

**In The Matter Of:**

***BROOKLINE ZONING BOARD APPEALS HEARING***

---

***PROCEEDINGS - Vol. XIII***

***October 20, 2014***

---

**MERRILL CORPORATION**

**Legalink, Inc.**

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

Volume XIII  
Pages 1-124

Brookline Zoning Board of Appeals Hearing

Case Number 20130094

40B Application by Chestnut Hill Realty

The Residences of South Brookline

October 20, 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

Avi Liss, Associate Member

Allison Steinfeld, Planning Director

Kathryn Murphy, Esquire, Krokidas & Bluestein

Edith M. Netter, Esquire,

Edith M. Netter & Associates, P.C.

Dan Bennett, Building Commissioner

Joseph Geller, Stantec Consulting

Marc Levin, Chestnut Hill Realty

Steven Schwartz, Esquire, Goulston & Storrs

Kien Ho, P.E., PTOE, Beta Group

Philip F. Paradis, Jr., P.E., LEED AP, CPSWQ,

BETA Group

Frank Holmes, P.E., LEED AP, Stantec

Courtney Jones, MDM Transportation

1 Members of the Public:  
2 William Varrell, 45 Asheville Road  
3 Nancy Daly  
4 Kenneth Berman, 353 Russett Road  
5 Regina Frawley, Russett Road  
6 Janice Kahn, 63 Craftsland Road  
7 Neil Wishinsky  
8 Ken Goldstein  
9 Emily Engeland, 165 Bonad Road  
10 Ben Franco, 275 Cypress Street  
11 Lynda Roseman, 49 Akers Avenue  
12 David Day, 333 Russett Road  
13 Nancy Fulton, 359 Russett Road  
14 Judith Leichtner, 121 Beverly Road  
15 Mark Bobrowski, Esquire, Blatman, Bobrowski & Mead  
16 Alisa Jonas  
17 Jeff Freilich, 327 South Street  
18 Anthony Abner, 265 Russett Road  
19 Irene Scharf, 250 Russett Road  
20  
21  
22  
23  
24

1 PROCEEDINGS

2 7:07 p.m.

3 MR. JESSE GELLER: Good evening, everyone.  
4 We're calling to order the continued hearing on the  
5 Residences at Chestnut Hill. My name is Jesse Geller.  
6 To my immediate left is Chris Hussey, John Book, Mark  
7 Zuroff, and Avi Liss.

8 Tonight's hearing will be focused on a  
9 discussion of the applicant's plan. We will also have  
10 a report on status of the working sessions. We will  
11 spend a few minutes on responses from engineers on  
12 behalf of the applicant and the town to prior comments  
13 made relative to stormwater and traffic, and the  
14 applicant will have an opportunity to respond to  
15 comments submitted by town boards, commissions, and  
16 staff. The ZBA will then have a discussion regarding  
17 the applicant's plan, and the public will have an  
18 opportunity also to speak.

19 Allison, would you like to report on the  
20 status of the working sessions?

21 MS. STEINFELD: Thank you, Mr. Chairman.  
22 Allison Steinfeld, planning director.

23 The working group did meet, and consistent  
24 with the discussion at our prior public hearing, our

1 focus was on the massing of the large building and I  
2 expect we'll be hearing from the applicant tonight  
3 relative to that building.

4 MR. JESSE GELLER: Thank you.

5 And I'd like to call on Kien Ho to discuss  
6 stormwater and traffic.

7 MR. HO: Thank you, Mr. Chairman. Just for  
8 the record, my name is Kien Ho, the traffic consultant  
9 for the Town of Brookline. With me tonight is Phil  
10 Paradis. He's our stormwater engineer.

11 I'll give the board an update on questions or  
12 concerns that were raised at the last hearing related  
13 to traffic, and Philip Paradis will address the  
14 stormwater components.

15 If I may, Board, I just wanted to identify,  
16 basically highlight the credentials that we have. In  
17 additional -- for myself, in addition to being a  
18 registered professional engineer, I'm also a registered  
19 professional traffic operational engineer, and that's a  
20 credential that's being recognized by the International  
21 Institute of Transportation Engineering. So I just  
22 wanted to note that.

23 There are four key components related to  
24 traffic that was brought up at the latest hearing, and

1 I'd like to provide the board a quick summary in terms  
2 of our response to those comments.

3 I think the first comment has to do with  
4 safety associated with pedestrians. I think the  
5 abutters had made presentations indicating that there  
6 was a lack of safety related to pedestrians that was  
7 provided as part of project mitigation, and also the  
8 safety concern that's existing out there that's going  
9 to be exacerbated as part of this project.

10 There was also a comment related to pedestrian  
11 safety which has to do with the Haynes Field and the  
12 playground area where there's a lack of pedestrian  
13 connection.

14 So I'd like to just quickly address the  
15 concern of pedestrian safety. As part of our review,  
16 we have performed a very detailed review of how the  
17 pedestrian safety is being addressed as part of this  
18 project. I think a good example would be Independence  
19 Drive where currently it's a four-lane-travel roadway.  
20 It's a very long crosswalk. There are crosswalks at  
21 least at two or three locations within the project  
22 site. If it's anything else, that was one of our  
23 biggest concerns, and what we have recommended and  
24 worked with the proponent is to ensure that those

1 crosswalks in terms of safety are being provided. And  
2 I think the proponent has done that very well, and I'd  
3 like to get into a little detail in terms of what they  
4 have incorporated as part of their concept or design.

5           The crosswalk, what they have done is not only  
6 have they reduced the crossing distance by creating a  
7 bump-out or curb extension, which I think we are very  
8 familiar with those, the whole traffic calming effect.  
9 And in addition to reducing the crosswalk, the  
10 proponent has also provided some form of a textured  
11 pavement for crosswalks, or it could be in the form of  
12 a, you know, brake pavers.

13           The detail of the type of materials for the  
14 crosswalk certainly will be worked out during the  
15 design phase, but the proponent is willing to provide,  
16 you know, the short crosswalk grading bump-out, some  
17 form of a textured pavement crosswalk for traffic  
18 calming. And in addition, we have also requested that  
19 some form of a traffic control signal device could be  
20 installed at these crosswalks, at least at two of  
21 those.

22           The type of traffic control devices, that  
23 certainly can be worked out with the town engineering  
24 department. It could be the form of a -- you know,

1 flashing lights, or it could be the form of a HAWK  
2 signal system, which is a common treatment for  
3 pedestrian safety, and those are installed in a lot of  
4 communities, for example, in Newton where they have at  
5 least three or four of those systems.

6 So I think in addition to pedestrian safety,  
7 the proponent has also considered bicycle safety along  
8 Independence Drive. And as part of the complete design  
9 that we have looked into, the proponents looked into  
10 the travel lane arrangement, whether it should continue  
11 to be four lanes or should it be three or should it be  
12 two lanes to provide bicycle accommodation and  
13 pedestrian safety, and on-street parking.

14 So those are all the features that the  
15 proponent has looked into in terms of the actual cross-  
16 section of the roadway, how many lanes, the type of  
17 bicycle lane accommodation, should it be a cycle  
18 track. So those are all going to be evaluated and  
19 looked into as part of the design phase.

20 And just keep in mind, everything that the  
21 proponent puts together in terms of the design, that  
22 has to be approved and reviewed by the Town of  
23 Brookline's engineering department. So just note  
24 that. I think that's very important. So I think,

1 overall, from a pedestrian safety standpoint, I think  
2 the proponent has done a great job creating those  
3 safety features for pedestrians.

4 The comments regarding a connection to Haynes  
5 Field and the playground -- as we all know, VFW Parkway  
6 is a four-lane divided major arterial, and it is a  
7 major road system that's owned by DCR. And in our  
8 professional opinion, we think that to provide the  
9 connection by this project is out of the scope of  
10 services.

11 But that doesn't mean that, you know, that  
12 request, you know, cannot be taken up with DCR, because  
13 ultimately DCR owns that roadway system. A connection  
14 going through that section of the roadway would have to  
15 be, you know, brought up with DCR because it's going to  
16 have traffic operational implications because it's a  
17 major arterial. It's going to be the wide median. You  
18 know, there's going to be implication as to how that  
19 crosswalk is going to work. And if it's anything else,  
20 a potentially -- you know, there's a heavier tree line  
21 along the median, so there's also potential  
22 implications on the tree line. Certainly that, you  
23 know, certainly could be brought up in front of DCR.

24 The second component has to do with traffic

1 and parking concerns within the proposed traffic  
2 circulation on-site. So this is on-site roadway  
3 system, the parking availability and traffic  
4 operations.

5 We have gone through the design of the  
6 internal roadway quite a bit with the proponent, and we  
7 did have concern with the roadway with -- we did have  
8 concern with where the parkings are located, you know,  
9 if they should be located close to the building where  
10 it makes sense for people to use it, not too far away.

11 And so I think the proponents have addressed  
12 all those comments, and they have really conformed to  
13 all the design criteria that we are looking for on the  
14 safety standpoint in terms of, you know, the size of  
15 the parking, where they should be located, the roadway  
16 width, you know, which they have looked into.

17 And certainly the other concern is we know the  
18 fire department has, you know, some concern with, you  
19 know, emergency vehicles going through the areas. And  
20 my understanding is the proponents have worked with the  
21 fire department, and they have, you know, approved the  
22 on-site traffic roadway circulation.

23 So I think, overall, the proponent has  
24 listened to our concerns as to, you know, the design of

1 the roadway system, and to date they have adequately  
2 addressed our concerns and we are satisfied with the  
3 design, which is based on industry standards of the  
4 roadway system in terms of the on-site circulation.

5 The third component has to do with Beverly  
6 Street. If you recall, the proponent had shown some  
7 photos in the case of where there's an emergency  
8 vehicle on Beverly Street. And the photos actually  
9 indicated that at the time when the emergency vehicle  
10 was there, there was on-street parking. And the  
11 concern was the -- you know, potentially, with the  
12 on-street parking, that cars being parked on both  
13 sides, the road, you know, becomes very narrow and it  
14 becomes, essentially, a one-lane roadway,  
15 two-way-operation type of scenario.

16 In addition to that, the proponent also has  
17 raised a concern that in the winter months, especially  
18 with snow and whatnot, you know, snowbank -- and so  
19 that could also potentially create, you know, a one  
20 lane type of a two-way operation for vehicles and  
21 potentially could hamper emergency vehicle response.

22 Again, this is nothing new. We have worked  
23 with this in detail with the proponent, and in terms of  
24 the number of vehicles that's going through Beverly

1 Street, the analysis had indicated that at any given  
2 time, worst case, approximately during the peak hour,  
3 there's a small percentage of the project-related trips  
4 that would end up on Beverly Street. And that volume  
5 is essentially somewhere between three to five  
6 vehicles. So that small number of trips is really not  
7 enough to impact Beverly Street if the concern is that  
8 with this new project, that potentially is going to  
9 impact Beverly Street.

10 The concern is also the on-site parking and,  
11 you know, the roadway width design. If people are  
12 parked on the street, emergency vehicles, how is that  
13 going to be affected? Again, as I mentioned earlier,  
14 the roadways, the parking layouts, they're all designed  
15 based on industry standards. Any project site similar  
16 to this, you know, you go to, the roadway widths, they  
17 are based on industry standards. So from a safety  
18 standpoint, they do meet industry design requirements.

19 So I think, overall, the project has  
20 adequately addressed, you know, the concern that we  
21 have and that the number of trips generated that have  
22 to use Beverly Street, it really has very, very little  
23 impact.

24 The fourth component, which is the last item,

1 has to do with the proponent has raised the concern  
2 that the traffic study does not include the  
3 intersection of South Street and VFW Parkway  
4 intersection, the fact that that is a key intersection.

5 When we first reviewed this, we did have  
6 concern with the proponent not having enough data and  
7 didn't really look at enough on South Street, so we had  
8 requested that additional data be collected on South  
9 Street. There were actually other streets that we had  
10 requested, including Beverly Street, that the proponent  
11 needs to look into.

12 The proponent has collected additional data on  
13 South Street. They have also looked at the  
14 intersection at South Street. And based on the  
15 analysis, for example, the intersection that they have  
16 looked at, whether it's at South Street and Grove or  
17 South Street and Asheville, the level of service that  
18 shows with or without the project, it really doesn't  
19 change the level of service, so the impact is really  
20 not significant based on the number of trips related to  
21 this new project.

22 And I'll give you an example. The trip  
23 distribution -- this is the number of trips that's  
24 going to be coming out of the site based on the new

1 project -- it indicated that approximately 35 percent  
2 of the site trips will head towards VFW Parkway. Of  
3 the 35 percent, approximately 5 percent of those  
4 actually head east towards Boston on VFW, so 30 percent  
5 of those trips would head, you know, west on VFW  
6 Parkway.

7 And those percentages are based on the actual  
8 count and observed traffic movement that's out there,  
9 and that's the best information that they have to base  
10 on, is what's actually happened based on percentage.  
11 So if you base on that percentage, only 5 percent of  
12 those that's heading east on VFW Parkway. And if you  
13 follow the roadway, of the 5 percent, that's equivalent  
14 to about five to six cars. So that five to six cars  
15 are going to be ending up at the intersection of South  
16 Street and VFW parkway.

17 Again, based on the analysis, just because  
18 there are no level of service changes on South Street,  
19 at the other two intersections that they have looked  
20 into, the 5 percent is a very little impact at the  
21 intersection of South Street and VFW Parkway. And  
22 that's why we really did not think that that  
23 intersection is going to be of any value if it's going  
24 to be added into the intersection, because the majority

1 of that traffic is going to head west on VFW Parkway.

2 And that's why in our review we have pushed  
3 that it's important to have that connection that the  
4 proponent has proposed and evaluated, and this is a  
5 direct connection to the site onto the VFW Parkway to  
6 allow for those, you know, 30 percent that's heading  
7 into VFW Parkway going east. So we think that  
8 connection is very important to potentially, you know,  
9 alleviate and help manage the traffic as a result of  
10 this project.

