

In The Matter Of:

BROOKLINE ZONING BOARD OF APPEALS HEARING

HEARING - Vol. 19

December 8, 2014

MERRILL CORPORATION

LegalLink, Inc.

101 Arch Street
3rd Floor
Boston, MA 02110
Phone: 617.542.0039
Fax: 617.542.2119

Volume XIX

Pages 1-50

Brookline Zoning Board of Appeals Hearing

Case Number 20130094

40B Application by Chestnut Hill Realty

The Residences of South Brookline

December 8, 2014 at 7:00 p.m.

Office of Town Counsel

333 Washington Street, 6th floor

Brookline, Massachusetts 02445

Merrill Corporation LegaLink, Inc.

179 Lincoln Street, Suite 401

Boston, Massachusetts 02111

(617) 542-0039 Fax (617) 542-2119

Reporter: Kristen C. Krakofsky

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

Appearances

Board Members:

Jesse Geller, Chairman

Jonathan Book

Chris Hussey

Mark Zuroff, Associate Member

Allison Steinfeld, Planning Director

Samuel Nagler, Esquire, Krokidas & Bluestein

Edith M. Netter, Esquire,

Edith M. Netter & Associates, P.C.

Joseph Geller, Stantec Consulting

Theo Kindermans, Stantec Consulting

Marc Levin, Chestnut Hill Realty

Steven Schwartz, Esquire, Goulston & Storrs

Dan Bennett, Building Commissioner

1 PROCEEDINGS

2 7:09 p.m.

3 MR. JESSE GELLER: Good evening, everyone.

4 This is our continued hearing of the Residences of
5 Chestnut Hill. I'm Jesse Geller. To my left is Chris
6 Hussey, then Jonathan Book, and then Mark Zuroff.

7 Tonight's hearing will be an opportunity for
8 the applicant to present their revised plans. And as
9 many will recall, at the last hearing, last Monday, the
10 board had some, shall we call them, marching orders.
11 We took some comments from the fire chief, which were
12 particularly helpful, and he had some suggestions, if
13 you will, for changes. We will, once we see the
14 presentation, then have an opportunity to continue our
15 discussion to the extent necessary. Largely, it will
16 be based upon the changes we have or have not made. We
17 well then morph into a discussion about waivers, and
18 that will hopefully carry us to the -- not the witching
19 hour.

20 The next hearing will be December the 15th.
21 And when get done with the discussion on waivers, or
22 the presentation on waivers, we'll then run through
23 just broadly what we hope to accomplish.

24 MR. JESSE GELLER: So, Marc, are you

1 presenting?

2 MR. LEVIN: Chairman Geller, board members,
3 planning staff, I'm Marc Levin, Chestnut Hill Realty.
4 I'm happy to report that we submitted a new plan of
5 record this morning that reflects the changes to the
6 revised concept, Plan B, that we've been discussing
7 here.

8 So tonight I would like to run through the
9 changes from the last evening, last Monday, and then
10 we'll discuss waivers. I believe that that plan
11 package is complete with the exception of a photometric
12 plan which we sort of knew we weren't going to be able
13 to complete by today. And if there's any other
14 additional information the planning staff desires, we
15 will provide it for you.

16 So first let's take a look at the revised site
17 plan. It's similar to the old site plan with some
18 significant changes. First off, I'd like to point out
19 on the west side we eliminated the 10 parking spaces
20 that was requested of us. They were ostensibly taken
21 out over here where there used to be a parking lot as
22 an extension of this circle, and so we're able to
23 create a little green pocket, additional green pocket
24 over there, and put some space, green space, between

1 Building 1 and the turn-around.

2 Similarly, on the west side -- I'll show you
3 some images later -- we have modified the skin of those
4 infill buildings to have but half brick and half
5 clapboard-type material and to better correlate to the
6 abutting properties on the west side.

7 On the east side, as we mentioned, we were
8 able to get egress out from this lot. In doing so, we
9 lost two parking spaces, two of the twenty-one from the
10 east side, and so the fire access has now been created
11 so that the fire truck does not have to back up to get
12 out of the lot on E1.

13 I might add, the buildings along this side
14 have a little more brick, which those images will show
15 once again, to make them more consistent with the
16 abutting properties along Russett Road.

17 On E2 we eliminated nine parking spaces from
18 the main lot. We also see the hammerhead more clearly
19 defined on the north side of the apartment building.
20 This hammerhead was a design aspect that the fire chief
21 articulated comfort with.

22 E3, once again, we created a cul-de-sac so
23 that the fire trucks do not have to back up, at the
24 request of the fire chief. In doing so, we lost 10

1 parking spaces for a total of 21. And in the event
2 that we are able to get access out to the VFW Parkway,
3 this little area here will be reconfigured. Perhaps
4 the building may need to be moved, but that parking
5 area will be reconfigured and we will, by agreement, if
6 you will, get 10 spaces back.

7 Looking at these in greater close up, here you
8 see on the west side how this used to be a parking lot
9 in this direction and we lost the spaces there and I
10 think a couple others along the way. But in any event,
11 we did lose 10 spaces on the west side and we now have
12 61, I believe.

13 Here at lot E1 we have created -- we were
14 fortunate enough to notice that these were actually not
15 striped parking spaces here, and therefore we were not
16 reducing the conformity of the remaining lot, and so we
17 were able to then just drive across this lawn and give
18 the fire chief access out in either direction.

19 This is E2. This is where we lost the nine
20 parking spaces. And here's a more clear definition of
21 the hammerhead that conforms to turning radii,
22 et cetera.

23 And here is a close-up of E3 with it
24 reconfigured to allow for a turn-around and, as I

1 mentioned, in doing so we lost 10 parking spaces
2 there.

3 So here's a summary of the change from the
4 previous plan. You see the total of 31 parking spaces
5 removed of which 10 were from the west side and 21 from
6 the east side.

7 And here is simply the change from our
8 original application. Obviously we've lost more
9 parking overall, and primarily it was on the east side.

10 Here is the building -- so this is the front.
11 I didn't do all of the building facades, though they
12 were submitted in the package. I just did the fronts
13 of the buildings. This is Buildings 1, 2, 3, and 10.
14 1, 2, and 3, obviously, are on the west side and you
15 see that it's only partially brick. And this is the
16 L-shaped building as you look at it from the access
17 road; likewise, a mixture of -- greater mixture of
18 materials.

19 If you move on, Building 5, this is the view
20 from Independence. This is where we start using a
21 little more brick on the east side of the property,
22 although it's still a mix. Some of the buildings are
23 all brick, some of them are partially brick.

24 Here's Buildings 6, 9, and 11. So 6 is the

1 next one on E1. Also, you can notice that we've mixed
2 up the facade treatment at the entrance, gave it a
3 little interest and diversity, variety.

4 Here is 7 and 8. These two buildings straddle
5 Thornton Road and they have -- obviously, as I've
6 mentioned, this is a two-bedroom, whereas on this side
7 it's a three-bedroom. They can fit a lot outside of
8 the setback that we had agreed to.

9 And that's what I've got. I'm glad to answer
10 any questions you may have before we move on to
11 waivers.

12 MR. JESSE GELLER: Questions? No?
13 Mr. Hussey?

14 MR. HUSSEY: No, no questions.

15 MR. JESSE GELLER: Okay. Thank you.

16 MR. LEVIN: I'd like to have Steve step up and
17 have a discussion of waivers.

18 MR. JESSE GELLER: Let me make a note, just
19 initially, about the revised plans, which is that I
20 believe those were presented to planning at -- later
21 this afternoon, and therefore they have not been posted
22 but will be posted on the town's website.

23 MR. SCHWARTZ: Thank you, Mr. Chairman,
24 members of the board. Steven Schwartz, Goulston &

1 Storrs, counsel for the applicant.

2 Joe Geller will be presenting, in a moment,
3 the waivers based on the current plan of record, the
4 new plan of record that Marc just outlined. I want to
5 thank the building commissioner and his staff and the
6 planning staff who've been really professional and very
7 good to work with in working through these issues,
8 extremely helpful to us. I think it's been a good
9 process and thank the board and everybody for their
10 patience getting to this point where we can present the
11 waivers, hopefully, based on the final plan.

12 So as I said, as we understand what the board
13 desires, I think Joe will be presenting the waivers
14 based on a summary and categories of the types of
15 waivers that are required. But, of course, after we do
16 that -- and I assume that you're going to want to hear
17 from the building commissioner as well -- we'll be
18 happy to then request details from Marc about the
19 specifics of the waivers.

20 Originally there were only two lots, as you
21 may recall. There was a west lot and an east lot. And
22 technical reasons -- we had to create three lots on the
23 east side. And the waivers, per the bylaw, are
24 required on a per lot basis, and I just point that out

1 because a number of these waivers are required simply
2 because of the lot configuration and for no other
3 reason.

4 A number of the other waivers, parking, for
5 example, as you'll hear, are required because of the
6 actual changes to the plan that we've made to try to
7 accommodate the board's desires. Things like parking
8 and setbacks, dimension between buildings, you'll hear
9 from Joe in a minute on those.

10 My sense is -- and, you know, you, I'm sure,
11 will hear from your experts on this -- for a 40B
12 project, particularly with a zoning bylaw that is as
13 complicated -- to use a charitable word -- Brookline
14 zoning bylaw is a quite convoluted zoning bylaw. For a
15 40B project, in my experience, the actual list of
16 waivers -- the number of waivers is actually a fairly
17 modest one. It's actually a pretty manageable list and
18 not an incredibly extensive list of waivers.

19 But I think I'll just leave you with one final
20 point, which I think is very important to point out,
21 that just about all the waivers, almost all of them are
22 required based on the relationship between the 40B lot
23 and the rest of Hancock Village. There are actually
24 very few waivers that are required because of the

1 relationship between the project and the surrounding
2 neighborhood. So things like setback, you know, like,
3 are really based on -- as you'll hear -- are based on
4 the relationship between this and the lot lines and not
5 based on the relationship to the neighborhood per se.

6 So with that, I'd like to turn it over to Joe
7 who will summarize the categories of waivers that were
8 requested.

9 MR. JOE GELLER: Good evening. Joe Geller
10 with Stantec Consulting, and I will try to summarize
11 the waivers, which are fairly complicated. So I'll do
12 the summary and then hopefully -- I have my cheat sheet
13 here, so I'll do this effectively. And then if you
14 want to get into the specifics or if you want to hear
15 specifics from the building commissioner, that will be
16 fine.

17 So the waivers are in a number of categories,
18 the way we chose to look at them, basically use, the
19 NCD, design, setback, density and FAR, height, and
20 parking. So I'll go through each one of those
21 categories and sort of generally explain -- I'll use
22 these plans to kind of point out some things that I
23 think you care to understand. I think the critical
24 pieces -- as Steve pointed out, a lot of this relates

1 to the relationship between the buildings and this
2 lease line. So a lot of these that I'm going to talk
3 about are in relation to the lease line, and then some
4 of them are more specifically in relation to the fact
5 that we had to create three lots on the east side,
6 which created more requirements for variance.

7 So I'll start with the use. The use waiver is
8 really related to multifamily units in the S7
9 district. Multifamily isn't allowed in the S7
10 district, and so that's a waiver for use. That's the
11 one specific use waiver that we're talking about.

12 We've asked for a waiver of all requirements
13 in the NCD. I think that was pretty self-explanatory.

14 We've asked for waivers from Section 509, the
15 design review portion of the bylaw. That's the
16 requirement to have the project go through a design
17 review process. So that one, again, is pretty self-
18 explanatory.

19 So then we're getting into the setback
20 requirements. So, again, many of these are due to the
21 interior lease line. Parking setbacks, one of the ones
22 that we're talking about in this plan, we can see the
23 setback from the parking to this lease line over here
24 is too close. There's a requirement to have parking

1 set back from the front rear inside the property line.

