR. HUSSEY: Yeah.

13 MR. ZUROFF: That would be helpful, I
14 guess.

15 All right. Thank you, Mr. Kran.

16 MS. STEINFELD: Could we hear from the town
17 engineer?

18 MR. ZUROFF: Of course.

19 MR. DITTO: I just want to say that the
20 stormwater management standards that have to be
21 met -- these standards are geared to be protective
22 of the human as well as environmental issues.
23 They're on the DEP website under "MassDEP
24 stormwater." And you can see that -- what they're

1 trying to do and what they're trying to protect.

2 We can talk till we're blue in the face
3 tonight, particularly with people who aren't
4 familiar with this. But I've been in this area a
5 long time. The runoff before the project even was
6 thought of goes from the bottom right to the top
7 left. And Beverly Road is higher than Gerry Road.
8 In fact, Gerry Road goes downgradient from
9 Independence to the Hoar Sanctuary. Their sewage --
10 there's a pump system, pumps up three-quarters of
11 the way to Gerry Road, and then it flows from there
12 by gravity to Independence sewer and Independence
13 Drive. There's no way that any water that falls on
14 this site is going to wind up on Beverly Road or in
15 the basement of the Baker school.

16 That water -- on the first go-around, my
17 main focus was to get rid of that water behind those
18 homes on Beverly Road because you can see it. Every
19 winter -- every spring we get calls from homes on
20 Beverly Road. Groundwater is coming down off along
21 that hill, right through those homes. And if you're
22 unfortunate enough to have a bad foundation, some of
23 it winds up in the basement. But I can tell you the
24 homes that we get calls for every year about

1 groundwater. That groundwater isn't from this side
2 of the site. It's from the opposite. So any
3 problems that -- there won't be, because it's going
4 to be part of the catch basins on Beverly Road.

5 That being said, the site meets the 10
6 requirements of stormwater management. Take a look
7 at them, and you'll see. You're looking at high
8 groundwater. If you have a high groundwater, you've
9 got to establish that, and then you've got to build
10 from there up so that you can contain any volume for
11 storage. So the things like that, you'll pick out
12 and say, okay, that makes sense. I just want to --
13 that's my two cents.

14 MS. SELKOE: Is it bad for the sanctuary to
15 get more water if the water quality is good?

16 MR. DITTO: I don't think so. You know, up
17 on Hammond Pond Parkway, you can go look at -- you
18 can see the surface water, and that's actually a
19 function of beavers. We have two little energetic
20 beavers up there. They build a dam in one day. We
21 tear it down. They build it in the next two days.
22 We can definitively say that they've kicked up the
23 groundwater a foot and a half to two feet in one
24 area.

1 Same thing has happened -- may be happening
2 in the Hoar Sanctuary. A lot of the trees are dying
3 now because they're exposed to groundwater -- the
4 same issue. That being said, go in there, clear
5 those dead trees out or whatever, logs, you know,
6 maintain the flow of that sanctuary out to wherever
7 it goes in Newton. So there's a lot of maintenance
8 involved, and that's the town's responsibility. But
9 they should be going out there and clearing that
10 water pathway out of the sanctuary.

11 MR. ZUROFF: Thank you.

12 MS. STEINFELD: May I ask a question?

13 MR. ZUROFF: I would never stop you.

14 MS. STEINFELD: Well, it's really not your
15 role to do so, but I'm concerned about the issues
16 that have been raised here tonight.

17 First, let me state that, from my
18 perspective, the only constraint on any peer
19 reviewer is that established by state law, and a
20 peer reviewer can only review what is submitted to
21 him.

22 So my question to the town engineer is is
23 there any information that the ZBA should be
24 requesting of the applicant and the stormwater

1 engineer that would address -- that you would like
2 to see in terms of making sure that the
3 neighborhood, the Hoar Sanctuary, and the Baker
4 School are protected? Is there any additional
5 work --

6 MR. DITTO: No. What we have here today is
7 what we should be looking at. We have -- there's
8 enough data and there's enough information in these
9 plans so that we know when it rains where the water
10 is going to go. It's all there. We don't need any
11 more.

12 MR. PU: What about maintenance? Can the
13 engineer talk about maintenance and things that
14 happen when this is not maintained?

15 MR. ZUROFF: Again, this is not a question
16 and answer session. It will be addressed at some
17 point.

18 MR. DITTO: There will be an O&M plan
19 required of whoever takes custody of that land -- an
20 operation and maintenance plan, and that's the key
21 to maintaining it. But the information that we need
22 to make a decision is all there.

23 MR. ZUROFF: Thank you, Peter.

24 Okay. Then we want to continue with this

1 meeting. We have some organizational and
2 administrative business. We're going to continue --

3 Well, let me say this: In the interim
4 between now and the next meeting, the applicant and
5 the peer reviewers and the working committee will
6 continue to review new articulations and the new
7 design. In the interim, there will be a blasting
8 plan being submitted by the applicant which, at some
9 point, will result in our having a blasting expert
10 review.

11 Alison, I know you're stifling yourself.

12 MS. STEINFELD: I just want to clarify.

13 Correct me if I'm wrong, Marc, but you guys
14 aren't really preparing a blasting plan at this
15 point. You're preparing a geotech report that our
16 blasting reviewer --

17 MR. LEVIN: We're doing a blasting plan,
18 and it will have a geotech report. The geotech
19 report was done years ago. We have that. But we're
20 doing a blasting plan for them to review.

21 MS. STEINFELD: Okay. And I can tell you,
22 two weeks from today I should be able to tell the
23 peer reviewer that he can proceed, and I think
24 that's probably going to be about the time that your

1 plans will be prepared -- completed.

2 MR. LEVIN: Yes.

3 MR. ZUROFF: Okay. The date that we're
4 suggesting for the next meeting is the 20th of
5 August. Originally, it was scheduled for the 8th,
6 but I think that giving you the extra time to finish
7 your plans, to get your blasting plan submitted and
8 have it reviewed, the 20th will be proficious for
9 everyone, I believe.

10 Do you have any further comments, Alison or
11 Polly?

12 MS. STEINFELD: Perhaps Chestnut Hill
13 could -- in response to a question the chair asked
14 initially -- in making us the copies of the plans,
15 both the 40B that's before us and the -- the 40B
16 plus 40A, if you could make maybe 50 copies of each.
17 Would that be fair? And I'll drop them off at
18 someone's house.

19 MR. LEVIN: When they're developed.

20 MS. STEINFELD: Something to replace the
21 plan that Chris held up.

22 MR. LEVIN: Oh, the concept plans. The one
23 I showed.

24 MS. STEINFELD: We don't have hard copies.

1 MR. ZUROFF: And, again, not only for the
2 rendered site as proposed, but also --

3 MR. LEVIN: I can provide the former. But
4 the other we will present, I believe.

5 MR. ZUROFF: All right. If you can get it
6 to us early, and it will be available to the public
7 as well.

8 So I think that we've concluded our
9 business for this evening.

10 UNIDENTIFIED AUDIENCE MEMBER: Is
11 September 30th still the date of the closing of this
12 hearing?

13 MR. ZUROFF: It remains that way until we
14 agree to change it.

15 But this meeting is continued. We will
16 continue to August 20th, and it will be upstairs on
17 the 6th floor. And I thank you all for coming and
18 for your participation. This meeting is now
19 adjourned. Thank you.

20 (Proceedings adjourned at 9:03 p.m.)

21

22

23

24

1 C E R T I F I C A T E

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

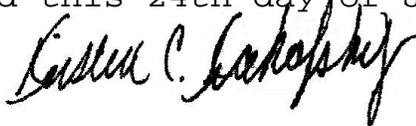
5 That the foregoing proceedings were taken
6 before me at the time and place herein set forth and
7 that the foregoing is a true and correct transcript
8 of my shorthand notes so taken.

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

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

14 Dated this 24th day of July, 2018.

15



16

Kristen Krakofsky, Notary Public
17 My commission expires October 25, 2024.

18

19

20

21

22

23

24

1	<p>2013 27:3</p> <p>2015 27:3 28:6,9,11</p> <p>2018 28:7,9,12</p> <p>20th 85:4,8 86:16</p> <p>216 51:14 67:12</p> <p>218 67:10</p> <p>22 7:23</p> <p>226 51:13</p> <p>230 51:15 67:10</p> <p>249 50:13</p> <p>25-year 37:10 40:11 48:2</p> <p>26 55:17</p> <p>265-299 4:11</p> <p>27th 5:12 30:17</p>	<p>3:00 31:22</p>	8
<p>1 30:24</p> <p>1.8 52:1</p> <p>10 68:3 81:5</p> <p>100 63:15 73:11</p> <p>10th 32:2,3</p> <p>12 11:2 67:11</p> <p>12-inch 38:14</p> <p>14 7:21 67:12</p> <p>15 69:14</p> <p>15-inch 38:14</p> <p>150 47:5</p> <p>16 55:8 59:23 64:14</p> <p>18 67:20</p> <p>18.5 52:8</p> <p>196 67:13</p> <p>198 51:13 58:7 67:18</p>	3	<p style="text-align: center; border-top: 1px solid black; border-bottom: 1px solid black;">4</p> <p>4 40:10</p> <p>4-inch 33:8</p> <p>40A 50:16,19 57:21 85:16</p> <p>40B 8:23 12:5 42:21 45:18, 23 46:3,4,11,13 50:17, 23,24 52:22 53:1,2 58:11,15 61:20 62:1,2, 17 63:8,12 64:3 68:10 75:11 76:5 85:15</p> <p>40bs 61:22 62:6 65:17</p> <p>430 51:23</p> <p>437 51:21</p>	<p>8 7:22 67:24 68:2</p> <p>8-unit 8:12</p> <p>80 17:15 52:14,16</p> <p>8th 85:5</p>
2	<p>30th 86:11</p> <p>33 44:21</p> <p>350 51:23</p> <p>36.4 52:10</p> <p>38 52:13,15</p> <p>384 51:21</p> <p>39.7 52:11</p>	5	9
<p>2 52:3 63:16</p> <p>200 47:6</p> <p>2011 27:3</p>	<p style="text-align: center; border-top: 1px solid black; border-bottom: 1px solid black;">6</p> <p>60,000 10:4</p> <p>6th 6:17 86:17</p>	<p style="text-align: center; border-top: 1px solid black; border-bottom: 1px solid black;">7</p> <p>72 37:6,8 54:19,21 72:20, 22,23</p> <p>75 17:15</p> <p>7:06 4:2</p>	<p>90-day 8:11</p> <p>95 54:21</p> <p>9:03 86:20</p>
			A
			<p>aback 60:1</p> <p>ability 75:13</p> <p>able 9:13 10:18 11:9 46:20 60:5 62:11 76:2,10 84:22</p> <p>Abner 49:12</p> <p>Absolutely 11:19</p> <p>absorbent 54:4</p> <p>abutter 50:13</p> <p>abutters 48:5</p> <p>accept 50:16 75:20</p> <p>acceptable 35:23</p>

