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Property at 217 Kent Street

Moderated by Chairman Mark Zuroff

Wednesday, July 6, 2022

7:02 p.m.

Brookline Massachusetts Town Government

333 Washington Street

Brookline, MA 02445

(617) 730-2670

Reported by: Robert Lombardi

JOB NO.: 5304380

A P P E A R A N C E S

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- List of Attendees:
- Mark Zuroff, Chairman
 - Randolph Meiklejohn, Member
 - Johanna Schneider, Member
 - Maria Morelli, Staff
 - Clifford Boehmer, Consultant
 - Jennifer Dopazo Gilbert, Applicant
 - Dennis Greenwood, Architect

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P R O C E E D I N G S

REPORTER: Good evening, everybody. My name is Robert Lombardi; I am the reporter assigned by Veritext to take the record of tonight's proceeding. We are now on the record at 7:02 p.m.

This is a hearing regarding the property at 217 Kent Street in Brookline, Massachusetts on July 6, 2022, remote via Zoom.

Now, I will turn it over to Chairman Zuroff to take it away.

CHAIRMAN ZUROFF: Thank you, Robert.

Good evening, ladies and gentlemen. My name is Mark Zuroff. I'm sitting as Chair of this hearing on 217 Kent Street. Before we begin, I will confirm that all members and other persons anticipated to participate on the agenda are present and can hear me.

So members, when I call your name, please respond in the affirmative.

Randolph Meiklejohn?

MR. MEIKLEJOHN: I'm here.

CHAIRMAN ZUROFF: Johanna Schneider?

MS. SCHNEIDER: Here.

CHAIRMAN ZUROFF: And from the staff, Maria Morelli?

1 MS. MORELLI: Present.

2 CHAIRMAN ZUROFF: And I see we have one
3 of the consultants, Cliff Boehmer.

4 MR. BOEHMER: I'm here.

5 CHAIRMAN ZUROFF: And I think that
6 wraps up the staff at this point.

7 All speakers at this and other ZBA
8 meetings should identify themselves by name prior to
9 speaking.

10 This meeting of the ZBA in open session
11 is being conducted remotely and in a manner that is
12 consistent with the current state guidelines for
13 virtual public meetings following the conclusion of
14 the state of emergency in the Commonwealth due to the
15 outbreak of the COVID-19 virus. Please note that this
16 meeting is being recorded. The current governor's
17 order authorized this body to meet entirely remotely
18 so long as adequate public access is provided.
19 Adequate public access does not include public
20 participation, unless such participation is required
21 by law. This meeting will likely feature public
22 comments, although it probably won't have much, but
23 that's another matter.

24 For this meeting, the ZBA is convening
25 by videoconference via Zoom as posted on the Town's

1 calendar, which identifies how the public may access
2 the meeting. Be advised that this meeting is and that
3 some attendees may be participating by
4 videoconference. Accordingly, please be aware that
5 others may be able to see you, and take care not to
6 screenshare your computer. Anything that you
7 broadcast may be captured by the recording. All
8 supporting materials that have been provided to the
9 members of this body are available on the Town
10 website. The meeting will following this agenda,
11 unless I note otherwise.

12 We'll get to ground rules. Finally,
13 before turning to the agenda, I will cover some ground
14 rules that will permit clear and effective conduct of
15 our business and help to ensure accurate meeting
16 minutes. The host tonight, or actually Maria, will
17 introduce each speaker on the agenda. After they
18 conclude their remarks, I will invite each member of
19 the Board to provide any comment, questions, or
20 motions. Please remember to mute your phone or
21 computer when you are not speaking, and to speak
22 clearly and in a way that helps generate accurate
23 minutes. Before responding, please wait until the
24 floor is yielded to you and state your name before
25 speaking. If members wish to engage in sidebar

1 comments with other members, please do so through the
2 host or co-host. And finally, each vote taken in this
3 meeting will be conducted by roll call.

4 For the public comment component of
5 this meeting, the meeting will first ask members of
6 the public who wish to speak to identify themselves by
7 name and address only, and you will be called by name.
8 Please enter your name in the chat section at the
9 bottom of your screen. The chat icon is located
10 there, and the chat window will appear on the right.
11 Our host will call members in the order in which they
12 were received. Members of the public that wish to
13 call in are not able to provide public comment. If
14 you wish to provide public comment, you must do so
15 using the chat section on a laptop or smartphone
16 device.

17 Now, that concludes the introduction.
18 I'll turn this over to Maria, who will go through the
19 agenda for tonight's meeting.

20 MS. MORELLI: Thank you, Mr. Chairman.

21 I'm Maria Morelli, senior planner in
22 the regulatory division of the planning department. I
23 want to start off with a brief staff report, and then
24 just give you an overview of the agenda. After my
25 staff report, we will turn it over to the applicant,

1 the projects team, and they will present the revised
2 plans in response to the ZBA charge at the May 19
3 hearing.

4 Then, for the Town, the Town's peer
5 reviewer, Clifford Boehmer, will provide testimony
6 based on what transpired in the working groups, and
7 his response to the latest revision. And then if
8 there is any public comment, I'd defer to the Board,
9 and then there would be Board discussion.

10 So I'll begin with my staff report.
11 The last hearing was May 19 and the applicant
12 presented after a bit of a hiatus, during which there
13 was a lot of work done on the plans. The applicant
14 presented a very complete, comprehensive set of plans
15 that addressed numerous issues relating from traffic
16 and safety, to massing and quality of life issues, and
17 all of the comments we gathered from the Town
18 departments. The Board's response was very positive,
19 as was Mr. Boehmer, the Town's peer reviewer.

20 The ZBA's charge or instructions to the
21 developer were to further work on the massing of the
22 top floor, that it needed further articulation or
23 step-backs. There were also comments that were
24 related to having a more unified design, and I'll
25 defer to Mr. Boehmer, who will get into more of his

1 specific comments and the applicant's direct response.

2 So moving on, we did receive for this
3 hearing a very comprehensive set of plans, including
4 landscaping plans for the 2500 square feet of open
5 space on the north part of the site. They were
6 beautifully prepared, very comprehensive, and
7 addressed every possible request for clarification,
8 whether it was from Town staff, various departments.

9 And Mr. Boehmer, you also got the site
10 plans.

11 What we did get a little bit late last
12 week were the revised requested waivers from Town
13 zoning and general bylaws. We do have the building
14 commissioner reviewing those requested waivers to
15 provide a report to the Board. That report is not
16 available tonight, so we will defer the discussion of
17 waivers to the next hearing, if indeed the applicant
18 provides an extension to close the hearing. The
19 public hearing is scheduled to close tomorrow evening,
20 and we would request an extension to the next hearing.

21 In regard to specific comments that
22 we've received from various Town departments, from DPW
23 specifically, from the director of engineering and
24 transportation, Robert King, and one of his engineers,
25 Dan O'Donnell, there was report on the stormwater

1 management plan, which DPW does support. They comment
2 that there is an overall reduction of stormwater flow
3 for this project, which they were pleased with.