2 So that's one of the requirements.

3 There's requirements in -- this building,
4 actually, is probably the best explanation for a lot of
5 the things on the setbacks. So there's a front yard
6 setback requirement, as you can see this lot line going
7 like this. So it's -- this one here has a front yard
8 setback because we're too close, but we're aligning
9 with this building. This one is not just the front
10 looking towards the front lot line, but it's the front
11 as it relates to front for rear. This is the rear, so
12 it's the front -- very kind of convoluted and
13 Byzantine, but that's one of the requirements for that
14 one there.

15 There's a side requirement here where we're
16 too close to this side lot line on the interior lot
17 line between us and Hancock Village. And then because
18 as this goes around, this becomes a rear, we're too
19 close to the rear setback as well. So this gives you a
20 pretty good example of what happens when you go through
21 the rest of the site with the various setbacks for each
22 one of these buildings.

23 If we go to the next plan, another thing in
24 terms of setback is the space between buildings. As we

1 started to push and pull and try to create more green
2 space in the S7 district, we ended up pushing buildings
3 closer together. We're asking for a waiver for the
4 distance between these two buildings on one lot. There
5 is -- here, because this is a front, we have a setback
6 requirement for the front. And that side, again,
7 because we moved the buildings around, those occurred
8 as we modified the plans. So I think that kind of
9 explains the setback issues.

10 Density and FAR -- so on this lot, this is
11 what we have in the M.5 district. And in the M.5
12 district there's a minimum lot size that relates to the
13 number of -- the amount of square footage that's
14 required per unit in the M.5 district. So it's the
15 first three -- you have to have 3,000 square feet for
16 the first unit and then 2,000 square feet for every
17 additional unit. So because of the way we configured
18 the lot within the M.5, we don't have enough room to do
19 that. We would be allowed -- we're proposing 109 units
20 in this area, but we don't have the total area that's
21 required for this.

22 The other FAR requirement is in E1 -- or
23 waivers -- in E1. Again, where originally we had all
24 this lot connected, we wouldn't have required that

1 waiver, but because we have this much smaller lot and
2 we've added buildings in here, that is also requiring a
3 waiver for FAR. Overall -- everything would be .57 if
4 you were looking at the overall -- the whole site.

5 So that's the -- oh, and the other FAR or
6 density issue is usable open space. Again, it's only
7 related to the M.5 lot where we have a 30 percent
8 requirement. But because of the size and how we
9 created the lot just around the building, we have a 30
10 percent requirement. We need a waiver for that
11 requirement as well.

12 Stick with this plan, getting to height. So
13 the major height waiver is for this building, the
14 four-story building, four- or three-story. And the
15 waiver is for twenty-one feet one inch, and it really
16 relates to -- again, the waiver requirement calculates
17 height. It's very complicated. You have to go all the
18 way around the building, calculate the area all the way
19 around the building, calculate the lot line all the way
20 around the building, find the lowest point, subtract
21 your shoe size -- no, I'm only kidding -- and
22 eventually and get to a point where you get to the
23 height of the building.

24 Most people would assume that when you're

1 looking at a building, you would do the average around
2 the building and then go 35 feet from that. That's not
3 the way Brookline zoning works, so it makes it rather
4 complicated. So you -- in some places, because the
5 lowest point is over here and the building is over
6 here, you may have a building that's actually 33 feet.
7 You averaged it all the way around the building. But
8 because of the way it's calculated, it requires a
9 variance.

10 So in this case, because we're so close to our
11 lot line right here, the interior lot line -- again,
12 the closest building over in here is here and then way
13 over here -- we require a waiver. If we were to
14 calculate using -- ignoring that closest point and
15 using the closest point to the abutting property, we
16 wouldn't be required to have a waiver for height for
17 that building.

18 And then there's three other buildings, this
19 one here, and then this building -- I'm sorry, this
20 building and -- five that are within a foot or two, two
21 and a half feet of height, and that's what the waiver's
22 for. So that kind of deals with height.

23 And then parking -- again, the bylaw is kind
24 of interesting because we have the three lots now on

1 this side and then the lot on the other side. Because
2 we're parking within 1,400 feet -- the distance is
3 beyond 1,400 feet -- we require a waiver, and that's
4 because we're parking on different lots. We're
5 requiring a waiver because, as we talked about at
6 previous hearings, if people are going to park their
7 car over here but live here, they'd be parking on a
8 different lot, so that requires a waiver as well.

9 And then as a result of last week's hearing,
10 we now have 292 proposed parking spaces. The bylaw
11 requires 323 proposed parking spaces, so we're asking
12 for a waiver for a reduction in the number of parking
13 spaces required.

14 And that's sort of the overview. I'm happy to
15 get into more detail if you'd like.

16 MR. HUSSEY: I've got just a couple of
17 questions. I asked this already of the Planning
18 Department, but I want to confirm.

19 So this package that we've got dated
20 December 4th is the waiver list that --

21 MR. JESSE GELLER: No. One came out at
22 quarter of five today, December 8th.

23 MR. HUSSEY: Uh-huh. All right.

24 MR. JOE GELLER: The only changes to that were

1 the calculation in height, revisiting height on three
2 of the smaller buildings, and then the parking because
3 we reduced the number of the parking spaces.

4 MR. LEVIN: Just the height.

5 MR. HUSSEY: Okay. So this package, then, all
6 the previous waiver packages are superseded by this
7 December 8th package?

8 MR. JOE GELLER: Yes.

9 I do want to point out, if it wasn't clear,
10 that the height on all of the buildings is less than 35
11 feet if you measure from the ground, except for the
12 four-story building. If you measured around the
13 buildings, it would be 35 feet. It's just the way the
14 bylaw calculates it.

15 MR. HUSSEY: There was another question I had,
16 but it related to the footnote number 2 on
17 December 4th.

18 MS. NETTER: It doesn't exist.

19 MR. HUSSEY: I think I'm being corrected here.

20 Anyway, on the December 4th package there was
21 a footnote number 2, but I think it was just placed in
22 the wrong category. And it refers to minimum yard
23 requirements, but the footnote itself was on an eye
24 issue having height -- do you follow it?

1 MR. SCHWARTZ: I believe that got fixed. If
2 you look at the updated one -- thank you for pointing
3 that out. I believe on the December 8th version that
4 footnote was fixed.

5 MR. HUSSEY: Okay. Thank you.

6 MR. JESSE GELLER: That it?

7 MR. HUSSEY: Yup, that's it.

8 MR. JESSE GELLER: Questions? Mr. Book?

9 MR. BOOK: Mr. Geller, none of the side yard
10 waivers relate to the distance -- I'm asking it as a
11 question -- relate to the lot with the -- outside
12 the -- Hancock Village -- the neighborhood?

13 MR. JOE GELLER: The side yard, yes.

14 MR. BOOK: I'm sorry?

15 MR. JOE GELLER: You're asking if any of the
16 side yard setbacks relate to the abutting properties
17 outside --

18 MR. BOOK: Yes.

19 MR. JOE GELLER: None of the side yards, but
20 there was a question of how this yard was interpreted,
21 which turned out to be a rear yard setback waiver for
22 this one area, but that's the only one. But basically,
23 you know, it should be a 20-foot setback all the way
24 around this whole side yard.

1 MR. BOOK: And so I heard what you said about
2 the infill buildings. They're all under 35 feet. It's
3 a matter of the way the bylaw interprets the height
4 that drives the need for the waivers.

5 On the midrise building, what is the highest
6 point -- on the four-story, how much are the waiver --

7 MR. JOE GELLER: It's 21 feet, 1 inch.

8 So here's the way it works. This is very
9 confusing. The way it works is you take the closest
10 dimension -- you go to the lowest point, you take the
11 closest dimension, and you do a quarter of the
12 distance, and that gives you a little bit more height.
13 So that gave us a little bit more than 35, but then the
14 building height is 21 feet from that 35 point. Does
15 that make sense?

16 MR. BOOK: No, I understand what you're
17 saying, that the waiver you're requesting is about 21
18 feet. What I'm asking is --

19 MR. JOE GELLER: If you were to go around the
20 whole building?

21 MR. BOOK: If you were looking at the
22 building -- well, no. Let me -- I was asking for you
23 to put it in -- to reference the height in the same way
24 that you spoke of the infill buildings. The infill

1 buildings are all 35 -- below 35 feet. The need for
2 the waivers are attributed by the lot configurations.
3 Can you make a similar statement with respect to the
4 midrise?

5 MR. LEVIN: So on the north side of the
6 building, it's -- the first floor is at grade. You
7 have a 40-foot, give or take, floor to floor -- I'm
8 sorry -- 10-foot, floor to floor, 40 feet from the
9 aggregate on the inside of that building.

10 If you go to the northeast face, the short
11 face where the garage comes in, you probably have
12 another 10 feet to get into the garage, and then it
13 comes back pretty close to grade around the corner and
14 then it starts to drop down.

15 By the time you get to the entrance of the
16 lower level garage, you now are at about 60 feet. And
17 then it stays at about that level, although we're
18 looking at grading, how to make that, you know, work as
19 less of a drop-off from the first floor to grade, try
20 to grade that out a little differently. And so it's
21 somewhere in between the 60 and hopefully closer to 40
22 when you're done.

23 MR. JOE GELLER: So if you average that all
24 the way around the building, it's going to be 50 feet

1 but --

2 MR. LEVIN: At worst.

3 MR. BOOK: Thank you.

4 MR. JESSE GELLER: One question on the first
5 page of the revised waivers list, it's under the waiver
6 that's requested for residential parking areas. You're
7 still referring to residential parking garages. The
8 only garage I'm aware of is in the midrise. Right?

9 MR. JOE GELLER: It says "parking garages or
10 parking areas."

11 MR. JESSE GELLER: Yeah. I'm okay with
12 parking areas.

13 MR. JOE GELLER: Yeah. But I think that's --

14 MR. SCHWARTZ: I think you're right about that
15 because the parking garages -- the only parking garage
16 at this point is in the main building, which will only
17 be used for occupants of that building, so we don't
18 need this waiver for the other lot, so I think we can
19 strike those words there.

20 MR. JESSE GELLER: Exactly. Thank you.

21 That's really all I had. Thank you.

22 MR. NAGLER: Just a technical question. This
23 is what I thought Chris was getting at. The footnote 2
24 that referenced building height calculation plan dated

1 November 20, 2014, that's being superseded by the plans
2 that were submitted today; correct?

3 MR. SCHWARTZ: Correct.

4 MR. JESSE GELLER: And those measurements
5 reflect the updated plan.

6 MR. SCHWARTZ: It should say December 8,
7 2014. Thank you.

8 MR. JESSE GELLER: Anything else on the
9 technical stuff?

10 (No audible answer.)

11 MR. JESSE GELLER: I'd like to call on the
12 building commissioner to provide his comments on the
13 waiver requests. Mr. Bennett?

14 MR. BENNETT: Thank you, Mr. Chairman. With
15 respect to your last comment with the garages and the
16 parking lots, that language is lifted right out of our
17 use table and it's just one complete sentence, so it
18 includes garages and parking areas. That's why the
19 garage is listed either on the use 22 or 54 or 55.

20 MR. JESSE GELLER: Whereas in this -- it
21 has -- my concern is that it would have an applicable
22 meaning in this case that is out of the context of
23 what's been agreed upon.

24 MR. BENNETT: Because the previous garages --

1 MR. JESSE GELLER: Right.

2 MR. BENNETT: That's fine. That's just a
3 point of clarification.

4 So with respect to the waivers and the waiver
5 list, building department staff and planning staff have
6 reviewed several iterations of waiver lists as this
7 project has moved forward. We've reviewed the waivers
8 for consistency and proper application with respect to
9 the zoning bylaws. The most recent submittal or the
10 revised waiver came in today, late in the afternoon,
11 and we were able to review some of those documents
12 completely and some not in any real complete fashion.

13 The biggest change to the most recent list of
14 waivers is the waiver for height on three buildings,
15 Building Number 3, Number 5, and Number 7. In our look
16 at the tables that the applicant provided, I think
17 there was a small error in the table. They used a
18 distance of 38.58 to calculate the building height, and
19 in another column, the table, you're supposed to use
20 the distance to the lot line of that grade and it
21 should be 20 feet. And that certainly could either be
22 discussed tonight or revised and can come forward next
23 week. As part of that modification, that would add
24 Building Number 6 to the waiver list, in my view, of

1 the waiver of 2.13 feet.