<p>accepting 75:21</p> <p>access 28:18 30:23 53:14 66:17</p> <p>accident 50:5</p> <p>accommodate 18:11</p> <p>accommodated 18:9</p> <p>accurate 67:8</p> <p>acre 52:8,13 63:16</p> <p>acting 51:1</p> <p>activated 22:15</p> <p>activity 18:11 21:5</p> <p>actual 23:2</p> <p>ADA 29:10</p> <p>Adam 31:14,15 43:12 74:22</p> <p>add 26:16 34:3 40:20 43:11 77:20</p> <p>added 7:11 29:13 39:10,15 46:5,6</p> <p>adding 9:12 25:17 46:4</p> <p>addition 39:6 52:4</p> <p>additional 19:4 22:20 23:12 29:12 34:1,3 37:12,22,24 41:14 83:4</p> <p>address 4:10,17 5:4,21 19:13 20:4 35:4 38:11 50:11 55:9 60:13 71:19 72:13 73:14 83:1</p>	<p>addressed 26:19 30:16 32:7 36:2 38:6 40:19 53:20 83:16</p> <p>addresses 41:1,5</p> <p>addressing 74:19</p> <p>adequate 28:22 40:3,12</p> <p>adequately 37:24</p> <p>adjacent 79:9</p> <p>adjourned 86:19,20</p> <p>adjustments 33:3</p> <p>administrative 5:5 84:2</p> <p>ado 5:8</p> <p>adversely 49:9</p> <p>advised 14:6</p> <p>advisory 11:8</p> <p>affect 24:21 47:15 73:4 74:15</p> <p>affordable 58:13</p> <p>agencies 58:21</p> <p>agenda 57:1,3</p> <p>ago 39:13 84:19</p> <p>agree 24:8 43:12 60:17 66:19 74:8 86:14</p> <p>agreed 14:19 36:23 39:13</p> <p>Alisa 59:22 63:19</p>	<p>Alison 84:11 85:10</p> <p>allow 18:20 39:5 52:23</p> <p>allowed 54:10</p> <p>allowing 21:8</p> <p>allows 37:2</p> <p>alluded 64:15</p> <p>alluding 45:8</p> <p>ambient 20:17 70:17</p> <p>amenities 59:14</p> <p>amenity 8:6</p> <p>amount 21:4 51:22 61:24 72:17 78:15 79:1</p> <p>analysis 78:6</p> <p>anecdotal 9:20</p> <p>answer 11:13 12:1 23:19 62:17 63:6 74:19 83:16</p> <p>answered 5:23</p> <p>anticipated 21:5 34:12 54:22</p> <p>anticlimactic 10:7</p> <p>anybody 4:16 74:15</p> <p>anyway 60:23</p> <p>apartment 29:3</p> <p>apartments 49:24</p>	<p>appeals 4:5</p> <p>appears 76:2</p> <p>applicant 4:18,22 14:18 28:3 35:22 40:19 56:2 59:15 64:5,21 65:5 76:6 82:24 84:4,8</p> <p>applicant's 31:17</p> <p>application 4:10 24:16 51:12 52:10, 11,14</p> <p>applications 42:21</p> <p>applied 59:2</p> <p>appreciate 44:11 78:4</p> <p>approach 19:2</p> <p>appropriate 20:13 28:21 44:17 45:22 61:2,9,13,19,20 62:12 71:15</p> <p>approval 23:10 25:4,19,21 29:23 55:19</p> <p>approve 22:23,24 58:22 67:15, 16</p> <p>approved 13:18 23:7 25:11 51:5 55:14,18 56:4,7 58:18 62:2,7 64:20 67:13</p> <p>approves 25:11,13,14</p> <p>approving 59:3</p> <p>April 31:19</p> <p>architectural 9:12</p> <p>architecture 6:21 10:14 11:8</p>
--	---	--	--

<p>area 8:5 20:19 30:4,9,10,13, 15 32:15 33:16 34:19 37:23 38:21,23 39:10, 23 42:11,18 43:19 45:21 52:9 61:7 74:13 80:4 81:24</p> <p>areas 32:17 35:6 37:5,14 40:6 70:14 71:7 76:20 78:21</p> <p>aren't 80:3 84:14</p> <p>art 10:9</p> <p>articulate 6:3</p> <p>articulated 31:2</p> <p>articulating 9:11</p> <p>articulation 7:12 8:16</p> <p>articulations 84:6</p> <p>as-built 34:15</p> <p>aside 56:2</p> <p>asked 33:19 34:1 37:21 46:14 57:8,9 85:13</p> <p>asking 15:21 22:23 49:1 75:17, 19</p> <p>aspect 42:1</p> <p>aspects 32:11</p> <p>assess 62:11</p> <p>assessment 17:23</p> <p>assist 56:22</p> <p>assistant 5:10</p>	<p>associated 32:23 34:2 38:17 39:16 41:18</p> <p>assume 65:12 76:21 77:2</p> <p>assuming 35:19 59:17</p> <p>assumption 40:14</p> <p>assurance 37:16,22</p> <p>assurances 9:17</p> <p>attempt 78:21</p> <p>audible 31:10 71:14</p> <p>AUDIENCE 78:11 86:10</p> <p>August 85:5 86:16</p> <p>Autoturn 30:22</p> <p>availability 69:13</p> <p>available 52:24 53:2 56:17 57:14 86:6</p> <p>average 27:6,12</p> <p>aware 22:12 64:1</p> <hr/> <p style="text-align: center;">B</p> <hr/> <p>back 6:19 33:4 35:3 41:11 47:3,9 56:16 72:7</p> <p>backing 40:5</p> <p>backup 40:17</p> <p>bad 80:22 81:14</p> <p>Baker</p>	<p>47:9 48:16,18,19,23 49:1 74:6,9 80:15 83:3</p> <p>base 47:15 49:1</p> <p>based 6:22 14:9,14 15:1 16:6, 18 20:16 23:14 28:14, 15 29:1,8 36:8 62:21 72:8 76:9</p> <p>basement 80:15,23</p> <p>basic 66:17</p> <p>basically 33:12 36:22 42:17,23 43:5 50:22 77:16</p> <p>basin 33:23 38:23,24</p> <p>basins 32:14 33:21 37:23 38:21 41:12 54:18 81:4</p> <p>basis 21:8 22:1 32:4</p> <p>beacon 22:10,18,22</p> <p>beacons 22:9</p> <p>beavers 81:19,20</p> <p>bedrock 35:1 37:1</p> <p>bedrooms 51:20 52:13 65:6 66:23</p> <p>believe 6:6 15:14 19:1 30:17 44:13 48:10 75:12 85:9 86:4</p> <p>beneath 39:22,24</p> <p>benefit 4:16 21:9</p> <p>benefits 7:15</p> <p>Benny 14:11</p>	<p>best 12:15,16 24:13 50:5 54:16 69:23 73:23</p> <p>better 6:3 12:6 46:21</p> <p>Beverly 48:5 49:23 50:13 70:9 74:10,16 79:7 80:7,14, 18,20 81:4</p> <p>beyond 42:22 62:12</p> <p>bicycle 27:17</p> <p>big 68:18</p> <p>bigger 51:17 53:1 59:11</p> <p>biggest 13:9</p> <p>Bill 50:12 58:2 64:18</p> <p>bit 7:2 34:5 35:8 36:14 41:16 43:5 47:22 48:20 52:21 72:24</p> <p>blast 9:20,21 10:1,3</p> <p>blasting 7:1 9:16 10:10,14 84:7, 9,14,16,17,20 85:7</p> <p>blinking 49:17</p> <p>blown 57:24</p> <p>blue 80:2</p> <p>board 4:5 6:1,11 11:6,7,14 13:18 19:8,19 20:23 22:9 23:7 31:9 42:7 50:18,20 55:21 63:11 64:19 65:19 66:14 74:21 75:1,14</p> <p>Bob 24:7 30:12</p> <p>Boehmer</p>
--	--	---	--

<p>5:17 6:4,23</p> <p>Boston 7:14,22 8:5,8 39:12,14 51:6 68:2</p> <p>bottom 10:10 35:8 40:23 80:6</p> <p>break 9:13</p> <p>brief 13:7</p> <p>Brookline 7:13,21 8:6 30:24 47:11 50:4 51:12,14 52:3,5,16 55:15 58:10,11,14 59:12 67:21,22 68:4,6, 11 74:16</p> <p>build 8:9 23:22 58:14 81:9, 20,21</p> <p>building 6:1,3 7:9,10,11 8:3,13, 14,18 9:4,14 10:20 29:2 30:11,15 39:11 47:15 48:23 67:11</p> <p>building's 7:12</p> <p>buildings 7:6,17 9:6,18 11:3 34:20,22 35:15 49:9 58:8 59:14 67:11</p> <p>built 23:20 35:18,19 37:14</p> <p>business 5:5,6 84:2 86:9</p> <hr/> <p style="text-align: center;">C</p> <hr/> <p>calculate 51:8 52:12 55:3 76:8</p> <p>calculated 55:2 72:6,8</p> <p>calculation 34:15 62:22</p> <p>calculations 34:2,3,6 36:22 37:6 38:1,7 40:4 42:1 64:1 67:9 76:14,17,18,19,23</p>	<p>77:1,15,18</p> <p>call 4:11,12</p> <p>calling 4:4</p> <p>calls 50:6 80:19,24</p> <p>calming 55:24</p> <p>can't 12:10 16:23 33:7 36:18 48:10 56:3 57:10 58:8 63:6 66:17 67:4 76:3,5, 8</p> <p>capable 75:21</p> <p>capacity 37:1 53:12 54:20 60:10 75:19,24</p> <p>careful 71:8</p> <p>carefully 25:5 69:8</p> <p>Carolyn 64:13</p> <p>Carolyn's 69:12</p> <p>case 17:2 21:12 37:15 39:3 40:9</p> <p>catch 32:14 37:22 38:21,22, 24 41:12 81:4</p> <p>cautioned 50:8</p> <p>cease 70:19</p> <p>cellars 48:7</p> <p>cents 81:13</p> <p>certain 17:14 32:10 38:18 64:1</p> <p>certainly 35:12 46:12 61:1 69:20</p>	<p>chair 4:6 20:6 85:13</p> <p>Chairman 6:10</p> <p>challenge 54:4</p> <p>change 16:12 23:22 65:2 77:14 86:14</p> <p>changed 43:19 55:13 58:16 64:20 65:1,7 78:18</p> <p>changes 38:10,11 65:19 76:3</p> <p>changing 25:17 29:17</p> <p>charge 60:17</p> <p>check 38:15</p> <p>chemicals 71:2</p> <p>Chestnut 4:12 6:11 15:11 18:3 85:12</p> <p>children 49:20,21 50:1</p> <p>chime 13:23</p> <p>Chris 85:21</p> <p>Christopher 4:8</p> <p>circle 9:5</p> <p>circulate 30:24</p> <p>circulating 28:19</p> <p>circulation 29:15</p> <p>citing 20:12</p> <p>city 18:20</p>	<p>civil 71:19</p> <p>claim 46:18,19</p> <p>clarification 17:18 19:20 23:6</p> <p>clarify 60:20 64:19,22 71:23 84:12</p> <p>clean 73:24</p> <p>clear 19:8 24:18 56:24 82:4</p> <p>clearing 82:9</p> <p>clearly 8:9 46:4,8</p> <p>Cliff 5:17 6:4,22 7:19 8:17</p> <p>close 19:6 33:5 35:1 50:6</p> <p>closing 86:11</p> <p>code 54:1</p> <p>collaboratively 31:17</p> <p>collected 72:4 73:8</p> <p>colored 47:2</p> <p>coloring 47:7</p> <p>combination 18:1 50:16</p> <p>combine 50:16</p> <p>come 5:23 22:16 33:12 40:13 46:21 47:22 56:11</p> <p>comfort 33:12</p> <p>comfortable 4:19 25:6 35:16,21 38:11</p>
---	---	---	--