4 They also support the applicant's need
5 to expand the Town stormwater management system to
6 provide for separation of the existing combined
7 stormwater/sewer system east of the property. In
8 their June 27, 2022, memo to the Board, they did list
9 various conditions, which are standard, you know, for
10 a project. But in large, they do support the proposed
11 design for the stormwater management system.

12 We also received a memo from Dr. Roland
13 Lankah, who is the chief of environmental services for
14 the public health department. He also supports the
15 trash and recycling plan, and he had just a few
16 conditions, mainly for odor control and pest control,
17 and also reserving the right to review the plan once
18 again when there's 90 percent occupancy.

19 The fire department submitted comments
20 from May. I just want to remind you that they did
21 review these plans extensively for safety and had
22 submitted recommendations for safety access at the
23 roof of the building, and all of those comments were
24 incorporated. In addition, deputy chief Todd Cantor
25 had recommended conditions should the Board decide to

1 approve the project.

2 And the last bit of information that we
3 are waiting for is from the transportation board.
4 They met last week on the latest version of the plans.
5 I don't have the transportation board's letter from
6 the transportation administrator, Todd Kirrane, and
7 that is another reason why we would like an extension
8 to close the hearing.

9 I do want to emphasize that the traffic
10 peer reviewer in their latest report in May, their
11 follow-up report, there were some considerations for
12 adjustments to the traffic signals for improved
13 pedestrian safety, and that's something that is for
14 consideration by the transportation board. In
15 addition, the transportation board usually weighs in
16 on any public way improvements that might support the
17 program, which is also helpful for the Board.

18 We did receive about four or five
19 letters of public comment generally supportive of this
20 project, which we shared with the Board promptly. And
21 I also feel that some calls from one particular
22 abutter was just concerned about construction
23 management and quality of life. And I did explain
24 that we would be discussing conditions regarding the
25 construction management plan, which is under the

1 jurisdiction of the building commissioner. We don't
2 really discuss the CMP, or construction management
3 plan, during the hearing.

4 And I don't think -- before the ending
5 of the hearing, we just want to discuss the next date
6 for the August hearing, and presumably we would go
7 over waivers, any outstanding testimony from the
8 transportation board, and draft conditions. And at
9 that time, we would discuss extending the close of the
10 hearing to an August date.

11 Unless you have any questions for me, I
12 think that's the end of my report.

13 CHAIRMAN ZUROFF: Thank you, Maria.
14 Any questions from the Board?
15 Randolph?

16 MR. MEIKLEJOHN: No questions. Thank
17 you, Mark.

18 Thanks, Maria.

19 CHAIRMAN ZUROFF: Johanna?

20 MS. SCHNEIDER: I think my only
21 question is one for the applicant. And Mark, I submit
22 this to the applicant through you.

23 Jennifer, is your client amenable to
24 granting the requested extension of the closing? Just
25 because, if they're not, I think this looks like a

1 very different hearing to tonight.

2 MS. GILBERT: Yes. So I did have a
3 little bit of back and forth with Maria about that,
4 and what I agreed to is once we've set a date in
5 August, that I would extend to the following day. So
6 if the next hearing is August 10th, we'll grant an
7 extension to the 11th. We just wanted to get that
8 date in August set, and then I assume we'll do that at
9 the end of the hearing, and then I would grant the
10 hearing to the next day in August.

11 MS. SCHNEIDER: Okay. That all makes
12 sense. Thank you.

13 CHAIRMAN ZUROFF: Thank you both.
14 Okay. Then I guess I will turn it over
15 to the applicant to present their new plans.

16 MS. GILBERT: Thank you.

17 I'm going to give it over to Dennis
18 Greenwood, our architect.

19 I just wanted to say thank you to the
20 Board and to Maria for all the work, and Cliff
21 Boehmer. This has been an extensive and very long
22 hearing process. We did submit this application in
23 December of 2019. And really, we worked very, very
24 hard. The team worked hard, had a lot of meetings
25 with neighbors, and listened to the feedback, and I

1 think that, although the process has been quite long,
2 it's been an excellent process and we've got a better
3 project now to show.

4 And we did meet with building, DPW,
5 fire, and Maria has gone all over that. You're going
6 to see some substantial revisions to the plan, which
7 we hope addresses the charge that we got from the ZBA,
8 as well as the comments from Cliff Boehmer during the
9 working group session, and also the feedback we got
10 from building, DPW, and fire.

11 I also wanted to note for the record
12 that you should have received, I believe, four letters
13 of support for the current plans, came in this week.
14 So I assume you have those, but just wanted to mention
15 those for the record.

16 So I'll turn it over to Dennis
17 Greenwood, and he will present the revised plan.
18 Thank you.

19 MR. GREENWOOD: Thank you, Jennifer.
20 Thank you, Maria and members of the
21 Board.

22 Again, my name's Dennis Greenwood with
23 Sousa Design Architects. I'll pull up the plans. Can
24 everyone see that screen? Some of this we had covered
25 in some capacity back in May, but I'm going to go over

1 some of the broad-stroke changes again, just so that
2 everyone's familiar with it.

3 So as Jennifer mentioned, we've gone
4 through a number of iterations and the project has
5 changed quite a bit. You know, a lot of the focus was
6 on site plan revisions that we went over in May. You
7 know, that included reviews and revisions for
8 pedestrian and vehicular access to a site, and
9 circulation when on the site. We improved the
10 drop-off area. We reworked the driveway down to the
11 lower parking area because there was concerns over the
12 slope, about where vehicles would park, the trash
13 pickup, and items of that nature. So we were able to
14 improve a lot of site circulation areas. We were able
15 to remove the cantilever over the drive aisle. That
16 was a concern for the fire truck apparatus. So a
17 number of improvements to the site.

18 These all came with some concessions,
19 of course, which were we did lose 12 units overall, so
20 we dropped from 112 units down to 100 units. The
21 total gross floor area was reduced by 7500 square
22 feet. We removed the top story amenity space; this
23 reduced the building height by approximately 10 feet.
24 All the roof decks along Kent Street were eliminated.
25 We were able to maintain one along the riverway, but

1 we did eliminate the roof decks along Kent Street.
2 This was to gain some additional ground level usable
3 open space, that courtyard that we'll see in a couple
4 slides here.

5 The front of the building was set back
6 an additional 13 foot 2 inches from the existing
7 building, as well as from the previous proposal. This
8 enabled us to get better circulation and better
9 landscaping along the front of the building, which
10 you'll see on the landscaping plans, as well as some
11 of those enlarged plans where you can see we were able
12 to gain a shoulder for a drop-off zone and make sure
13 that that area didn't get blocked when there were
14 deliveries or ride-share pickups. The building
15 footprint overall was reduced by 13 percent to give
16 space for that open-air courtyard.