2 In addition, last week I provided a memo that
3 essentially identified the list of waivers by the
4 applicant, and I was asked to look at that and make a
5 determination of whether these were required to build.
6 And that term, "required to build," means the waiver is
7 required to construct the project as proposed. So I
8 have done that, for the most part, with all the
9 dimensional relief for the setbacks with the use.

10 The height issues are still something that I
11 believe have to be discussed further.

12 The parking -- I wasn't able to do a thorough
13 review of the parking request because there were
14 modifications, as you recall, at the end of the meeting
15 last week. There was a reduction of 21 spaces. Then
16 it was agreed to reduce by another 10 spaces for a
17 total of 31. Not knowing where those were going to be
18 taken from or how they would fall, I didn't do a
19 complete review with respect to setbacks for some of
20 these parking areas.

21 I would say that for the most part that if
22 there was a reduction in the number of spaces and/or a
23 reduction in some of the paved area, more likely than
24 not they didn't increase or add a new waiver than what

1 they've already had before us with respect to setbacks
2 in parking areas or isles within the front, the side,
3 or the rear yard in any of those two districts.

4 That's pretty much everything I've got at this
5 point. If there are any questions, I'd be happy to try
6 to answer.

7 One other point of clarification. Mr. Geller
8 referred to the waiver of 21.1 feet for the midrise
9 building. According to the most recent plan that I
10 have, I calculated about 21.66 feet. It's not a huge
11 difference, but it's about maybe a 7-inch difference.

12 MR. JESSE GELLER: Mr. Bennett, I assume
13 you'll have an opportunity to review these and complete
14 your comments by next weeks's hearing?

15 MR. BENNETT: Yes.

16 MR. JESSE GELLER: Great.

17 MR. BENNETT: We've tried to work with the
18 applicant on -- typically, we have had some
19 conversations with respect to the waiver list that's
20 been submitted. With the time frame here and the
21 applicant trying to get things in before a deadline, it
22 kind of squeezed our time and we weren't able to
23 accomplish that review.

24 MR. JESSE GELLER: Right. So I just --

1 forgive me for dumbing this down. What you've done is
2 you've reviewed the methodology within which they've
3 made these calculations as well as the substance of the
4 ask. And what you're doing is you're verifying that
5 one, these are legitimate asks under our bylaws, so to
6 speak; and two, the methodologies they're utilizing,
7 for instance in calculating height, are the correct
8 methodologies and that's why you commented that you
9 think on one or two of the buildings the methodology
10 has been slightly off and you've come up with a
11 slightly different calculation. You mentioned the
12 midrise building, but I think you've also thrown back
13 in that the waiver would be required for Building 6.
14 Correct?

15 MR. BENNETT: Yes.

16 MS. NETTER: Can I just clarify something? I
17 think you used the word "legitimate," that their
18 requests were legitimate.

19 MR. JESSE GELLER: Were legitimate under the
20 bylaws.

21 MS. NETTER: I think, perhaps, what you meant
22 are -- were those that, with respect to dimension and
23 use, are necessary if they want to build this project.

24 MR. JESSE GELLER: Correct.

1 MR. BENNETT: Yes. We looked at -- whatever
2 the applicant proposed or showed on the waiver list, we
3 looked at that. We did not look for anything that the
4 applicant may have missed.

5 MR. JESSE GELLER: Right. And I'm not
6 suggesting that you should have done that or would have
7 done that.

8 MR. BENNETT: There were some instances where
9 they applied a setback issue on one portion of one of
10 the four sites, but they didn't apply it in another.
11 So in those instances where they picked it up, at one
12 point we did then say, all right, for consistent
13 application across the project, you should show it for
14 this section and that section. But if there's
15 something completely missing, we did not review it for
16 that.

17 MR. JESSE GELLER: Understood. Thank you.
18 Anybody have questions?

19 (No audible response.)

20 MR. HUSSEY: No. No questions.

21 MR. JESSE GELLER: Mr. Nagler?

22 MR. NAGLER: Yes, sir.

23 MR. JESSE GELLER: Did you have something
24 you're itching to say?

1 MR. NAGLER: I just wanted to describe the --
2 why we have the waivers at all. I guess the -- why we
3 have this list of waivers. Specifically in the state
4 regs and the local regs it's part of the application,
5 and the regs have a very common sense definition.
6 "Waiver" means an exception from use, dimensional, or
7 other restriction of local requirements and regulations
8 granted to a project or a comprehensive permit.

9 And the waiver itself is not -- it should help
10 inform the board's decision in terms of looking at how
11 much it varies from the local requirements. It's not,
12 in and of itself -- the critical factor in making a
13 determination is -- are imposing the requirements in
14 the form of conditions, literally imposing zoning
15 regulations and other regulations reasonable in view of
16 the regional need for low and moderate income housing.
17 So it's not like you kind of total it up and say, okay,
18 there are twenty waivers here, so we're going to deny a
19 number and five are granted. It helps inform the
20 board's decision, and it's required by the regulations,
21 but it's one of many factors the board can consider.

22 MR. JESSE GELLER: Anybody have questions for
23 Mr. Nagler?

24 (No audible response.)

1 Thank you.

2 Mr. Geller?

3 MR. JOE GELLER: I just wanted to respond to
4 something the commissioner said. He said -- he was
5 wondering whether we made any changes to the parking
6 that would have changed the setbacks or made them more
7 nonconforming, and I don't believe we've done that, so
8 hopefully that makes it a simpler process.

9 MR. KINDERMANS: We actually have one.

10 MR. JOE GELLER: We have one?

11 MR. KINDERMANS: Yes.

12 MR. JOE GELLER: Sorry. We have one. We'll
13 work with the building commissioner on that.

14 MR. KINDERMANS: It's actually -- we're
15 parking now in this setback in this corner. There
16 didn't used to be parking in that setback. And that's
17 the only additional waiver, that parking
18 reconfiguration.

19 MR. JESSE GELLER: And that's driven by the
20 turn-around.

21 MR. BENNETT: Mr. Chairman, I did miss one
22 step in my review. The applicant has requested an
23 entire waiver, a blanket waiver, of 509, which is our
24 design review section. And in my review of 509, there

1 were four sections that I think the board might want to
2 give careful consideration to, whether they do or do
3 not waive specific sections.

4 So we've got 509.3.C.3B, which is landscaping.
5 I think the applicant, more likely than not, prior to
6 any conclusion of this hearing, will end up submitting
7 some sort of final landscaping plan that would end up
8 being reviewed, so the board might want to consider
9 keeping that Section 509 on the table.

10 509.3.C.6 is transportation studies. There's
11 been a lot of discussion with respect to
12 transportation, mitigation, traffic. Our peer reviewer
13 has identified several areas of mitigation, and the
14 board might want to carefully consider whether they
15 want to waive a section with respect to the traffic
16 studies, whether it be a complete waiver or if, at some
17 point in time, the board deems they want to go forward
18 with the application, address it in a condition. But
19 they might want to just think about waiving that
20 section because there is a lot of traffic concerns that
21 were raised by the peer reviewer and I wouldn't want
22 the board to do a blanket waiver on the 509. We've got
23 traffic and mitigation issues on the other side.

24 509.4.F is stormwater drainage. There's been

1 no request to waive that provision of our town bylaw.
2 And in the section of the zoning bylaw, it does
3 specifically reference that provision of our general
4 bylaw with respect to stormwater and drainage.

5 And lastly, 5.09.4.G is utility service. That
6 essentially indicates that utilities will come into the
7 site, the property, underground, so there will be no
8 overhead wires or anything of that nature.

9 So those are just four areas when I was
10 reviewing 509 that I thought the board might want to
11 give careful consideration to.

12 MR. JESSE GELLER: Thank you.

13 MR. SCHWARTZ: Mr. Chairman, could I just
14 comment on that?

15 MR. JESSE GELLER: Sure.

16 MR. SCHWARTZ: We see 509 in its entirety as
17 more a procedural requirement than a substantive
18 requirement. We certainly have no issue, and we've
19 presented, as the board knows, very detailed
20 stormwater, traffic, and landscaping and other plans
21 that the building commissioner was just referencing.

22 But 5.09 in its entirety is a design review
23 process which is superseded by 40B itself. And it was
24 really out of an abundance of caution or conservatism

1 that we included this waiver in its entirety, so we're
2 not taking issue with what the building commissioner
3 says in terms of, you know, the requirement that we
4 have presented and that the board approve or
5 appropriately condition on the landscaping, the
6 traffic, all the things that we've been discussing.
7 But in terms of the process itself, we thought 5.09 is
8 appropriate, to the extent that 5.09 even applies at
9 all, that it should be a, more or less, blanket waiver
10 and that's why we did it as such.

11 MR. JESSE GELLER: Thank you.

12 I'd like to give the board an opportunity to
13 at least revisit its discussion, given the proposal
14 that's been provided, just see if anybody has any
15 further comments, further thoughts as you've seen the
16 changes that they've made in response to last week's
17 hearing.

18 MR. HUSSEY: No, I don't have any further
19 comments at this time.

20 MR. JESSE GELLER: Do you have any questions
21 about it?

22 MR. HUSSEY: No.

23 MR. BOOK: I don't either. We discussed, last
24 week, the removal of 10 parking spaces from the west

1 side and 21 from the east side and they've done that.

2 MR. JESSE GELLER: Okay.

3 MR. ZUROFF: That's fine. I concur. They've
4 addressed the concerns that were raised last week.

5 MR. JESSE GELLER: I assumed that was your
6 meaning from your comment before.

7 Next week's hearing, as I mentioned when we
8 first started, is an opportunity for Mr. Bennett to
9 finish his review of the waiver requests. He will then
10 hopefully come back and present to us any further
11 comments that he has.

12 I'd like to call on Edie Netter to sort of run
13 through, broadly, next steps.

14 MS. NETTER: Well, as we've discussed, staff
15 received a set of revised plans and needs some time to
16 review those plans, and staff will make a determination
17 as to whether the plan set is incomplete or complete.
18 If it's complete or incomplete, they'll let the board
19 know on the 15th.

20 And also, we need to receive the letter from
21 the fire chief reviewing his plans. And I don't know
22 if the director of engineering will need to -- or want
23 to comment. And I don't know if we'll get any other
24 departmental comments on the plans, but we'll wait for

1 that.

2 And then we'll need to make a determination as
3 to whether you have all the information that you need,
4 namely, at this juncture, the complete plan set and
5 comments, relevant comments on that plan set.

6 If, in fact, you determine you have all the
7 information that you need, my recommendation would be,
8 at that juncture, to close the hearing. Oh, you also
9 want to talk -- perhaps -- there will be a discussion
10 also about waivers. I forgot that.

11 If, in fact, staff determines that the plan
12 set is incomplete, then my recommendation would be to
13 keep the hearing open just for comments -- just for the
14 incomplete items to be submitted as staff comments on
15 those items as they're submitted. So I think we would
16 make that assessment, if you agree, at the next
17 hearing.

18 Staff has also been very extensively working
19 on preparing a draft set of conditions for you to
20 consider, and there's been -- and those conditions were
21 proposed not out of thin air, of course, but rather
22 based on your comments, a review of the entire
23 transcript, a review of all the evidence that you've
24 presented, including all the letters from the

1 neighbors, the letters from the staff, boards,
2 commissions, everybody, pretty much. It's been as
3 thorough a review as I think there can be, but you'll
4 make the determination as to whether you find it
5 acceptable or not.

6 So the thought would be that we would -- we
7 need to also have -- I want to make sure we have a
8 complete and thorough legal review of the conditions,
9 and then we would present a package on the 15th for --
10 and also it will be posted on the town website as
11 well.

12 At which point there will be no more new
13 evidence, and then there would be the commencement of
14 the 40-day period during which you would have a chance
15 to review those draft conditions and make whatever
16 deletions, additions, whatever you thought. There
17 would be a couple of public meetings -- not hearings,
18 but public meetings -- during which you can deliberate
19 and look at the draft.