<p>coming 9:1 15:15,18 24:1,2 42:14 48:9 76:23 77:5 80:20 86:17</p> <p>commence 17:17</p> <p>comment 5:4 26:22 27:13 30:12 33:6 34:18 35:23 36:4, 20 37:11,19 39:8 44:18, 23 45:5 61:14 71:16 72:13 74:8</p> <p>comments 13:2 26:17,18,20 27:7 32:5 36:1 37:12 38:5 39:9 40:18 55:6 56:12 60:20,21 61:2 69:11,12 71:20 73:13 74:19 85:10</p> <p>commission 8:11 45:23</p> <p>committee 66:14 84:5</p> <p>common 18:7 38:21 43:17,21</p> <p>communicate 5:21</p> <p>community 20:20</p> <p>comparative 64:7</p> <p>compare 27:2 68:21</p> <p>compared 61:21</p> <p>complete 10:19 17:10 22:5,16 25:2,15 26:8 37:19 53:9 69:17</p> <p>completed 44:15 85:1</p> <p>completely 71:1</p> <p>compliant 18:21</p> <p>complicated 10:19 41:17</p>	<p>component 31:6</p> <p>comprehensive 4:10 7:4 51:16 55:12</p> <p>computer 77:1</p> <p>concept 7:19 29:19,20 30:1 32:20 62:20 78:22 85:22</p> <p>concern 13:10 33:9 42:7 63:8 69:1,4 70:4 75:9</p> <p>concerned 13:15 34:23 35:10 40:1, 6 45:6 49:19 62:19 82:15</p> <p>concerning 12:20 51:18 57:23</p> <p>concerns 20:20 41:1,6 57:23 58:6 70:5</p> <p>concluded 86:8</p> <p>concur 20:3</p> <p>concurrence 19:24</p> <p>condition 7:4 15:22 25:1,10 34:10,11 35:21 39:15 46:12 55:22</p> <p>conditioned 46:20</p> <p>conditions 9:24 14:15 15:5 20:17 21:13 25:19 26:3,14 44:9 53:17,21 76:6 78:22 79:8</p> <p>confidence 54:13</p> <p>configuration 7:11</p> <p>confirm 39:19</p> <p>confirmed</p>	<p>39:7</p> <p>confusion 51:4 64:23</p> <p>connect 33:21</p> <p>connected 38:23,24</p> <p>connecting 46:7</p> <p>connections 39:6</p> <p>consequences 60:2,8</p> <p>conservation 45:23</p> <p>conservative 27:15 40:14</p> <p>conservatively 76:22</p> <p>consider 4:23 21:8 26:14 34:9 63:11 65:8 67:24 68:1, 16,19 69:1 79:5</p> <p>consideration 59:9 62:19,22,24</p> <p>considerations 24:11</p> <p>considered 17:20 20:24 22:2,3 40:3,12 57:20 59:15 68:17</p> <p>considering 20:14 21:14 50:17</p> <p>consistent 75:7</p> <p>constrain 20:9</p> <p>constraint 82:18</p> <p>constraints 31:3 38:17</p> <p>constructed 24:19</p> <p>construction 14:20 28:13 33:11 71:6</p>	<p>76:12 78:14</p> <p>consultation 24:10</p> <p>contain 81:10</p> <p>contained 45:17,18,19</p> <p>contemplated 22:4</p> <p>context 20:19</p> <p>continue 5:6 23:21 34:6 83:24 84:2,6 86:16</p> <p>continued 86:15</p> <p>continuing 45:3</p> <p>contractor 37:18</p> <p>control 18:7 20:22 43:22</p> <p>controls 13:24</p> <p>conversation 20:7 66:15</p> <p>conversions 10:24</p> <p>copies 32:1 85:14,16,24</p> <p>corner 45:12 64:10</p> <p>correct 23:3 30:21 59:16 63:23 67:21,23 84:13</p> <p>corridor 18:12 20:22</p> <p>cost 59:14</p> <p>costs 59:15</p> <p>couldn't 56:6</p> <p>count</p>
--	---	---	--

<p>19:5 28:4,7,9 52:12</p> <p>couple 32:8 38:16 39:13 64:15 69:18 73:3 79:5</p> <p>course 42:4 79:18</p> <p>court 45:14</p> <p>covered 40:21</p> <p>crash 26:23,24 27:5,9,12</p> <p>create 14:1</p> <p>criteria 20:16 21:7 49:16</p> <p>crossing 22:13 50:2</p> <p>crosswalk 21:22 49:21</p> <p>crunch 50:7</p> <p>cubic 10:4</p> <p>culvert 43:2</p> <p>cumulative 70:7</p> <p>curbside 30:18,19</p> <p>current 14:6 18:19 23:16 46:7 52:11,14,16</p> <p>currently 22:22 23:16 37:7</p> <p>custody 83:19</p> <p>cut 26:12 62:7</p> <hr/> <p style="text-align: center;">D</p> <hr/> <p>dam 81:20</p>	<p>damage 9:17</p> <p>danger 14:3</p> <p>dangerous 15:17</p> <p>data 26:23 27:1,4 65:5 66:2 78:6 83:8</p> <p>date 5:7 10:13 56:10 85:3 86:11</p> <p>day 31:23 81:20</p> <p>days 69:18 81:21</p> <p>dead 33:23 47:5,6 82:5</p> <p>deal 48:2,3 71:5</p> <p>dealing 61:23 71:4,8</p> <p>dealt 65:17</p> <p>Deb 49:12</p> <p>decide 16:23</p> <p>decided 50:15 55:10 76:21</p> <p>decision 20:9 21:15 23:7 56:21 62:21 83:22</p> <p>decision- 69:8</p> <p>decisions 62:23</p> <p>deck 8:5 9:1,3</p> <p>definitely 69:21 74:24</p> <p>definitively 81:22</p> <p>delay 8:12</p>	<p>deliver 30:6</p> <p>demolished 7:21,22 68:2</p> <p>demolishing 67:12</p> <p>demolition 8:12</p> <p>demonstrates 34:16</p> <p>demonstrating 17:23</p> <p>denoted 42:23</p> <p>dense 52:17</p> <p>density 52:7 61:19,20,21 62:1, 3,12,13,19 63:7,13 64:2,6,7</p> <p>DEP 72:5,10,16 73:20 79:23</p> <p>department 24:24 57:15</p> <p>depending 33:18 34:10 40:7</p> <p>design 5:1,16,24 11:7 22:6 29:24 35:12,17 36:6 38:7 40:12 41:9 42:23, 24 43:12,22 73:20 77:18 84:7</p> <p>designed 35:19 37:24 38:16 39:5 42:2,22 70:20 72:1 73:7 78:20</p> <p>designs 4:23</p> <p>details 5:18 32:8</p> <p>detained 73:10</p> <p>detention 32:18 33:16 37:14 72:11</p>	<p>determination 62:15</p> <p>determine 14:2,23 18:20 20:24</p> <p>determined 15:2</p> <p>determining 55:22</p> <p>developed 6:21 85:19</p> <p>developer 65:18</p> <p>development 5:2 6:9 11:21 28:1 43:18 52:7 53:4</p> <p>developments 28:14</p> <p>develops 45:3</p> <p>device 39:4</p> <p>diameter 38:19</p> <p>didn't 27:16,24 46:2 53:19 54:15 58:10 67:15</p> <p>difference 22:10,17</p> <p>different 9:12 16:14,16 21:21 34:12 51:7 52:12 55:3 58:16 63:13,20 64:16</p> <p>difficult 21:12 56:14</p> <p>diminished 7:24</p> <p>directed 6:2 36:13 43:7 45:12</p> <p>direction 13:11,12 15:11 16:2 23:14,16 36:11,12,14 42:6,15,18 43:7 48:10 77:10</p> <p>directly 38:22 73:14</p>
---	--	--	---

<p>director 5:10 12:24 13:7 25:21 55:20</p> <p>disagree 56:6 75:6</p> <p>discharged 72:4 73:24 74:14 78:15</p> <p>discuss 5:15 26:2 67:7</p> <p>discussed 7:6 53:19</p> <p>discussion 63:18 65:16</p> <p>discussions 18:16</p> <p>dishes 9:24</p> <p>disposal 41:14</p> <p>distinct 22:17</p> <p>distracted 50:7</p> <p>distribution 77:7 78:18</p> <p>Ditto 12:24 13:6,7,15 15:1 18:16 19:15,23 20:11 23:3 25:4,8 53:9,13,16 79:19 81:16 83:6,18</p> <p>division 13:10</p> <p>document 19:12</p> <p>documentation 69:14</p> <p>doesn't 14:16 20:8 27:19 30:3 48:18,19 49:9 54:2,6, 12,16 60:2 69:7 71:23 73:11</p> <p>doing 26:8 30:20 33:2 45:17 72:9 77:17 84:17,20</p> <p>don't 4:15 16:9 17:4 30:8,14</p>	<p>33:11 36:24 40:19 43:4 44:13 45:6 49:23 50:9, 20 56:13,20 60:10 62:8, 12,18,20 64:23 66:6,24 70:10,14 75:11,15 78:7 81:16 83:10 85:24</p> <p>door 8:24 9:2</p> <p>DOT 19:9 20:13</p> <p>double 38:15 72:24</p> <p>doubt 11:9</p> <p>downgradient 80:8</p> <p>draft 7:4</p> <p>dragging 11:16</p> <p>drain 37:6 38:21,24 48:4 72:20,22,23 73:1,2,12</p> <p>drainage 36:17 37:9 38:19 39:20 40:3 42:15,16 45:10 46:8,15</p> <p>drained 47:14</p> <p>draining 38:14</p> <p>drains 37:23 38:2,21 43:3</p> <p>dramatic 10:8</p> <p>drastically 34:12</p> <p>Drilling 7:1 9:16</p> <p>drive 10:21 14:17 18:3 22:12, 20 24:23 25:3 27:9 29:20 36:16 80:13</p> <p>drive-around 10:18,20</p>	<p>driving 47:17 50:9</p> <p>drop 85:17</p> <p>drops 68:3</p> <p>dry 48:1,7</p> <p>dual 18:13</p> <p>dubious 46:18</p> <p>dumping 71:1</p> <p>duty 42:21</p> <p>dying 82:2</p> <hr/> <p style="text-align: center;">E</p> <hr/> <p>eagle 9:21</p> <p>eagle's 9:22</p> <p>earlier 9:15</p> <p>early 12:7 86:6</p> <p>economic 71:5</p> <p>effect 46:13 54:22,24 55:4 70:7 73:5,8</p> <p>eight- 21:15</p> <p>eight-hour 16:15 19:21 20:12 21:1, 11</p> <p>eight-hour-volume 17:22</p> <p>either 18:2 36:23 41:15</p> <p>elaborate 78:1</p>	<p>election 66:13</p> <p>elements 9:12</p> <p>elephant 64:10</p> <p>elevation 74:10,11</p> <p>elevations 74:13</p> <p>elimination 7:5</p> <p>email 69:16</p> <p>emergency 28:18</p> <p>empty 54:20 70:14</p> <p>enable 11:2</p> <p>encouraged 46:15</p> <p>endanger 48:17</p> <p>ends 45:13</p> <p>energetic 81:19</p> <p>engineer 31:18 35:16 57:5 60:16 61:1 71:19 79:17 82:22 83:1,13</p> <p>engineering 13:1,7 29:23 55:21 60:18</p> <p>engineers 5:13 6:14,15,19 13:23 60:14,20 61:10 71:16</p> <p>engines 28:20</p> <p>entirely 20:7</p> <p>entity 40:2</p>
---	---	---	---

<p>entrance 8:4,23</p> <p>environmental 14:12 31:16 48:11 79:22</p> <p>equal 78:8,10</p> <p>equipment 18:8</p> <p>escape 35:9</p> <p>escaping 40:15</p> <p>especially 48:22 49:20,24 50:7</p> <p>essentially 32:6 36:15 39:12,14 40:18 42:13 51:10</p> <p>establish 81:9</p> <p>established 82:19</p> <p>evaluate 29:24 56:19 68:20</p> <p>evaluating 55:23</p> <p>evaluation 20:1</p> <p>evening 4:3 6:10 44:19 51:1 86:9</p> <p>event 10:9 76:14</p> <p>events 42:5 77:9,12</p> <p>everybody 4:14 26:5 64:9 71:23</p> <p>evolve 11:8</p> <p>evolved 8:20 10:9 65:17</p> <p>exact 75:15 77:17</p> <p>exactly 34:10 39:19 71:23</p>	<p>exceed 36:6 41:22</p> <p>excess 47:14 48:9,15</p> <p>Excuse 13:11</p> <p>existing 14:15 15:3,5 16:6,18 29:16 30:5 33:8 36:9 42:16,20 75:20,21 78:22</p> <p>expand 14:10</p> <p>expanding 47:12</p> <p>expect 17:24 19:5</p> <p>experience 10:2</p> <p>expert 84:9</p> <p>expertise 60:5</p> <p>explain 13:21 16:3 61:8</p> <p>exposed 82:3</p> <p>extent 25:12,16,18 37:3 46:19 54:11,14 72:14</p> <p>externality 71:5</p> <p>extra 85:6</p> <p>extreme 9:24</p> <hr/> <p style="text-align: center;">F</p> <hr/> <p>face 80:2</p> <p>facilities 32:18</p> <p>fact 7:20 9:19 22:5 47:3 58:6,10,17 59:10,11,14</p>	<p>67:24 68:1 74:12 80:8</p> <p>factor 24:15</p> <p>factors 20:23</p> <p>fair 59:5 85:17</p> <p>fairly 10:3,19 47:20</p> <p>falls 80:13</p> <p>familiar 44:5 80:4</p> <p>far 23:13 35:7 52:17</p> <p>fault 56:14</p> <p>favor 45:15</p> <p>feel 7:24 46:2</p> <p>feels 15:15</p> <p>feet 67:2 81:23</p> <p>felt 12:23</p> <p>fenestration 8:16</p> <p>field 34:11</p> <p>figure 15:4</p> <p>filled 54:21,22,23 55:2</p> <p>filling 55:4</p> <p>financing 58:21</p> <p>find 46:17 56:3,6 68:9</p> <p>fine 28:23,24</p>	<p>finish 61:16 85:6</p> <p>fire 28:20</p> <p>first 11:5 13:5 23:20 24:19 26:22 33:6 51:2 56:8 64:5,17 75:5 80:16 82:17</p> <p>five 29:11 77:19</p> <p>flashing 23:7</p> <p>flooded 60:3</p> <p>floor 86:17</p> <p>flow 33:24 82:6</p> <p>flows 70:15,16 76:4 80:11</p> <p>flux 44:24</p> <p>focus 13:19 18:12 80:17</p> <p>follow 4:24 61:4</p> <p>follow-up 69:12</p> <p>foot 81:23</p> <p>footprint 9:11 64:16 65:1</p> <p>forces 35:6</p> <p>formal 21:15</p> <p>formalized 65:13</p> <p>former 86:3</p> <p>formula 62:21,24 63:5</p> <p>formulaic 63:24</p>
--	--	--	---