17 And then in order to maintain our
18 parking count, which we're currently at 41 parking
19 spaces, we had to utilize car stacking systems in the
20 garage on the lower floor to make up for the fact that
21 we lost square footage in that parking garage.

22 And then in terms of the overall
23 building stats, we went from reduction of 100,340
24 square feet down to 92,860 square feet. This brought
25 the FAR from 3.5 down to 3.24. And again, I mentioned

1 that we reduced the building height by 10 feet. That
2 brought us from 68 feet down to 58 feet. The front
3 yard setback increased from just under 12 feet to 19
4 foot 2 inches, and that's actually at the entry
5 overhang. So the majority of the building is closer
6 to 28 feet setback from the street, but that front bay
7 does pop up to 19 foot 2.

8 The side yard setback is at 4.83 feet,
9 but that's at very -- one particular point. The rest
10 of it is at a minimum of 9 foot 2 inches along the
11 perimeter, and then actually opens up much larger in
12 that open-air courtyard space.

13 The rear yard setback went from 2.7
14 feet up to 12 feet at the rear. The open space is
15 now -- what we did was we had 5,293 square feet of
16 open space, but it was distributed in an odd way
17 around the perimeter and none of it was really usable.
18 What we were able to do was kind of centralize that
19 into an open area -- usable open space. We have
20 landscape around the perimeter, landscape in the
21 front, and then that roof deck up on that upper rear
22 part of the building. So we have a total of --

23 MR. MEIKLEJOHN: Mr. Greenwood, can I
24 just pause you for a second?

25 MR. GREENWOOD: Yes.

1 MR. MEIKLEJOHN: So are you meaning to
2 go -- are you meaning to show slides? This is a lot
3 of description of design in front of a gray title
4 slide. Are we supposed to be seeing drawings of what
5 you're describing? Because there's a lot of it. And
6 it's probably easier for you to follow because it's
7 your design, than for us.

8 MS. SCHNEIDER: Yes, I'm also having a
9 hard time following.

10 Thanks, Randolph.

11 MR. MEIKLEJOHN: And it seems like you
12 were describing a lot of what had been done before the
13 May 19th hearing; is that also the case?

14 MR. GREENWOOD: Yes, but the -- I guess
15 the building stats had changed because we did some
16 articulation. But I can breeze through that a little
17 faster if you'd like.

18 MR. MEIKLEJOHN: It is quite hard to
19 follow the description of the changes and the numbers.
20 And it's not that we don't -- you know, I think it's
21 not a question of its accuracy, but it's just a lot of
22 information that we don't see as we're hearing it.

23 MS. GILBERT: Yes, why don't we go
24 through the plans, Dennis?

25 MR. GREENWOOD: Okay. I guess it's not

1 sharing appropriately. Is the site plan showing up
2 for everyone now?

3 MR. MEIKLEJOHN: Now we're seeing a
4 drawing for the first time. Yes, that's the site
5 plan.

6 MR. GREENWOOD: Okay.

7 Sorry about that, members of the Board.
8 This is what you should have been seeing as I was
9 presenting.

10 MR. MEIKLEJOHN: That makes a lot of
11 sense.

12 MR. GREENWOOD: Which would have been
13 helpful.

14 Okay. So the parking, we're at 41
15 spaces. The overall unit count is the same as when we
16 met in May. We have the square footages, which I can
17 go over if you'd like, but we'll go through to the
18 overall floor plans here.

19 Okay. So the site plan is similar to
20 what we had reviewed in May. We have the drop-off
21 area in the front. We're able to maintain the three
22 shade trees along Kent Street. We're actually going
23 to introduce one more along Kent Street as well. We
24 have an additional 4-foot landscape strip along that
25 driveway to add a little bit more green space and

1 increase the streetscape as you walk by along Kent
2 Street.

3 Along the front of the building we have
4 landscape space as well as two loop bike parking
5 spaces, so it's a total of four spaces. Each one of
6 those posts houses two bike parking spaces. We have
7 landscaping in front of the unit on the first floor
8 here to provide a little bit of privacy, as well as to
9 enliven that streetscape along the -- right before you
10 get to that front entry piece. We have access to that
11 open-air courtyard along the north side of the
12 building from the street, as well as on the lower
13 level, as well as on the floor below from inside via
14 the elevators.

15 And we'll go through kind of some of
16 the undulation. I know the primary focus was the
17 exterior articulation and the massing, so we'll kind
18 of talk about how that changed along the exterior here
19 in the upcoming slides.

20 So the parking remains largely
21 unchanged. We're at 41 total spaces. Again, we have
22 the stacking units towards the back of the parking
23 area. We added a bike storage room in the basement,
24 so we have a total of 116 total bike parking spaces
25 now. We've gotten feedback that we wanted to have

1 more, so we wanted to get that to at least the ratio
2 of one spot to one unit. So this is an overflow and
3 long-term bike storage room that we have down in the
4 basement, and we still have the one adjacent to the
5 lobby for easy use for the typical commuters as well.

6 Similar to what we had seen before, we
7 have the drive aisle where you come down, enter the
8 garage at the bottom of that drive aisle. Again,
9 that's been reduced from a 15 percent slope down to a
10 10 percent slope. We have radiant heating in that
11 driveway to eliminate any concern over snow and ice on
12 that driveway.

13 The trash room is in the basement now,
14 as well as the chutes from up above where it comes
15 down. The facilities team will bring it over to the
16 service elevator and bring it upstairs for trash
17 collection, which will take place at the end of that
18 drop-off zone.

19 The ground floor plans, you can see how
20 we started to work through some of the articulation on
21 the exterior of the building. At the rear, we have
22 four bays that end up looking up the riverway, so that
23 creates a little bit a variation along that facade, a
24 level of interest. It breaks up that elevation a
25 little bit, as well as creates a nice amenity for

1 those units where they get to kind of have this nice
2 little bay that sticks out and creates a moment within
3 those units to enjoy that riverway. We end up having
4 a similar condition up above, which you'll see on the
5 next floor plan, where we are using similar elements
6 throughout the building to create a cohesive design.

7 This is the first floor plan, and you
8 can see we have a covered entry here where we have two
9 pilasters. The dash line indicates that covered entry
10 piece. The red outline indicates the former proposed
11 design so, again, you can see the larger reduction in
12 that footprint. And then in terms of what's been
13 changed since May, we've really worked on that
14 articulation. We've worked on the bays, which you'll
15 see in the upcoming renderings. We're looking at the
16 rear, how those bays work their way up to the
17 building. We bump out 2 feet over that courtyard area
18 to create a little undulation on that piece, and then
19 wrap kind of the same contextual piece around.

20 The second floor is largely the same
21 floor plate, we just changed out the unit distribution
22 a little bit. So on the first floor, we have 17
23 units, on the second floor there's 18, and on the
24 third floor there's 16 units.