20 And then ultimately, prior to the close of
21 that 40-day period, my recommendation would be that you
22 would render a decision on the project.

23 MR. BOOK: Let me ask a question.

24 MS. NETTER: Yes, if I'm not clear or you

1 don't agree, absolutely.

2 MR. BOOK: During the 40-day period when you
3 say there's a public meeting, is it just an opportunity
4 for the board members to discuss the conditions? We're
5 not taking any additional testimony, I take it.

6 MS. NETTER: I'm sorry. I got a note in the
7 mean time.

8 MR. JESSE GELLER: Perfect timing. The 18th
9 will be --

10 MS. STEINFELD: The 15th.

11 MR. JESSE GELLER: The 15th, the next hearing,
12 will be an opportunity for the public to offer its
13 testimony to what has been presented since the last
14 opportunity. So, again, you will be offered an
15 opportunity to provide testimony.

16 MS. NETTER: I'm sorry.

17 MR. BOOK: So with that, is there any other --
18 whether from the public or the applicant, there's no
19 further -- during the 40-day period, there's no further
20 testimony from --

21 MS. NETTER: Correct. The most critical thing
22 is that next Monday night that you make a final and
23 complete determination that you have received all of
24 the evidence that you need in order to make a decision.

1 The answer to your question is yes.

2 MR. BOOK: Okay. So as we're in the 40-day
3 period discussing and going through the conditions, for
4 example, and we have a question --

5 MS. NETTER: I would encourage you to ask Sam
6 or me or staff.

7 MR. BOOK: So we're allowed to ask questions
8 of staff? We're allowed to --

9 MS. NETTER: Yes. Just fact, clarification
10 questions.

11 MR. BOOK: Okay. But not of the applicant?

12 MS. NETTER: No.

13 MR. NAGLER: There's no advocacy during the
14 40-day period.

15 MR. JESSE GELLER: It's post-testimony phase.

16 MS. NETTER: So hopefully -- I know you've
17 been doing this all along, but hopefully you'll have
18 reviewed as much as you need to have reviewed before
19 the close of the hearing if you have other questions
20 for the applicant.

21 MR. BOOK: Okay.

22 MR. HUSSEY: The question I have -- if that
23 40-day period includes the writing up and the filing of
24 the decision as well.

1 MS. NETTER: In fact, the regulation provides
2 an additional 14 days, but I would recommend that we
3 try to wrap everything up within the 40 days.

4 MR. HUSSEY: And how long is writing that
5 opinion and filing it going to take? How long do we
6 have to deliberate and work over conditions --

7 MS. NETTER: You have 40 days to do that, but
8 you will be presented with a package of draft
9 conditions that reflect the entire public hearing
10 process, so you will not start with a blank -- and so
11 you'll be much further ahead than the typical process.

12 MR. HUSSEY: I understand that, but we still
13 cannot take the entire 40 days discussing those
14 conditions. We've got to decide at some point so there
15 is time to write the decision and file it. Is that not
16 correct? Do you understand what I'm saying?

17 MS. NETTER. The decision -- let's say you
18 want to meet twice or three times, as often as you want
19 to meet. After every meeting, we will make revisions
20 based on your comments, so all through the 40 days,
21 there will be revisions to this decision as you want to
22 have them made.

23 MR. HUSSEY: So we can take the full 40 days
24 to do that, then. And then there will be 14 days after

1 that --

2 MS. NETTER: Let's not extend. Let's try to
3 work within that 40-day framework. You are well ahead
4 of the curve compared to other 40B processes in terms
5 of -- this should be ample time for you to complete
6 your work unless you all of a sudden see things in a
7 completely different way than what you've articulated
8 over the last year.

9 MR. HUSSEY: All right. Thank you.

10 MS. NETTER: And if necessary, we would
11 request an extension of that 40 days from the
12 applicant, but I think you'll have enough time.

13 MR. HUSSEY: All right. Thank you, Edith.

14 MR. ZUROFF: I just have a clarification
15 question. As far as conditions, restrictions,
16 recommendations, are we going to get some kind of legal
17 guideline or -- I'd like to know what the limitations
18 of our position or conditions and restrictions might be
19 and a distinguishment between conditions and
20 restrictions, because we talked about both during our
21 process. So I'd like to have some kind of an outline
22 of what exactly we can impose, what we should be
23 considering, how it's going to be incorporated into the
24 decision.

1 MR. NAGLER: We can prepare a memo on this.

2 MR. ZUROFF: For instance, we talked about
3 restricting the use of the green space going forward.

4 MS. NETTER: You can do that, but it might be
5 more useful to review the draft and let us know what
6 conditions -- what questions you have about the draft
7 because then you have a better idea --

8 (Multiple parties speaking.)

9 MR. ZUROFF: We'll look at the list that
10 you've accumulated.

11 (Multiple parties speaking.)

12 MR. JESSE GELLER: I think Mr. Zuroff's
13 question is more specific than the sort of broader
14 theoretical -- he's asking a very specific question,
15 which is -- he's commented -- there's been testimony --
16 we've commented on it -- that should we decide in favor
17 of this application, then one thing we would want would
18 be that, for instance, there be no further improvements
19 within the green space. And we've also had discussions
20 about the mechanism to achieve that. Obviously, one of
21 the conditions -- and I think what Mr. Zuroff is very
22 specifically asking is would counsel recommend --

23 MS. NETTER: Let me short circuit that because
24 the applicant has already agreed, as I understand it,

1 to a restriction. And in the draft there is both a
2 substantive zoning condition as well as a requirement
3 that there be a restriction.

4 MR. ZUROFF: Which is fine. That gets to the
5 gist of my question, is how it's imposed. When do we
6 determine that?

7 MR. NAGLER: During this 40-day period.

8 (Multiple parties speaking.)

9 MR. ZUROFF: The legal form.

10 MS. NETTER: What form it should take.

11 MR. NAGLER: What I envision -- I haven't seen
12 the draft -- is condition, you know, number X, further
13 development restricted, et cetera, et cetera.
14 Condition number Y, the applicant will execute a
15 recordable restriction in favor of the --

16 (Multiple parties speaking.)

17 MS. NETTER: That's what it says.

18 MR. NAGLER: And then that document will speak
19 for itself, have a life of its own, if you will.

20 MR. ZUROFF: Thank you.

21 MR. JESSE GELLER: Okay. Mr. Abner?

22 MR. ABNER: That list of conditions will be
23 public?

24 MS. NETTER: Yes.

1 MR. JESSE GELLER: Yes.

2 MR. ABNER: And will be on the website?

3 MS. NETTER: Yes.

4 MR. ABNER: And what's the timing for that,
5 please?

6 MS. NETTER: Hopefully -- but I can't promise
7 at this juncture because we have to finish up all of
8 the review, but --

9 MS. STEINFELD: Assuming that we receive --
10 the draft conditions are submitted on the 15th, we'll
11 have it on the website the morning of the 16th.

12 MR. ABNER: And the waivers that have been
13 submitted are not yet the final waivers? Did I hear
14 that correctly? Or are these the final list of
15 waivers?

16 MS. NETTER: My understanding is there's some
17 changes to be made.

18 MR. ABNER: And that will be finalized by ...

19 MS. NETTER: You have to ask the applicant.

20 MR. LEVIN: It sounds as though we will be
21 working with Mr. Bennett, and that will get resolved
22 within the next few days.

23 MR. JESSE GELLER: So they will formalize it
24 within the next few days, and then what would happen is

1 at next week's hearing we would hope to have what is a
2 final waiver ask. I assume it will be posted. Yes?

3 MS. STEINFELD: Yes.

4 MR. JESSE GELLER: I don't know what time,
5 but --

6 MS. STEINFELD: As soon as possible.

7 MR. JESSE GELLER: As soon as possible.

8 MS. KOOSHER: One other question. The
9 application that's on record, is that the June plan and
10 all of these are things that would be conditioned to
11 get to this plan because the only plan that's been
12 submitted is the original June plan?

13 MS. NETTER: This plan set that they have
14 presented today that we don't yet have in electronic
15 form -- which is why it's not posted -- is the plan
16 set, and that is how the decision will be written.

17 MS. KOOSHER: This will replace the other
18 one?

19 MR. JESSE GELLER: Right.

20 MS. KOOSHER: Thank you.

21 MR. JESSE GELLER: Mr. Hussey?

22 MR. HUSSEY: I think what the audience was
23 getting to relative to the set of conditions and the
24 date when that would be ready is will there be a draft

1 set of conditions available for them to see prior to
2 the closing of the public hearing?

3 MS. STEINFELD: No.

4 MR. HUSSEY: Okay. No. We're told no.

5 MS. STEINFELD: The public will get them
6 within hours of when the ZBA gets them.

7 MR. HUSSEY: Will we be getting it before next
8 Monday's meeting?

9 MS. STEINFELD: No. It won't be done.

10 MR. HUSSEY: Okay. We will get them next
11 Monday, then, the beginning of the hearing,
12 presumably. And at that point it will be on the
13 website?

14 MS. STEINFELD: No. The next morning.

15 MR. HUSSEY: The next morning. So their
16 chance to comment publicly will be after they see the
17 list of draft conditions, not before.

18 MS. NETTER: If you follow the next steps that
19 I have outlined -- which is within your discretion to
20 do or not do -- they would not have a chance to
21 comment.

22 This process has been an unusually long one
23 and a very, very -- not just long in terms of time, but
24 number of hearings. And hopefully at the next hearing

1 the public will once again have an opportunity to make
2 comments. There will be nothing new in those
3 conditions that has not been -- unless you all of a
4 sudden do something new -- that hasn't been discussed
5 before.

6 MR. HUSSEY: Well, I'm sure they've been
7 discussed before, but the list of conditions will be
8 the concrete conditions. There's been a lot said by
9 peer review, by the neighbors and what have you, and
10 they won't see whether all of that will be in the
11 conditions or not until the conditions are drafted.

12 MS. NETTER: That's correct.

13 MR. JESSE GELLER: Right. The notion --

14 MR. HUSSEY: Do you have a problem with that,
15 Mr. Chairman?

16 MR. JESSE GELLER: The notion is that the
17 conditions would be, obviously, subject to the
18 discussion by the board, whether that's one hearing,
19 two hearings, three hearings, however many we need --

20 MS. STEINFELD: Meetings.

21 MR. JESSE GELLER: Meetings, sorry -- but that
22 they would not be the subject to further evidentiary
23 testimony by anyone.

24 MR. HUSSEY: I understand that, and that's why

1 I'm raising the question.

2 MR. JESSE GELLER: So it's not limited -- I
3 want to be clear. It's not limited to the
4 neighborhood. This will then transfer over to
5 discussion by the board --

6 MR. HUSSEY: I understand that.

7 MR. JESSE GELLER: -- on the theory that the
8 testimony that has been submitted has been sufficient.

9 Do I have an issue with it? No, I do not have
10 an issue with it, because I would hope that within the
11 course of what has generated those conditions, that we
12 have -- you know, we have the underlying testimony from
13 which the conditions have been generated, and our job
14 would be to review the sources and make a determination
15 about whether we think those conditions accurately
16 reflect the concerns that have been addressed in the
17 testimony, whatever the source.

18 MR. HUSSEY: No. I understand that,
19 Mr. Chairman. I'm a little uneasy, quite frankly,
20 nevertheless.

21 Do either of you fellow members -- do you
22 understand what I'm asking? Do you have any problems
23 with it, with the procedures?

24 MR. ZUROFF: I understand your concern, Chris.

1 I think that the public and everybody else that's
2 interested has had a chance to enunciate their
3 concerns. We've discussed all of these conditions in
4 open hearings, and what we're going to do is see a list
5 of them. So we're not going to see a list of anything
6 that we haven't already heard or considered. So I
7 understand your concern, that you want the public to be
8 able to comment on them, but they already have.

9 MR. BOOK: I agree. And just as the public
10 won't have an opportunity to comment on them, neither
11 will the applicant. The conditions are for our
12 consideration drawn over the year's worth of testimony.
13 It really, I think, is for this group to vet.