11 So I think, overall, the proponent has  
12 adequately, you know, addressed all the traffic  
13 concerns that we have and the safety concern as it  
14 relates to pedestrians, bicycles, and including  
15 vehicles, which I didn't really touch on much, on  
16 Independence Drive, because you're reducing those  
17 roadways when you're creating those bump-outs. Those  
18 are all traffic calming effects that potentially slow  
19 down traffic, at the same time getting traffic through  
20 the area and slowing them down so that the whole area  
21 is safe, and that's what we call the complete street.

22 So I think that summarizes, you know, our  
23 responses related to traffic. And, if I may, I can  
24 have Phil come up here and talk about stormwater,

1 Mr. Chair.

2 MR. JESSE GELLER: Before you do, let me see  
3 if there any questions.

4 Questions?

5 (No audible response.)

6 I have a question.

7 In your written materials that you submitted,  
8 you had given a cost estimate, I believe, for traffic  
9 calming measures within neighboring streets.

10 Do you believe that traffic calming measures  
11 within the neighborhood streets like Beverly Road, do  
12 you think that they are appropriate? Inappropriate?  
13 What's your recommendation?

14 MR. HO: We think they're appropriate. And as  
15 I have indicated at the last meeting, the fee  
16 associated with the traffic calming, to do the study,  
17 it's approximately \$15,000. And to address the  
18 findings, if there is any as part of the traffic  
19 calming, for planning purposes, we have used a raised  
20 device, which is a speed bump, and they cost about  
21 \$8,000. That's installed and including design. So I  
22 came up with \$64,000. That's assuming that we're going  
23 to need two speed bumps per street, which I think I  
24 have identified there were four streets as part of the

1 mitigation that we need to look into as part of the  
2 traffic study.

3 MR. JESSE GELLER: But generally -- I'm less  
4 concerned with how you price them out than with whether  
5 they are constructive or not or whether you're  
6 recommending them.

7 MR. HO: You know, that's going to be the  
8 outcome of the study.

9 MR. JESSE GELLER: Okay. The study that --  
10 the audit that will be done approximately somewhere  
11 between six months to a year after. Is that what  
12 you're referring to?

13 MR. HO: Yes.

14 MR. JESSE GELLER: Okay. Thank you.

15 Anything else?

16 (No audible response.)

17 Thank you.

18 MR. PARADIS: Thank you, Mr. Chairman. My  
19 name is Phil Paradis. I'm a professional engineer with  
20 BETA Group. I'm a LEED accredited professional, a  
21 certified professional in stormwater quality. I have  
22 over 28 years of experience in land development  
23 projects. I've been doing peer review consultant work  
24 for over 15 years. Right now I'm active in a couple

1 dozen communities and I don't -- as a peer review  
2 consultant, my goal is to protect the town and the  
3 local residents. I'm not involved in the design  
4 group. We do very little private work. Most of our  
5 company work is done for municipalities.

6 And so when I look at a project, I am  
7 concerned about the engineering. I know this is a  
8 fairly large project in a very tight area. Residents  
9 are fairly close. I empathize and sympathize with this  
10 kind of project, but the goal of my review was to  
11 understand how the project complies with the local,  
12 state, and federal stormwater management standards and  
13 general practices.

14 As a result of that, we've done -- we've had  
15 two full reviews of the project. There was a  
16 substantial change early on in the project. There have  
17 been several back and forths with the applicant to  
18 provide -- to meet the standards for the project.

19 There have been issues identified early on  
20 such as the vernal pool issue that was identified in  
21 our scope of services. We have on our team a wetlands  
22 scientist who went out and observed the area in  
23 question for vernal pool species and activities. It  
24 wasn't available at the first meeting because there was

1 still snow on the ground when we first looked at the  
2 project.

3 Lenore White has identified no species that  
4 would identify the area as a vernal pool, and there is  
5 no evidence that it ever was one or will be in the  
6 future. It is a low area. It is susceptible to local  
7 flooding or local collection of water. There is an  
8 outlet right near it. The outlet is somewhat  
9 displaced, and water does collect there shortly after  
10 rainfall events. It, however, is not classified as a  
11 wetland or vernal pool, and your own town conservation  
12 commission has agreed to that as well.

13 The second thing is the groundwater  
14 evaluation, which was very important to us. We made  
15 the concerted effort to verify that the applicant has  
16 used the correct groundwater elevation. Originally,  
17 the applicant had based it off of monitoring wells  
18 installed in the area which were observed once. After  
19 the first meeting, they agreed to observe it again.  
20 They observed it at the end of -- I think in April, and  
21 it was almost a foot higher at that time.

22 We wanted to check it in terms of is that  
23 reasonable for this particular site, so we verified  
24 this through the observation of local USGS wells in

1 proximity to the site, and it showed us that the  
2 groundwater elevations at the time were near high  
3 groundwater. The systems that they've designed are  
4 designed two feet above high groundwater, so even if  
5 the high groundwater was slightly higher, it would not  
6 impact the design.

7 The third issue that was identified by the  
8 abutter was the volume of runoff from the site. The  
9 project is required to comply with the 10 stormwater  
10 management standards of the Mass. Stormwater  
11 standards. The second standard is that there should be  
12 no increase in the peak rate of runoff from the site.  
13 The project complies with that; however, there is no  
14 regulation that requires the volume of runoff to be  
15 less than existing.

16 However, the project's drainage systems as  
17 designed will capture the stormwater runoff for this  
18 particular site and store it and route it through the  
19 public drainage system. It will not be an increase to  
20 local abutters or residents or on the project itself.

21 There was a question about use of the  
22 StormTech system. This is the system that the  
23 proponent has used -- has chosen to design the  
24 subsurface infiltration systems.

1           As a general rule, we do not review StormTech  
2           or proprietary systems. As a free-market society, we  
3           feel like these will police themselves. There was an  
4           episode for a system that was about 10 years ago that  
5           suffered several failures and was -- they were  
6           subsequently sued. So our only input is that these  
7           systems be installed per the manufacturer's  
8           specifications.

9           And the applicant has identified that this  
10          particular system may require professionals to come out  
11          and observe the subsoil conditions and the installation  
12          of the system to make sure that they can get the  
13          warranty for the project. So if they can't prove that  
14          it was installed right, they won't have the warranty,  
15          and they're at risk for that. So we don't necessarily  
16          get involved in that. The project -- the system, as  
17          designed, provides the necessary storage area -- or the  
18          computed storage area -- and will function if,  
19          obviously, they stand up.

20          And then there was an issue involving porous  
21          pavement and the failure rate. Initially, as with most  
22          new technologies, failure rates are fairly high when  
23          they're first developed. This particular issue was  
24          identified in an EPA brochure in 1999 and, you know, it

1 basically said traditional porous pavement sites have a  
2 high failure rate, approximately 75 percent. Failure  
3 has been attributed to poor design, inadequate  
4 construction techniques, soils with low permeability,  
5 heavy vehicular traffic, resurfacing with nonporous  
6 materials. And, as the board recalls, we had serious  
7 questions about the original design and how these would  
8 be addressed.

9           Subsequently, the applicant has indicated that  
10 several of these are obviously accommodated. First,  
11 the latest and greatest in -- the University of  
12 New Hampshire is an expert in developing porous  
13 pavement, and they've provided the specs and the  
14 applicant is using that specification.

15           The idea of low infiltration, the proponent is  
16 using a subdrain system so that the actual infiltration  
17 system will be more of a detention. It will slow down  
18 the rate of runoff from the site. Obviously, you know,  
19 there's not a proposed high vehicle traffic on this  
20 area. It's a parking lot. It's a great -- it's an  
21 ideal location for this kind of application.

22           And we've specifically made sure that they  
23 include that any resurfacing or any repairs that be  
24 done, be completed, that they replace the pavement in

1 time.

2 So these things will reduce, obviously, the  
3 failure rate. It's not going to be 75 percent. We  
4 can't, obviously, warrantee that it won't fail, but if,  
5 I think, all these are installed, they've also got a  
6 redundant drainage system so if per change it does  
7 fail, it's not going to go onto the residences, it's  
8 not going to inundate them, but will go into the town  
9 drainage system.

10 There was an issue related to the runoff to  
11 adjacent properties because of high bedrock or low  
12 infiltration into the soil. The project is designed --  
13 every project site, development project, is required to  
14 analyze the existing conditions and then make sure that  
15 the proposed condition is not worse, does not increase  
16 the rate of runoff, does not provide, you know, poorer  
17 quality of runoff, whatever.

18 This particular case, the applicant has chosen  
19 a more conservative existing condition. That means  
20 they've a chosen a more porous -- they've identified  
21 the area as a more porous soil. That means more water  
22 goes into the ground and less runs off. So that  
23 standard is the standard they're held to for the  
24 proposed condition when, in fact, if the bedrock is

1 higher, then less will infiltrate, more will run off.

2 So I'm not quite sure how that works in this  
3 particular neighborhood, but if, as reported, the  
4 abutter indicated that within a few minutes he's  
5 getting flooding in his basement, that means it's  
6 running off the property, not into the ground. And  
7 my -- when we looked at the proposed project, we see  
8 that the applicant has provided both the capture and  
9 treatment, storage and treatment of runoff based off a  
10 conservative number and therefore the condition will be  
11 substantially better for the local residents. I hope  
12 that makes sense.

13 UNIDENTIFIED AUDIENCE MEMBER: No.

14 MR. PARADIS: No?

15 Does the board have any question about that?

16 MR. JESSE GELLER: Questions? Do you  
17 understand the statement?

18 MR. HUSSEY: I think that I have a couple  
19 questions. Is there anything in the way this overall  
20 project has been designed that is going to increase the  
21 water coming onto the site, the rainwater?

22 MR. LISS: On or off?

23 MR. HUSSEY: Well, first on. Is there going  
24 to be more water coming on because of the large

1 buildings, for instance? Is the water going to be  
2 redirected in such a way that there will be more water  
3 coming on the site than is evident now with no building  
4 on this site?

5 MR. PARADIS: I don't believe so. The  
6 applicant has provided substantial capture  
7 capabilities, whether it's roof drains or catch basins  
8 or porous pavement itself, that will capture the  
9 runoff. And they provided the adequate sized piping to  
10 get it to infiltration and/or storage systems that will  
11 hold the storm until the runoff from undetained areas  
12 run away and then the system will slowly empty.

13 And that's pointed out in -- we have a letter  
14 from the -- October 14th from the same abutter, and  
15 unfortunately this abutter doesn't understand  
16 stormwater management systems in a number of ways. But  
17 they indicate -- you know, for instance, the way that  
18 retention basins work is that water is captured and  
19 sent to a basin where it slowly fills up. And the way  
20 it fills up is that the outlet is too small to allow  
21 the amount of runoff coming in to get out quickly. So  
22 the outlets are designed smaller than what the peak  
23 rate is so that the peak rate will be dropped and only  
24 meted out at what the system can handle.

1           MR. LISS: What can the system handle? What's  
2 it prepared for, and what's the capacity with which the  
3 runoff will be held? Is there -- answer that question  
4 and then I'll ask you another one.

5           MR. PARADIS: Well, like I said before, the  
6 site is analyzed for a particular watershed area for  
7 how much runs off now. That means there's a -- you  
8 know, you get a rainfall and the area of pavement now  
9 is different from the area of grass which is different  
10 from the area of wood, the amount of water that gets in  
11 the ground. So you add up all those things and you  
12 model it so that if it all runs down to Street X, then  
13 that's the number you can't exceed when you design your  
14 future number -- your project.

15           And typically, under a proposed condition you  
16 have a lot more pavement, you have a lot more roofs, so  
17 that there's -- you have to provide what's called  
18 "mitigation." You have to provide some sort of BMP,  
19 best management practice, that will either contain or  
20 infiltrate or somehow reduce the flow to that Street  
21 X. Okay?

22           What I've stated before is that the applicant  
23 has conservatively computed that drainage to Street X.  
24 So for instance, he's computed the site as a hydraulic

1 group B soil, which is -- only A is better. There's  
2 four soils. B is the second best. When actually half  
3 of the soils -- the soils map indicates a C. So that  
4 means under the existing condition more is getting into  
5 the ground and less is getting to Street X. So that  
6 number is actually reduced already because of their  
7 conservative assumption. When you go to the drainage  
8 systems and design, it's even less than that. I hope  
9 that makes sense.

10 So we've looked at each of the water sheds in  
11 the area, and that's what we have to hold them to, is  
12 that they can't increase the peak rate of runoff from  
13 the site at any particular analysis point.

14 MR. LISS: And just to reiterate, is it your  
15 opinion that the stormwater management system proposed  
16 by the proponent or the applicant is satisfactory?

17 MR. PARADIS: The stormwater management system  
18 as proposed by the applicant meets the current  
19 standards and design practices, yes.

20 MR. HUSSEY: You indicated that some of the  
21 management involves diverting the stormwater to public  
22 storm drains; is that correct?

23 MR. PARADIS: Right. Some of the water goes  
24 right down to the public drainage systems.

1 MR. HUSSEY: Some of them now -- the way  
2 that -- with the site undeveloped, there is some of  
3 that water going to the public drainage system?

4 MR. PARADIS: Right. And again, just like  
5 Street X, the public water system would be an analysis  
6 point. So we would -- depending on what it is. You  
7 can't increase the peak rate of runoff to the drainage  
8 system.

9 MR. HUSSEY: So that's because there are storm  
10 basins in the streets, and that's where it's picking  
11 this up now?

12 MR. PARADIS: Yes. Some of it flows over  
13 land, you know, down driveways, you know, gets to  
14 street systems; right.

15 MR. HUSSEY: So the proposed design, is this  
16 going to add to that runoff to the public storm drains  
17 or is it going to be less? There's going to be more  
18 on-site to drain off, naturally, eventually.