25 As we get to the fifth floor, which was

1 really an item that we looked at and reviewed quite a
2 bit, we had looked at different ways to articulate
3 that fifth floor. We looked at whether it was a
4 mansard piece, whether we'd just do step-backs, how
5 deep we can use projections and relief on that fifth
6 floor, and what we decided on was we took a piece out
7 of the corners. We kind of eroded those corners to
8 help reduce the site lines from the street. We used
9 smaller bays that pop out 12 inches that just become
10 larger window bays. And then we kind of manipulate
11 the exterior articulation of the materiality, which
12 you'll see coming up as well, where we create little
13 portals that the windows set into.

14 So at the front along Kent Street,
15 we're set back 5 feet, which provides some relief. It
16 also gives us a strong cornice line to give it the
17 reading of a four-story building in setting back that
18 fifth floor. Along the perimeter of the building,
19 we're stepping back that fifth floor and giving that a
20 continuity so we can wrap that cornice line all the
21 way around. As I mentioned, we have that rear deck
22 that's 512 square feet off the rear of the building,
23 which is an amenity for all of the residents in the
24 building, that overlooks the riverway. And then over
25 the courtyard along the north side of the building, we

1 step the building back in that 2 feet again for the
2 continuity of that fifth floor stepping back and
3 giving relief to the massing.

4 On the roof, we started to work through
5 with the consultants on the items that had come up in
6 previous conversations. Some of that is
7 photovoltaics. We've created provisions to install a
8 photovoltaic array along the roof. We've looked at
9 bringing the stair head houses all the way up, but
10 actually sloping them to minimize the impacts from the
11 street, so the visual impact from pedestrians walking
12 by on the street, as well as screening the mechanical
13 units and centering them on that roof.

14 So here we have a rendering from the
15 street where we're starting to see how we use the
16 different elements to articulate that front elevation,
17 so we really wanted to create a more cohesive piece.
18 On the last iteration, we looked at it and we had some
19 kind of darker elements and more solid pieces, and a
20 little bit too much -- I think the general consensus
21 was a little too many bay treatments.

22 So what we did was we simplified that.
23 We unified some of the materiality. We're looking at
24 quartz/zinc panel and then the red brick, which
25 actually ties into the neighborhood. We have a cast

1 stone base. We're using simplified bays on either
2 side of the entry to form a bilateral symmetry. We
3 have that angled bay over the entry that helps
4 demarcate that piece. We have pilasters that come
5 down on either end of that entry. Again, frames it up
6 pretty nicely and creates a little covered area at
7 that drop-off zone. We wrap the corners with the cast
8 stone and with the brick.

9 At this corner and at the far corner,
10 we end up using corner window bays to help lighten
11 those corners. At the fifth floor, you can see we're
12 using the strong cornice line of that fourth floor and
13 stepping that back to add some relief and create that
14 setback piece. Here you can see we have those bays
15 that I talked about that bump out 12 inches and start
16 to create a rhythm along that facade, and then we
17 created little portals. While these windows are in
18 the same plane as this front elevation, that facade,
19 it creates a little bit of depth, nice shadow lines,
20 to create some variation and break down the mass of
21 the building. So we really looked at how the bays
22 work with the scale of the residences around it and
23 give it a little bit more context.

24 Along the north elevation, we looked at
25 using similar bays to what we have at the rear of the

1 building, so it's three angled bays that give views
2 towards Kent Street. And again, you can see the
3 corner unit. We're looking to use corner windows to
4 lighten those pieces, and you can see how the
5 materiality wraps the corner to create a cohesive
6 design. We're really studying some of these
7 elevations that would have an impact as you approach
8 along Kent Street, particularly in the fall when
9 there's less tree cover.

10 So here you can start to see down that
11 driveway elevation as well, again, using the lighter
12 corner pieces, we're using aluminum composite panel
13 that transitions back to the cast stone base. As we
14 wrap down the side elevations and around the rear,
15 that transitions over to a fiber cement board that has
16 the same dimensional quality as that cast stone and
17 picks up the color palette of the red brick. We use
18 the infill aluminum composite panel in those window
19 bays to help break down that massing piece, but all
20 that materiality ties into the pieces used elsewhere
21 along that front facade. We still have some small
22 solar shades over these bays that help provide a
23 little bit of shading to those larger windows and
24 create an additional datum that kind of ties into the
25 three-story building next to it at 205 Kent Street.

1 And here you can see the axon view
2 where we're stepping back and looking at that
3 articulation here, and you can see how we're using
4 similar sized bays throughout the building. We turn
5 the corner and then we have three larger bays that are
6 less deep, but it's the proportion of that center
7 piece is the same as that used on the front of
8 building. And really, it was a study of how the
9 proportions of the projections and the relief in the
10 building relate to neighborhood context of the
11 apartment buildings, and translating into the
12 single-story residences that are in the neighborhood
13 as well.

14 On this axon, you can see how we sloped
15 the rooflines of those head houses at the stairs to
16 minimize the impact from the street. You notice on
17 the street views, you cannot see the head houses.

18 CHAIRMAN ZUROFF: Mr. Greenwood, can I
19 just ask you a quick question?

20 MR. GREENWOOD: Yes.

21 CHAIRMAN ZUROFF: So on the front
22 facade, you're showing the fifth floor is set back and
23 that's clear. There's no step-outs from those fifth
24 floor apartments?

25 MR. GREENWOOD: No.

1 CHAIRMAN ZUROFF: Okay. So it's just
2 roof?

3 MR. GREENWOOD: Correct.

4 CHAIRMAN ZUROFF: Okay. Thank you.
5 Please continue.

6 MR. GREENWOOD: Sure.

7 So from the rear you can see that the
8 roof deck that overlooks the riverway, we have the
9 vertical bays that, again, are angled to overlook the
10 riverway that help break up that rear facade. As we
11 turn the corner, that fiber cement board transitions
12 back to the aluminum composite panel where we again
13 have the similar size vernacular of that 12-foot wide
14 bay with the smaller individual windows in between
15 that relates to the residential scale. Underneath
16 that bay is the fiber cement board. That's continuous
17 and wraps back along that open-air courtyard.

18 You can see how we have that large
19 usable open space here. Just past this retaining wall
20 here, that goes down about 4 1/2 feet to the landing
21 right above the stairs. So it's not too deep, but
22 it's going to create a nice sheltered area.

23 There are a series of mature trees
24 along this north side in between the proposed
25 development and The Boston House. You can see how

1 these vertical bays relate to the bays in the rear of
2 the building as well and, again, create kind of a
3 unique piece for the units themselves and give a view
4 back to Kent Street. The building materials of the
5 brick and the cast stone wrap around, so from the
6 street the higher level materials of the cast stone,
7 and the brick, and the composite panel would all be
8 visible from the street. And here we have a view from
9 the opposite corner from the southeast corner where,
10 again, you can see those same elements.

11 And we're overloading you with axons,
12 we have plenty of them. If you have any questions on
13 them, I can answer you.