14 MR. JESSE GELLER: It's a crazy process. It's
15 not a 40A process, which is what we're all used to.

16 MR. HUSSEY: I understand.

17 MR. JESSE GELLER: Anything else,
18 administratively or otherwise?

19 MR. ABNER: I just have one question.

20 MR. JESSE GELLER: Sure, Mr. Abner.

21 MR. ABNER: So can we make suggestions about
22 conditions?

23 MR. JESSE GELLER: Absolutely.

24 MR. ABNER: Then who should those be submitted

1 to?

2 MR. JESSE GELLER: Yes, absolutely, and I want
3 to thank you for that suggestion.

4 MR. ABNER: And when?

5 MR. JESSE GELLER: You can obviously submit
6 them in writing, but you could also provide them in
7 your oral testimony, should you choose, next week.
8 Obviously, we would prefer to see it in writing.
9 That's particularly helpful. You would have to do it
10 by next week's hearing.

11 MS. NETTER: It's much better to have them in
12 writing if at all possible.

13 MR. JESSE GELLER: Just so you understand the
14 methodology, in coming up with the list, if you will,
15 we are looking through all of the testimony. And
16 therefore -- obviously, if you provide us testimony,
17 it's being kept -- you know, it's being transcribed.
18 But it's nice if we can get it in your -- sort of in
19 your words the way you want it written. Thank you.

20 Okay. Having nothing else, believe it or not
21 we will close this hearing at 8:15. It will be
22 actually continued until next week, the 15th, at
23 7:00 p.m. Thank you, everyone.

24 (Proceedings suspended at 8:17 p.m.)

1 I, Kristen C. Krakofsky, Court Reporter and
2 Notary Public in and for the Commonwealth of
3 Massachusetts, certify:

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

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

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

13 Dated this 18th day of December, 2014.

14 _____

15 Kristen Krakofsky, Notary Public

16 My commission expires November 3, 2017.

17

18

19

20

21

22

23

24

A			
able 4:12,22 5:8 6:2,17 24:11 25:12 26:22 48:8	addressed 34:4 47:16	2:1	35:16
Abner 42:21,22 43:2,4,12,18 48:19,20,21,24 49:4	administratively 48:18	applicable 23:21	Associate 2:6
absolutely 37:1 48:23 49:2	advocacy 38:13	applicant 3:8 9:1 24:16 25:4 26:18,21 28:2,4 30:22 31:5 37:18 38:11,20 40:12 41:24 42:14 43:19 48:11	Associates 2:11
abundance 32:24	afternoon 8:21 24:10	application 1:7 7:8 24:8 28:13 29:4 31:18 41:17 44:9	assume 9:16 15:24 26:12 44:2
abutting 5:6,16 16:15 19:16	agreed 8:8 23:23 25:16 41:24	applied 28:9	assumed 34:5
acceptable 36:5	agreement 6:5	applies 33:8	Assuming 43:9
access 5:10 6:2,18 7:16	ahead 39:11 40:3	apply 28:10	attributed 21:2
accommodate 10:7	air 35:21	appropriate 33:8	audible 23:10 28:19 29:24
accomplish 3:23 26:23	aligning 13:8	appropriately 33:5	audience 44:22
accumulated 41:10	Allison 2:8	approve 33:4	available 45:1
accurately 47:15	allow 6:24	area 6:3,5 14:20,20 15:18 19:22 25:23	average 16:1 21:23
achieve 41:20	allowed 12:9 14:19 38:7,8	areas 22:6,10,12 23:18 25:20 26:2 31:13 32:9	averaged 16:7
action 50:10	amount 14:13	articulated 5:21 40:7	aware 22:8
actual 10:6,15	ample 40:5	asked 12:12,14 17:17 25:4	
add 5:13 24:23 25:24	and/or 25:22	asking 14:3 17:11 19:10,15 20:18,22 41:14,22 47:22	<hr/> B <hr/>
added 15:2	answer 8:9 23:10 26:6 38:1	asks 27:5	B 4:6
addition 25:2	anybody 28:18 29:22 33:14	aspect 5:20	back 5:11,23 6:6 13:1 21:13 27:12 34:10
additional 4:14,23 14:17 30:17 37:5 39:2	Anyway 18:20	assessment	based 3:16 9:3,11,14 10:22 11:3,3,5 35:22 39:20
additions 36:16	apartment 5:19		basically 11:18 19:22
address 31:18	Appeals 1:5		basis 9:24
	Appearances		beginning 45:11
			believe 4:10 6:12 8:20 19:1,3 25:11 30:7 49:20
			Bennett

2:16 23:13,14,24 24:2 26:12,15,17 27:15 28:1,8 30:21 34:8 43:21	build 25:5,6 27:23	call 3:10 23:11 34:12	1:7 2:14 3:5 4:3
best 13:4	building 2:16 5:1,19 6:4 7:10 7:11,16,19 9:5,17 11:15 13:3,9 15:9,13 15:14,18,19,20,23 16:1,2,5,6,7,12,17,19 16:20 18:12 20:5,14 20:20,22 21:6,9,24 22:16,17,24 23:12 24:5,15,18,24 26:9 27:12,13 30:13 32:21 33:2	car 17:7	chief 3:11 5:20,24 6:18 34:21
better 5:5 41:7 49:11		care 11:23	choose 49:7
beyond 17:3		careful 31:2 32:11	chose 11:18
biggest 24:13		carefully 31:14	Chris 2:5 3:5 22:23 47:24
bit 20:12,13		carry 3:18	circle 4:22
blank 39:10	buildings 5:4,13 7:13,13,22,24 8:4 10:8 12:1 13:22 13:24 14:2,4,7 15:2 16:18 18:2,10,13 20:2,24 21:1 24:14 27:9	case 1:6 16:10 23:22	circuit 41:23
blanket 30:23 31:22 33:9		categories 9:14 11:7,17,21	clapboard-type 5:5
Bluestein 2:9		category 18:22	clarification 24:3 26:7 38:9 40:14
board 1:5 2:2 3:10 4:2 8:24 9:9,12 29:21 31:1,8 31:14,17,22 32:10,19 33:4,12 34:18 37:4 46:18 47:5	bylaw 9:23 10:12,14,14 12:15 16:23 17:10 18:14 20:3 32:1,2,4	caution 32:24	clarify 27:16
boards 36:1	bylaws 24:9 27:5,20	certainly 24:21 32:18	clear 6:20 18:9 36:24 47:3
board's 10:7 29:10,20	Byzantine 13:13	certify 50:3,8	clearly 5:18
Book 2:4 3:6 19:8,9,14,18 20:1,16,21 22:3 33:23 36:23 37:2,17 38:2,7,11,21 48:9	<hr/> C <hr/>	cetera 6:22 42:13,13	close 6:7 12:24 13:8,16,19 16:10 21:13 35:8 36:20 38:19 49:21
Boston 1:17	calculate 15:18,19 16:14 24:18	Chairman 2:3 4:2 8:23 23:14 30:21 32:13 46:15 47:19	closer 14:3 21:21
brick 5:4,14 7:15,21,23,23	calculated 16:8 26:10	chance 36:14 45:16,20 48:2	closest 16:12,14,15 20:9,11
broader 41:13	calculates 15:16 18:14	change 7:3,7 24:13	close-up 6:23
broadly 3:23 34:13	calculating 27:7	changed 30:6	closing 45:2
Brookline 1:5,8,12 10:13 16:3	calculation 18:1 22:24 27:11	changes 3:13,16 4:5,9,18 10:6 17:24 30:5 33:16 43:17	column 24:19
	calculations 27:3	charitable 10:13	come 24:22 27:10 32:6 34:10
		cheat 11:12	comes 21:11,13
		Chestnut	comfort 5:21

coming 49:14	31:20 34:4 47:16 48:3	consistency 24:8	5:10,22 6:13 12:6 15:9
commencement 36:13	conclusion 31:6	consistent 5:15 28:12	critical 11:23 29:12 37:21
comment 23:15 32:14 34:6,23 45:16,21 48:8,10	concrete 46:8	construct 25:7	cul-de-sac 5:22
commented 27:8 41:15,16	concur 34:3	Consulting 2:12,13 11:10	current 9:3
comments 3:11 23:12 26:14 33:15,19 34:11,24 35:5,5,13,14,22 39:20 46:2	condition 31:18 33:5 42:2,12,14	context 23:22	curve 40:4
commission 50:16	conditioned 44:10	continue 3:14	<hr/> D <hr/>
commissioner 2:16 9:5,17 11:15 23:12 30:4,13 32:21 33:2	conditions 29:14 35:19,20 36:8 36:15 37:4 38:3 39:6 39:9,14 40:15,18,19 41:6,21 42:22 43:10 44:23 45:1,17 46:3,7 46:8,11,11,17 47:11 47:13,15 48:3,11,22	continued 3:4 49:22	Dan 2:16
commissions 36:2	configuration 10:2	conversations 26:19	date 44:24
common 29:5	configurations 21:2	convoluted 10:14 13:12	dated 17:19 22:24 50:13
Commonwealth 50:2	configured 14:17	corner 21:13 30:15	day 50:13
compared 40:4	confirm 17:18	Corporation 1:15	days 39:2,3,7,13,20,23,24 40:11 43:22,24
complete 4:11,13 23:17 24:12 25:19 26:13 31:16 34:17,18 35:4 36:8 37:23 40:5	conformity 6:16	correct 23:2,3 27:7,14,24 37:21 39:16 46:12 50:6,12	deadline 26:21
completely 24:12 28:15 40:7	conforms 6:21	corrected 18:19	deals 16:22
complicated 10:13 11:11 15:17 16:4	confusing 20:9	correctly 43:14	December 1:9 3:20 17:20,22 18:7 18:17,20 19:3 23:6 50:13
comprehensive 29:8	connected 14:24	correlate 5:5	decide 39:14 41:16
concept 4:6	conservatism 32:24	counsel 1:10 9:1 41:22	decision 29:10,20 36:22 37:24 38:24 39:15,17,21 40:24 44:16
concern 23:21 47:24 48:7	consider 29:21 31:8,14 35:20	course 9:15 35:21 47:11	declare 50:11
concerns	consideration 31:2 32:11 48:12	Court 50:1	deems 31:17
	considered 48:6	crazy 48:14	defined 5:19
	considering 40:23	create 4:23 9:22 12:5 14:1	definition 6:20 29:5
		created	deletions