<p>forth 6:19 33:4 35:3 56:16</p> <p>forward 7:12 24:20</p> <p>found 35:22</p> <p>foundation 80:22</p> <p>four 29:9 31:20 39:9</p> <p>four-hour 14:16,22 16:16 17:21, 24 19:4,6 20:15</p> <p>fraction 75:23</p> <p>Frank 31:18 40:19 43:4 71:18 74:5 75:6</p> <p>frequently 49:19</p> <p>friends 47:3</p> <p>front 19:18 30:10,15 75:12, 15 76:9</p> <p>frustration 69:3</p> <p>full 23:4 37:11</p> <p>fully 22:14 37:6</p> <p>function 22:14 30:18 31:4 70:19 73:4,5 81:19</p> <p>fundamental 54:3</p> <p>further 5:8 6:22 7:17 9:2 11:8 27:6,12 65:12 85:10</p> <p>future 14:8 15:24 26:13 53:4,8</p> <hr/> <p style="text-align: center;">G</p> <hr/> <p>gap 35:8</p>	<p>garage 8:24 9:2 10:23,24 11:21 57:21</p> <p>gauge 61:19</p> <p>geared 79:21</p> <p>GELLER 74:5</p> <p>general 77:21</p> <p>generally 32:13 75:7</p> <p>generated 77:2</p> <p>gentlemen 4:4</p> <p>geotech 84:15,18</p> <p>Gerry 4:11 8:21,22 10:23 13:13 14:18 15:4,19 23:14 80:7,8,11</p> <p>getting 11:4 62:7</p> <p>give 56:12 60:21 77:19</p> <p>given 62:13</p> <p>giving 85:6</p> <p>glad 57:19</p> <p>Gladstone 44:21</p> <p>go 4:24 8:10 13:4 26:20 32:4 33:22 35:6 48:19 51:2 57:10 76:4 79:6 81:17 82:4 83:10</p> <p>go-around 80:16</p> <p>goes 9:21 13:17 15:7 24:20 28:13 36:11 53:5 55:24 80:6,8 82:7</p>	<p>going 4:24 5:2 6:19 8:2 10:10, 17 13:6 14:21 15:21 28:2,11,12 32:4,14,17 33:24 34:24 35:2 36:15 37:10,14 40:12,14 41:8, 11,20,21 42:15,16,18 43:6,8 45:2,20 46:3,16 47:5,14 48:6,10,15 51:9 54:1,2,7,8,16,21,24 55:5 57:1,12,19 58:9 60:4,5 62:6 63:13 66:5 73:6,18,24 74:3,15,23 76:10,22 77:7,8,10 78:24 80:14 81:3 82:9 83:10 84:2,24</p> <p>good 4:3 6:10 24:5 27:4 35:12 54:15 78:10 81:15</p> <p>goodness 78:3</p> <p>gotten 51:17 59:12</p> <p>grab 13:21</p> <p>grade 48:19</p> <p>grades 79:8</p> <p>grading 38:18</p> <p>granted 64:17 65:2</p> <p>grates 37:22</p> <p>gravity 33:8 80:12</p> <p>great 35:14 52:6 59:19</p> <p>greater 78:15</p> <p>green 22:17</p> <p>greenbelt 46:16</p> <p>grew</p>	<p>58:2</p> <p>ground 40:10,13 47:18,21 48:15,21 72:3,7</p> <p>groundwater 45:16 47:19 48:8 80:20 81:1,8,23 82:3</p> <p>group 5:1,11,12,14 12:21 15:14 39:13</p> <p>guess 11:6 12:19 30:11 32:9, 13 43:11,12 44:15,17 45:2 50:14 79:14</p> <p>guidance 19:11</p> <p>guidelines 30:1 53:15</p> <p>guys 31:24 53:7 56:16 84:13</p> <hr/> <p style="text-align: center;">H</p> <hr/> <p>half 62:8 81:23</p> <p>hall 70:1</p> <p>Hammond 47:17 81:17</p> <p>Hancock 9:18 27:10 45:19 74:3, 17</p> <p>handbook 36:3 37:2</p> <p>handicap 29:10</p> <p>handing 33:13</p> <p>handle 36:21 76:3</p> <p>happen 69:7 83:14</p> <p>happened 82:1</p> <p>happening 82:1</p>
--	---	---	--

<p>happens 17:6 33:20 49:7 58:3</p> <p>happy 11:13</p> <p>hard 35:1 44:23 45:24 56:11, 19 85:24</p> <p>harm 46:22</p> <p>hasn't 53:18 65:10</p> <p>haven't 13:16 34:14 49:16 53:7 56:15</p> <p>he's 61:5 74:19,20,23</p> <p>hear 4:21 5:1,2,3 12:19 31:11 53:19 57:19 79:16</p> <p>heard 20:19 23:15 53:23 63:24 71:20 72:14 73:3 74:20</p> <p>hearing 4:9 5:6 8:7 30:17 66:1 86:12</p> <p>heavily 56:22</p> <p>held 85:21</p> <p>help 44:11</p> <p>helped 58:10</p> <p>helpful 57:4 79:13</p> <p>helps 39:4</p> <p>high 16:7 24:8 27:15,18 33:20 38:8 47:20 48:8 81:7,8</p> <p>higher 43:7 62:2 64:2 74:10,11 77:7 80:7</p>	<p>highway 18:19</p> <p>hill 4:12 6:12 15:11 18:3 48:20,22 80:21 85:12</p> <p>hinges 19:10</p> <p>Hiroshima 47:4</p> <p>history 26:24</p> <p>hit 7:23</p> <p>Hoar 45:13 47:10 48:16 70:8, 22 71:3 74:12 80:9 82:2 83:3</p> <p>hold 72:18</p> <p>holding 41:10 72:2,9</p> <p>Holmes 40:21 43:11 71:18 73:16 74:8</p> <p>homes 48:6 60:3 74:16 80:18, 19,21,24</p> <p>hope 50:10 69:22</p> <p>hopefully 6:16</p> <p>hoping 12:13 50:4</p> <p>hour 21:16</p> <p>hours 37:6,8 54:19,21 72:20, 22,23</p> <p>house 85:18</p> <p>huge 41:20</p> <p>human 65:23 79:22</p> <p>Hung</p>	<p>14:11 16:5 17:2 20:2 23:24 24:17 26:6,17,22 27:23 28:11,24 30:14, 19 31:5,8</p> <p>hurt 58:10</p> <p>Hussey 4:8 11:15 48:18 49:11 57:9 79:4,12</p> <hr/> <p style="text-align: center;">I</p> <hr/> <p>I'D 11:13 51:10 58:19</p> <p>I'LL 13:21 32:4 70:6 77:20 85:17</p> <p>I'M 4:4,6 11:16 13:6 14:12 25:9,22 44:5 45:6 47:2, 3 49:1,12,19 50:1,3,12 51:9 52:15 55:7 56:5 61:17 62:5,13 63:3 65:3 66:16 68:6,7 69:5 77:17 82:15 84:13</p> <p>I'VE 11:12,15 31:5 32:1 50:8 55:11 58:20 61:22 73:19 80:4</p> <p>idea 11:10 15:10 23:16</p> <p>ideas 8:17</p> <p>identified 54:6</p> <p>illuminate 79:9</p> <p>images 10:22</p> <p>imagine 10:6</p> <p>immediate 4:7</p> <p>immediately 56:12</p> <p>impact 9:19 44:3 48:11 49:9</p>	<p>60:6 63:12 74:6</p> <p>impacting 46:8,12</p> <p>impacts 55:23 61:6 71:6</p> <p>impervious 35:5</p> <p>implementation 26:8</p> <p>implemented 22:19 26:10 29:22</p> <p>important 7:19 12:3 71:5</p> <p>impose 76:5</p> <p>improve 46:22 74:3</p> <p>improved 8:3 46:17</p> <p>improvement 73:22</p> <p>improvements 22:6 74:2</p> <p>inadvertent 64:24</p> <p>inches 40:10</p> <p>include 17:20 38:1 44:9 53:11 76:17,18</p> <p>included 58:7</p> <p>includes 4:17</p> <p>including 68:10</p> <p>income 7:23</p> <p>increase 14:21 43:20 45:9,10 75:10 76:11</p> <p>increased 51:23 52:1 73:19</p> <p>increasing</p>
--	---	---	---

<p>53:12</p> <p>incur 8:11</p> <p>Independence 10:24 14:17 18:3 22:11, 20 24:23 25:3 27:9 29:20 36:16 49:22 80:9, 12</p> <p>independent 24:15</p> <p>indicate 11:21</p> <p>indicates 72:19</p> <p>industry 68:8,18 69:5</p> <p>infill 7:6 9:5 11:2 67:11</p> <p>infiltrating 40:15</p> <p>infiltration 32:15,17 33:3 34:19,24 35:5 36:21,24 37:5 39:10,23 40:6 76:20,23 77:2 78:21</p> <p>information 10:23 11:4 12:11 27:1,3 38:2 39:24 46:10 56:13 57:5 65:10 66:18 69:15 76:1 82:23 83:8,21</p> <p>infrastructure 15:23 26:7 46:5,7,11</p> <p>initial 32:9 38:2 77:6</p> <p>initially 34:23 38:7,13,20 85:14</p> <p>inlets 41:7</p> <p>inordinate 21:4</p> <p>input 6:22</p> <p>installed 14:24 15:9 16:8</p> <p>instance 21:3 68:10</p>	<p>instances 20:15</p> <p>instill 54:13</p> <p>intended 11:21</p> <p>intention 18:5</p> <p>interference 26:13</p> <p>interim 84:3,7</p> <p>intersection 14:17 15:9 16:21 49:22</p> <p>intrinsically 63:13</p> <p>introduce 19:4</p> <p>introduced 8:15,17</p> <p>intuitively 45:7</p> <p>involved 50:20 82:8</p> <p>isn't 45:17 48:20 81:1</p> <p>issue 18:18 55:9 82:4</p> <p>issued 31:19,20,22</p> <p>issues 5:15 61:11 71:17 79:22 82:15</p> <p>it's 7:13,17 8:2,18,19 10:4, 5,7,8,19 12:3,19 13:17 14:7,20,21 16:7 17:14 18:18 19:7,15 24:2 28:10,11 29:20 32:7,14 34:13,14 35:7,12 38:20 40:12 41:16,20 42:6,8, 20 43:8,9,14,17,20 44:3,16,17,23,24 45:18, 20 46:2,8,11 48:1,10 49:6 50:2 52:1 53:3 54:2,8,16 56:11,14,19 57:10 61:1 62:8,16</p>	<p>63:17 64:2 65:4,7,22 66:3,19 69:4,6 71:9,15 73:24 74:12 77:2,14,22, 23 78:7,8 81:2,3 82:14 83:10</p> <p>Item 55:17</p> <p>its 7:18 55:20 57:20 74:6</p> <hr/> <p style="text-align: center;">J</p> <hr/> <p>Japan 47:3</p> <p>job 49:4,6 54:15</p> <p>Jonas 59:22 61:4,15,17 63:3, 9,15,23 64:4,12</p> <p>Judy 55:7</p> <p>July 32:2,3</p> <p>June 5:12</p> <p>jurisdiction 18:17</p> <p>justified 16:11</p> <p>jutting 9:10</p> <hr/> <p style="text-align: center;">K</p> <hr/> <p>keep 12:4 52:19 63:19</p> <p>keeping 23:13 59:13</p> <p>key 83:20</p> <p>kicked 81:22</p> <p>kids 48:17 50:9,10</p> <p>kind 5:15 16:5 26:20 28:1</p>	<p>30:6 37:14 42:14 51:17 59:8 61:18 62:10 70:21</p> <p>kindergarten 48:22</p> <p>kinds 21:21 51:7</p> <p>know 7:23,24 10:4,5,16 13:2 18:8 20:7 24:4 40:19 42:8 43:4,24 44:1 45:6, 15 47:13,16,23 49:15 50:3,8,20 54:15 55:3 56:9 57:5,10 58:12 59:11 62:6,8,11 64:1,11 66:6,13,24 70:21 71:4 72:17 73:10 74:1,16 75:22 78:7,13,22 81:16 82:5 83:9 84:11</p> <p>knows 26:5 64:9</p> <p>Kran 31:14,15 32:3 41:3,7,16 42:13 44:5,8 61:12 75:4,5 76:13 77:22 78:9,18 79:15</p> <hr/> <p style="text-align: center;">L</p> <hr/> <p>lack 69:13</p> <p>Ladder 30:24</p> <p>ladies 4:3</p> <p>land 43:18 52:9,21,22,24 53:1,2,4 83:19</p> <p>landmarks 8:11</p> <p>landscaped 43:19</p> <p>language 75:15</p> <p>large 6:1 54:24 67:11 71:9 77:9,11</p> <p>larger 42:5</p>
---	---	---	---