14 And again, from the rear.

15 So I think that, you know, what we
16 really focused on, and I think Cliff was very helpful
17 with, was we went through and we studied a bunch of
18 schemes, and we looked at stuff, and we said how does
19 this relate to the street view, to the different
20 pieces; right? So it wasn't just a matter of
21 materiality, it was also a matter of the massing of
22 these bays and how that relates to the neighborhood
23 and to the user experience. So I think with that
24 focus we were able to create a more cohesive project,
25 and I hope that that's representative in these axons

1 for you.

2 And again, so the site sections haven't
3 changed too much. I know I kind of walked everyone
4 through these in May, so I don't want to necessarily
5 take up too much of your time going through all the
6 nitty gritty of stuff. I'm happy to walk through it
7 further if you'd like.

8 We have the elevations, which are
9 representative of the renderings that I showed you.
10 You know, we have 9-inch square quartz/zinc shingle
11 siding on the fifth floor. We sloped the head houses.
12 We have the bays that come off of the front of the
13 building there. We have the covered entry piece. We
14 have the cast stone that wraps the corner. So again,
15 we're kind of upgrading. You know, we're taking an
16 existing all brick box that's there now and trying to
17 create a more upgraded experience along that
18 streetscape. And then the elevations. And the
19 building height, again, we reduced it by 10 feet, so
20 we're at a total building height of 58 feet, and we're
21 at six stories.

22 And then, so, the landscape plans. So
23 again, we spent a lot of time with Verdant Architects
24 in looking at how we upgrade the site. We have
25 permeable pavers along that drop-off zone. The

1 sidewalk is a raised crosswalk over to the main
2 sidewalk so that you get to the entry piece. We have
3 those visitor bike parking spaces outside. You can
4 come down to the courtyard. We have a series of zones
5 for different lounge areas, flex space for recreation,
6 introducing some new trees, as well as maintaining,
7 obviously, the mature trees that are on the other
8 property so you come down to that nice shaded.

9 We have a landscape buffer that
10 provides additional privacy to the units that are
11 along that courtyard. And then at the rear of the
12 building, we're really starting to use that piece as a
13 landscape buffer that can help relate that to the
14 riverway a little bit more and help -- you know, as
15 you're looking from the riverway back towards this
16 building, help to soften that facade. And here we
17 just have the enlarged details of it. So it's been
18 marked through where we have a series of proposed
19 plantings and different pavers, bench seating, and the
20 visitor bike racks. Some details of the proposed
21 plantings and activities along that shared amenity
22 terrace.

23 And with that, I'm happy to answer any
24 questions you may have. Again, a lot of that I kind
25 of went through quickly because we just spoke in May,

1 but happy to answer any questions.

2 MS. MORELLI: This is Maria Morelli.

3 Mr. Chairman, the applicant also
4 submitted just a general sustainability narrative as
5 well that I just wanted to mention that was also very
6 helpful, and you should have that in your packet.

7

8 CHAIRMAN ZUROFF: I did receive it.

9 Mr. Greenwood, I just have one more
10 question about the design. It looks nice. But the
11 front driveway, I thought that there was an overhang
12 so that cars could actually be sheltered as they were
13 dropping off or picking up. I don't see it. I think
14 it might be there, but I don't actually see it
15 clearly. How much of an overhang is there?

16 MR. GREENWOOD: So the overhang covers
17 the sidewalk at the entry, and then that angled
18 portion overhangs about another 3 feet or so. So it
19 wouldn't be covering an entire car, but if you were
20 getting dropped off, you would be able to pop out and
21 get right under the covered portion at the entry. But
22 the drive itself is not covered. And part of that was
23 to maintain that the fire apparatus and other
24 emergency vehicles can get through that piece as well.

25 CHAIRMAN ZUROFF: And where are the

1 delivery trucks going to be stopping?

2 MR. GREENWOOD: So deliveries, we have
3 this side so that they can pull over on that shoulder
4 and then cars can still get by this as well. So it's
5 sufficient space for probably two delivery, say
6 Amazon, trucks as well as a couple cars to be pulled
7 over there, while still being able to get by with
8 typical traffic.

9 CHAIRMAN ZUROFF: Thank you. And one
10 last question. I know that the door on the left side
11 of the rendering we're looking at is the trash pick up
12 door; is that correct?

13 MR. GREENWOOD: That is correct.

14 CHAIRMAN ZUROFF: And you anticipate
15 how long the trash pick up would take? I assume a
16 trash truck would block the driveway, at least
17 temporarily?

18 MR. GREENWOOD: Yes. So it's going to
19 be a private company that picks that up, and it'll be
20 scheduled and kind of early morning off hours. And
21 then the intent is that essentially the hand cart bins
22 would be brought up the service elevator, brought out
23 here, and they would quickly come and pick those up in
24 the truck. So I don't think it would take more than
25 10, 15 minutes.

1 CHAIRMAN ZUROFF: Thank you.

2 Other Board members, do you have
3 questions?

4 Randolph?

5 MR. MEIKLEJOHN: Thanks, Mark.

6 Let's see, just a couple of questions.
7 And thank you for the presentation, Mr. Greenwood, and
8 others on the team. I agree, there's been a lot of
9 work done, I certainly appreciate that. So these are
10 just minor informational things.

11 In the renderings -- this is a question
12 about the red brick and the reddish fiber cement
13 board. Is the intent in the design that, you know,
14 from a distance, those are supposed to merge into one
15 color that wraps the building? I can't quite tell
16 from the renderings.

17 MR. GREENWOOD: Sure. Sure. So I
18 don't think we're intending them to completely merge
19 together. We do want it to be of a similar palette,
20 and so, you know, I think it's still going to have a
21 different reading. We wanted to use the similar
22 dimensional qualities of the cast stone.

23 MR. MEIKLEJOHN: Right.

24 MR. GREENWOOD: I think it's probably
25 going to be a little bit -- you know, slightly more

1 neutral, not quite as red, as the actual brick. We
2 don't want it to look like it's a fake brick
3 necessarily, but we just wanted to stay in a similar
4 color palette so that we're not --

5 MR. MEIKLEJOHN: You know, it'll
6 reflect light differently. I think, you know, it'll
7 look different in some ways. I mean, I think it looks
8 like what you are doing is using red color kind of
9 close on the body of the building, and then other
10 things, you know, that project from it and have other
11 colors, which I think is working.

12 And then I went back and looked at the
13 elevation drawings. So I think I'm reading this
14 right. On the garage drive, the lower part of the
15 wall as the drive descends and you see essentially
16 foundation or garage wall becoming exposed, that's a
17 composite metal panel, it's sort of dark gray, is that
18 right, and it wraps around the park into the building?

19 MR. GREENWOOD: Correct. Yes, you can
20 start to see that at the bottom of that axon as well.

21 MR. MEIKLEJOHN: Yes, you just see --
22 there. Okay. Okay.

23 Two questions -- can we go to one of
24 your site plans that you showed last -- I just had a
25 couple of questions that are easier asked if we're

1 seeing the drawing.