<p>36:16 deliberate 36:18 39:6 density 11:19 14:10 15:6 deny 29:18 department 17:18 24:5 departmental 34:24 describe 29:1 design 5:20 11:19 12:15,16 30:24 32:22 desires 4:14 9:13 10:7 detail 17:15 detailed 32:19 details 9:18 determination 25:5 29:13 34:16 35:2 36:4 37:23 47:14 determine 35:6 42:6 determines 35:11 development 42:13 difference 26:11,11 different 17:4,8 27:11 40:7 differently 21:20 dimension 10:8 20:10,11 27:22 dimensional 25:9 29:6 direction 6:9,18</p>	<p>director 2:8 34:22 discretion 45:19 discuss 4:10 37:4 discussed 24:22 25:11 33:23 34:14 46:4,7 48:3 discussing 4:6 33:6 38:3 39:13 discussion 3:15,17,21 8:17 31:11 33:13 35:9 46:18 47:5 discussions 41:19 distance 14:4 17:2 19:10 20:12 24:18,20 distinguishment 40:19 district 12:9,10 14:2,11,12,14 districts 26:3 diversity 8:3 document 42:18 documents 24:11 doing 5:8,24 7:1 27:4 38:17 draft 35:19 36:15,19 39:8 41:5,6 42:1,12 43:10 44:24 45:17 drafted 46:11 drainage 31:24 32:4 drawn 48:12 drive</p>	<p>6:17 driven 30:19 drives 20:4 drop 21:14 drop-off 21:19 due 12:20 dumbing 27:1</p> <hr/> <p style="text-align: center;">E</p> <hr/> <p>east 5:7,10 7:6,9,21 9:21 9:23 12:5 34:1 Edie 34:12 Edith 2:10,11 40:13 effectively 11:13 egress 5:8 either 6:18 23:19 24:21 33:23 47:21 electronic 44:14 eliminated 4:19 5:17 employee 50:9 encourage 38:5 ended 14:2 engineering 34:22 entire 30:23 35:22 39:9,13 entirety 32:16,22 33:1</p>	<p>entrance 8:2 21:15 enunciate 48:2 envision 42:11 error 24:17 Esquire 2:9,10,15 essentially 25:3 32:6 et 6:22 42:13,13 evening 3:3 4:9 11:9 event 6:1,10 eventually 15:22 everybody 9:9 36:2 48:1 evidence 35:23 36:13 37:24 evidentiary 46:22 exactly 22:20 40:22 example 10:5 13:20 38:4 exception 4:11 29:6 execute 42:14 exist 18:18 experience 10:15 experts 10:11 expires 50:16 explain 11:21 explains</p>
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<p>14:9 explanation 13:4 explanatory 12:18 extend 40:2 extension 4:22 40:11 extensive 10:18 extensively 35:18 extent 3:15 33:8 extremely 9:8 eye 18:23 E1 5:12 6:13 8:1 14:22,23 E2 5:17 6:19 E3 5:22 6:23</p> <hr/> <p style="text-align: center;">F</p> <hr/> <p>facade 8:2 facades 7:11 face 21:10,11 fact 12:4 35:6,11 38:9 39:1 factor 29:12 factors 29:21 fairly 10:16 11:11 fall 25:18 far 11:19 14:10,22 15:3,5</p>	<p>40:15 fashion 24:12 favor 41:16 42:15 Fax 1:18 feet 14:15,16 15:15 16:2,6 16:21 17:2,3 18:11 18:13 20:2,7,14,18 21:1,8,12,16,24 24:21 25:1 26:8,10 fellow 47:21 file 39:15 filing 38:23 39:5 final 9:11 10:19 31:7 37:22 43:13,14 44:2 finalized 43:18 financially 50:9 find 15:20 36:4 fine 11:16 24:2 34:3 42:4 finish 34:9 43:7 fire 3:11 5:10,11,20,23,24 6:18 34:21 first 4:16,18 14:15,16 21:6 21:19 22:4 34:8 fit 8:7 five 16:20 17:22 29:19 fixed 19:1,4 floor</p>	<p>1:11 21:6,7,7,8,8,19 follow 18:24 45:18 foot 16:20 footage 14:13 footnote 18:16,21,23 19:4 22:23 foregoing 50:4,6,12 forgive 27:1 forgot 35:10 form 29:14 42:9,10 44:15 formalize 43:23 forth 50:5 fortunate 6:14 forward 24:7,22 31:17 41:3 four 15:14 28:10 31:1 32:9 four-story 15:14 18:12 20:6 frame 26:20 framework 40:3 frankly 47:19 front 7:10 13:1,5,7,9,10,10 13:11,12 14:5,6 26:2 fronts 7:12 full 39:23 further 25:11 33:15,15,18</p>	<p>34:10 37:19,19 39:11 41:18 42:12 46:22 50:8</p> <hr/> <p style="text-align: center;">G</p> <hr/> <p>garage 21:11,12,16 22:8,15 23:19 garages 22:7,9,15 23:15,18,24 Geller 2:3,12 3:3,5,24 4:2 8:12,15,18 9:2 11:9,9 17:21,24 18:8 19:6,8 19:9,13,15,19 20:7 20:19 21:23 22:4,9 22:11,13,20 23:4,8 23:11,20 24:1 26:7 26:12,16,24 27:19,24 28:5,17,21,23 29:22 30:2,3,10,12,19 32:12,15 33:11,20 34:2,5 37:8,11 38:15 41:12 42:21 43:1,23 44:4,7,19,21 46:13 46:16,21 47:2,7 48:14,17,20,23 49:2 49:5,13 general 32:3 generally 11:21 generated 47:11,13 getting 9:10 12:19 15:12 22:23 44:23 45:7 gist 42:5 give 6:17 21:7 31:2 32:11 33:12 given 33:13 gives</p>
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<p>13:19 20:12 glad 8:9 go 11:20 12:16 13:20,23 15:17 16:2 20:10,19 21:10 31:17 goes 13:18 going 4:12 9:16 12:2 13:6 17:6 21:24 25:17 29:18 38:3 39:5 40:16,23 41:3 48:4,5 good 3:3 9:7,8 11:9 13:20 Goulston 2:15 8:24 grade 21:6,13,19,20 24:20 grading 21:18 granted 29:8,19 Great 26:16 greater 6:7 7:17 green 4:23,23,24 14:1 41:3 41:19 ground 18:11 group 48:13 guess 29:2 guideline 40:17</p> <hr/> <p style="text-align: center;">H</p> <hr/> <p>half 5:4,4 16:21 hammerhead 5:18,20 6:21</p>	<p>Hancock 10:23 13:17 19:12 happen 43:24 happens 13:20 happy 4:4 9:18 17:14 26:5 hear 9:16 10:5,8,11 11:3,14 43:13 heard 20:1 48:6 hearing 1:5 3:4,7,9,20 17:9 26:14 31:6 33:17 34:7 35:8,13,17 37:11 38:19 39:9 44:1 45:2,11,24 46:18 49:10,21 hearings 17:6 36:17 45:24 46:19,19 48:4 height 11:19 15:12,13,17,23 16:16,21,22 18:1,1,4 18:10,24 20:3,12,14 20:23 22:24 24:14,18 25:10 27:7 help 29:9 helpful 3:12 9:8 49:9 helps 29:19 highest 20:5 Hill 1:7 2:14 3:5 4:3 hope 3:23 44:1 47:10 hopefully 3:18 9:11 11:12 21:21 30:8 34:10 38:16,17 43:6 45:24</p>	<p>hour 3:19 hours 45:6 housing 29:16 huge 26:10 Hussey 2:5 3:6 8:13,14 17:16 17:23 18:5,15,19 19:5,7 28:20 33:18 33:22 38:22 39:4,12 39:23 40:9,13 44:21 44:22 45:4,7,10,15 46:6,14,24 47:6,18 48:16</p> <hr/> <p style="text-align: center;">I</p> <hr/> <p>idea 41:7 identified 25:3 31:13 ignoring 16:14 images 5:3,14 important 10:20 impose 40:22 imposed 42:5 imposing 29:13,14 improvements 41:18 inch 15:15 20:7 included 33:1 includes 23:18 38:23 including 35:24</p>	<p>income 29:16 incomplete 34:17,18 35:12,14 incorporated 40:23 increase 25:24 incredibly 10:18 Independence 7:20 indicates 32:6 infill 5:4 20:2,24,24 inform 29:10,19 information 4:14 35:3,7 initially 8:19 inside 13:1 21:9 instance 27:7 41:2,18 instances 28:8,11 interest 8:3 interested 48:2 50:10 interesting 16:24 interior 12:21 13:16 16:11 interpreted 19:20 interprets 20:3 isles 26:2 issue 15:6 18:24 28:9 32:18 33:2 47:9,10</p>
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

issues 9:7 14:9 25:10 31:23	49:17	leave 10:19	listed 23:19
itching 28:24	kidding 15:21	left 3:5	lists 24:6
items 35:14,15	kind 11:22 13:12 14:8 16:22,23 26:22 29:17 40:16,21	legal 36:8 40:16 42:9	literally 29:14
iterations 24:6	Kindermans 2:13 30:9,11,14	LegalLink 1:15	little 4:23 5:14 6:3 7:21 8:3 20:12,13 21:20 47:19
<hr/> J <hr/>	knew 4:12	legitimate 27:5,17,18,19	live 17:7
Jesse 2:3 3:3,5,24 8:12,15 8:18 17:21 19:6,8 22:4,11,20 23:4,8,11 23:20 24:1 26:12,16 26:24 27:19,24 28:5 28:17,21,23 29:22 30:19 32:12,15 33:11 33:20 34:2,5 37:8,11 38:15 41:12 42:21 43:1,23 44:4,7,19,21 46:13,16,21 47:2,7 48:14,17,20,23 49:2 49:5,13	know 10:10 11:2 19:23 21:18 33:3 34:19,21 34:23 38:16 40:17 41:5 42:12 44:4 47:12 49:17	letter 34:20	local 29:4,7,11
	knowing 25:17	letters 35:24 36:1	long 39:4,5 45:22,23
	knows 32:19	let's 4:16 39:17 40:2,2	look 4:16 7:16 11:18 19:2 24:15 25:4 28:3 36:19 41:9
	KOOCHER 44:8,17,20	level 21:16,17	looked 28:1,3
	Krakofsky 1:21 50:1,15	Levin 2:14 4:2,3 8:16 18:4 21:5 22:2 43:20	looking 6:7 13:10 15:4 16:1 20:21 21:18 29:10 49:15
job 47:13	Kristen 1:21 50:1,15	life 42:19	lose 6:11
Joe 9:2,13 10:9 11:6,9,9 17:24 18:8 19:13,15 19:19 20:7,19 21:23 22:9,13 30:3,10,12	Krokidas 2:9	lifted 23:16	lost 5:9,24 6:9,19 7:1,8
	<hr/> L <hr/>	likewise 7:17	lot 4:21 5:8,12,18 6:8,13 6:16 8:7 9:21,21,24 10:2,22 11:4,24 12:2 13:4,6,10,16,16 14:4 14:10,12,18,24 15:1 15:7,9,19 16:11,11 17:1,8 19:11 21:2 22:18 24:20 31:11,20 46:8
Jonathan 2:4 3:6	landscaping 31:4,7 32:20 33:5	limitations 40:17	lots 9:20,22 12:5 16:24 17:4 23:16
Joseph 2:12	language 23:16	limited 47:2,3	low 29:16
junction 35:4,8 43:7	Largely 3:15	Lincoln 1:16	lower
June 44:9,12	lastly 32:5	line 12:2,3,21,23 13:1,6,10 13:16,17 15:19 16:11 16:11 24:20	
<hr/> K <hr/>	late 24:10	lines 11:4	
keep 35:13	lawn 6:17	list 10:15,17,18 17:20 22:5 24:5,13,24 25:3 26:19 28:2 29:3 41:9 42:22 43:14 45:17 46:7 48:4,5 49:14	
keeping 31:9	lease 12:2,3,21,23		
kept			