19 MR. PARADIS: It will control the peak rate of  
20 runoff, which is required. There may be -- there's a  
21 slight increase in the volume of runoff, but that's not  
22 regulated under the current stormwater standards.

23 MR. HUSSEY: I'm sorry. I'm sort of dense on  
24 this, perhaps, but --

1           MR. PARADIS: Here, I brought my little pad.  
2 I can draw a little picture.

3           All right. You get a rainfall event and this  
4 is -- it's typically done over a 24-hour period, and we  
5 use what's called a "unit hydrograph curve." So you  
6 get a storm, and all of a sudden it peaks up. And this  
7 is typically, like, a hurricane-type event. Okay? So  
8 it's fairly low for a little while, and then it peaks.  
9 And this is what the design criteria is. We can't  
10 increase this number under the proposed conditions.  
11 Okay?

12           So typically what happens is, because we've  
13 gotten more -- and this is all relative to the time of  
14 concentration. For instance, water travels down, you  
15 know, through the woods, obviously through the grass,  
16 and then down the street and gets to a -- where the  
17 whole drainage area is gathered together. So at that  
18 point you get the peak rate of runoff.

19           What happens when you develop a parcel of  
20 land, typically you cut down trees and pave grass or --  
21 so you actually speed up the time of concentration,  
22 okay, as well as provide more runoff because it's not  
23 getting into the ground. So your peak rate of runoff  
24 may be something like this. It may be more depending

1 on -- so the design of your drainage system now has to  
2 mitigate this difference, okay, so I have to bring this  
3 down so it's no longer higher than this and higher than  
4 this. Okay?

5 So the way you do it is, like I said, you put  
6 in a basin. So now you've got it coming like this, and  
7 you design the basin so it doesn't go above the peak.  
8 Okay? So you don't have orifices or whatever to do  
9 that.

10 But however, this volume, this is all volume  
11 of water that has to be now stored. So you store this  
12 water and you allow it to only come out at a certain  
13 rate. So it's only coming out at that rate now, okay,  
14 but you've got more volume. So that's what happens now  
15 under this new system. If you install infiltration  
16 systems, then that reduces, obviously, the volume of  
17 runoff as well.

18 Does that make sense?

19 MS. NETTER: Has he successfully explained to  
20 you why rate is critical?

21 MR. HUSSEY: Yes.

22 MR. JESSE GELLER: And when you're speaking  
23 about that, you're talking about the requirements of  
24 the existing regulations?

1 MR. PARADIS: Correct.

2 MR. HUSSEY: All right. Thank you.

3 MR. BOOK: So when -- as water -- you said the  
4 volume of water during the period will be going into  
5 the town drainage system. That volume would increase  
6 over -- at that particular -- during that event. Is  
7 the town drainage system of a sufficient capacity to  
8 handle that?

9 MR. PARADIS: It typically is. We didn't  
10 evaluate it. That's not a -- this peak is fairly  
11 steep, and when you get a large drainage area, then  
12 this -- the peak that results from this is typically  
13 not the peak that the next street down would get, you  
14 know, because that'll go out first or whatever. So  
15 it's typically mitigated off peak of other systems.

16 In order to evaluate this, you have to do a  
17 really wide drainage analysis. The project proponent  
18 has identified a watershed area and met the conditions  
19 required at those analysis points. There is a slight  
20 increase in the runoff to some analysis points, but  
21 it's only the volume. It's not -- what's considered  
22 the most detrimental is the peak.

23 MR. BOOK: So when you say this has been  
24 designed to meet the regulations, the regulations don't

1 take into account whether or not -- it only looks at  
2 getting the water -- dealing with the water as it  
3 leaves the site? It doesn't look at what happens to it  
4 after that?

5 I guess my question is, you know, is there a  
6 potential for a flooding situation off site because  
7 there's a place for the water to go?

8 MR. PARADIS: There is. However, like I  
9 stated earlier in the analysis, was that they  
10 significantly under -- they've conservatively estimated  
11 the runoff currently. We think it's higher. The  
12 applicant has shown us pictures where it's not  
13 infiltrating at all. So my guess is -- an educated  
14 guess with experience -- that the runoff is higher now  
15 than it will be in the future.

16 MS. NETTER: My understanding is the applicant  
17 is not seeking any waivers from local stormwater  
18 regulations, so perhaps we want to understand -- I  
19 don't know whether the town has a permitting system for  
20 new stormwater runoff created from development. Is  
21 there -- I don't know if there's anybody here to answer  
22 that question. Is there a process by which the town  
23 evaluates whether the system can accommodate that new  
24 runoff? And I think we're talking about probably

1 volume, not just rate here. Does that get to what  
2 you're ...

3 MR. BENNETT: The town does have a local  
4 stormwater bylaw -- Dan Bennett, building  
5 commissioner -- the Town of Brookline does have a  
6 stormwater bylaw that is enforced and regulated through  
7 the town's public works. So typically, from the  
8 building department's standpoint, prior to construction  
9 of a new home or disturbance of the driveways or  
10 landscaping or a retaining wall, we will send any type  
11 of site plan to the engineering department. They'll  
12 review that to be -- whether it's consistent with the  
13 local bylaws or not.

14 At this point, the applicant has not requested  
15 any waivers from our local stormwater bylaw.

16 MR. PARADIS: There is a comment also in this  
17 October 14th letter from the abutter about the  
18 Stormceptor units and the fact that MassDOT does not  
19 like to use Stormceptor units.

20 MassDOT, we do a number -- in my company we do  
21 a number of projects for many towns for MassDOT, and  
22 the towns have MassDOT pay for the project. MassDOT  
23 does not want to install units or best management  
24 practices that require maintenance, so they won't

1 allow -- or they don't pay for -- they will allow, but  
2 they don't pay for Stormceptor units in their  
3 projects. They prefer open basins and/or -- they don't  
4 allow for subsurface treatment systems because they  
5 don't want to maintain them. They don't have control  
6 of finances to do that.

7           The project -- many private projects, they  
8 want to maximize the use of their property. It is a  
9 standard practice to use proprietary water treatment  
10 systems. They are very effective. MASTEP has  
11 certified that these Stormceptor units are effective in  
12 treating water for water quality purposes, so they're  
13 acceptable units. Obviously, again, the caveat is  
14 they've got to be maintained. That's up on the  
15 applicant's dime.

16           And I think that addresses all the issues that  
17 I've seen so far from the abutter. I don't know if the  
18 board has any other questions. But my statement,  
19 again, is that we've worked with the proponent to make  
20 sure that their design --

21           Now, stormwater management -- we don't design  
22 systems for every storm event. You know, many of you  
23 probably remember March of 2010 where we had three days  
24 of continuous rain and it flooded everywhere.

1 Stormwater management systems aren't designed to that  
2 capacity. If it were, it would be too expensive. We'd  
3 have massive pipes everywhere. And it's been the  
4 practice for many years. So just -- you know, the  
5 stormwater management system that the applicant has  
6 provided for this development meets the current  
7 standards, state and federal standards.

8 MR. JESSE GELLER: Questions?

9 (No audible response.)

10 Thank you.

11 Mr. Levin, are you speaking on behalf of the  
12 applicant?

13 MR. LEVIN: I am.

14 MR. JESSE GELLER: Thank you.

15 MR. LEVIN. Good evening, Chairman Geller,  
16 board members, town staff. My name is Marc Levin,  
17 Chestnut Hill Realty.

18 Tonight we'll be responding to comments made  
19 by town boards, staff, abutters, and the ZBA. First,  
20 Frank Holmes of Stantec will discuss stormwater, and  
21 then Courtney Jones of MDM Transportation will discuss  
22 traffic, Joe Geller of Stantec will discuss site  
23 planning, and I'd like to present three concept plans  
24 that are designed to address the massing concerns of

1 the apartment building.

2 MR. HOLMES: Good evening. For the record,  
3 I'm Frank Holmes from Stantec, professional engineer  
4 and certified licensed soil scientist in the State of  
5 Massachusetts.

6 I want to talk a little about responding to  
7 comments that have been received by abutters and also  
8 comments received by town staff. We have provided a  
9 detailed response to comments received at the hearing  
10 on September 15th and also in a recent letter by an  
11 abutter last week and also to town staff comments to  
12 the ZBA. And I won't go through all of those point by  
13 point, but there are a few that I do want to touch on  
14 here, and I'd be glad to answer any questions that the  
15 board might have.

16 I do want to start by responding to some  
17 stormwater comments, especially those that have been  
18 received by an abutter to the project. And a lot of  
19 the comments that we've talked about tonight relate to  
20 the rate of stormwater runoff and the volume of  
21 stormwater runoff, and so I'm happy to answer any  
22 questions on that.

23 But as it relates to the abutter's comments,  
24 I'd like to note that a lot of the figures and

1 calculations and numbers that have been included in  
2 some of that testimony is grossly inaccurate. There  
3 was one slide in one of the PowerPoint presentations  
4 that talked about a volume of over 11 million gallons  
5 of water generated on the project site. And it looked  
6 a little high to me and so, you know, I did some  
7 calculations myself, and that would require a storm  
8 over six feet deep on the site to generate that amount  
9 of water. And clearly, that's not possible.

10 There was another slide that talked about a  
11 certain number of Olympic sized swimming pools of water  
12 that would be generated from the site. And again, I  
13 checked those numbers and they're also incorrect by  
14 over 100 percent in terms of the amount of water that  
15 represented was going to be generated.

16 And so it raises a question to me whether the  
17 drainage calculations might not be understood or  
18 whether there's an intentional misrepresentation. I'm  
19 not sure what the answer is.

20 I'd like to reinforce the point that the  
21 system has been designed to meet all the standards, as  
22 Mr. Paradis mentioned a minute ago, and that the rate  
23 and the volume of water towards the abutters will be  
24 reduced with the proposed design. The system's been

1 designed -- it has been mentioned a few times in the  
2 last few minutes -- to meet the state's 10 stormwater  
3 management standards and to meet the Town of  
4 Brookline's standards and to meet generally accepted  
5 engineering practice.

6           So some of the comments that I could just hear  
7 coming from the board were asking about, well, the  
8 amount of water going to the town's drainage system.  
9 The system has been designed so that the rate of runoff  
10 leaving the site is less than the existing condition  
11 design points. And so the capacity of the town's  
12 drainage system will not be negatively impacted and, in  
13 fact, will be improved because the rate of water going  
14 to the drainage pipes will be less than the existing  
15 condition.

16           I'd also like to note that the system's been  
17 designed to capture stormwater from the site and to  
18 provide recharge volume as is required by the state  
19 standards. And we conservatively classified the soil  
20 as a B-type soil which requires us to capture .4 inches  
21 of water and hold onto that water and let it infiltrate  
22 on-site where we have recharge systems on-site.

23           A typical storm with a regular rainstorm  
24 event, 90 percent of storms, we have less than a

1 quarter inch of rainfall and we're providing .4 inches  
2 of stormwater runoff capture. So for most storm  
3 events, there won't be water leaving that drainage  
4 system. And so that's a further improvement, and  
5 there's that much less water leaving the site towards  
6 the town's drainage system.

7 Lastly, and speaking of maintenance, there was  
8 a suggestion that the Stormceptors that we're  
9 suggesting aren't allowed by DOT, and I'd like to echo,  
10 it's also our company's experience that MassDOT doesn't  
11 like Stormceptors because they don't want to maintain  
12 them, but they, to my knowledge, have never said that  
13 they don't work or that they're a waste of money. It's  
14 just that they don't want to maintain them themselves.

15 Chestnut Hill Realty is clearly going to  
16 maintain their drainage system, and there's an  
17 operation and maintenance plan that was provided that  
18 states how that would be done and the frequency that  
19 that will be done.

20 In the interest of time -- because I know  
21 there's a longer presentation here -- I don't want to  
22 get into more of a point by point on some of the  
23 stormwater comments that have been received, but I do  
24 want to note our response to comments received by the

1 Board of Health as they relate to mosquito control, so  
2 a recommendation from the Board of Health that the  
3 project implement a mosquito control program throughout  
4 the entire site. And Chestnut Hill Realty is agreeable  
5 to that, agreeable to developing a program that's  
6 consistent with the town's own mosquito control  
7 problem. And so happy to work with the Board of Health  
8 or other appropriate departments to develop a program  
9 that's consistent.

10 The Department of Public Works also had a  
11 recommendation with regard to some testing to confirm  
12 whether or not there's any cross-contamination between  
13 the sanitary sewer and the stormwater collection system  
14 on-site.

15 And I want to note -- and it was discussed a  
16 couple of hearings ago -- that Chestnut Hill Realty,  
17 back in 2009, in conjunction with the town, had  
18 undertaken some significant investigations on-site,  
19 some explorations, and had, in fact, identified a  
20 leaking sewer force main pipe, and that was repaired.  
21 The work was all witnessed by the town, and Chestnut  
22 Hill Realty even lined the force main from the point  
23 where the leak was discovered into Independence Drive.  
24 And so it's felt that that may have been the cause for

1 some cross-contamination, and that has been fixed.

2 But Chestnut Hill Realty, as has been stated,  
3 is open to the testing at the locations suggested by  
4 the town engineer and to further investigations if the  
5 testing suggests that there is any additional  
6 cross-contamination on Chestnut Hill Realty property.

7 And so with that, unless there are any  
8 questions -- I'd be happy to answer any questions, but  
9 if not, I'll turn it over to Courtney Jones to talk  
10 about response to traffic issues.

11 MR. JESSE GELLER: Questions?

12 (No audible response.)

13 I just want to note for the record that we did  
14 receive -- and I assume it is available on the  
15 website -- both input from various town departments and  
16 boards as well as a number of responses from CHR to  
17 those written reports, and anyone who wants to take a  
18 look at those can certainly do so by going onto the  
19 website.

20 Okay. Thank you.

21 MS. JONES: Hi. For the record, Courtney  
22 Jones. I'm representing MDM Transportation  
23 Consultants. That's the applicant's traffic  
24 consultant.