2 MR. GREENWOOD: Oh, sure. Of course.

3 MR. MEIKLEJOHN: Sure. Let's see, no,
4 that's the building thing. I want the one that shows,
5 you know, the shared easement with the T and all the
6 sort of bands of green stuff at adjacent properties.
7 I was just trying to make sure I was reading the
8 drawing right.

9 MR. GREENWOOD: I'm sorry, there's a
10 little bit of lag on Zoom here.

11 MR. MEIKLEJOHN: Yes. You know, it's
12 the Verdant drawings I'm going for.

13 MR. GREENWOOD: Oh, okay.

14 MR. MEIKLEJOHN: If you can get there.

15 MR. GREENWOOD: Bear with me one
16 moment.

17 MR. MEIKLEJOHN: Sorry. I didn't know
18 it was all one PDF.

19 MR. GREENWOOD: We'll just go about it
20 another way here. Here we go.

21 MR. MEIKLEJOHN: Yes. Perfect.
22 Thanks. Okay.

23 So on the right side of the drawing,
24 you know, diagonally it's labeled shared easement. So
25 is that land that is usable, or is it just an easement

1 for passage? I mean, can people who live in the
2 building get there, or are they fenced off from it?

3 MR. GREENWOOD: So it's not necessarily
4 a shared easement. So part of that is an easement to
5 the sewer, not necessarily a shared landscape
6 easement.

7 MR. MEIKLEJOHN: Oh. Oh, I see.

8 MR. GREENWOOD: It actually belongs to
9 205 Kent Street right now. So I think we're going to
10 eliminate the fence and kind of have it as an open-air
11 landscaped area because it's currently maintained by
12 the developer for 217 Kent Street because it's such a
13 narrow strip of land. But it's not a easement, so we
14 can't necessarily program it. We cannot propose kind
15 of, you know, additional landscaping on it.

16 MR. MEIKLEJOHN: So you know, fence or
17 no fence, does the outdoor area that the residents of
18 this building can use, does that end at what's shown
19 as the property line on this drawing?

20 MR. GREENWOOD: So right now we're
21 anticipating yes, only because we don't want to
22 guarantee use of that space for property that we don't
23 own.

24 MR. MEIKLEJOHN: Okay. Okay. And then
25 similarly --

1 MR. GREENWOOD: Not a clear answer, I
2 know.

3 MR. MEIKLEJOHN: So I'm just trying to
4 walk through the experience. You know, if you lived
5 at this building, if you're visiting somebody there,
6 you could walk around, you know, the high end of the
7 building down a walk or, you know, those narrow
8 stairs. And you're just going between a -- you're in
9 a slot between the building and the property line of
10 The Boston House, and then you drop into the garden
11 with the shared amenity terrace. That's the biggest
12 single outdoor ground-level space; right? And
13 everything else is sort of narrower bits, but you can
14 walk all the way around to the garage ramp at the
15 bottom; right?

16 MR. GREENWOOD: Correct.

17 MR. MEIKLEJOHN: Okay. Yes, thank you.
18 That's all I have.

19 CHAIRMAN ZUROFF: Johanna, any
20 questions or comments?

21 MS. SCHNEIDER: I don't have any
22 questions. Thank you.

23 CHAIRMAN ZUROFF: All right.

24 Thank you for the presentation.

25 Maria, what's next? Cliff?

1 MS. MORELLI: Yes.

2 So Cliff Boehmer will provide
3 testimony.

4 CHAIRMAN ZUROFF: Mr. Boehmer, I'm
5 happy to see you again. You're on.

6 MR. BOEHMER: Nice to see all of you
7 again as well.

8 I'll be brief because I think you know
9 that from the last time you saw this project on the
10 19th, I think at that point a lot of the massing
11 issues have been resolved, and certainly starting to
12 really work into having some usable outdoor space on
13 the site.

14 So I think from my perspective, and
15 going back certainly to that original letter that I
16 wrote back in August of '21, this project has really
17 changed radically. And I give this applicant a lot of
18 credit for sharing the tools that all of us needed to
19 really be able to analyze this development, and in
20 particular their Revit model, the three dimensional
21 model, and working real time to look at it.

22 I think you recall there was a lot of
23 discussion at the last hearing about treatment of
24 elevations. And when we worked with them with the
25 Revit model, we actually stripped the elevations of a

1 lot of detail so that we could talk about basic
2 massing issues and then go back into the dressing room
3 to provide all the facade materials. So they make it
4 work very well.

5 I think where we were the last time you
6 saw it, I think maybe one easy way to summarize it was
7 that I think at each elevation the last time we looked
8 at this building together really told a different
9 story and it came at the expense of a unified coherent
10 feeling that this was one whole building. And I think
11 through the use of some of real set-backs on upper
12 level, or certainly on the primary elevations and on
13 secondary elevation, for example on most of the north,
14 it's had exaggerated projection of trim to create the
15 same kind of effect, even though the actual set-back
16 is less. I think through creating a uniform treatment
17 at that level all the way around the building was a
18 huge change that made a really, really big difference.

19 I think what we tried to push on was --
20 I hate to use the term dumbing down the building, but
21 there was just an awful lot going on in the way the
22 building presented itself. There still is. It's
23 still a very active building, I think in particular
24 when you imagine the buildings to the south that are
25 very, very simple brick boxes. So this building will

1 stand out.

2 But I think that I'm at a point, having
3 seen how they did work the facade treatments following
4 the reconsideration of the massing, I think there is a
5 nice balance now of contemporary features combined
6 with very traditional approach to proportioning the
7 facades of the building, you know, having a solid
8 base, the main body of the building, and then a kind
9 of attic level. So for me, it has come a long way.
10 So I think the biggest step, of course, was pushing
11 the building further back from the street and
12 providing usable open space on the site, really
13 reworking the basic massing.

14 I think at this point where I'm at, and
15 I thought maybe Randolph was poking at this a little
16 bit, I think it's interesting -- I guess, let me put
17 it this way, I'll back into this. I think one thing
18 that's interesting about this building is that often
19 when you look at axons, the bird's-eye views, of the
20 building, you tend to think gee, I wish I hadn't shown
21 that view because it makes the building look so big.
22 And I think what's interesting with the axons on this
23 building is you get, I think, a good appreciation of
24 the strategies that have been employed to break down
25 the massing of the building. So it holds together for

1 me even with those kinds of views that often are not
2 the most flattering views, particularly when they
3 include context.

4 Having said that, I think I would still
5 maybe look a little bit at toning down the color of
6 some of the bays. I think the building is working
7 nicely as a whole mass now, but I would just encourage
8 the applicant to look at potentially toning down the
9 brighter colored bays in the main body of the
10 building. But as the architect did point out, they
11 have simplified the shades of the bays that are far
12 fewer than there were before, and I think all that has
13 really helped pull together.