<p>21:16 lowest 15:20 16:5 20:10 L-shaped 7:16</p> <hr/> <p style="text-align: center;">M</p> <hr/> <p>M 2:10,11 main 5:18 22:16 major 15:13 making 29:12 manageable 10:17 Marc 2:14 3:24 4:3 9:4,18 marching 3:10 Mark 2:6 3:6 Massachusetts 1:12,17 50:3 material 5:5 materials 7:18 matter 20:3 mean 37:7 meaning 23:22 34:6 means 25:6 29:6 meant 27:21 measure 18:11 measured 18:12 measurements 23:4</p>	<p>mechanism 41:20 meet 39:18,19 meeting 25:14 37:3 39:19 45:8 meetings 36:17,18 46:20,21 Member 2:6 members 2:2 4:2 8:24 37:4 47:21 memo 25:2 41:1 mentioned 5:7 7:1 8:6 27:11 34:7 Merrill 1:15 methodologies 27:6,8 methodology 27:2,9 49:14 midrise 20:5 21:4 22:8 26:8 27:12 minimum 14:12 18:22 minute 10:9 missed 28:4 missing 28:15 mitigation 31:12,13,23 mix 7:22 mixed 8:1 mixture 7:17,17 moderate 29:16 modest</p>	<p>10:17 modification 24:23 modifications 25:14 modified 5:3 14:8 moment 9:2 Monday 3:9 4:9 37:22 45:11 Monday's 45:8 morning 4:5 43:11 45:14,15 morph 3:17 move 7:19 8:10 moved 6:4 14:7 24:7 multifamily 12:8,9 Multiple 41:8,11 42:8,16 M.5 14:11,11,14,18 15:7</p> <hr/> <p style="text-align: center;">N</p> <hr/> <p>Nagler 2:9 22:22 28:21,22 29:1,23 38:13 41:1 42:7,11,18 nature 32:8 NCD 11:19 12:13 necessary 3:15 27:23 40:10 need 6:4 15:10 20:4 21:1 22:18 29:16 34:20,22 35:2,3,7 36:7 37:24 38:18 46:19 needs</p>	<p>34:15 neighborhood 11:2,5 19:12 47:4 neighbors 36:1 46:9 neither 48:10 Netter 2:10,11 18:18 27:16 27:21 34:12,14 36:24 37:6,16,21 38:5,9,12 38:16 39:1,7,17 40:2 40:10 41:4,23 42:10 42:17,24 43:3,6,16 43:19 44:13 45:18 46:12 49:11 nevertheless 47:20 new 4:4 9:4 25:24 36:12 46:2,4 nice 49:18 night 37:22 nine 5:17 6:19 nonconforming 30:7 north 5:19 21:5 northeast 21:10 Notary 50:2,15 note 8:18 37:6 notes 50:7 notice 6:14 8:1 notion 46:13,16 November 23:1 50:16</p>
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<p>number 1:6 10:1,4,16 11:17 14:13 17:12 18:3,16 18:21 24:15,15,15,24 25:22 29:19 42:12,14 45:24</p> <hr/> <p style="text-align: center;">O</p> <hr/> <p>obviously 7:8,14 8:5 41:20 46:17 49:5,8,16</p> <p>occupants 22:17</p> <p>occurred 14:7</p> <p>offer 37:12</p> <p>offered 37:14</p> <p>Office 1:10</p> <p>oh 15:5 35:8</p> <p>okay 8:15 18:5 19:5 22:11 29:17 34:2 38:2,11 38:21 42:21 45:4,10 49:20</p> <p>old 4:17</p> <p>once 3:13 5:15,22 46:1</p> <p>ones 12:21</p> <p>open 15:6 35:13 48:4</p> <p>opinion 39:5</p> <p>opportunity 3:7,14 26:13 33:12 34:8 37:3,12,14,15 46:1 48:10</p> <p>oral 49:7</p> <p>order</p>	<p>37:24</p> <p>orders 3:10</p> <p>original 7:8 44:12</p> <p>originally 9:20 14:23</p> <p>ostensibly 4:20</p> <p>outline 40:21</p> <p>outlined 9:4 45:19</p> <p>outside 8:7 19:11,17</p> <p>overall 7:9 15:3,4</p> <p>overhead 32:8</p> <p>overview 17:14</p> <hr/> <p style="text-align: center;">P</p> <hr/> <p>package 4:11 7:12 17:19 18:5,7 18:20 36:9 39:8</p> <p>packages 18:6</p> <p>page 22:5</p> <p>Pages 1:2</p> <p>park 17:6</p> <p>parking 4:19,21 5:9,17 6:1,4,8 6:15,20 7:1,4,9 10:4 10:7 11:20 12:21,23 12:24 16:23 17:2,4,7 17:10,11,12 18:2,3 22:6,7,9,10,12,15,15 23:16,18 25:12,13,20 26:2 30:5,15,16,17 33:24</p> <p>Parkway</p>	<p>6:2</p> <p>part 24:23 25:8,21 29:4</p> <p>partially 7:15,23</p> <p>particularly 3:12 10:12 49:9</p> <p>parties 41:8,11 42:8,16 50:9</p> <p>patience 9:10</p> <p>paved 25:23</p> <p>peer 31:12,21 46:9</p> <p>penalty 50:11</p> <p>people 15:24 17:6</p> <p>percent 15:7,10</p> <p>Perfect 37:8</p> <p>period 36:14,21 37:2,19 38:3 38:14,23 42:7</p> <p>perjury 50:11</p> <p>permit 29:8</p> <p>phase 38:15</p> <p>photometric 4:11</p> <p>picked 28:11</p> <p>pieces 11:24</p> <p>place 50:5</p> <p>placed 18:21</p> <p>places 16:4</p> <p>plan</p>	<p>4:4,6,10,12,17,17 7:4 9:3,4,11 10:6 12:22 13:23 15:12 22:24 23:5 26:9 31:7 34:17 35:4,5,11 44:9,11,11 44:12,13,15</p> <p>planning 2:8 4:3,14 8:20 9:6 17:17 24:5</p> <p>plans 3:8 8:19 11:22 14:8 23:1 32:20 34:15,16 34:21,24</p> <p>please 43:5</p> <p>pocket 4:23,23</p> <p>point 4:18 9:10,24 10:20,20 11:22 15:20,22 16:5 16:14,15 18:9 20:6 20:10,14 22:16 24:3 26:5,7 28:12 31:17 36:12 39:14 45:12</p> <p>pointed 11:24</p> <p>pointing 19:2</p> <p>portion 12:15 28:9</p> <p>position 40:18</p> <p>possible 44:6,7 49:12</p> <p>posted 8:21,22 36:10 44:2,15</p> <p>post-testimony 38:15</p> <p>prefer 49:8</p> <p>prepare 41:1</p> <p>preparing 35:19</p> <p>present</p>
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

3:8 9:10 34:10 36:9	proper	18:15 19:11,20 22:4	recommendation
presentation	24:8	22:22 36:23 38:1,4	35:7,12 36:21
3:14,22	properties	38:22 40:15 41:13,14	recommendations
presented	5:6,16 19:16	42:5 44:8 47:1 48:19	40:16
8:20 32:19 33:4 35:24	property	questions	reconfiguration
37:13 39:8 44:14	7:21 13:1 16:15 32:7	8:10,12,14 17:17 19:8	30:18
presenting	proposal	26:5 28:18,20 29:22	reconfigured
4:1 9:2,13	33:13	33:20 38:7,10,19	6:3,5,24
presumably	proposed	41:6	record
45:12	17:10,11 25:7 28:2	quite	4:5 9:3,4 44:9
pretty	35:21	10:14 47:19	recordable
10:17 12:13,17 13:20	proposing		42:15
21:13 26:4 36:2	14:19	R	reduce
previous	provide	radii	25:16
7:4 17:6 18:6 23:24	4:15 23:12 37:15 49:6	6:21	reduced
primarily	49:16	raised	18:3
7:9	provided	31:21 34:4	reducing
prior	24:16 25:2 33:14	raising	6:16
31:5 36:20 45:1	provides	47:1	reduction
probably	39:1	ready	17:12 25:15,22,23
13:4 21:11	provision	44:24	reference
problem	32:1,3	real	20:23 32:3
46:14	public	24:12	referenced
problems	36:17,18 37:3,12,18	really	22:24
47:22	39:9 42:23 45:2,5	9:6 11:3 12:8 15:15	referencing
procedural	46:1 48:1,7,9 50:2,15	22:21 32:24 48:13	32:21
32:17	publicly	Realty	referred
procedures	45:16	1:7 2:14 4:3	26:8
47:23	pull	rear	referring
proceedings	14:1	13:1,11,11,18,19	22:7
3:1 49:24 50:4	push	19:21 26:3	refers
process	14:1	reason	18:22
9:9 12:17 30:8 32:23	pushing	10:3	reflect
33:7 39:10,11 40:21	14:2	reasonable	23:5 39:9 47:16
45:22 48:14,15	put	29:15	reflects
processes	4:24 20:23	reasons	4:5
40:4	P.C	9:22	regional
professional	2:11	recall	29:16
9:6	p.m	3:9 9:21 25:14	regs
project	1:9 3:2 49:23,24	receive	29:4,4,5
10:12,15 11:1 12:16		34:20 43:9	regulation
24:7 25:7 27:23	Q	received	39:1
28:13 29:8 36:22	quarter	34:15 37:23	regulations
promise	17:22 20:11	recommend	29:7,15,15,20
43:6	question	39:2 41:22	relate

19:10,11,16	29:20	reviewed	section
related	requirement	24:6,7 27:2 31:8 38:18	12:14 28:14,14 30:24
12:8 15:7 18:16	12:16,24 13:6,15 14:6	38:18	31:9,15,20 32:2
relates	14:22 15:8,10,11,16	reviewer	sections
11:24 13:11 14:12	32:17,18 33:3 42:2	31:12,21	31:1,3
15:16	requirements	reviewing	see
relation	12:6,12,20 13:2,3,13	32:10 34:21	3:13 5:18 6:8 7:4,15
12:3,4	18:23 29:7,11,13	revised	12:22 13:6 32:16
relationship	requires	3:8 4:6,16 8:19 22:5	33:14 40:6 45:1,16
10:22 11:1,4,5 12:1	16:8 17:8,11	24:10,22 34:15	46:10 48:4,5 49:8
relative	requiring	revisions	seen
44:23 50:8	15:2 17:5	39:19,21	33:15 42:11
relevant	Residences	revisit	self
35:5	1:8 3:4	33:13	12:17
relief	residential	revisiting	self-explanatory
25:9	22:6,7	18:1	12:13
remaining	resolved	right	sense
6:16	43:21	16:11 17:23 22:8,14	10:10 20:15 29:5
removal	respect	23:16 24:1 26:24	sentence
33:24	21:3 23:15 24:4,8	28:5,12 40:9,13	23:17
removed	25:19 26:1,19 27:22	44:19 46:13	service
7:5	31:11,15 32:4	road	32:5
render	respond	5:16 7:17 8:5	set
36:22	30:3	room	13:1 34:15,17 35:4,5
replace	response	14:18	35:12,19 44:13,16,23
44:17	28:19 29:24 33:16	run	45:1 50:5
report	rest	3:22 4:8 34:12	setback
4:4	10:23 13:21	Russett	8:8 11:2,19 12:19,23
Reporter	restricted	5:16	13:6,8,19,24 14:5,9
1:21 50:1	42:13	<hr/>	19:21,23 28:9 30:15
request	restricting	S	30:16
5:24 9:18 25:13 32:1	41:3	Sam	setbacks
40:11	restriction	38:5	10:8 12:21 13:5,21
requested	29:7 42:1,3,15	Samuel	19:16 25:9,19 26:1
4:20 11:8 22:6 30:22	restrictions	2:9	30:6
requesting	40:15,18,20	saying	sheet
20:17	result	20:17 39:16	11:12
requests	17:9	says	shoe
23:13 27:18 34:9	review	22:9 33:3 42:17	15:21
require	12:15,17 24:11 25:13	Schwartz	short
16:13 17:3	25:19 26:13,23 28:15	2:15 8:23,24 19:1	21:10 41:23
required	30:22,24,24 32:22	22:14 23:3,6 32:13	shorthand
9:15,24 10:1,5,22,24	34:9,16 35:22,23	32:16	50:7
14:14,21,24 16:16	36:3,8,15 41:5 43:8	se	show
17:13 25:5,6,7 27:13	46:9 47:14	11:5	5:2,14 28:13