1           Tonight, in the interest of time, since BETA  
2           has already addressed the abutter concerns and there's  
3           a general concurrence that the traffic evaluation  
4           prepared by MDM thus far has been satisfactory, I'll  
5           just skip to the local town department comments from  
6           the fire, police, and DPW.

7           All of the departments stated their desire for  
8           the applicant to pursue a VFW Parkway -- direct access,  
9           site access to VFW Parkway. The applicant has actively  
10          committed to doing that in collaboration with the  
11          town. We do need to stress that that is subject to  
12          Department of Conservation and Recreation approval and  
13          thus not guaranteed, and BETA has already concurred  
14          that there's ample capacity in the adjacent  
15          neighborhoods, specifically Asheville, Bonad, South  
16          Street, and Russett to accommodate project-related  
17          traffic should that additional driveway not be  
18          implemented.

19          Specific department comments from the fire  
20          department include the response time to the proposed  
21          Residences of South Brookline. We would like to state  
22          that Brookline does have a mutual aid agreement with  
23          neighboring Boston that, should they choose to go that  
24          route, would allow them for response times that fall

1 within NFP recommended standard response times.

2 The police department requested that the  
3 applicant consider implementing raised crosswalks on  
4 site. We did consider that. However, in the interest  
5 of providing efficient emergency apparatus access and  
6 circulation on-site, we felt it was best to not  
7 implement raised crosswalks since they can impede the  
8 access.

9 The DPW raised the issue of traffic calming.  
10 At the request of BETA, MDM had previously conducted a  
11 detailed evaluation of traffic calming in the adjacent  
12 neighborhoods which indicated that currently there's no  
13 additional traffic calming measures that would be  
14 warranted. Additionally, in the future with the  
15 project in place, there still would be no warranted  
16 additional traffic calming measures. This is based on  
17 crash history, volumes, and speed data that were  
18 collected.

19 To illustrate how the proposed on-site roadway  
20 system would be an improvement over the existing  
21 Hancock Village roadway system, you can see up top  
22 here, this is the proposed westerly site driveway, down  
23 below is the existing Gerry Road driveway, and you can  
24 see there's parking on both sides of the street here,

1 creating more vehicular conflict points. Whereas the  
2 tact in preparing the new site plan was to put parking  
3 along only one side to reduce the amount of vehicular  
4 conflicts. We have a cul-de-sac element to allow for  
5 adequate emergency apparatus maneuverability and a  
6 comprehensive system of on-site sidewalks and  
7 crosswalks as well as a connection to the Baker  
8 School.

9 Hancock Village today has a robust TDM program  
10 that they plan to extend to the residents of the  
11 proposed Residences of South Brookline. This is an  
12 example of one of their brand-new Hancock Village  
13 shuttles. This provides peak commuting period service  
14 often. I believe it runs every 20 minutes or so, and  
15 it provides access directly from the site to nearby  
16 MBTA train stations. The site also has MBTA bus stops  
17 that do allow MBTA service on Independence Drive. And  
18 the site also had 2 dedicated Zipcar spaces and is  
19 willing to expand that based on demand.

20 So that pretty much sums it up. I can answer  
21 any questions you may have.

22 MR. JESSE GELLER: You didn't comment on the  
23 recommendation that there be an audit after a certain  
24 period of time. I think the estimated time was six

1 months to a year.

2 MS. JONES: For the traffic calming?

3 MR. JESSE GELLER: Yes.

4 MS. JONES: Well, we did conduct detailed  
5 evaluations that reflected volume and speed data on  
6 Beverly, Russett, Bonad, and South Street which  
7 indicated volumes that were not indicative of, you  
8 know, major cut-through streets. The speeds are  
9 generally consistent with, and in most cases -- 85th  
10 percentile speeds, I should say -- are generally  
11 consistent with or less-than-posted speed limits.

12 MR. LEVIN: If I might add --

13 MR. JESSE GELLER: And therefore ...

14 MR. LEVIN: Well, and therefore -- in spite of  
15 that, we're prepared to do a study, as suggested, to  
16 determine whether or not, indeed, there is a need for  
17 any further traffic calming.

18 MR. JESSE GELLER: Thank you.

19 MR. JOE GELLER: Joseph Geller, Stantec  
20 Consulting. I'm just going to quickly go through a  
21 couple of site planning points that were brought up by  
22 the comment letters from various boards and  
23 commissions, the Planning Board and other boards that  
24 presented comments to your board.

1           One of the comments related to -- that the  
2           location of the buildings could be better sited on a  
3           different location at Hancock Village. If the board  
4           remembers, we had a number of conversations about this  
5           at various hearings throughout this process. We talked  
6           about the -- locating buildings in other parts of the  
7           site that would increase the nonconformity of the site  
8           which would then require additional permitting through  
9           other processes other than 40B, which we weren't  
10          prepared to do, such as setback issues, parking issues,  
11          all of those things. We reviewed that information with  
12          you at one point, and we also had gone through that  
13          with the working committee and the building  
14          commissioner to understand and make sure that we were  
15          addressing and understanding those points correctly.

16                 So the point that they -- and the site that,  
17          actually, the Planning Board has suggested, on the  
18          southeast corner of the site, the corner of the site  
19          farthest away towards the Boston property line, would  
20          also require the removal of a number of existing  
21          buildings, which -- in order to access that part of the  
22          site -- which would then require -- in order to make  
23          the project viable, would require additional units,  
24          which would require the building to be a much more

1 substantial building.

2 But regardless of that, we can't get to the  
3 site to develop it because of the increase in  
4 nonconformity, it's a moot point. I don't think that  
5 information was presented to the Planning Board at the  
6 hearing, so I don't think they had the benefit of that  
7 information.

8 There was concern expressed in a number of  
9 letters to you from various boards and commissions  
10 about the -- from the Planning Board specifically --  
11 about the location, height, and massing of the large  
12 building. As Marc said, tonight we're going to be  
13 showing you three concept plans for you to look at, so  
14 that, hopefully, will address some of those concerns.

15 Also with the Planning Board and other boards,  
16 there was a concern about the suitability of the  
17 mid-rise buildings near the single-family home  
18 development. And I think it's important to understand  
19 that there are many examples of high-rise construction  
20 adjacent to -- high-rise construction, not mid-rise  
21 construction -- adjacent to single-family homes in  
22 Brookline and -- as well as mid-rise construction --  
23 and that that is -- it's a pretty typical thing in  
24 other parts of the Town of Brookline.

1           And just a few examples: The Brookhouse,  
2           high-rise construction next to single-family homes;  
3           1501 Beacon Street, high-rise construction next to  
4           single-family homes; 112-100 Center Street, my  
5           neighborhood, right next to single-family homes, large  
6           high-rise buildings, not mid-rise, high-rise building;  
7           Dexter Park, another high-rise next to single-family  
8           homes; Babcock Street, next to a school, single-family  
9           homes, again, high-rise construction; and, of course,  
10          Longwood Towers located in probably one of the most  
11          valuable -- from a price perspective -- homes in the  
12          Town of Brookline in that location, a high-rise  
13          construction located right next to those buildings on a  
14          single-family ...

15                 So we think there's a lot of precedent for  
16          that. And if you go back to the history of Hancock  
17          Village, which was built next to single-family homes,  
18          which was a new type of housing, town home  
19          construction, right next to single-family homes, we  
20          think that, really, it's pretty consistent, if you look  
21          at the way it was developed. Those are the two trees  
22          that were planted on the site. Certainly we've planted  
23          hundreds of trees on the site since then. It's a lot  
24          different looking now. But we think that it's actually

1 consistent with providing affordable housing at the  
2 time, back then. It's consistent with what we're  
3 trying to do today.

4 I'm going to turn this over to Marc who will  
5 talk about the rock removal.

6 MR. LEVIN: Thank you, Joe.

7 At the last hearing, there was some  
8 consternation expressed about rock removal. Before I  
9 present the concept plans, I just wanted to make a few  
10 statements about that.

11 This is one of the most heavily regulated  
12 industries there is, and the process of blasting rock  
13 today is nothing like it was 20 years ago because of  
14 these regulations. Before any blast can happen,  
15 preblast surveys are done on all the abutting  
16 properties within 250 feet of the property line. In  
17 fact, our blasting company that we use actually extends  
18 that out to 300 feet just to make sure that no claims  
19 go unrecorded.

20 Upper limits for noise and vibration are set  
21 by law and are very conservative to below a threshold  
22 where damage is known to occur. In fact, they use  
23 seismographs at the property line to measure the  
24 vibration.

1           The contractor, as well as the fire  
2     department, have to keep very detailed records of every  
3     blast. Usually there are one to three controlled  
4     blasts per day, and they last for approximately thirty  
5     seconds each. The Brookline Fire Department will have  
6     a detail on site during the blasting. And I just want  
7     to offer, at the board's pleasure, to bring in a  
8     blasting expert to expand on the safety features that  
9     are built into the process today.

10           MR. HUSSEY: Could you respond to the question  
11     that keeps coming up regarding old gas lines to the  
12     residents?

13           MR. LEVIN: I'm not familiar with it, but I'm  
14     sure the blasting expert would be able to address that.

15           MR. HUSSEY: I think we'd like to have that  
16     expert at a future meeting.

17           MR. LEVIN: Okay.

18           The next slide shows a comparison of 40B  
19     projects in surrounding towns and neighborhoods. It  
20     shows the number of units, the acreage, and thus units  
21     per acre. As you can see, the 184-unit current plan  
22     that's proposed is only less than the Arborpoint  
23     project in Needham, and if you look at the units per  
24     acre, the average of these 11 40B projects, it's nearly

1 32, whereas the -- our proposal is but 21 and a half.  
2 I'd like to add that once built out, that Hancock  
3 Village as a whole would have a unit per acre count of  
4 but 12 per acre.

5 And now what you've all been waiting for.  
6 Right now, this is the current plan, five-story plan,  
7 and we've created three concept plans to address the  
8 visual massing of the apartment building, particularly  
9 as seen by the abutters. They are designed to achieve  
10 our program goals, including the product  
11 diversification, to meet the needs of potential  
12 residents. As a result, this is not a mix-and-match  
13 exercise. Each option stands alone.

14 That's just showing the site plans. We'll get  
15 to that later. So let me show you the buildings.

16 So this is option A. What you see here is  
17 actually six stories that steps down to five stories  
18 that steps down to four stories and then steps down to  
19 three stories at the side that's closest to the  
20 Asheville road entrance. This was a suggestion from  
21 Mr. Touloukian and Mr. Hussey floated the idea as well,  
22 was to take some of the mass from the east side of the  
23 building and locate it on the far west side of the  
24 building so it would have less impact on -- visual

1 impact on the abutting properties. And as you can see,  
2 you can barely see the sixth story from this view. In  
3 this plan, there's no change to the S7. So the current  
4 plan that we have remains the same.

5 Option B: This is five stories, stepping down  
6 to four stories, stepping down to three stores, which  
7 is the same building as the six-story building without  
8 the sixth story. To replace the program that was  
9 removed from the sixth story, we put twelve units back  
10 into the S7. And I will show you where they go a  
11 little later.

12 Lastly is option C, which is a four-story  
13 building, flat four-story building. Once again, to  
14 replace program, twelve units were moved -- from the  
15 sixth floor were moved back into the S7, and in order  
16 to maintain the viability, two bedrooms were instituted  
17 in lieu of the loss in the twenty-two infill units as  
18 well the two additional units that were added -- two  
19 additional buildings that were added in the S7.

20 So here is a view of the current plan in  
21 winter conditions. This is the sixth story, down to  
22 five, down to four, down to three in winter conditions;  
23 this is the five story, five, four, three, with no  
24 leaves on the trees; and this is the four-story

1 building, likewise, in the winter.

2 Here is the current plan with leaves on the  
3 trees seven months of the year; this is the six-story  
4 option with leaves on the trees; this is the five-story  
5 option; and the four-story option.

6 This is the view between the two four-unit  
7 buildings to the left of Asheville Road as you enter as  
8 seen from the abutting property a little further down  
9 Russett Road; this is the current building plan in  
10 winter conditions; this is the six-story plan in winter  
11 conditions, and here we can see a little bit more on  
12 this view of the six story; this is the five story. I  
13 think there's a little vestigial piece there, but this  
14 is the five story down to four, down to three; and this  
15 is the four-story building.

16 Similarly, with the leaves on the trees, this  
17 is the current plan; this is the six-story plan; this  
18 is the five down to four, down to three; and this is  
19 the four-story plan.

20 As I mentioned previously, under the current  
21 plan and option A, which is the six down to five, down  
22 to four, down to three, there's no change in the S7.  
23 This is the configuration, the site configuration in  
24 the S7.

1           Similarly, this is a portion of the east side  
2 as shown in our current plan and option B. The  
3 remainder to the right stays the same as well.

4           As I mentioned previously, we've added units  
5 to the S7. We've done that by converting this  
6 four-unit building into an eight-unit building by  
7 adding four two-bedroom units. On the east side, we  
8 added two four-unit buildings but without the little  
9 saddlebag, as we call it, which represents the third  
10 bedroom. So you have there three two-bedrooms and one  
11 three-bedroom in each building.

12           So let me summarize a comparison between the  
13 various plans. In our comp permit application, we had  
14 a four-story building with 116 units in it. We also  
15 had 12 large buildings in the S7 that contained 76  
16 units for a grand total of 192 units.

17           We were urged to take units out of the S7 and  
18 put them in the fifth-story, and so our current plans  
19 shows a five-story building with now 140 units and nine  
20 small buildings in the S7 which contain 44 units. So  
21 there was a reduction of 32 units in the S7, an  
22 increase of 24 units in the building, for a net loss of  
23 eight units and so you see a 184 unit total in our  
24 current plan.