<p>largest 30:22</p> <p>Lark 4:7</p> <p>latest 31:21,22 76:19</p> <p>law 82:19</p> <p>layman's 13:21</p> <p>layout 28:16 29:2</p> <p>lead 56:20</p> <p>leading 45:10</p> <p>learn 26:24</p> <p>leaving 35:8 42:3</p> <p>ledge 54:5 78:23</p> <p>left 15:19 45:13 54:20 80:7</p> <p>legal 69:6</p> <p>legitimate 63:7,17 65:4</p> <p>Leichtner 25:24 55:7 56:23 57:16 59:19</p> <p>leisure 10:16</p> <p>let's 54:23</p> <p>letter 31:23,24 37:13,21 44:8 55:12</p> <p>letters 31:20 56:15</p> <p>level 9:3 17:14</p> <p>levels 43:17</p>	<p>Levin 6:10,11 11:19,23 12:17, 18 23:11,19 24:1 30:10 44:7 66:24 67:3,5,7,19, 21,23 68:5 73:15 78:2 84:17 85:2,19,22 86:3</p> <p>light 15:24 16:1 24:3,4 44:24 49:18</p> <p>lights 49:16</p> <p>likelihood 23:20</p> <p>limit 70:6</p> <p>limits 75:13</p> <p>line 7:13 10:10 33:8 40:23 58:7,15</p> <p>liner 35:5</p> <p>lines 65:2</p> <p>little 7:2 9:2 27:15 34:5 35:8, 10 36:14 40:1 41:16 43:5 52:21 72:24 81:19</p> <p>live 49:12</p> <p>lives 57:6</p> <p>loading 30:4,9,13,15,18</p> <p>local 19:10 27:1</p> <p>localized 20:17</p> <p>locate 33:17</p> <p>located 34:19,20,22</p> <p>location 18:9,12,19 22:19,20 23:9,10 74:7</p>	<p>locked 69:24</p> <p>locking 24:12</p> <p>logs 82:5</p> <p>long 8:2 17:8 21:6 80:5</p> <p>longer 65:21 70:19 72:22</p> <p>look 5:24 6:2 10:11 12:1 24:11 36:8 45:24 47:8, 24 48:14 49:2 51:24 60:2,6,8,9 61:6 68:15 77:14 81:6,17</p> <p>looked 25:5 46:1 48:13 49:3 58:24 61:22 69:8 77:18</p> <p>looking 47:18,24 60:4 63:9 68:6,7 81:7 83:7</p> <p>looks 10:21 11:10 20:13 27:11 77:15</p> <p>lot 24:5 36:24 51:3 52:20 53:24 54:13 56:20 58:5, 15 61:22 65:1 66:15 77:15 78:23,24 79:10 82:2,7</p> <p>loud 10:4,5,8</p> <p>loudly 4:19</p> <p>lower 9:3 48:23</p> <p>lowest 74:13</p> <hr/> <p style="text-align: center;">M</p> <hr/> <p>magnitude 77:17</p> <p>main 13:19 33:18,19 34:13 80:17</p>	<p>Maine 7:1 9:16</p> <p>maintain 46:23 82:6</p> <p>maintained 43:16 83:14</p> <p>maintaining 83:21</p> <p>maintenance 12:10 82:7 83:12,13,20</p> <p>majority 26:19</p> <p>making 46:19 69:9 74:1 83:2 85:14</p> <p>management 43:14 73:21,23 74:2 79:20 81:6</p> <p>maneuver 28:20</p> <p>manhole 39:1 40:9</p> <p>manholes 38:22 40:7 41:12</p> <p>Marc 6:11 78:1 84:13</p> <p>March 30:17</p> <p>Mark 4:5</p> <p>mass 9:13</p> <p>Massdep 79:23</p> <p>Massdevelopment 59:5 64:21 65:2</p> <p>Massdot 18:18 26:23</p> <p>massing 8:19</p> <p>mastered 10:9</p> <p>match 27:5</p>
--	--	---	--

<p>Matching 53:14</p> <p>materials 8:16</p> <p>matter 19:10 50:21 57:13</p> <p>maximum 37:3 54:11,14 72:14</p> <p>MDM 17:11</p> <p>mean 16:4 20:11 28:12 46:14 53:23 54:2,13,16 66:13 68:17 69:5</p> <p>meaning 19:21</p> <p>meant 61:9</p> <p>measures 56:1</p> <p>meet 5:12 6:13 10:12 14:16 16:24 17:3 19:1 27:19 28:2 32:22 37:2 43:13 54:1,10 73:11</p> <p>meet all 24:9</p> <p>meeting 4:4,14 6:17 10:17 11:24 15:1 18:23 21:11 23:1 37:4 39:13 50:12 51:10 54:1 55:8 59:22 64:14 65:24 66:14,17 69:14 72:15,16 84:1,4 85:4 86:15,18</p> <p>meetings 12:21</p> <p>meets 15:8 43:22 49:4,6 73:20 81:5</p> <p>melt 71:2</p> <p>member 50:13 55:8 59:23 64:14 65:23,24 66:16,17 78:11 86:10</p>	<p>members 6:11 11:14 66:15 69:15</p> <p>memorandum 7:5</p> <p>mention 58:4,19</p> <p>mentioned 6:18 7:15 8:7 9:15</p> <p>merits 57:20</p> <p>met 13:16 14:22 15:12,20 16:1,4,5,17 18:1 19:16, 17 21:6 26:10 27:11 36:2 41:24 49:16 79:21</p> <p>MGM 26:19</p> <p>Michaud 17:11 20:6 22:4,8 30:16,21</p> <p>microphones 4:16</p> <p>million 47:6</p> <p>mimic 78:21</p> <p>mind 52:19 63:19</p> <p>minimal 77:14</p> <p>minimum 29:21</p> <p>minor 32:8</p> <p>minutes 77:19</p> <p>misunderstanding 60:15</p> <p>mitigate 46:13 48:14</p> <p>mitigation 25:2 53:8</p> <p>model 8:19 10:19</p>	<p>modeled 34:14</p> <p>modeling 30:22</p> <p>modified 29:2,6 50:23 52:14</p> <p>money 56:2</p> <p>monitor 15:11 76:4</p> <p>monitored 45:4</p> <p>monitoring 14:19 15:6 17:5,13,16 20:24 21:14 23:24</p> <p>month 12:14</p> <p>mother 9:23</p> <p>motion 48:13</p> <p>moved 7:12</p> <p>movies 10:6</p> <p>moving 30:6,7 31:1,4</p> <p>multifamily 63:22</p> <p>municipal 7:13</p> <p>municipality 14:1</p> <p>MUTCD 18:22,24 19:11 21:7</p> <hr/> <p style="text-align: center;">N</p> <hr/> <p>name 4:5 5:9 14:11 31:15</p> <p>Nathan 69:10</p> <p>natural 46:8</p>	<p>naturally 79:1</p> <p>nature 9:24 76:5</p> <p>near 34:19,20,21,22 35:11</p> <p>necessarily 42:21 43:9</p> <p>necessary 34:4</p> <p>need 8:9 16:8 18:10,23 19:3, 17 20:21 21:1 29:11,12 30:23 39:14 52:19 55:23 72:6,18,19 83:10, 21</p> <p>needed 8:8 34:4</p> <p>needs 28:6 29:16,21</p> <p>neighborhood 49:18 57:6 60:7 61:22 62:13 63:12,21 70:22 83:3</p> <p>neighborhoods 62:4 63:14</p> <p>neighboring 54:8 60:3 71:7</p> <p>neighbors 11:6 60:2</p> <p>net 41:13 51:12,14 58:7 67:12,13 68:3 76:11</p> <p>network 36:17 37:9</p> <p>never 82:13</p> <p>new 5:5 7:9,10 8:14 11:20 28:4,16 29:2,5 30:15 38:5 39:11 67:10,14 69:13 71:6 84:6</p> <p>Newton 10:3 82:7</p> <p>nice 70:21</p>
--	--	---	---