<p>showed 28:2</p> <p>side 4:19 5:2,6,7,10,13,19 6:8,11 7:5,6,9,14,21 8:6 9:23 12:5 13:15 13:16 14:6 17:1,1 19:9,13,16,19,24 21:5 26:2 31:23 34:1 34:1</p> <p>significant 4:18</p> <p>similar 4:17 21:3</p> <p>Similarly 5:2</p> <p>simpler 30:8</p> <p>simply 7:7 10:1</p> <p>sir 28:22</p> <p>site 4:16,17 13:21 15:4 32:7</p> <p>sites 28:10</p> <p>size 14:12 15:8,21</p> <p>skin 5:3</p> <p>slightly 27:10,11</p> <p>small 24:17</p> <p>smaller 15:1 18:2</p> <p>soon 44:6,7</p> <p>sorry 16:19 19:14 21:8 30:12 37:6,16 46:21</p> <p>sort 4:12 11:21 17:14 31:7 34:12 41:13 49:18</p>	<p>sounds 43:20</p> <p>source 47:17</p> <p>sources 47:14</p> <p>South 1:8</p> <p>space 4:24,24 13:24 14:2 15:6 41:3,19</p> <p>spaces 4:19 5:9,17 6:1,6,9,11 6:15,20 7:1,4 17:10 17:11,13 18:3 25:15 25:16,22 33:24</p> <p>speak 27:6 42:18</p> <p>speaking 41:8,11 42:8,16</p> <p>specific 12:11 31:3 41:13,14</p> <p>specifically 12:4 29:3 32:3 41:22</p> <p>specifics 9:19 11:14,15</p> <p>spoke 20:24</p> <p>square 14:13,15,16</p> <p>squeezed 26:22</p> <p>staff 4:3,14 9:5,6 24:5,5 34:14,16 35:11,14,18 36:1 38:6,8</p> <p>Stantec 2:12,13 11:10</p> <p>start 7:20 12:7 39:10</p> <p>started 14:1 34:8</p> <p>starts 21:14</p> <p>state</p>	<p>29:3</p> <p>statement 21:3</p> <p>stays 21:17</p> <p>Steinfeld 2:8 37:10 43:9 44:3,6 45:3,5,9,14 46:20</p> <p>step 8:16 30:22</p> <p>steps 34:13 45:18</p> <p>Steve 8:16 11:24</p> <p>Steven 2:15 8:24</p> <p>Stick 15:12</p> <p>stormwater 31:24 32:4,20</p> <p>Storrs 2:15 9:1</p> <p>straddle 8:4</p> <p>Street 1:11,16</p> <p>strike 22:19</p> <p>striped 6:15</p> <p>studies 31:10,16</p> <p>stuff 23:9</p> <p>subject 46:17,22</p> <p>submit 49:5</p> <p>submittal 24:9</p> <p>submitted 4:4 7:12 23:2 26:20 35:14,15 43:10,13 44:12 47:8 48:24</p> <p>submitting</p>	<p>31:6</p> <p>substance 27:3</p> <p>substantive 32:17 42:2</p> <p>subtract 15:20</p> <p>sudden 40:6 46:4</p> <p>sufficient 47:8</p> <p>suggesting 28:6</p> <p>suggestion 49:3</p> <p>suggestions 3:12 48:21</p> <p>Suite 1:16</p> <p>summarize 11:7,10</p> <p>summary 7:3 9:14 11:12</p> <p>superseded 18:6 23:1 32:23</p> <p>supposed 24:19</p> <p>sure 10:10 32:15 36:7 46:6 48:20</p> <p>surrounding 11:1</p> <p>suspended 49:24</p> <p>S7 12:8,9 14:2</p> <hr/> <p style="text-align: center;">T</p> <hr/> <p>table 23:17 24:17,19 31:9</p> <p>tables 24:16</p> <p>take 4:16 20:9,10 21:7 37:5 39:5,13,23 42:10</p>
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

taken 4:20 25:18 50:4,7	24:16 27:9,12,17,21 31:1,5,19 35:15 36:3 40:12 41:12,21 44:22 47:15 48:1,13	1:10 32:1 36:10	16:20,20 26:3 27:6,9 46:19
talk 12:2 35:9	Thornton 8:5	town's 8:22	two-bedroom 8:6
talked 17:5 40:20 41:2	thorough 25:12 36:3,8	traffic 31:12,15,20,23 32:20 33:6	types 9:14
talking 12:11,22	thought 22:23 32:10 33:7 36:6 36:16	transcribed 49:17	typical 39:11
technical 9:22 22:22 23:9	thoughts 33:15	transcript 35:23 50:6	typically 26:18
term 25:6	three 9:22 12:5 14:15 16:18 16:24 18:1 24:14 39:18 46:19	transfer 47:4	<hr/> U <hr/>
terms 13:24 29:10 33:3,7 40:4 45:23	three-bedroom 8:7	transportation 31:10,12	Uh-huh 17:23
testimony 37:5,13,15,20 41:15 46:23 47:8,12,17 48:12 49:7,15,16	three-story 15:14	treatment 8:2	ultimately 36:20
thank 8:15,23 9:5,9 19:2,5 22:3,20,21 23:7,14 28:17 30:1 32:12 33:11 40:9,13 42:20 44:20 49:3,19,23	thrown 27:12	tried 26:17	underground 32:7
Theo 2:13	time 21:15 26:20,22 31:17 33:19 34:15 37:7 39:15 40:5,12 44:4 45:23 50:5	truck 5:11	underlying 47:12
theoretical 41:14	times 39:18	trucks 5:23	understand 9:12 11:23 20:16 39:12,16 41:24 46:24 47:6,18,22,24 48:7 48:16 49:13
theory 47:7	timing 37:8 43:4	true 50:6,12	understanding 43:16
they'd 17:7	today 4:13 17:22 23:2 24:10 44:14	try 10:6 11:10 14:1 21:19 26:5 39:3 40:2	Understood 28:17
thin 35:21	told 45:4	trying 26:21	uneasy 47:19
thing 13:23 37:21 41:17	tonight 4:8 24:22	turn 11:6	unit 14:14,16,17
things 10:7 11:2,22 13:5 26:21 33:6 40:6 44:10	Tonight's 3:7	turned 19:21	units 12:8 14:19
think 6:10 9:8,13 10:19,20 11:23,23 12:13 14:8 18:19,21 22:13,14,18	total 6:1 7:4 14:20 25:17 29:17	turning 6:21	unusually 45:22
	town	turn-around 5:1 6:24 30:20	updated 19:2 23:5
		twenty 29:18	usable 15:6
		twenty-one 5:9 15:15	use 10:13 11:18,21 12:7,7 12:10,11 23:17,19 24:19 25:9 27:23
		twice 39:18	
		two 5:9,9 8:4 9:20 14:4	

<p>29:6 41:3 useful 41:5 utilities 32:6 utility 32:5 utilizing 27:6</p> <hr/> <p style="text-align: center;">V</p> <hr/> <p>variance 12:6 16:9 varies 29:11 variety 8:3 various 13:21 verifying 27:4 version 19:3 vet 48:13 VFW 6:2 view 7:19 24:24 29:15 Village 10:23 13:17 19:12 Volume 1:1</p> <hr/> <p style="text-align: center;">W</p> <hr/> <p>wait 34:24 waive 31:3,15 32:1 waiver 12:7,10,11,12 14:3 15:1,3,10,13,15,16 16:13,16 17:3,5,8,12 17:20 18:6 19:21 20:6,17 22:5,18 23:13 24:4,6,10,14</p>	<p>24:24 25:1,6,24 26:8 26:19 27:13 28:2 29:6,9 30:17,23,23 31:16,22 33:1,9 34:9 44:2 waivers 3:17,21,22 4:10 8:11 8:17 9:3,11,13,15,19 9:23 10:1,4,16,16,18 10:21,24 11:7,11,17 12:14 14:23 19:10 20:4 21:2 22:5 24:4 24:7,14 25:3 29:2,3 29:18 35:10 43:12,13 43:15 waiver's 16:21 waiving 31:19 want 9:4,16 11:14,14 17:18 18:9 27:23 31:1,8,14 31:15,17,19,21 32:10 34:22 35:9 36:7 39:18,18,21 41:17 47:3 48:7 49:2,19 wanted 29:1 30:3 Washington 1:11 wasn't 18:9 25:12 way 6:10 11:18 14:17 15:18,18,19 16:3,7,8 16:12 18:13 19:23 20:3,8,9,23 21:24 40:7 49:19 website 8:22 36:10 43:2,11 45:13 week 24:23 25:2,15 33:24 34:4 49:7,22 weeks's</p>	<p>26:14 week's 17:9 33:16 34:7 44:1 49:10 weren't 4:12 26:22 west 4:19 5:2,6 6:8,11 7:5 7:14 9:21 33:24 we'll 3:22 4:10 9:17 30:12 34:23,24 35:2 41:9 43:10 we're 4:22 12:11,19,22 13:8 13:8,15,18 14:3,19 16:10 17:2,4,4,11 21:17 29:18 30:14 33:1 37:4 38:2,7,8 45:4 48:4,5,15 we've 4:6 7:8 8:1 10:6 12:12 12:14 15:2 17:19 24:7 26:17 30:7 31:4 31:22 32:18 33:6 34:14 39:14 41:16,19 48:3 who've 9:6 wires 32:8 witching 3:18 wondering 30:5 word 10:13 27:17 words 22:19 49:19 work 9:7 21:18 26:17 30:13 39:6 40:3,6 working 9:7 35:18 43:21 works</p>	<p>16:3 20:8,9 worst 22:2 worth 48:12 wouldn't 14:24 16:16 31:21 wrap 39:3 write 39:15 writing 38:23 39:4 49:6,8,12 written 44:16 49:19 wrong 18:22</p> <hr/> <p style="text-align: center;">X</p> <hr/> <p>X 42:12 XIX 1:1</p> <hr/> <p style="text-align: center;">Y</p> <hr/> <p>Y 42:14 yard 13:5,7 18:22 19:9,13 19:16,20,21,24 26:3 yards 19:19 Yeah 22:11,13 year 40:8 year's 48:12 Yup 19:7</p> <hr/> <p style="text-align: center;">Z</p> <hr/> <p>ZBA 45:6 zoning 1:5 10:12,14,14 16:3</p>
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<p>24:9 29:14 32:2 42:2 Zuroff 2:6 3:6 34:3 40:14 41:2,9,21 42:4,9,20 47:24 Zuroff's 41:12</p> <hr/> <p style="text-align: center;">0</p> <hr/> <p>02111 1:17 02445 1:12</p> <hr/> <p style="text-align: center;">1</p> <hr/> <p>1 5:1 7:13,14 20:7 1,400 17:2,3 1-50 1:2 10 4:19 5:24 6:6,11 7:1,5 7:13 21:12 25:16 33:24 10-foot 21:8 109 14:19 11 7:24 14 39:2,24 15th 3:20 34:19 36:9 37:10 37:11 43:10 49:22 16th 43:11 179 1:16 18th 37:8 50:13</p> <hr/> <p style="text-align: center;">2</p> <hr/> <p>2 7:13,14 18:16,21</p>	<p>22:23 2,000 14:16 2.13 25:1 20 23:1 24:21 20-foot 19:23 20130094 1:6 2014 1:9 23:1,7 50:13 2017 50:16 21 6:1 7:5 20:7,14,17 25:15 34:1 21.1 26:8 21.66 26:10 22 23:19 292 17:10</p> <hr/> <p style="text-align: center;">3</p> <hr/> <p>3 7:13,14 24:15 50:16 3,000 14:15 30 15:7,9 31 7:4 25:17 323 17:11 33 16:6 333 1:11 35 16:2 18:10,13 20:2,13 20:14 21:1,1</p>	<p>38.58 24:18</p> <hr/> <p style="text-align: center;">4</p> <hr/> <p>4th 17:20 18:17,20 40 21:8,21 39:3,7,13,20 39:23 40:11 40A 48:15 40B 1:7 10:11,15,22 32:23 40:4 40-day 36:14,21 37:2,19 38:2 38:14,23 40:3 42:7 40-foot 21:7 401 1:16</p> <hr/> <p style="text-align: center;">5</p> <hr/> <p>5 7:19 24:15 5.09 32:22 33:7,8 5.09.4.G 32:5 50 21:24 509 12:14 30:23,24 31:9 31:22 32:10,16 509.3.C.3B 31:4 509.3.C.6 31:10 509.4.F 31:24 54 23:19 542-0039 1:18 542-2119 1:18</p>	<p>55 23:19 57 15:3</p> <hr/> <p style="text-align: center;">6</p> <hr/> <p>6 7:24,24 24:24 27:13 6th 1:11 60 21:16,21 61 6:12 617 1:18,18</p> <hr/> <p style="text-align: center;">7</p> <hr/> <p>7 8:4 24:15 7-inch 26:11 7:00 1:9 49:23 7:09 3:2</p> <hr/> <p style="text-align: center;">8</p> <hr/> <p>8 1:9 8:4 23:6 8th 17:22 18:7 19:3 8:15 49:21 8:17 49:24</p> <hr/> <p style="text-align: center;">9</p> <hr/> <p>9 7:24</p>
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------