1           Option A: Option A has the six-story building  
2 stepped down to three. It has the same nine small  
3 buildings in the S7. There are the same 140 units as  
4 our current plan in the six-story building, although  
5 the building has more square footage as shown by the  
6 increase in the number of two bedrooms from 83 to 101.  
7 We still have the same 44 units in the nine buildings  
8 as we had previously for a similar total as our current  
9 plan -- same total as our current plan of 184.

10           Moving to option B: This is the five-story  
11 building stepped down to three. We've taken 14 units  
12 out of the big building and replaced it with 12 units  
13 in the S7, as mentioned previously, which has gone  
14 from, therefore, 44 to 56, grand total of 182 for a  
15 loss of two units from our current plan.

16           Lastly, option C: The apartment building is  
17 now four stories, and we're back to the 116 units that  
18 we had in our original comp permit application. The S7  
19 has the 56 units, same as option B, for a net decrease  
20 of 20 of our original for a grand total of 172 units.  
21 In this instance, you see that there is now a  
22 reintroduction of the 25 four-bedroom units to  
23 compensate for the loss of program from the five-story  
24 step-down building.

1 I'll let you digest that, and we welcome any  
2 questions or explanations.

3 MR. BOOK: I have a question. Do you know or  
4 can you find out how many -- in total, how many  
5 bedrooms are in each of the various options? Or is  
6 that consistent now across -- the number of bedrooms?

7 (Inaudible discussion among the board.)

8 MR. LEVIN: I can answer this. Do you want --  
9 or I could go from left to right all the way, or do you  
10 want the new ones?

11 MR. BOOK: No. Let's start -- start wherever  
12 you want.

13 MR. LEVIN: In our original proposal, we had  
14 402 bedrooms; in the current plan, there's 321; in  
15 option A, there's 339; option B, 335; and option C,  
16 352.

17 MR. BOOK: Thank you.

18 MR. HUSSEY: Marc, on your C option -- which  
19 ends up with 172 units as I understand it?

20 MR. LEVIN: That's correct.

21 MR. HUSSEY: -- will you be reducing the  
22 parking accordingly?

23 MR. LEVIN: We would reduce the parking to  
24 meet the zoning. If I might point out, the plan before

1 you, on the west side, by enlarging that four-unit  
2 building to eight automatically reduces the parking by  
3 six spaces. The incorporation of the two buildings on  
4 the east didn't impact the parking over there at all.  
5 But nonetheless, what I said stands.

6 MR. HUSSEY: Okay. So --

7 MR. LEVIN: I have to do the calculations.

8 MR. HUSSEY: Oh, okay. So do the  
9 calculations. But I would hope you would end up, in  
10 total, reducing the parking by -- whatever the ratio of  
11 parking to units is now, if you reduce the total  
12 parking in C to meet the total unit number. Do you  
13 understand what I'm saying?

14 MR. LEVIN: We do.

15 MR. HUSSEY: Okay.

16 MR. ZUROFF: It's not obvious -- obviously you  
17 have plans to present to us, but the infill buildings,  
18 are they intended to be the same dimensions as the  
19 currently presented infill buildings, the expanded  
20 ones?

21 MR. LEVIN: Generally speaking, yes, there are  
22 some nuance changes. Obviously, the dimensions of  
23 these buildings are smaller by virtue of not having  
24 that third bedroom. This building is clearly longer

1 than it was before, but by virtue of getting -- by not  
2 adding the two third bed- -- by just combining the two,  
3 that it's not the length of two side by side, it's a  
4 little bit less.

5 As far as the height is concerned, the height  
6 goes three feet taller to accommodate the bedrooms, so  
7 it goes 30 to 33 feet, which is still keeping within --

8 MR. ZUROFF: That's still within the code, the  
9 existing code.

10 MR. LEVIN: Yes.

11 MR. HUSSEY: 35.

12 MR. LEVIN: That's correct.

13 MR. ZUROFF: And are there still going to be  
14 loft spaces?

15 MR. LEVIN: Well, in option C there are no  
16 lofts. In options A and B there are, as is in the  
17 current plan.

18 MR. JESSE GELLER: Are there questions at this  
19 time on the A, B, and C proposal or on the one that  
20 currently exists?

21 MR. ZUROFF: We have to digest.

22 MR. JESSE GELLER: We have to digest the  
23 information.

24 MR. HUSSEY: I'd like to see that density

1 chart that you showed with the number of units per acre  
2 on other 40B projects. I assume you'll be emailing  
3 this to the planning department, if you haven't  
4 already.

5 MR. LEVIN: Absolutely.

6 MR. HUSSEY: So we'll receive it from them.  
7 That's what I want to see.

8 MR. LEVIN: You know, and as I mentioned, if  
9 you look at it in the greater context of Hancock  
10 Village, that number drops to 12 units per acre.

11 MR. HUSSEY: Right. I know.

12 MR. JESSE GELLER: Okay. I want to just be  
13 clear. I'm sure the board is going to have lots of  
14 questions, but obviously we've just been presented with  
15 this. I think it's going to take us some time to look  
16 at this and sort of think through what you have  
17 proposed. So we do have, obviously, additional dates  
18 on our schedule.

19 MS. NETTER: Could I ask a couple of  
20 questions?

21 MR. JESSE GELLER: Sure.

22 MS. NETTER: Do you have the following  
23 numbers? What's the total gross floor area of each of  
24 the new options as compared to the current option? And

1 if not, could you provide that in the future?

2 MR. LEVIN: I can tell you.

3 The total gross square footage of the comp  
4 permit application program is 240 -- the comp permit,  
5 the column to the far left, is 248,274; our current  
6 plan has 235,185; option A has 248,407, nearly  
7 identical to our application; the five-story step down  
8 is 245,718; and the four-story building program has  
9 232,084.

10 MS. NETTER: Have you done calculations as to  
11 how much green space remains in each of these options?

12 MR. LEVIN: Well, the footprint on the big  
13 building hasn't changed at all, and nor has the S7  
14 under option A, so those are identical to our current  
15 plan. Our current plan and option A are identical.

16 Option B and C have now 12 additional units,  
17 and I'm trying recall what the footprint of those are.  
18 I believe they're around 6,000 square feet, so I would  
19 say that their net reduction is approximately -- I'll  
20 give you that exactly, but I don't have it have now --  
21 about 18,000 square feet.

22 MS. NETTER: And then maybe you'll factor in  
23 the reduced parking.

24 MR. LEVIN: That's correct.

1 MS. NETTER: One other question.

2 With respect to option A and option B, I'm  
3 going to just call them, for lack of a better term, the  
4 floor setbacks. So the first setback, the second  
5 setback, do you have the distances or can you provide  
6 them?

7 MR. LEVIN: We can provide them. I would  
8 venture -- okay. Let me go back a little bit first.

9 Okay. This is the five-story building. So  
10 this is the same setback as we had previously, so I  
11 believe -- and I will need to confirm this -- that it's  
12 12 feet from the -- the third floor, the end of the  
13 building to the beginning of the fourth floor is 12  
14 feet.

15 The beginning of the third floor to the  
16 beginning of the fifth floor, so from this point to  
17 this point, I believe is approximately 78 feet, but I  
18 would have to check. It's within those general -- so  
19 if you subtract the two, then clearly this would be  
20 around -- I think it's around 66 feet from the end of  
21 the fourth floor to the beginning of the fifth. I  
22 could be off, but I think that's what it is.

23 MS. NETTER: And the total length?

24 MR. LEVIN: The space?

1 MS. NETTER: Yes. From the front to the  
2 back.

3 MR. LEVIN: From here to here?

4 MS. NETTER: Yes.

5 MR. LEVIN: I would say this is probably a  
6 little less than half. Maybe it's 40 percent, so if  
7 this is 78, maybe this is 90, but I'm just guessing.

8 MS. NETTER: Okay.

9 MR. JESSE GELLER: Anything else?

10 (No audible response.)

11 Thank you.

12 MR. LEVIN: Thanks.

13 MR. JESSE GELLER: Is there anyone here  
14 representing any of the various town boards, bodies,  
15 departments who would like to speak? I know we did  
16 have written materials, but I'd like to invite anyone  
17 who wishes to speak to step up now.

18 (No audible response.)

19 No one? Okay.

20 I'd like to invite the public now to offer its  
21 comments. As we've done in the past, I think the  
22 system we've operated under is people have essentially  
23 lined up to the side and then given us their names,  
24 spoken into the microphone. Once again -- I've said it

1 in the past and I would just ask people again -- pay  
2 careful attention to what somebody else says. It's  
3 fine if you agree with them, we certainly want to know  
4 that, but we don't need to hear the same testimony over  
5 and over again. Just point out to the person who had  
6 said it before you and say, I agree with what they  
7 said.

8 If you do have information that has not been  
9 provided, then please, by all means, give it to us.

10 MR. VARRELL: Thank you. My name is William  
11 Varrell. I'm a professional engineer, and I live at 45  
12 Asheville Road. I'm a direct abutter to the project.

13 Since many of the issues were addressing some  
14 of the presentation that I did at the last meeting, I'd  
15 just like to rebut some of the answers here.

16 First of all, there was an implication that I  
17 grossly exaggerated the runoff by claiming there would  
18 be over 11 million gallons of water. What I did in the  
19 last presentation -- and I have my slides here -- was  
20 explain what the guy from BETA just tried to explain as  
21 well, that as long as you're below the peak, that any  
22 system is compliant.

23 And the example I used was 17.29 was the peak  
24 flow rate in one of the hydrographs Stantec had

1 developed. As long as you stay just under that, if you  
2 stayed 17.28 for 24 full hours, that is equal to 11  
3 million gallons. I never implied that 11 million  
4 gallons of water was going to be generated by this  
5 development. I understand drainage. I've designed  
6 drainage. So to imply I don't understand what I'm  
7 talking about is not correct.

8           Secondly, what they clearly stated was there  
9 was going to be additional runoff generated by this  
10 project; not in flow rate, but in volume. That's  
11 clear. What they also stated is that additional runoff  
12 was not going to the abutters. So if there's  
13 additional runoff, the amount going to the abutters is  
14 reduced. That means the additional runoff is going to  
15 the storm -- the town's drainage system.

16           Now, I think there's a whole litany of other  
17 issues with that thing, but that is an additional  
18 runoff, because you can't create more runoff and then  
19 say but it's reduced to the abutters, it's reduced to  
20 the town drainage system. The water has to go  
21 somewhere.

22           Third of all, there are major issues with the  
23 drainage design. As I pointed out in a recent letter,  
24 they designed the storage capacity of the porous

1 pavement to have a capacity between elevations 178  
2 and -- 176 and 178. It will clearly go to their  
3 cross-sections. You can see they have no plans of  
4 building a drainage structure with those dimensions.  
5 Those dimensions were taken out of their calculations.  
6 I can sit and point to exactly where the pages are, but  
7 it is completely wrong. And I would be happy to have  
8 any other engineer or any professional look at that,  
9 and I can show him where the errors are. They need to  
10 be fixed.

11 Secondly, the drainage system that's built  
12 just outside the building has a cross-section that  
13 clearly shows this is all ledge. If you dig down into  
14 ledge, which they're clearly doing, you scoop it out,  
15 you fill it with these plastic crates, and water comes  
16 in. The only way to let it out is through the six-inch  
17 outlet that they have. That outlet is above the bottom  
18 of that drainage storage system. So once that outlet  
19 is drained, everything below that drainage system to  
20 the bottom of the storage thing has nowhere to go.  
21 It's ledge all the way around and below.

22 Now, they said they would put a two-inch drain  
23 hole into the bottom of that to drain it out, but  
24 again, a two-inch hole does nothing because it has

1 nowhere to go. It's just the facts of the system. It  
2 just doesn't work.

3           The other thing that they said is, this is  
4 going to be clean rainwater coming off roofs going into  
5 the system, so there's a very low likelihood of them  
6 clogging the system. Well, I don't know how many  
7 people in the room have gutters on their homes that  
8 have clean rainwater running in storms or never clean  
9 them, but I have to clean my gutters every single  
10 year. So the implication that clean rainwater off  
11 roofs isn't going to clog the system, there's no basis  
12 for it in reality. It's just common sense.

13           The third comment I want to make is, they said  
14 that I didn't understand where the ledge was, and this  
15 rock outcropping I saw was just a large bolder. It's  
16 ridiculous. Anyone who's been to the site sees the  
17 huge puddingstone outcropping, huge other croppings.  
18 They've done their own research to show ledges just  
19 below grade and then right at that system where they  
20 want to put in that catch basin they said it drops down  
21 ten feet and there's only five to six feet of ledge.  
22 It just doesn't make sense.

23           And I understand that, you know, I have an  
24 agenda, they have an agenda. I just think that you

1 need some independent person, not BETA, to review these  
2 engineering designs and say they're right or wrong.

3 The next point I'd like to make is the  
4 groundwater determination. Where is it? You know,  
5 they said that they've made their two readings, and  
6 even though they were substantially different, that's  
7 all that's needed. In BETA's original review of the  
8 project, they said you have to use redox features,  
9 which are digging the hole and looking at the soil to  
10 determine where the groundwater is. That is a  
11 recognized system of groundwater. And where is the  
12 harm if they go out and do this? This is not millions  
13 of dollars. They're building a million-dollar  
14 development here. Where is the harm in hiring  
15 professionals to go out and verify the groundwater  
16 table? I don't know why they're so opposed to doing  
17 that.

18 The next point that I want to make is the  
19 porous pavement. They said that I was referencing an  
20 EPA stormwater datasheet that was 15 years old and it  
21 was totally irrelevant. And they quoted the  
22 New Hampshire University porous pavement design center  
23 as the design center of excellence, and they said they  
24 would be following all of their standards.

1           So I went to their website, and unfortunately,  
2           UNH -- I agree they are expert in porous pavement  
3           design, and they also have a datasheet, and I printed  
4           it out. And the design criteria -- the number 1 design  
5           criteria is soil permeability is recommended between  
6           .25 and 3 inches per hour. That's the number 1  
7           criteria. Ledge has zero inches per hour. It's not  
8           drainable. So they said in their response that they  
9           were following these New Hampshire DOT guidelines, but  
10          in their first -- the first guideline is not being  
11          followed at all.