<p>nicely 9:7</p> <p>nicer 8:18</p> <p>nonabsorbent 54:12</p> <p>normal 64:2</p> <p>normally 61:5</p> <p>note 65:14</p> <p>noted 36:4 38:17 39:17</p> <p>number 8:15 27:11 28:13 39:9 51:12,19,20 52:2,23 58:13,23 59:2,7 65:6 67:12 70:5</p> <p>numbers 27:18 51:3,7 53:5 64:18,24 77:13,20</p> <hr/> <p style="text-align: center;">O</p> <hr/> <p>O&m 83:18</p> <p>objecting 23:1</p> <p>obligate 22:11</p> <p>obligated 49:8</p> <p>obligates 22:12</p> <p>obviously 54:8 62:23</p> <p>occupancy 17:9,14,16 34:16</p> <p>occurring 22:13</p> <p>off-site 45:20 75:10,14</p> <p>Oh 12:12 73:16 85:22</p>	<p>okay 20:4 22:17 23:13,15 32:3 38:20 39:10 43:24 50:22 51:2 53:4,22 55:6 57:16,17 59:19 64:12 77:23 78:3 79:3 81:12 83:24 84:21 85:3</p> <p>on-demand 21:23</p> <p>on-site 71:22 72:1,2,18 79:2</p> <p>once 19:4 20:2</p> <p>one-hour 17:20 19:2</p> <p>ones 16:16</p> <p>online 55:14 57:10 58:24 66:3, 4,7,9</p> <p>operation 83:20</p> <p>operations 16:12 31:4</p> <p>opinion 13:17</p> <p>opportunity 60:21</p> <p>opposed 24:12 58:2</p> <p>opposite 15:15 81:2</p> <p>option 64:8</p> <p>order 4:4,24 77:17</p> <p>organizational 5:5 84:1</p> <p>original 37:13 52:10 58:6,9 65:7</p> <p>originally 18:6 28:5 85:5</p> <p>outside 46:3 48:11 61:6</p> <p>outstanding</p>	<p>5:15</p> <p>overall 8:1 63:9 74:1</p> <p>overestimate 77:4</p> <p>overflow 37:10 41:2,6</p> <p>overly 20:9</p> <p>overwhelm 71:1</p> <hr/> <p style="text-align: center;">P</p> <hr/> <p>p.m. 4:2 86:20</p> <p>Pac-man 50:2</p> <p>package 31:21 69:17</p> <p>packages 31:21</p> <p>Palermo 4:7 75:2</p> <p>panel 4:17 31:1</p> <p>parameters 26:5 62:18</p> <p>parcel 46:3,4</p> <p>parking 8:9 9:1,3 29:1,4,8,10, 11,13 30:9 51:23,24</p> <p>Parkway 27:10 47:17 81:17</p> <p>part 20:24 21:14 22:5 23:6 36:7 53:9 58:9,11 59:16 62:22 64:3 78:19 81:4</p> <p>participation 86:18</p> <p>particular 20:21 35:18 47:4</p> <p>particularly 42:4 49:3 77:9,11 80:3</p>	<p>Partners 14:12 31:16</p> <p>passes 73:9</p> <p>pathway 82:10</p> <p>pay 8:2 60:5</p> <p>peak 34:6 36:1,5 41:17,18,21 54:6 55:1,4 75:22</p> <p>peak-hour 16:16</p> <p>pedestrian 18:11,13 20:21 21:4,18, 19,22 22:6,7,13 24:6 49:15</p> <p>pedestrians 21:9,10 27:17</p> <p>peer 4:18 5:3,16,22 6:13 10:11,13 12:19 14:5,13 15:14 18:15 31:19,22, 24 44:16 45:8,24 46:2 56:22 57:3 60:1,8,11,18 61:5 82:18,20 84:5,23</p> <p>PEL 51:11 52:10,14 58:18, 22 64:17 65:2 67:13,17, 18,20 68:7,11</p> <p>PELS 58:24</p> <p>people 10:5 49:23,24 50:6,9 57:11 64:15 73:3 80:3</p> <p>percent 17:15 54:20,21,22,23 55:2,4 73:12</p> <p>period 14:19 17:5,8 61:23 70:17 71:10</p> <p>permeability 72:21</p> <p>permit 4:10 7:4 8:9,10 11:1 51:16 55:13</p>
---	--	--	--

<p>person 70:22</p> <p>personal 10:2</p> <p>perspective 8:15 37:19 82:18</p> <p>pervious 43:19 45:9 46:6</p> <p>Peter 12:24 13:4,7 15:1 18:16 19:13 20:11 22:24 25:4, 6 83:23</p> <p>petition 19:9</p> <p>petitioner 79:5</p> <p>pick 81:11</p> <p>pickup 30:4</p> <p>piece 52:23 57:18</p> <p>pieces 57:22</p> <p>pipe 34:4 38:7,14</p> <p>pipes 32:19 33:16,17,21,22 34:5 38:9,14,19 42:16 45:10</p> <p>place 17:9 18:8 46:21 56:6</p> <p>placement 18:17,21 21:6</p> <p>placing 18:5</p> <p>plan 7:8 10:10,15 11:17,20, 24 12:4 29:19,21,23 30:1,5 33:7 39:11 40:24 41:5 52:15,16 53:14 55:17 56:7 83:18,20 84:8,14,17,20 85:7,21</p> <p>planned 22:22 33:10</p>	<p>planners 68:9</p> <p>planning 5:10 6:11 11:6,7 24:24 46:21 57:15</p> <p>plans 6:4,18 10:22 11:22 12:5 29:19 53:8 57:9 65:13 76:9 83:9 85:1,7,14,22</p> <p>plastic 35:4</p> <p>plea 49:14</p> <p>Please 61:16</p> <p>pleased 6:5</p> <p>plenty 20:14</p> <p>plus 25:2 85:16</p> <p>point 11:18 17:16,18,24 18:7 19:18 23:5,18 32:7 34:8 36:22 37:4 38:9 41:17, 19 42:23,24 49:11 51:10 52:4,7 54:3 56:5, 18 58:2 65:16,18 66:9 77:6,18 83:17 84:9,15</p> <p>points 13:9</p> <p>police 20:21 27:1</p> <p>Polly 5:9 15:2 26:6 85:11</p> <p>Pond 47:17 81:17</p> <p>ponds 70:13</p> <p>pool 8:5,10</p> <p>poorly 54:4</p> <p>pop 40:7 41:12</p>	<p>pose 33:10</p> <p>position 18:16 19:14,15 20:9</p> <p>positions 69:9</p> <p>possible 14:8 21:21 54:11,14 57:7 69:16 77:3</p> <p>postdevelopment 41:22 76:15</p> <p>potential 20:18 30:23 71:2 75:10</p> <p>practicable 37:3 72:14</p> <p>practice 58:21 59:10 68:8,18 69:5</p> <p>practices 73:23</p> <p>Precinct 55:8 59:23 64:14</p> <p>predevelopment 41:23 43:17 76:15 77:8, 11</p> <p>preexisting 45:11</p> <p>prepared 5:22 55:19 85:1</p> <p>preparing 84:14,15</p> <p>presence 7:16 35:11</p> <p>present 11:9 27:4 86:4</p> <p>presentations 5:3 44:16 64:6</p> <p>presented 31:19 44:18 51:1 65:5, 10,12,13 66:2,8 76:2</p> <p>presenting 4:23 11:5</p> <p>presuming 24:20</p>	<p>pretty 10:7 71:8</p> <p>previous 8:7 26:18</p> <p>previously 49:10 65:11</p> <p>primarily 4:21</p> <p>principal 17:19 18:11</p> <p>prior 34:16 62:1,23 65:20</p> <p>probably 13:9 24:19 61:12 84:24</p> <p>problem 33:10 43:9 46:15 48:24 54:3 56:10</p> <p>problematic 66:19</p> <p>problems 47:5 81:3</p> <p>proceed 84:23</p> <p>proceeding 23:15</p> <p>proceedings 4:1 86:20</p> <p>process 11:1,3 51:16 64:3</p> <p>proficient 85:8</p> <p>program 17:14 67:10</p> <p>progress 6:6,16</p> <p>project 8:1 24:22 41:14,15 44:1,3,6 45:1 46:11,13, 14,17,19 50:16,24 51:16 52:6,8,17,18 53:3,10 55:10,23 56:8 57:19 58:1,2,6,7,10,11, 17 59:2,6,16 61:7,24 66:22 67:16 68:17,20 72:17 74:1 79:8 80:5</p>
---	--	--	--

<p>projection 16:19</p> <p>projections 14:7</p> <p>projects 43:18 50:19 58:3 59:1, 10 68:22</p> <p>properly 4:20 33:10</p> <p>properties 54:9</p> <p>property 42:12 47:21 48:12 63:21 79:9</p> <p>proposal 15:10 35:4 51:14 56:4 61:2 64:16 65:7,20</p> <p>propose 15:3</p> <p>proposed 13:14 18:6 22:5 29:5 33:9,22 36:12 40:24 50:19 56:1 58:17 78:14 86:2</p> <p>proposes 65:18</p> <p>proposing 29:5 39:21,23</p> <p>proprietary 39:3</p> <p>protect 70:22 80:1</p> <p>protected 83:4</p> <p>protective 79:21</p> <p>prove 39:20</p> <p>provide 10:18 12:10 18:6 20:2 21:8 28:3,7,16,17,21 29:4 34:15 50:5 71:21 76:13,14,15 86:3</p> <p>provided 7:3 16:19 27:2 29:9 32:6 33:15,16 34:2</p>	<p>35:17 37:16,17,24 38:3 77:16</p> <p>providing 11:23 29:22 30:13,14 72:1 73:23</p> <p>provisions 18:22 19:11</p> <p>Pu 16:3 50:12,22 51:2 53:11,14,17,22 67:8 83:12</p> <p>public 5:4 13:17 44:17 56:17 57:13 61:14 64:19,22 65:23 66:16 71:17 86:6</p> <p>Puddingstone 4:11,13 6:2,9 7:9,10 14:13 15:23 18:2 19:5</p> <p>Puddingstone's 5:14</p> <p>pull 30:6,7</p> <p>pulled 76:16</p> <p>pump 80:10</p> <p>pumps 80:10</p> <p>purpose 18:13,14</p> <p>purposes 56:2</p> <p>pursuing 11:1</p> <p>put 15:12,23 16:1,9,24 17:4 20:8 24:8 46:24 48:21 49:14 52:20 56:2 64:18</p> <p>putting 14:3 49:17</p> <hr/> <p style="text-align: center;">Q</p> <hr/> <p>qualitative 78:5</p> <p>quality</p>	<p>39:4 73:22 74:4 81:15</p> <p>quantitative 78:6</p> <p>question 11:15 12:1 21:20 23:8 44:4 49:5 50:15 57:8 60:12 61:15,17 62:16 65:4 68:13 74:6,18 76:8 77:21 78:12 82:12,22 83:15 85:13</p> <p>questions 5:23 11:13 31:9 44:12 46:1 58:15 59:24 60:14, 22 75:17,19</p> <p>quite 9:7 19:3</p> <p>quote 55:19</p> <hr/> <p style="text-align: center;">R</p> <hr/> <p>rains 83:9</p> <p>raise 34:4</p> <p>raised 7:19 60:22 61:11 71:17 82:16</p> <p>range 61:20</p> <p>rapid-flash 22:9,10,18,21</p> <p>rate 26:24 27:5,9,12 32:21 34:6 36:5,7 41:18 43:8 73:9</p> <p>rates 36:1 75:22 76:16</p> <p>ratio 51:24</p> <p>ready 57:11</p> <p>real 45:5</p> <p>really 5:19 9:6,7,13 10:8 12:10 17:6 18:23 19:7,</p>	<p>10 24:5 25:10,22 34:13 35:2 36:24 37:15 40:15 45:14 49:19 50:11 54:2, 12,16 56:11 57:22 58:8 69:4 70:5 71:7 75:23 82:14 84:14</p> <p>Realty 6:12</p> <p>rear 6:3</p> <p>reason 16:10 23:22</p> <p>reasonably 69:16</p> <p>reasons 24:5</p> <p>receiving 39:6 75:23</p> <p>recharge 71:22 72:1,7 73:6 79:2</p> <p>recharging 45:16 72:2</p> <p>recognize 47:9 48:1 73:17</p> <p>recognizes 47:18</p> <p>recommend 15:22 17:4 25:1 26:24</p> <p>recommended 26:6</p> <p>record 34:16 57:13 65:20</p> <p>recorded 4:15</p> <p>redevelopment 36:7</p> <p>redirectioned 15:4</p> <p>reduced 43:16 58:3</p> <p>reduction 27:16 28:8</p> <p>reductions 27:24</p>
--	---	--	---

reevaluated 23:17	remaining 39:9	requirements 29:11 36:3 37:18 81:6	reverse 15:11
refer 42:9	remains 86:13	requires 22:15 23:10 43:21 68:20	reversed 13:14
reference 52:7	remarks 4:20	research 8:8 58:20	reversing 13:12
referred 67:18	remember 13:13 64:4	residences 52:2,5,15 55:15 74:17	review 15:14 25:4 31:19,23,24 32:24 40:2 42:20,22 44:10 55:18,19 75:18 76:10 82:20 84:6,10,20
referring 42:10,11	reminder 12:9	resolved 35:23 37:11,20 39:8	reviewed 44:2 85:8
refine 10:14	removal 8:12	resolving 33:5	reviewer 5:16 10:11,13 14:5,13 44:16 45:8,24 46:2 54:3 60:1,8,11,18 61:5 82:19,20 84:16,23
refurbished 59:8	remove 11:2	resource 46:9	reviewer's 18:15
regard 44:19 54:11 72:17	rendered 7:8 8:14 86:2	respectful 20:7	reviewers 4:18 5:3,22 6:14 12:20 56:22 57:3 84:5
regarding 7:5	renovated 51:6	respectfully 20:23	reviewing 12:21
regards 55:16	repeat 78:12	respond 60:22 61:10	revised 4:23 5:24
regular 22:1	repeatedly 20:20	response 31:10,20,21 33:14 38:2 71:14 85:13	revisions 33:1,2
regulations 18:19 75:12	replace 85:20	responsibility 82:8	rid 80:17
regulatorily 22:15	report 5:11 26:18 35:24 84:15, 18,19	responsible 61:6	right 4:7 7:13,20 8:13 12:11, 12 16:19 17:2 21:17 22:8 25:23 26:13 29:20 30:1,3,20 32:12 33:8 35:11,13 36:10 37:1 42:13 43:13 44:15,24 45:12,14 47:9 60:24 63:3,15 66:18,22 68:24 70:2 75:3,5 76:20 79:15 80:6,21 86:5
regulatory 5:10	reported 77:4	rest 39:18 52:22 60:6 61:21	
relate 20:18	reports 5:1	result 15:6 41:13 76:24 77:4 78:14 84:9	
related 34:18 36:21	request 57:11,16 60:7	results 12:20	
relative 33:20 62:3	requested 28:17	retain 37:7 54:18 72:7 79:2	
relatively 33:20 71:10	requesting 82:24	retained 29:16	
relevant 65:16,21,22	require 23:17 30:8 75:14	retaining 35:12,13,18 53:3 54:23	
relocated 7:9,10	required 25:3 37:18 70:12 72:10 83:19	retention 70:13,14	
rely 56:22	requirement 75:13	returns 8:1	
remain 15:5 33:9 39:24			