14 There are other materials that you've
15 been provided, including we got new site plans today.
16 I just want to say that I have not sufficiently viewed
17 the new site plans to see if they're well-coordinated
18 with the architectural drawings, so I need to do that.
19 I haven't done it yet. Some of the other new
20 materials that came in, I've got a couple of comments
21 that I'll make, and I'm -- just writing another short
22 summary letter to capture most of this, but I'll
23 quickly go through a few of them.

24 Maria mentioned the sustainability
25 narrative. They've gone a long ways on increasing the

1 use of bikes in this building which is, I think,
2 really appropriate given the unit mix in the building.
3 That's working extremely well. They've committed to
4 EV spaces, a minimum of six EV spaces. All I would
5 urge the applicant to do is look to the future. Just
6 make sure when you're sizing your electrical service
7 that you look towards future expansion of that.

8 There were two different -- so I'll
9 move on to the response letter, which was very
10 helpful. I wrote a memo back in May, it was May 18th,
11 of discussion points, and the applicant has gone
12 through those carefully and responded to them twice,
13 actually. There was a first response I think right at
14 the end of June, it was June 30th, and then we got
15 another one today. I have a couple questions. Most
16 of the things that are outstanding, and I think they
17 know they're outstanding as well, would be amenable to
18 having those show up as conditions. They look
19 reasonable to me as "conditionable" kinds of
20 information. We don't need new drawings.

21 A couple things though that I would
22 push back a little bit, it was the change between the
23 June 30th and the July 6th memo. They did note that
24 they're outside of the zone of influence with the
25 MBTA. And I would just pass on my own experience: my

1 experience has been that the zone of influence is
2 primarily related to the structure, potentially,
3 degrading the right-of-way, or the tracts in the
4 right-of-way. There is another concern that the MBTA
5 has, and I think the applicant knows this, but once
6 they do have a fully developed construction management
7 plan, they will have to talk to the MBTA because of
8 concerns that the railroad has about placement of
9 cranes, of fall zone, of equipment that would be on
10 the site. The height of a crane, for example, is
11 obviously much greater than the distance of the
12 structural zone of influence to the railroad tracks --
13 different things.

14 I would also point out one other point,
15 that there was a minor change in the language about
16 retaining an acoustical consultant. I couldn't quite
17 tell in the second memo if they would just incorporate
18 enhancements to the building design to deal with
19 acoustical issues. The main reason I push for having
20 the consultant is, at least in the affordable units,
21 there could be HUD standards that limit noise in
22 units. They're very, very precise and it would be --
23 it's not something that at least me as an architect
24 would want to guess at. They're very specific
25 standards and I would just urge the applicant to

1 really research that and make sure that, if they're
2 subject to that, that they go through with actually
3 having that consultant.

4 So short of just issuing -- I think
5 it's actually a very brief summary of where I think we
6 are at this point. I'll re-emphasize the territory
7 that's been covered on this project. I appreciate it.
8 I think it's going to be kind of different looking.
9 It is a large building, but I think they really,
10 really worked hard to break down the scale of this
11 building and make it something that will be attractive
12 from the street and for the residents at Kent Street
13 for sure.

14 That's a very quick summary. I
15 apologize for coughing and talking so fast.

16 MS. GILBERT: Could I address just
17 quickly two points that Cliff raised?

18 CHAIRMAN ZUROFF: Okay. Go ahead.

19 MS. GILBERT: Thank you. So with
20 respect to the MBTA, I just want the Board -- you
21 might remember that we did report that we had a
22 meeting with the MBTA real estate team. We are out of
23 the zone of influence. But Cliff is right, once the
24 contractor is on board and there's any crane activity,
25 we intend to meet with them again and make sure that

1 all of their regulations are satisfied because they
2 did express an interest in circling back to them, even
3 if we were outside the zone of influence. So
4 absolutely planning on doing that.

5 And with respect to the acoustical, we
6 are going to absolutely retain somebody to advise us
7 on the materials that need to be used for those units
8 so that they meet the HUD standards. So we've been
9 discussing both those items with the team.

10 So thank you.

11 CHAIRMAN ZUROFF: Thank you, Jennifer.

12 And thank you, Cliff.

13 Questions from the Board or comments?

14 MS. SCHNEIDER: Thank you, Cliff. That
15 was really helpful.

16 MR. BOEHMER: You're welcome.

17 CHAIRMAN ZUROFF: That all?

18 MR. MEIKLEJOHN: Just Cliff, I agree
19 with your assessment. I would challenge you a little
20 bit on dumbing down. I think the building has
21 actually sort of grown up and settled down and, you
22 know, made a mature and contextually responsive -- you
23 know, it's a maturation or a refinement of some kind,
24 which I think is the opposite of dumbing. I think I
25 like it in the ways that you do.

1 CHAIRMAN ZUROFF: I guess semantics
2 come into the judgment.

3 MR. BOEHMER: Architects use the term
4 dumbing down. It doesn't always mean bad.

5 CHAIRMAN ZUROFF: As long as the public
6 understands that, gentlemen. Thank you.

7 MR. MEIKLEJOHN: Mark, just one
8 little -- I've been chatting with Maria. I just have
9 to step out of the meeting to reset my audio. I'll be
10 back in 30 seconds. I just want to be able to hear
11 better, so pardon me. I'm just going to do this as a
12 transition moment. I'll be right back.

13 CHAIRMAN ZUROFF: That's fine.

14 Maria, what's next on our agenda?

15 MS. MORELLI: So at this point, if
16 there are no further questions from the Board, we
17 would be looking at the schedule.

18 It's up to you if you feel you want to
19 take any public comments. There has been a lot of
20 testimony during the hearing. We have about six
21 people.

22 CHAIRMAN ZUROFF: Are those six people
23 asking to speak?

24 MS. MORELLI: No one has indicated to
25 me in advance or in the chat, no.

1 CHAIRMAN ZUROFF: Okay.

2 Well, I guess, at this point it's
3 appropriate for me to say to the public that if you
4 have a comment, that I would welcome you to express
5 yourselves, and ask you to keep your comments brief
6 and address the issues that are before this Board this
7 evening. There will be another hearing, and there may
8 be further opportunities for public comments. But for
9 this evening, we don't want to exclude the public in
10 any way, so if anybody would like to speak, again,
11 briefly and to the point, now is the time to express
12 that willingness.

13 MS. MORELLI: I don't see any raised
14 hands or any notes in the chat.

15 CHAIRMAN ZUROFF: And that's fine.

16 So next we're going to choose another
17 hearing date.

18 MS. MORELLI: Sure. At this point, it
19 sounds like the Board is pleased and just feels that
20 this was a satisfactory response to the charge. I
21 think we probably just want to solidify that.

22 There were questions, but not
23 necessarily a discussion on that, so there are no
24 further instructions for the applicant, I take it?