12                 And then the New Hampshire DOT gives a  
13          cross-section of what the porous pavement should look  
14          like: four inches of asphalt, four inches of crushed  
15          stone, eight to twelve inches of open-graded material,  
16          four more inches of crushed stone, and then soil  
17          permeability below that, greater than .5 inches per  
18          hour.

19                 The cross-section in their plans looks nothing  
20          like this, so for them to reference these experts --  
21          which I agree, they are experts -- but then switch in a  
22          system that looks nothing like this -- there's no check  
23          dams in this standard detail, there's nothing like the  
24          details provided on the plan that matches this. It's

1 more inconsistency, and it just needs to be addressed.

2 And then the other point I want to make is  
3 about the traffic. I mean, there was a whole -- so  
4 many people have made issues about the DCR owns the  
5 road, the VFW Parkway, and for some reason it is  
6 impossible to talk to those people before the project  
7 goes any further unless it gets approved.

8 Now, that's just not true. The DCR is very  
9 concerned about traffic. I quoted in a recent letter  
10 that the head of the DCR said public safety is their  
11 number 1 consideration, it's their number 1 thing. So  
12 I think if the DCR was approached and told about these  
13 conditions, that they would be very open to negotiating  
14 with these people and trying to figure out the best way  
15 to get all these extra people and pedestrians safely  
16 out of their project and across the DCR road. I think  
17 it wouldn't be fair to the DCR to approve a project  
18 without them having some input, so I don't understand  
19 why the DCR cannot be involved.

20 And then I just want to -- I guess that's  
21 where I'll stop for today. But I just want to say that  
22 every time I make a presentation, it's completely  
23 rebutted. They said it's not conclusive. It doesn't  
24 meet general practice standards. Every time I've made

1 a statement or whatever, I've tried to include the  
2 actual raw data that supports it, the code.

3           You know, Mr. Ho had made the statement at the  
4 last meeting that the intersection of South Street and  
5 the VFW Parkway was critical to the DCR evaluating  
6 whether they should allow a curb cut or not. And when  
7 I cited that, I went right to the transcripts that are  
8 being produced tonight and said that. But tonight at  
9 the meeting, he completely changed -- he changed  
10 positions saying that there was some information  
11 provided, but that intersection is no longer critical  
12 to being studied. So I just want to point out that,  
13 you know, when they rebut something, they should have  
14 hard evidence and not just opinions. Thank you.

15           MS. DALY: Hi. Nancy Daly. I'm a member of  
16 the Board of Selectmen.

17           And I wanted to say that of the various  
18 options that were shown, I thought the four-story one  
19 certainly looks better than the others. I'd like to  
20 see it be even smaller. But I'm not happy with them  
21 putting back all this density into the S7 right behind  
22 single-family homes.

23           I think, as I sort of alluded to the last time  
24 I spoke to this, you -- and I've listened to the

1 discussion of the Planning Board -- I think you should  
2 do what you think is right in terms of this density.  
3 And if they then say that makes this project  
4 economically unfeasible, then the onus shifts to them  
5 to prove that that is the case. So I think you should  
6 do what you think is appropriate and let them make  
7 their case on economic feasibility.

8 I want to say that I'm not familiar with all  
9 of those projects that they cited. I do know -- I have  
10 seen a couple, the Avalon project, which indeed are  
11 very dense projects. But the couple that I know of are  
12 very definitely -- one on Route 9, one on Needham  
13 Street -- very definitely in commercial or  
14 industrial-type areas, not in residential areas, so I  
15 don't think they're looking at -- I don't think that's  
16 really an accurate comparison to look at that.

17 I want to say also on the parking, very  
18 delighted to see they're dipping their toes into a  
19 transportation demand management area, but I think  
20 there could be more in that area. As I said before,  
21 since it's a 40B project, they don't need to meet our  
22 zoning requirements on the parking, so the parking  
23 could be further reduced and that would be a way to  
24 either bring down the large building or free up some

1 green space, and so I'd like to see you pursue that as  
2 well.

3 I will just say on the traffic discussion  
4 tonight I'm a little perplexed. I'm not an expert in  
5 that, but we do have currently over 800 students in the  
6 Baker School, and I have tried to drive down that  
7 street in the morning. So you have two times a day  
8 when, if you're coming down Beverly Road or Russett in  
9 that area, it's very, very difficult to get down those  
10 roads when school is beginning in the morning or  
11 letting out in the afternoon. So I -- and the morning,  
12 in particular, is significant because that will also be  
13 the time that people are trying to get out to go to  
14 work. So I think that by reducing the amount of  
15 parking, you could reduce some of those traffic  
16 concerns. Thank you.

17 MR. JESSE GELLER: I'm curious. Do you  
18 think -- and I don't want to sort of harp on these  
19 issues, but there is sort of a tension. And I seem to  
20 recall you made a comment at, I think, one of the Board  
21 of Selectmen meetings that I happened to be auditing,  
22 and I think you were talking jokingly about the speed  
23 bump on Center Street, if you remember.

24 MS. DALY: Probably Winchester.

1           MR. JESSE GELLER: Is it on Winchester? It's  
2 whatever one that makes me want to go to another  
3 street.

4           So the question is, the recommendation by  
5 Mr. Ho is that there be an audit after a period of time  
6 that potentially there be some measures taken on some  
7 of these neighborhood streets. And one of the  
8 proposals are speed bumps, and there is a question  
9 about whether they're good or they're bad.

10           MS. DALY: I think, you know, the problem  
11 with -- the one on Winchester was put in a long, long  
12 time ago and would not be the way we would do it now.  
13 There are some good speed bumps that work. That one is  
14 too large and everyone who's bottomed out heading over  
15 it knows that.

16           But I'm not adverse to speed bumps, and I  
17 think there is good traffic calming measures that can  
18 be done. But I also think, you know, if you have fewer  
19 cars coming out of there, you have -- you automatically  
20 have a smaller problem to deal with.

21           MR. JESSE GELLER: Thank you.

22           MR. BERMAN: Kenneth Berman, 353 Russett Road.

23           I'd like to revisit some information that I  
24 sent to the ZBA on October 17th. And there have been

1 many compelling reasons presented to the Brookline  
2 Zoning Board of Appeals which could merit a rejection  
3 of Chestnut Hill Realty's application to construct new  
4 apartment buildings, parking spaces, and roads at the  
5 Hancock Village site.

6           However, there is none more serious than the  
7 blasting necessary to build the proposed seven-story  
8 building. This is a serious problem that has not yet  
9 been addressed. The ZBA must approach safety issues  
10 for the 40B proposal by Chestnut Hill Realty in exactly  
11 the same manner as they would all building projects,  
12 non-40b in Brookline.

13           Blasting near gas lines, especially old and  
14 deteriorating ones, is a serious safety concern. I  
15 would like to know if the ZBA has contacted the fire  
16 department about the safety of blasting since it has  
17 the most expertise of blasting and is the department  
18 responsible for issuing blasting permitting. If so,  
19 what was the fire department's take on Chestnut Hill  
20 Realty's plan; if not, why?

21           The ZBA must have Chestnut Hill Realty resolve  
22 the following concerns before the proposed construction  
23 is approved. If Chestnut Hill Realty cannot satisfy  
24 these concerns, their proposal should be denied.

1           One, provide project names and locations where  
2           Chestnut Hill Realty has done blasting, and  
3           particularly extensive blasting similar to the proposed  
4           site.

5           Two, if Chestnut Hill Realty has done  
6           blasting, described in detail the safety protocol.

7           Three, provide evidence that continued and  
8           extensive blasting will not cause leakage, rupture, and  
9           potential explosion to the many old and deteriorating  
10          gas lines in the nearby neighborhood and also within  
11          Hancock Village.

12          Chestnut Hill Realty may respond that there's  
13          little danger when blasting, but do you, members of the  
14          ZBA, want to permit blasting when there's any chance  
15          that loss of life or even serious property damage could  
16          occur?

17          Four, provide detailed map of the location of  
18          all gas lines in the nearby neighborhood and also  
19          within Hancock Village showing the distance from the  
20          proposed blasting site.

21          Five, provide a detailed protocol for the  
22          proposed blasting, crushing, and removal of rock from  
23          the site.

24          Six, provide a protocol for compensating

1 homeowners in the Town of Brookline for any damage that  
2 may occur that is related to blasting.

3 Seven, in addition, although not as dangerous  
4 as compromised gas lines, Chestnut Hill Realty should  
5 provide evidence that blasting would not cause rupture  
6 of the many old and deteriorating water pipes as well.

7 Since a ZBA can deny a 40B project if there  
8 are health and safety impacts, but cannot be mitigated  
9 by conditions, (local 40B reviewer decision  
10 guidelines -- page 11), I call on the ZBA to do the  
11 right thing by making the safety of the neighborhood a  
12 top priority.

13 I would like to add a few comments in addition  
14 to what I sent. I've been doing some research, looking  
15 up on the Internet about old pipelines and also  
16 blasting, and I would like to note that I did find one  
17 reference. And I couldn't get the complete story, but  
18 there was a ruptured gas line in Gloucester, Mass. It  
19 occurred on Middle Street. There was blasting, and the  
20 blasting cracked a 95-year-old, 12-inch, cast-iron,  
21 low-pressure gas line. So this shows that it is  
22 possible that blasting can cause rupture.

23 I assume at that time they were probably  
24 following protocol, but a rupture and explosion did

1 occur. Do we now know how many leaks might be made by  
2 a blasting procedure that we wouldn't even know for  
3 some time? And I think one has to take this into  
4 account. I plan to look up and find out if there are  
5 any more explosions caused by -- ruptured, explosion  
6 gas lines that are caused by blasting.

7 I'd also like the ZBA to review an article  
8 that I have that shows the effects of aging on gas  
9 lines, and this is all related to leakage and problems  
10 that might be related to blasting. And I can give you  
11 a copy of this, if you'd like.

12 MR. JESSE GELLER: Sure.

13 MR. BERMAN: That's it.

14 MR. JESSE GELLER: Thank you.

15 MS. FRAWLEY: Regina Frawley. Town Meeting  
16 member, Precinct 16, and a resident of Russett Road.

17 Let me just add to what Ken just said. I  
18 cannot really count the number of times I've called the  
19 gas company for leaks both on Asheville and on Russett  
20 Road. Make of that what you will. They just don't get  
21 resolved because the infrastructure of that road, I  
22 think, really needs to be completely replaced. And  
23 he's right. If you want to talk about public safety,  
24 which I told this board the last time I spoke, that's

1 one of the reasons you can reject a 40B. And I think  
2 the gas lines alone, it is -- needs to be resolved or  
3 you can't go forward in approving this 40B.

4 I do also want to address Joe Geller's citing  
5 of various projects that are high-rise in residential  
6 areas. Three them were 121As, Roger Stern's buildings,  
7 100 percent affordable and not the minimum of Chapter  
8 40B.

9 And number two, how many times have I heard as  
10 I help out in different neighborhoods across town, no  
11 more Dexter Park? Thank you.

12 MS. KAHN: Hi. I'm Janice Kahn. I live at 63  
13 Craftsland Road. I'm a Town Meeting member of Precinct  
14 15. I'm also on the Advisory Committee, so I come to  
15 you with both a neighborhood and town-wide perspective.

16 So I'd like to address my comments -- actually  
17 it's a good segue to the blasting. That's really the  
18 essence of what I want to say. And so I want you --  
19 when you look at that huge massive structure, that  
20 centerpiece within Hancock Village that's being  
21 proposed -- that you think of it as a mall. And it's  
22 from that perspective that I'm going to tell you a tale  
23 of three developments.

24 So I have lived in my house for over 30

1 years. And in that time I have lived through the  
2 building of two malls and one major development which  
3 happened to be a 40B project, one that was mentioned,  
4 Avalon Bay in Chestnut Hill, which, as correctly was  
5 noted, is on Route 9 and not embedded within a  
6 residential neighborhood; although, it had tremendous  
7 impacts, and I'll go through them.

8           So development number one, the Atrium Mall:  
9 When there was blasting for the Atrium Mall, my  
10 neighborhood experienced both health and safety  
11 issues. The blasting disturbed nests of rats that were  
12 living under the ground, in the ledge, in the spaces in  
13 the rock. So when you're talking about ledge, it's not  
14 always just a solid piece of bedrock there. It also  
15 has spaces, and that needs to be addressed.

16           The rats came up into our streets and caused  
17 damage to our homes. They found their way into the  
18 sewer system, and I personally found a rat in my  
19 toilet. The town had to poison the rats, and so this  
20 became a Brookline problem even though the Atrium Mall  
21 is in Newton. It became a Brookline problem. The town  
22 had to poison the rats in the sewer system, and then we  
23 had very disoriented rats during the day wandering the  
24 streets. This was a serious health issue.

1           But I experienced another problem with the  
2           blasting, which I think is probably more relevant in  
3           this particular case. I had just finished putting on  
4           an addition onto the back of my house, and the blasting  
5           caused greater than expected settling of this addition  
6           creating cracks in my new walls and causing my addition  
7           to have to be lifted up. None of the doors on the  
8           addition have ever sat correctly on the door frames  
9           since the blasting. And I live about a quarter of a  
10          mile from the site, so -- and even at that distance, I  
11          had those kinds of impacts.

12           And now, as my long-term neighbors have been  
13          selling their homes, inspections are revealing  
14          structural damage that may well have been caused by  
15          that blasting.

16           That mall was built by right, by the way, so  
17          it meets the 45-foot high restriction. But in any  
18          case, the blasting caused havoc in my neighborhood.

19           Development number two, Avalon Bay: This was  
20          a project that, as was noted, was greatly overbuilt on  
21          a very small site. It was designed with lots of paved  
22          areas, little green space to hold the water on-site,  
23          and as a result, when there are heavy downpours, the  
24          driveways act as conduits for the rainwater which runs

1 off site, into the homes at the end of Belmont Road,  
2 which is in Brookline.