<p>roads 11:11</p> <p>Robert 17:11</p> <p>rock 35:1 37:15 39:22 54:5</p> <p>role 82:15</p> <p>roof 36:13</p> <p>room 4:16 6:15 64:10</p> <p>ROSB 23:6,9,19 24:15,19 25:3 26:1 44:1 45:1 46:14 55:10</p> <p>roughly 77:22 78:19</p> <p>routed 42:5</p> <p>run 8:2 54:8,9 78:24</p> <p>runoff 32:21 34:7 36:1,5,8,13 41:19 47:16 48:9 54:6,7 55:1,2,5 70:7 71:9 75:10 76:11 80:5</p> <p>Russet 44:21 49:13,23</p> <p>Russett 79:6</p> <hr/> <p style="text-align: center;">S</p> <hr/> <p>safely 39:4</p> <p>safety 49:15,20 50:5</p> <p>sanctuary 42:11 45:13 46:24 47:10 48:16 54:9 70:8, 23 71:3 73:15,16,18 74:12 78:16 80:9 81:14 82:2,6,10 83:3</p> <p>satisfied 41:1</p>	<p>satisfy 20:15</p> <p>saturated 35:13,14,20</p> <p>saying 19:21 24:7 45:20 52:6 53:24 63:3 78:8</p> <p>says 36:18 45:2 56:3 58:22</p> <p>scale 53:3</p> <p>scheduled 10:13 85:5</p> <p>school 47:10,15 48:16,18,19, 23 49:1 66:14 74:6,9 80:15 83:4</p> <p>schools 47:12</p> <p>Schwartz 23:5 25:9,14,16,22 56:7</p> <p>science 44:13</p> <p>scope 55:20 58:1 68:11</p> <p>Scott 44:21</p> <p>second 27:8 34:18 48:13 61:15, 17</p> <p>section 35:24 36:20</p> <p>sections 33:15 79:6</p> <p>sediment 39:5</p> <p>see 6:22 8:4 9:2,4,9 10:20, 24 13:3 14:19,20 15:6,8 17:5,6 28:1,12,13 33:7 45:3 46:16 48:6 50:1,10 52:16 56:17 57:7 58:8, 24 79:24 80:18 81:7,18 83:2</p> <p>seeing 6:7</p>	<p>seen 50:6 56:15</p> <p>seeping 35:7</p> <p>select 66:14</p> <p>Selkoe 5:9 12:3,13,23 13:12 15:10 16:22 19:13 21:17 24:24 25:13,15, 20 30:12 31:11,14 63:19 66:10 67:15 69:19 74:22 78:16 81:14</p> <p>send 51:9</p> <p>sense 25:18 63:9 76:21 81:12</p> <p>sensitive 45:21</p> <p>sent 45:20 57:11,12</p> <p>separate 11:22 12:4 44:1 50:21 59:13 72:11</p> <p>September 86:11</p> <p>series 71:10</p> <p>server 69:19 70:3</p> <p>service 53:12</p> <p>services 8:24</p> <p>session 74:19 83:16</p> <p>set 31:7 38:3</p> <p>setting 11:7</p> <p>sewage 80:9</p> <p>sewer 33:8,18,19,22 39:14 80:12</p>	<p>shallow 34:13</p> <p>share 69:2,15,22</p> <p>shared 57:23</p> <p>Sherman 8:22 13:13 15:15 23:14, 23</p> <p>SHI 51:13,14 58:12</p> <p>short 23:19 71:10</p> <p>show 12:5 18:23 19:1 37:7 42:1 66:10 77:16 79:7</p> <p>showed 6:4 38:8 64:6 85:23</p> <p>showing 34:3 35:17</p> <p>shown 18:6 37:8 40:8 41:8,10 64:17 66:12</p> <p>shows 7:9</p> <p>Shpritz 69:10,23 70:4</p> <p>shuttle 53:12</p> <p>shy 69:6</p> <p>side 15:16 18:2,4 27:18 36:15 81:1</p> <p>sides 18:7,10 35:7 47:18</p> <p>sign 39:15</p> <p>signal 13:16 14:1,4,7,23 15:13,17 16:24 17:18 18:5,13,18,21 20:10,14, 18 21:1,6 22:7,15 23:4</p> <p>signaling 21:22</p>
---	---	---	---

<p>signalized 16:20</p> <p>signals 13:23 14:17 15:8 16:8, 9,15 17:4,7 21:18,19</p> <p>significant 10:3</p> <p>similar 39:2</p> <p>simple 8:19 21:23 76:7</p> <p>single 75:18</p> <p>single-family 63:20</p> <p>site 6:24 7:8,18 8:23 9:7,20 10:3,15,21,22 11:11,16, 20,24 12:4 28:16,19 29:5,6 30:3,5,24 33:4 34:24 36:9,12 39:11,18 42:2,22 45:17,18,19 46:23 49:4,6,7,9 70:16 72:4 78:17,23 79:5,6 80:14 81:2,5 86:2</p> <p>sites 29:13</p> <p>siting 8:3</p> <p>sits 8:13</p> <p>sitting 4:6 9:6,21,22 50:18 64:10</p> <p>situation 15:17 21:3 39:2 46:23 47:12 51:15</p> <p>size 31:3</p> <p>sized 72:5</p> <p>slopes 34:21</p> <p>slow 21:24 32:20,21 72:20</p> <p>slowing</p>	<p>72:12</p> <p>slowly 41:21</p> <p>small 32:19 75:23</p> <p>smaller 31:2 52:9 59:12</p> <p>snow 71:2</p> <p>soil 35:13,20 39:18,21,24 54:4,12 72:8 78:24</p> <p>soils 35:14 36:23 39:19 72:21</p> <p>solution 24:13</p> <p>somebody 48:14 49:2 56:5</p> <p>someone's 85:18</p> <p>soon 11:4</p> <p>sorry 52:15 65:9 67:17</p> <p>sort 9:22 43:2 53:3 69:6 70:7,12</p> <p>south 18:3 52:2,5,15 55:15</p> <p>space 8:6 29:4,13 33:23</p> <p>spaces 29:8,10,11</p> <p>speak 4:19 14:5 43:4 74:5</p> <p>special 11:1</p> <p>specific 40:2 57:4</p> <p>specifically 57:1 59:1</p> <p>speculative 62:16</p>	<p>split 32:19 36:10</p> <p>splitting 33:15</p> <p>spot 45:14 47:8</p> <p>spring 47:19 80:19</p> <p>square 67:2</p> <p>stacking 41:9</p> <p>staff 6:11 7:3</p> <p>stamped 35:17</p> <p>stand 32:10</p> <p>standard 17:1 19:6 20:12,13 21:11 23:2 36:5,17 37:2 41:23 42:7 43:15,21 47:23 58:20 59:10 68:8, 17 69:5 72:19 73:11</p> <p>standards 24:9 32:22 41:18 43:10, 13,14,23 49:5,6 50:3 54:11 70:11 72:5,10,15, 16 73:21 78:20 79:20, 21</p> <p>standing 49:10</p> <p>Stantec 5:14 31:18 71:18</p> <p>start 12:23 50:14 71:1</p> <p>started 26:7</p> <p>starting 11:3</p> <p>state 13:24 14:2 16:22 18:19 27:6,11 36:17 41:17,23 42:6 43:10,13,15 49:5,6 70:11 78:20 82:17,19</p> <p>state's</p>	<p>43:23</p> <p>statement 65:19</p> <p>states 55:17</p> <p>statute 68:19,20</p> <p>statutes 70:11</p> <p>steeper 34:21</p> <p>STEINFELD 12:9,14 13:20 19:20 23:4 26:2 57:14 60:13, 19,24 61:8 63:7,11,17 65:14 66:6,19 68:23 69:2,21 70:2 79:16 82:12,14 84:12,21 85:12,20,24</p> <p>steps 10:12</p> <p>stifling 84:11</p> <p>stop 22:11,16 23:2 27:10 82:13</p> <p>stoplight 21:24</p> <p>stopping 21:23</p> <p>storage 54:18 81:11</p> <p>store 54:5</p> <p>storm 37:10 40:11 41:10,19 42:4,5 47:4 48:2 54:24 71:9 76:14 77:9</p> <p>storms 36:6 70:24 71:10</p> <p>stormwater 4:22 5:13,19 6:18,20 12:22 13:3 31:12,17 32:13,22 35:24 36:19, 20 37:2 40:24 41:14 43:14,23 44:2,19 45:5 53:23 57:2 60:1 70:7</p>
---	--	--	--

71:8,16 72:3 73:20 74:2 75:14 76:11 77:11 78:15 79:20,24 81:6 82:24	suggested 35:21 44:9	take 5:4 10:11 45:23 56:11 62:18 70:24 72:21,24 73:12 81:6	37:17 39:18
story 9:20	suggesting 25:17 85:4	taken 49:11 62:24	Thall 64:13 65:9,22 66:3,12, 21 67:2,4,6,13,17,20,22 68:4,6,15 69:4
straight 9:10 35:6	summary 76:16	takes 17:9 83:19	thank 12:18 26:14 40:22 44:11 50:11 59:19,21 69:9 71:11,12 75:3 79:15 82:11 83:23 86:17,19
strategy 52:20	supporting 7:5	talk 7:1 29:15 51:19,22 75:22 80:2 83:13	Thanks 55:6 78:3
street 7:16 18:7,10 25:2,15 26:8 56:4	suppose 64:23 69:6	talked 49:15 53:7	there's 7:22 9:18 14:2 15:16 16:10,14,16 22:12,17 23:22 24:2 27:21 30:10 32:15,16,18,19 33:7 34:24 36:17 39:3,21,23 40:9 41:8,20 42:6,14, 17,19 43:1,6,18,21 44:24 45:2 49:21 50:5 51:3,5,6 52:24 54:7,24 60:15 62:24 63:15 67:10 70:5,14,16 72:6 75:12,16 77:8,9,14 80:10,13 82:7 83:7,8
streets 22:6 53:10	supposed 37:5	team 5:2 6:2,9 11:8 15:23	they'd 33:17
strict 16:22	sure 13:6 19:7 20:8 22:9 25:9,22 26:21 28:19 47:13 49:8 83:2	tear 81:21	they'll 11:7 12:8 53:9 73:12
structure 17:13 33:1	surface 29:8 35:1 46:6 81:18	technicians 78:4	they're 10:10 26:8,23 29:5 30:14,19 32:17 33:2 37:1,4 39:21,22 45:20 46:18 48:1 54:10 60:3 79:23,24 80:1 82:3 85:19
structures 48:3	surfaces 45:9	tell 4:14 80:23 84:21,22	they've 6:5 10:8 32:24 33:1,2,3, 12 36:2 37:8,16 38:3,6, 9,11,24 39:7,18 40:8, 13,24 41:8,10,24 42:22, 23 59:12 81:22
study 17:10 55:18 75:14	surrounded 9:5	temperature 70:18	thing 12:5 24:5,14 29:7,8 34:8 41:3 58:19 73:11 82:1
stuff 42:20,22 51:8 57:9,12 76:4	surrounding 62:3 63:14	template 28:17	things 5:20 36:16 39:20 40:8
subject 25:3,20	swell 41:20	tend 49:23	
submit 12:7	swimming 8:5,10	tennis 45:14	
submitted 12:22 82:20 84:8 85:7	switched 16:2	term 62:18 69:6	
substantial 30:8	system 41:11 45:11 46:8 71:1 73:4,5,9 74:2 75:20,21, 24 76:1 80:10	terminology 67:18	
substantive 62:10	systems 71:24 72:5,11,19 73:6	terms 12:22 13:22 43:10 52:8 55:13,14 67:1 73:22 77:13 83:2	
sudden 70:18		test 23:23	
suddenly 58:16	<hr/> T <hr/>	testing	
sufficient 14:2	table 51:9 66:11,12		
suggest 20:22 21:13 26:2 48:13 73:21 74:14	tables 76:16		
	tail 41:21		