25 CHAIRMAN ZUROFF: Well, let me comment.

1 From a personal standpoint, I congratulate the
2 developer. I think they've made extraordinary
3 progress. This is a far better building than when we
4 first saw it. I realize it's been a long process, but
5 it take awhile to get something good. And so I am
6 encouraged very much by their progress, and I'm pretty
7 much impressed with the product that they've put
8 before us.

9 Johanna?

10 MS. SCHNEIDER: Yes. I would echo what
11 Mark just said. And I want to express my
12 appreciation, and I think on behalf of the Board as
13 well, to the project team for engaging, and listening,
14 and responding so well. And also to Maria -- virtual
15 connectivity interruption -- for their efforts to feel
16 proud -- participating in.

17 CHAIRMAN ZUROFF: Thank you, Johanna.
18 And Cliff, Randolph is still
19 unavailable, but I have the feeling that he is
20 encouraged --

21 MS. MORELLI: He's here. No, Randolph
22 is here.

23 CHAIRMAN ZUROFF: Oh.
24 Randolph, do you have any comment?

25 MR. MEIKLEJOHN: Just briefly.

1 I went back and looked at my remarks
2 from the last time and I was focused, as Cliff was, on
3 the great variety and different aspects that the
4 building presented on the May 19th presentation. And
5 I think, you know, a unifying of the building has been
6 achieved. You know, if you travel down Kent Street, I
7 made reference last time to Longwood Towers, and I
8 travel Kent Street every day. I was looking at some
9 of the other buildings between Longwood Avenue and the
10 Village, and there's a pattern there of, you know,
11 one- and two-family houses, and also apartment
12 buildings. And many of the larger buildings use
13 brick, many of them have the kind of language of bays.
14 You know, they often have a bottom and a top, as this
15 one does.

16 And I think it has really arrived at a
17 design that is well-suited to Kent Street
18 specifically, and I continue to like the elevation
19 facing the park. And I'm glad that some of the
20 elegance of those angled bays has now been brought up
21 the street side as well. So yes, overall, you know,
22 high marks, and thanks for all that progress.

23 CHAIRMAN ZUROFF: Thank you, Randolph.

24 Okay. I would take that as a general
25 approval.

1 MS. MORELLI: Great.

2 CHAIRMAN ZUROFF: And now we can
3 schedule our next meeting.

4 MS. MORELLI: Okay. So the topics for
5 our next hearing would be a review of waivers and the
6 draft conditions. And what I like to do with
7 conditions is I do want to give them to the
8 applicant's team two weeks in advance of a hearing so
9 that we can get track changes from the applicant, and
10 it just makes for a smoother review of the draft.

11 Just, if you don't mind, I would
12 recommend August 10th if that's not too late and that
13 works with people's vacation schedules.

14 MS. SCHNEIDER: That does not work with
15 my vacation schedule.

16 MS. MORELLI: Okay. Is it the 10th or
17 is it the 8th? Is that week entirely?

18 MS. SCHNEIDER: It's that entire week.

19 MS. MORELLI: Oh, okay. All right.
20 Okay.

21 Would you mind pushing it to the next
22 week? I don't know if -- the 17th?

23 MS. SCHNEIDER: That works for me?

24 MR. MEIKLEJOHN: I can do the 17th.

25 MS. MORELLI: And Mark?

1 CHAIRMAN ZUROFF: The 17th is fine with
2 me.

3 MS. MORELLI: Okay.

4 And the project team, is that okay?

5 MS. GILBERT: That's fine. I just have
6 two questions. So if we lock in the 17th, then we
7 will grant an extension through the 18th. My question
8 is, Maria, you're anticipating getting the draft
9 conditions to us by August 1st?

10 MS. MORELLI: No later than that, yes.

11 MS. GILBERT: That's great.

12 MS. MORELLI: Yes, the idea is that I
13 want you to have really, like, an entire week to
14 review it so you're not looking at it in two days. I
15 mean, I also want to give the Board a chance to look
16 at your track changes as well.

17 MS. GILBERT: Yes, of course. And then
18 you and I can discuss any questions that Dan Bennett
19 has about the waiver list?

20 MS. MORELLI: Correct. Yes.

21 MS. GILBERT: Okay.

22 MS. MORELLI: Okay.

23 All right. So the next hearing is
24 August 17th to go over waivers and draft conditions.
25 And the deadline to close has been extended to August

1 18, 2022.

2 MS. GILBERT: Correct.

3 CHAIRMAN ZUROFF: Okay. Then I think
4 we've concluded our business for this evening.

5 I want to thank everyone for their
6 participation.

7 And we will see you again on the 17th.

8 MS. GILBERT: Thank you very much.
9 Have a good rest of your evening.

10 CHAIRMAN ZUROFF: Thank you.

11 MR. GREENWOOD: Good seeing all of you.

12 THE REPORTER: Awesome. And before we
13 jump off the record, any parties that would like to
14 order a transcript, you may do so now.

15 Starting with Ms. Morelli, what would
16 you like to do for a transcript?

17 MS. MORELLI: What we do, Robert, is
18 that the applicant has been paying for this service,
19 so we don't order transcripts, we just get a PDF.
20 That's all we've been requiring.

21 THE REPORTER: Okay. Perfect.

22 MS. MORELLI: All right. I want to
23 thank you very much, Robert. You've been so helpful.
24 And thank you for doing this short notice as well, as
25 far as I understand.

1 THE REPORTER: Of course. No worries.
2 I'll go ahead and take us off the record. I may have
3 a spelling question or two once we get off.

4 But thus concludes today's proceedings.
5 We are going off the record. The time is currently
6 8:07.

7 (Whereupon, the meeting concluded at
8 8:07 p.m.)

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CERTIFICATE OF DEPOSITION OFFICER

I, Robert Lombardi, the officer before whom the foregoing proceedings were taken, do hereby certify that any witness(es) in the foregoing proceedings, prior to testifying, were duly sworn; that the proceedings were recorded by me and thereafter reduced to typewriting by a qualified transcriptionist; that said digital audio recording of said proceedings are a true and accurate record to the best of my knowledge, skills, and ability; that I am neither counsel for, related to, nor employed by any of the parties to the action in which this was taken; and, further, that I am not a relative or employee of any counsel or attorney employed by the parties hereto, nor financially or otherwise interested in the outcome of this action.



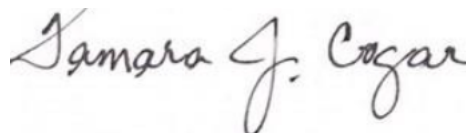
ROBERT LOMBARDI

Notary Public in and for the
Commonwealth of Massachusetts

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CERTIFICATE OF TRANSCRIBER

I, TAMARA J. COGAR, do hereby certify that this transcript was prepared from the digital audio recording of the foregoing proceeding, that said transcript is a true and accurate record of the proceedings to the best of my knowledge, skills, and ability; that I am neither counsel for, related to, nor employed by any of the parties to the action in which this was taken; and, further, that I am not a relative or employee of any counsel or attorney employed by the parties hereto, nor financially or otherwise interested in the outcome of this action.



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