3 And this project was approved by the state and  
4 it showed, I think, a lot of irresponsibility on the  
5 part of the state. There is also only one access and  
6 egress to this site, and it's on the off-ramp to Route  
7 9, so I think it's also -- could be a very dangerous  
8 situation to residents should there be a fire. So  
9 that's another concern.

10 Development number three: When there was  
11 blasting for Chestnut Hill Square, having had that  
12 first experience with blasting and knowing that they  
13 were going to blast there, I went and spoke to the  
14 engineer on-site about my experience and he told me  
15 that fault lines run south. He was not at all  
16 surprised that the blasting affected my house even  
17 though it was so far away; that when you're dealing  
18 with ledge, these impacts go very far distances. They  
19 are not contained on-site. And so the reality is that  
20 the homes in my area are built on ledge and very  
21 vulnerable to these effects.

22 So all these experiences, I think, are a  
23 relevant consideration for the current Chestnut Hill  
24 Realty proposal: the need for blasting through ledge;

1 the massive out-of-scale building, in my personal  
2 opinion, and I'm sure not just my personal opinion; the  
3 severe drainage issues; and the idea of potentially one  
4 access point, although I know that may be in flux on  
5 the current plan. But the one I saw showed one access  
6 point to that huge building. And I think that that  
7 is -- you know, that could be a serious problem should  
8 there need to be an evacuation of any sort. And the  
9 blasting may well cause problems for the existing units  
10 on the site and to the neighbors in the surrounding  
11 area.

12 So I know that it's -- often people or  
13 agencies feel that once a 40B is proposed, the sense is  
14 that there is really -- throwing up the hands, there's  
15 nothing. But really, safety issues matter and there  
16 are, I think, considerable negative impacts to the  
17 residents in the area. Thank you.

18 MR. JESSE GELLER: Thank you.

19 MR. WISHINSKY: Hi. Neil Wishinsky. I'm on  
20 the Board of Selectmen, though I'm speaking for myself,  
21 and I have a few unrelated remarks, kind of a stream of  
22 consciousness listening to people, perhaps.

23 So my first point is in plans, I think, A and  
24 B, what's being proposed is shifting mass on the large

1 apartment from the front of it to the back of it. And  
2 we heard maybe a month or two ago that that very design  
3 was economically unfeasible. Now, all of a sudden,  
4 it's feasible. So that tells me that we need to  
5 challenge the claims of economic infeasibility, and the  
6 only way to do that is for you to take the advice of  
7 the town boards and the advice that you're hearing that  
8 this project is just too massive. And I think you  
9 should do what you think is right and put in your  
10 conditions a reduction in the mass and let them prove  
11 to us that the reduction in mass is economically  
12 unfeasible.

13 I also think that throwing this blizzard of  
14 new plans at us at this very last moment and forcing us  
15 to weigh the pros and cons without the advantage of a  
16 design peer review and the time to think about it and  
17 really consider the pros and cons is inherently unfair,  
18 and at the very least, we should ask for and be given  
19 additional time to consider those new plans.

20 My third comment is commenting on the  
21 transportation comments; that we should be dependent on  
22 Boston mutual aid for routine fire response is patently  
23 outrageous, and that is clearly not the intention of  
24 mutual aid. Mutual aid is intended for unusual events,

1 and we don't use -- we use mutual aid when we need it,  
2 not as an everyday occurrence.

3 And my last point is -- and I'm not speaking  
4 for the Board of Selectmen, but I'd like to comment on  
5 some comments made about the Board of Selectmen's  
6 letter and Chestnut Hill's response regarding the Board  
7 of Selectmen's letter where they were challenging the  
8 Board of Selectmen stating that this isn't a good  
9 project for the town. And they cited the comprehensive  
10 plan and what the comprehensive plan says about  
11 affordable housing and how that's a priority for the  
12 town. And it is.

13 Well, what the comprehensive plan says is it  
14 encourages affordable housing in a way that's  
15 compatible to the surrounding neighborhoods. It also  
16 encourages siting in ways that do not increase  
17 discrepancies in socioeconomic composition or class  
18 size among Brookline schools. And while you can't take  
19 into account class size in Brookline schools -- and  
20 this clearly will affect that -- I think to rely on a  
21 comp plan as a reason for this project being good for  
22 the town is -- I think is not appropriate. Thank you.

23 MR. GOLDSTEIN: Good evening. Ken Goldstein,  
24 chairman of the Board of Selectmen, agreeing with

1 everything you've heard my colleagues say and what  
2 you've heard the neighbors say as well.

3 I just want to add -- focus on one particular  
4 area and that's bedrooms. So I understand that these  
5 options that were presented tonight were supposed to be  
6 responding to the bulk, but -- the question about bulk  
7 was raised at a previous meeting -- but to take that  
8 bulk and increase the number of bedrooms seems entirely  
9 disingenuous to me. We've got bulk -- bedrooms have to  
10 be accommodated within bulk of the units, and they  
11 haven't done anything to decrease bulk. All they've  
12 done is move it around.

13 Bulk and bedrooms also equate to traffic. And  
14 I know we can't talk about school population, but  
15 increasing the number of bedrooms is adding to all the  
16 factors that we find so objectionable about this  
17 project as it is.

18 I was hopeful that what we were going to see  
19 tonight would be an actual diminution in the scope and  
20 size and bulk of this project, but by increasing the  
21 number of bedrooms, it's doing just the opposite.

22 And, you know, particularly when you talk  
23 about four-bedroom units, four-bedroom units are more  
24 than most -- most houses in South Brookline are

1 themselves three bedroom, and you're talking about  
2 condominium units that are four bedroom in a complex  
3 where you've always heard charges that the number of  
4 bedrooms are being overloaded with the number of people  
5 in them. So to build four bedrooms is completely the  
6 wrong direction, and to increase the number of bedrooms  
7 is completely the wrong direction.

8 Let's do what both of my colleagues have  
9 suggested. Let's challenge the economic viability  
10 assumptions that the applicant is proposing to you, and  
11 let's make sure that the project does not get built  
12 according to what we've seen so far. Thank you.

13 MS. ENGELAND: Hi. Emily Engeland. I live at  
14 165 Bonad Road.

15 I wasn't going to speak, so I don't have  
16 hugely prepared comments, but I just -- I'm sorry. I  
17 don't remember her name -- but the idea of that  
18 traffic -- you have to live there to understand the  
19 traffic if she saying that five or six cars are going  
20 to calm the road. I will tell you right now that if  
21 you park a car on both sides of Bonad, the UPS truck or  
22 an NSTAR truck has to knock on my door and ask me to  
23 move the car. They can't get through.

24 If you are on Beverly Road picking up my three

1 kids, which I am, forget that it's a one-way in the  
2 winter, I had my mirror taken off twice last year by us  
3 trying to squeeze between those two cars.

4           There are so many children in that  
5 neighborhood, my three included, that just learned to  
6 ride bikes that are out there. I live right near the  
7 corner of Asheville. I can't tell you how many times  
8 people speed, run the stop sign, how many times I've  
9 called the police and they've had to come -- you can  
10 look at the police record -- had to come and just  
11 ticket people. Understand the speed is -- you have to  
12 live there. Like, you can't -- these facts, I don't  
13 know where they come from, but it's just not true.

14           And to that end, I want to mention -- just to  
15 reiterate what Will Varrell said -- is that I've lived  
16 in Boston for a very long time. The DCR -- you need --  
17 they need to talk to DCR now. You can't count on them  
18 at six months or a year from now to maybe do  
19 something. They need to talk to them now, see what  
20 kind of things they will do to let cars enter onto  
21 VFW. They may say it's completely out of the question  
22 now, or they may say hmm. But that's information that  
23 I think that we could find out now and not wait until  
24 the thing's been built.

1           And lastly, the police and fire comments,  
2           which I know somebody just mentioned, I would love for  
3           somebody from police and fire to come and actually say  
4           that they're okay with Boston coming over and  
5           responding to their calls. I really want somebody from  
6           those departments to say that. Because any of the  
7           policemen that I've talked to -- again, not people that  
8           are high up in it -- they do not say that, and nor do  
9           the firemen.

10           And lastly -- which is a little off topic, but  
11           I think it's going to be important -- but if something  
12           is built, we really need to look at Chestnut Hill  
13           Realty to enforce occupancy at the building.

14           I can tell you I'm PTO president at the Baker  
15           School. I know lots of people that live there, love  
16           them all, but there are four and five people living in  
17           two-bedroom apartments. There are -- more than that,  
18           you're dealing with a population that -- culturally,  
19           families live in close quarters with lots of  
20           generations. So the minimum bedrooms, 321, you have to  
21           take into account who's actually going to move into  
22           those apartments and how many people are going to be  
23           there. And whatever is built, there has to be a  
24           commitment from Chestnut Hill Realty to enforce the

1 occupancy. Whatever it is, if there isn't one, they  
2 need to make one so that we know how many people are  
3 actually moving into those bedrooms. Thank you.

4 MR. FRANCO: I'm Ben Franco, 275 Cypress  
5 Street. I happen to be a member of the Board of  
6 Selectmen, but my comments tonight are on my own  
7 behalf, not on behalf of the board.

8 I have to concur with everything that my  
9 colleagues have said and that the residents have said.  
10 I think that this project is extremely troubling, and  
11 let me go into some more specifics for you. One of the  
12 problems of going late in the process is that everybody  
13 has stolen your thunder, so I apologize if my comments  
14 are disjointed.

15 You know, I want to highlight that --  
16 especially the problems that have been mentioned  
17 related to blasting and the need to test the economic  
18 feasibility of some of the claims that Chestnut Hill  
19 Realty has made.

20 I want to propose or make sure that you take  
21 into consideration the fact that verification needs to  
22 be filed with Mass Historical. That's something that  
23 the funding agency needs to do. And as far as I know,  
24 MassDevelopment has not done that, so I would request

1 that you condition any approval that you may give on  
2 that filing being made.

3 I want to also highlight the concern about  
4 massing of the apartment building. I know that  
5 Chestnut Hill Realty made some proposals tonight, some  
6 alternative proposals, and clearly I think we all need  
7 some time to familiarize ourselves with them. I will  
8 say that I was not impressed with the current plan. I  
9 think that the apartment building is too massive, out  
10 of character with the neighborhood, and it needs to be  
11 scaled back significantly.

12 Let me jump to a point which hasn't really  
13 been addressed tonight, and I don't think it's gotten  
14 adequate hearing in previous meetings, and that's the  
15 fundamental change in the use of the site.

16 One of the criteria on which you can judge a  
17 40B proposal is how well it fits into the surrounding  
18 neighborhood. And to date, this justification for  
19 changes -- this criteria on which you can judge a  
20 project has been used to justify requests for specific  
21 changes, things like creating a greater buffer between  
22 proposed buildings and neighborhood backyards and  
23 requiring existing mature tree canopies to be  
24 preserved, just to cite two examples.

1           Lost in the conversation has been a focus on  
2           the fact that the proposed project will fundamentally  
3           alter the land Hancock Village sits on. The  
4           configuration has allowed Hancock Village to coexist in  
5           relative peace with the surrounding neighborhood for  
6           approximately the past 70 years. As everyone knows by  
7           now, Hancock Village has been a garden-style community  
8           since its construction, meaning it's been characterized  
9           by one- and two-story buildings and ample green space.  
10          And I think everyone is aware that the surrounding  
11          neighborhood is principally two-story single-family  
12          homes with modest yards that respect and incorporate  
13          the natural topography of the grades.

14                 When Hancock Village was built, according to  
15          the preservation commissions, nearly half of the site  
16          plan was not developed, partly due to the fact that the  
17          soil conditions were inappropriate and the existence of  
18          the rock ledge, the famous rock ledge. This left  
19          sections of preserved wood and park lands, existing  
20          trees were preserved, and U-shaped apartment buildings  
21          were constructed to allow for appreciation and  
22          observation of the views and remaining grade changes.  
23          These development choices preserved green space, along  
24          with the decision not to create massive parking lots --

1 allowed every resident to appreciate the Hancock  
2 Village setting.

3 The proposed project will fundamentally change  
4 the character of the parcel replacing two-story  
5 buildings with a seven-story apartment building and  
6 several buildings that are effectively three stories  
7 tall. They change green space and incorporate grade  
8 changes for paved parking lots and increased massing.  
9 The proposed project will take Hancock Village away  
10 from the concepts and principles that guided its  
11 original construction and development and from those  
12 which guided the development of the neighborhood  
13 surrounding.

14 Put plainly, if the proposed project is  
15 allowed to proceed, the Residences of South Brookline  
16 will be dissimilar from the current Hancock Village and  
17 the surrounding neighborhood. And I do not believe the  
18 Residences of South Brookline will integrate well into  
19 the neighborhood and ask the ZBA to be mindful of this  
20 during their deliberations.

21 While I stand opposed to the project as it's  
22 been proposed, I do want to acknowledge the hard work  
23 that Chestnut Hill Realty has done and that members of  
24 the ZBA have done. I also want to underscore the fact

1 that I'm not opposed to affordable housing. I think  
2 that we all, in this room and in this town, want to  
3 make Brookline accessible for people. I just think  
4 that this project doesn't do a great job of fitting  
5 into the neighborhood or addressing some of the  
6 concerns that residents and town have brought up.  
7 Thank you.

8 MS. ROSEMAN: Hello. My name is Lynda  
9 Roseman. I live at 49 Akers Avenue, Town Meeting  
10 member, Precinct 14 (inaudible) --

11 (Clarification requested by the court  
12 reporter.)

13 MS. ROSEMAN:  
14 Co-president settlement neighborhood  
15 association.

16 We've been hearing a lot from abutters and  
17 neighbors of this project, and I thought you might like  
18 to hear from someone who's not an abutter or a neighbor  
19 of the project.