<p>47:7,24 53:11,20,24 79:4 81:11 83:13</p> <p>think 8:1,17 9:7 12:13,23 21:11 24:4,12 27:21 30:14 40:21 45:7 46:10, 24 50:4 52:19 54:2 55:1 60:13,14,19 61:9 62:9, 12,23 65:5 71:4,7,16,22 73:13 74:11,12 81:16 84:23 85:6 86:8</p> <p>thinking 49:17</p> <p>third 34:4 62:8</p> <p>Thornton 15:15 19:2</p> <p>thought 80:6</p> <p>threatened 48:4</p> <p>three 7:6 9:5 11:3 39:8 73:1</p> <p>three-quarters 80:10</p> <p>threshold 17:15</p> <p>throw 59:9</p> <p>tight 36:24 78:24</p> <p>till 80:2</p> <p>time 9:10 12:19 18:8 19:18 24:10 25:5 26:3 56:1, 20,21 57:24 61:9,23 70:8,17 73:12 80:5 84:24 85:6</p> <p>times 50:1,7 73:1,20</p> <p>today 19:2 24:2 31:22 83:6 84:22</p> <p>tonight 4:6,9,21 5:22 6:7 67:5 70:6 80:3 82:16</p>	<p>tools 62:10,14</p> <p>top 39:7 41:9 80:6</p> <p>Topographically 79:11</p> <p>total 7:23 36:8 42:3 43:6 70:23 73:17 77:3,13,17, 19 78:19</p> <p>town 5:17 12:8 13:1 16:23 18:16,20 20:8 21:8,14 24:10 29:23 50:12 55:7 59:22 60:11,16 61:1 64:13 65:23 66:14,17 68:9,10,23 69:14 70:1 79:16 82:22</p> <p>town's 19:14,15 53:14 82:8</p> <p>townhomes 7:18</p> <p>towns 62:7 63:1 68:22</p> <p>traffic 4:22 5:13,18 6:20 12:22,24 13:3,16,22,23 14:1,2,3,6,7,13,14,16 15:12,18,24 16:1,2,6, 11,15,24 17:6 21:24 22:15 23:2,4 24:1,3,4,6, 21,22 25:1 26:12 27:14 28:4,5,7,8,9 31:6 44:19, 23,24 45:3 49:16 53:6,7 55:16,18,24 57:2 71:6</p> <p>transcriber 4:20</p> <p>transit 27:17</p> <p>transparency 66:16</p> <p>transportation 13:1,8,10,18 17:12 19:19 25:21 55:20,21</p> <p>tree 9:21,22</p> <p>trees 82:2,5</p>	<p>trench 37:23 38:2</p> <p>tried 54:14</p> <p>tries 63:11</p> <p>truck 31:1,2</p> <p>true 45:7</p> <p>try 5:22 56:11</p> <p>trying 80:1</p> <p>tucked 7:17</p> <p>turn 6:8 74:23</p> <p>turnaround 13:11</p> <p>turns 8:22</p> <p>tweaks 38:16</p> <p>two 11:22 12:5 21:21 22:18 23:11 31:19 33:15 36:1 39:9 59:24 69:11 81:13, 19,21,23 84:22</p> <p>types 72:8</p> <p>typically 17:13 20:13</p> <hr/> <p style="text-align: center;">U</p> <hr/> <p>ultimate 24:21</p> <p>ultimately 43:2</p> <p>uncommon 43:15</p> <p>undergone 47:4</p> <p>underground 70:13</p> <p>underneath 35:14 48:16</p> <p>understand 44:14 51:11 56:13,23 68:5 69:1 70:10,11 71:24 75:9</p> <p>understanding 18:15 43:1,6 68:7</p> <p>understands 22:10</p> <p>understood 53:6</p> <p>uneconomic 76:6</p> <p>unfortunate 80:22</p> <p>UNIDENTIFIED 78:11 86:10</p> <p>unit 19:5 52:8</p> <p>units 7:21,22,23 11:2 29:3 51:4,5,6,12,24 52:10, 21,23 58:12,13,14,23 59:3,7,8 65:6 67:7,10, 12 68:1,2,3</p> <p>unsupervised 50:2</p> <p>unusual 17:15 51:15</p> <p>update 28:4</p> <p>updated 7:8 11:17 28:6</p> <p>upper 45:12,13</p> <p>upper-level 8:24</p> <p>upstairs 86:16</p> <p>upstream 37:9 41:12</p> <p>urge 45:22 68:15 69:7</p>
--	---	--

<p>use 27:1,18 32:4 49:23 51:7 62:14</p> <p>usually 38:20</p> <hr/> <p style="text-align: center;">V</p> <hr/> <p>Valid 68:13</p> <p>van 31:1</p> <p>various 36:6</p> <p>vehicle 22:11 28:21 30:23 31:2</p> <p>vehicles 21:10</p> <p>vehicular 18:10,14 24:6</p> <p>velocities 38:10</p> <p>velocity 38:8</p> <p>verify 27:1</p> <p>versus 63:16</p> <p>VFW 27:9 49:22</p> <p>view 8:21 75:8</p> <p>Village 9:18 27:10 45:19 74:3, 17</p> <p>volume 14:14,21 16:7,11,18,19, 20 17:21 18:1 24:3,21 27:15,19,22,23 28:4,5,9 36:8,15 42:4 43:7,16, 20,22 70:15,16,23 72:6, 8 73:17,18 75:11 76:19 77:3 81:10</p> <p>volumes 18:2</p>	<hr/> <p>W</p> <hr/> <p>wait 17:9 47:21 50:9</p> <p>Waiting 70:2</p> <p>walk 10:16</p> <p>walked 6:24 9:15</p> <p>walking 50:1,8</p> <p>walks 49:18</p> <p>walkthroughs 47:20</p> <p>wall 9:10 34:20 35:12,13,17, 18</p> <p>want 5:11 12:8 13:20 14:10 16:9 19:7 20:4,8 22:9 24:8 33:11 38:15 40:20 43:4 49:14 50:14 51:19, 22 52:4,20 55:9 56:9 58:4 61:4 67:24 68:1 71:19,22 78:1 79:19 81:12 83:24 84:12</p> <p>wanted 26:4 33:12 50:10 51:2 57:6 60:23 72:13 73:14 78:5,13</p> <p>wants 44:18 74:22</p> <p>warrant 13:22 14:7,9,15,16,22 15:8,12,20,24 16:3,5,6, 15 17:1,3,7,21,22 18:1 19:2,4,16,22 20:15 21:2 24:3</p> <p>warranted 45:1</p> <p>warrants 13:16 14:3 16:14 17:19, 20 18:24 19:16,21 21:7 24:9 27:20 28:2</p>	<p>wasn't 56:24 57:2 65:24</p> <p>water 13:21 32:21 33:23 35:2, 6,9,11 37:8 39:3,4,6,14 40:5,6,10,14 41:9,11,20 42:3,14,17 45:11 46:23, 24 47:6,13,14,18,21 48:4,15,21 54:5,19 70:15,17,24 71:2 72:2, 12,18 73:7,8,9,17,18, 22,24 74:3,14 77:7,8,10 78:24 80:13,16,17 81:15,18 82:10 83:9</p> <p>watertight 37:16</p> <p>way 15:19 24:2 30:17 31:1 32:13 33:13 37:6 42:2 62:10 69:24 80:11,13 86:13</p> <p>ways 52:12</p> <p>we'd 6:18 12:23 24:7</p> <p>we'll 5:6 7:1 10:12,14,20,22 11:5,9 12:15 15:7 19:5, 18 26:13 57:14 69:23</p> <p>we're 4:24 5:1 10:17 11:1,3 12:13 13:15 15:21 19:3 21:18,21 25:17 28:24 32:3 35:10 38:3,10 45:2,15 47:11,16 49:3, 17 50:22 52:5 64:1 67:22 68:24 69:14 72:15,16 80:2 84:2,17, 19 85:3</p> <p>we've 7:15 23:15 31:16 33:4 39:12,15,17 48:8 49:15 61:23 62:1,23 63:24 65:17 71:20 72:14 75:17,18,19 76:2,21 86:8</p> <p>website 12:8,9,11 56:10 69:14 79:23</p> <p>week 7:7 33:14 70:24</p>	<p>weeks 39:13 84:22</p> <p>WEINRAUCH 47:2 48:21</p> <p>went 5:19 35:3 56:16</p> <p>weren't 10:18</p> <p>wet 45:14</p> <p>wetland 36:15</p> <p>wetlands 42:3,10 74:13,15</p> <p>what's 9:23 30:5 54:22,24 55:4 65:15 66:22 72:10 75:19 77:4</p> <p>wildlife 9:19</p> <p>wind 80:14</p> <p>winds 80:23</p> <p>winter 80:19</p> <p>wishes 4:17</p> <p>won't 16:12 69:24 81:3</p> <p>wonder 11:17</p> <p>wondering 61:18 62:5,14</p> <p>wording 25:24</p> <p>work 25:11,13 30:18 32:12 34:6,24 38:19 39:21 53:24 54:2,17 83:5</p> <p>worked 40:8</p> <p>working 5:1,11 12:21 31:16</p>
---	--	--	---

<p>32:7,13 39:12 84:5</p> <p>works 5:16 25:10 27:4 28:22 34:17</p> <p>worse 52:13</p> <p>worst 40:9</p> <p>worth 8:2</p> <p>worthwhile 34:9 47:1</p> <p>wouldn't 10:7 24:8 75:5</p> <p>written 55:11 58:5 75:18</p> <p>wrong 56:5 84:13</p>	<p>9</p> <p>Yup 12:17</p> <hr/> <p style="text-align: center;">Z</p> <hr/> <p>ZBA 65:15 68:9 82:23</p> <p>zero 55:2</p> <p>zoned 63:21</p> <p>zoning 4:5 63:20</p> <p>zoom 32:10</p> <p>Zuroff 4:3,5 6:10 11:14,20 12:7,12,15,18 13:4 17:8 19:24 20:4 21:20 22:7, 21 23:8,13 24:14,18 25:6 26:4,12,21 27:21 28:10,23 31:7,9,13 32:2 40:23 41:5,13 42:9 43:24 44:10 50:18,24 53:20 56:18 59:17,21 60:17,23 61:12,16 62:16 63:5,24 64:8 65:4,11 66:2,4,8 68:13, 19,24 71:12,15 74:18, 23 75:3 76:7 77:21,23 78:3,10,13,17 79:3,11, 13,18 82:11,13 83:15, 23 85:3 86:1,5,13</p>	
<hr/> <p style="text-align: center;">Y</p> <hr/> <p>yards 10:4</p> <p>yeah 14:11 17:2 25:16,20 30:19,21 33:11 41:7 62:5 78:9 79:12</p> <p>year 80:24</p> <p>years 84:19</p> <p>yesterday 15:2 31:23 32:6 38:5</p> <p>yield 22:13</p> <p>you'd 10:15</p> <p>you'll 6:6,22 11:4,10 81:7,11</p> <p>you're 19:24 22:22 23:1 25:6, 17 28:23 40:24 57:12 78:7 80:21 81:7 84:11, 15</p> <p>you've 40:21 45:24 76:10 81:8,</p>		