20 This original development from 1946 was a  
21 results of community/developer cooperation and resulted  
22 in a garden apartment, village-type community with  
23 low-rise housing, as Ben was talking about right before  
24 me.

1           When the Town Meeting voted in 2011 to  
2           designate this area as a neighborhood conservation  
3           district, the idea was to preserve the character of  
4           this neighborhood as it is. I'm a strong believer in  
5           the importance of neighborhood uniqueness. We have a  
6           town that is made up of many different wonderful  
7           neighborhoods, and this is one of them. We also know  
8           that developers use 40B to circumvent neighborhood  
9           protections, and that's exactly what is happening here.

10           I think you have -- you have a room full of  
11           people. I'd be surprised if anybody is going to come  
12           up to the podium tonight and say, well, this is a  
13           fabulous project. We've heard many reasons why this  
14           project is, in its current iteration, a huge problem  
15           with health and safety issues.

16           My big thing is neighborhood preservation, and  
17           I just feel that, as many people have already said,  
18           this project does not fit into the neighborhood  
19           character at all. It doesn't respect the neighborhood  
20           character. And I would hope that you, as the Zoning  
21           Board of Appeals, would act as a kind of gatekeeper to  
22           help to preserve the character of this neighborhood and  
23           to at least ask for some major concessions that perhaps  
24           wouldn't call for paving over green areas or blasting

1 puddingstone and for having this high-rise, massive  
2 building plunked down in the middle of a single-family  
3 area that also abuts this historic garden village.

4 Thank you.

5 MR. DAY: Hi. David Day. I live at 333  
6 Russett Road.

7 I have just a just a few short thoughts that  
8 occurred to me when I listened. I'm not an engineer, a  
9 traffic engineer, however, I am also not I paid  
10 consultant of the applicant. And I guess I'm appealing  
11 to the Zoning Board of Appeals and the Board of  
12 Selectmen to hire a truly independent set of experts to  
13 review the traffic and the other issues before the  
14 Zoning Board of Appeals.

15 The consultant states that they expect to be  
16 only minimal impact on the traffic. There's 176  
17 single-family homes between Independence and VFW from  
18 South Street all the way over to Russett Road. This  
19 expansion of the Asheville casino will more than double  
20 that. It's hard to see how that's only a moderate  
21 impact on the traffic.

22 I'm also disturbed in this report that the  
23 consultants made about their total reliance on the  
24 applicant himself for what apparently should be their

1 expertise. I quote, as requested by BETA, the  
2 proponent has collected additional traffic data on  
3 Beverly Road. The proponent has analyzed Beverly Road  
4 and determined that the proposed site-related trips  
5 generated on Beverly Road is small. Therefore, Beverly  
6 Road will be able to handle the additional  
7 site-generated trips in the winter months. I think  
8 this is unacceptable for a truly independent  
9 consultant.

10 I'm also disturbed by this passing reference  
11 in the introduction to the traffic and parking issues.  
12 "As required, during the design phase, on-street  
13 parking restrictions along certain sections of the site  
14 and circulation roadway system could be implemented."

15 So it sounds to me like our streets are going  
16 to be restricted in order to allow Hancock Village to  
17 achieve its expansion goals willy-nilly of what the  
18 impact is. So I'm hoping that the Zoning Board of  
19 Appeals looks at the true impacts on the traffic issues  
20 in particular. Thank you.

21 MS. FULTON: Hello. My name is Nancy Fulton,  
22 and I live at 359 Russett Road.

23 I attended the September 29th Planning Board  
24 meeting, and although the board wrote you a very, very

1 good letter, I think you missed some Planning Board  
2 member comments that are important. So rather than  
3 telling you how I feel about this 40B project, I want  
4 you to hear how Planning Board members expressed their  
5 feelings that night. These were taken from my notes  
6 from the meeting:

7 This is the most irresponsible development I  
8 have seen in a long time; no concept; it represents  
9 residential sprawl; doesn't fit with the character of  
10 the neighborhood; ridiculous; very frustrating as a  
11 designer, an architect, a lover of green, and a  
12 planner; it hurts; the apartment building is in the  
13 wrong place, it is too long, too high, on too high a  
14 site.

15 I could go on, but you get the idea. I know  
16 you have a very, very difficult job, but please, listen  
17 to your colleagues. There are many reasons to strongly  
18 condition this project. And in so doing, you can  
19 ensure that this irresponsible project becomes a  
20 responsible development that Brookline can live with.  
21 Thanks for your work.

22 MS. LEICHTNER: Judith Leichtner. I'm a Town  
23 Meeting member from Precinct 16, and I live at 121  
24 Beverly Road. It's hard to follow Nancy's eloquent

1 comments, but I want to comment on a couple of  
2 questions.

3 Mr. Geller, you asked about the speed bumps,  
4 and I will tell you that when Beverly Road was redone  
5 approximately three years ago, South Street a couple  
6 years before that, speed bumps were rejected at that  
7 time as a traffic calming because of the issues with  
8 plowing and keeping the roads clear for the school  
9 buses and all the rest that has to happen, and  
10 emergency vehicles; that the plowing would be almost  
11 impossible.

12 The second issue with Independence Road,  
13 again, traffic calming issues, but we seem to be  
14 ignoring the fact that it extends for less than 1,000  
15 feet and then you're in Boston. And so you may take  
16 this and put in all kinds of fancy bike lanes and  
17 different kinds of things to slow things down, and then  
18 you hit Boston and there's parking on both sides of the  
19 street. And I wonder if anyone has consulted with  
20 Boston to see if they're at all interested in any of  
21 this or if this is just going to be something that only  
22 lasts for a short distance.

23 And then the final thing was, I was really  
24 concerned with what was said by the peer reviewer who,

1 as you've mentioned, Mr. Geller, has a number of  
2 constraints. They are not truly the town's  
3 consultant. They are not independent consultants.  
4 They are constrained by the 40B process. And I'm not  
5 an expert, you are, but that is my understanding.

6 But he said that the fire department had some  
7 concerns, but his understanding was that the fire chief  
8 has approved what the applicant -- and the applicant  
9 has adequately addressed his concerns. I would like to  
10 read what the fire chief said in his letter, and I know  
11 you've read it, but not everyone in the audience, I  
12 think, has.

13 He said, "This development has always been a  
14 concern due to several fire and life/safety issues.  
15 We, the fire department, are being asked to protect a  
16 larger number of people while a more densely populated  
17 neighborhood is created. The travel distance for my  
18 responding apparatus and crew fall outside the National  
19 Fire Protection Association's, NFPA, recommended  
20 standards for all but the first engine company. Fires  
21 in the development will have a longer period of time to  
22 grow, thereby increasing the dangers to the applicant  
23 and my firefighters tasked with extinguishing the fires  
24 and performing any necessary rescue."

1           And then you heard the comments of other  
2 people saying that it is patently ridiculous that we  
3 should be depending on Boston to protect the  
4 neighborhood.

5           And those are the comments I wanted to add.  
6 Thank you.

7           MR. BOBROWSKI: Good evening. My name is Mark  
8 Bobrowski. I'm an attorney. I'm with the firm of  
9 Blatman, Bobrowski & Mead in Concord. I'm here tonight  
10 standing in for my partner Jay Talerman who represents  
11 Bill Pu and Steve Chiumenti. Jay has duties as town  
12 counsel tonight in Bellingham, Massachusetts.

13           Jay urged me to come tonight just to sort of  
14 give you an historical perspective on the need for  
15 there to be some sort of peer review of the financing  
16 of this project. I know that the selectmen have called  
17 for that this evening, and I was pleased to see that.  
18 I also read the Planning Board letter, and I think it  
19 contains much the same hint.

20           I think it's fair to say that prior to the  
21 last few years, it was de rigueur to have a pro forma  
22 review in every 40B project. The well was poisoned so  
23 long that as a reviewer -- and I've worked on over 100  
24 40Bs for more than 35 cities and towns -- I would not

1 let the project leave the ZBA without having a  
2 pro forma conducted.

3 We've conducted pro forma reviews on projects  
4 where there's fewer than 16 units, and we used it as a  
5 vehicle basically to accomplish one or two or three  
6 things. Sometimes we would use it to reduce the  
7 project density; sometimes we would use it in order to  
8 propose mitigation that the project could afford such  
9 as affordable housing units or perhaps just community  
10 amenities like enhanced infrastructure to serve the  
11 project, or better landscaping for the project. It was  
12 important to us to understand the economics of the  
13 project because it gave us an insight into the -- not  
14 only the viability of the development, but the impact  
15 that it would ultimately have on the community.

16 So I know the rules have changed. They  
17 changed not more than two or three years ago. But the  
18 rules are fairly simple and straightforward under 760  
19 CMR 56.056. You look to see that you're done first.  
20 The other consultants have to be done. And obviously  
21 the project is going to shape out as you go through the  
22 process. It's going to morph. There's no sense in  
23 tearing the numbers apart until you're done looking at  
24 what you think is best for the project.

1           Secondly, the applicant has to have a chance  
2 to modify as per Planning Board suggested conditions  
3 and modifications.

4           Third, the board has to have a chance to  
5 propose conditions to mitigate, and if the applicant  
6 doesn't agree with those proposed mitigation measures,  
7 then the board may ask for a pro forma.

8           There's been a number of discussions here this  
9 evening. Many of these people have testified as to the  
10 massing of the building and the incursion into the open  
11 space or green space by some of the buildings in  
12 options B and C in particular. Those are fodder for  
13 asking for a pro forma. I urge you to do that. I  
14 think as stewards of the community's destiny here, I  
15 think it's an absolute component part of what you have  
16 to do. And let the chips fall where they may. It's  
17 post Lehman, so getting amenities is generally not as  
18 easy as it was prior to 2008, but there's still much  
19 information to be had in that pro forma.

20           We've use that, the pro forma, very  
21 successfully in other communities to shape projects in  
22 ways that make the project more beneficial to the  
23 community. They fit better into the community. I will  
24 point you to places like North Andover which used the

1 pro forma in order to shape Orchard Village, a Peter  
2 Hingorani project, which came in as a steel building  
3 and ended up as wood.

4 We used the pro forma in Easton where we're  
5 town counsel for the Shovel Shop project at the Ames  
6 property. That project had the benefit of some  
7 community support, unlike this one. Finances of the  
8 community were committed to it. But the project  
9 changed night and day between what it came in as  
10 originally and how it ultimately ended up.

11 And I know also on behalf of developers that  
12 I've represented that the pro forma has been used to  
13 persuade my clients that they should do -- for lack of  
14 a better way of putting it -- the right thing. And  
15 hopefully, when you get to that point here, you'll use  
16 that device as a way of finishing this up in a  
17 suitable way, something that benefits both the  
18 community and leaves the developer a reasonable return  
19 on the investment, if, in fact, that's the direction  
20 you choose to go. I heard a lot tonight about traffic,  
21 a lot tonight about other local concerns that have to  
22 be overcome before you get to the more architectural  
23 aesthetic components of this. Thank you.

24 MS. SCHARF: Good evening, Chairman Geller.

1 Irene Scharf, Precinct 16, Town Meeting member, and 250  
2 Russett Road.

3 I wanted to do, actually, one item from the  
4 past. The question of reliance on this developer's  
5 statements is important and will be important  
6 throughout this process as it moves ahead. The  
7 neighbors were told many times that the developer has a  
8 right -- has, as of right, the ability to develop X  
9 number of units on this property that we call the green  
10 space.

11 I believe that more recently you, Chairman  
12 Geller, have asked for -- to get the numbers as far as  
13 what was buildable as of right. I believe your  
14 question was -- I don't have it exactly, because I  
15 haven't been able to read the transcript -- from 2012  
16 until now comparing various iterations of the plan,  
17 what could be built as of right on the green belt,  
18 calculation of densities, project parcels, and FAR.  
19 And I don't know if I missed it, but I'm not aware that  
20 that information was given to you and to us, so I'm  
21 asking whether we have -- you have that information.  
22 So that's note from the past.

23 I just want to let you know that I obviously  
24 agree with many of the comments that were said, so I

1       crossed them off my list: the mutual aid from other  
2       towns, especially from Boston. Obviously the traffic  
3       data of the developer needs to be verified, I would  
4       imagine.

5               And I wanted to talk a little bit about the  
6       gas issues. I live on Russett Road. I've had a Grade  
7       1 leak, which is apparently the highest grade leak.  
8       This was a few years ago. I complained for a couple of  
9       years before, actually, it was discovered, at which  
10      point my house and the rest of the block down was  
11      closed off for days. My lawn was broken up and I had  
12      to get a new gas thing. My house was built in 1937, so  
13      I guess this is common. So short of blasting, there  
14      are things going on under the ground there. I wanted  
15      you to know about that.

16             So I have concerns about my own safety, about  
17      my own property, of course, and I want to know -- not  
18      now, but can you get the information as to whether you  
19      will condition this on some kind of a bond by the  
20      developer and/or by the Town of Brookline.

21             And not just a bond, but envisioning that when  
22      and if we have both foundation cracks and gas leaks,  
23      assuming we're not dead thereafter, whether the process  
24      for recouping money that we've had to spend on repairs

1 will be a relatively simple one, is done  
2 professionally, as they've done in many of the dramatic  
3 injury cases, or whether it's going to end up being a  
4 whole miserable event living in this neighborhood for  
5 decades on. And I hope to be there for decades on.

6 So I have a question personally. I haven't  
7 heard anything about the effects of the gas -- I assume  
8 there will be natural gas brought onto this building --  
9 effects of it on my home, on the pressure in my home.  
10 Reassurances are not enough. Verifiability is what  
11 should be required. How will it affect me? If it  
12 won't affect me, why will it not be affecting me?

13 And again, I am concerned about the -- what  
14 kind of a financial pot there's going to be for the  
15 people who are living nearby, the blasting, the effects  
16 of it.

17 I have a couple of other questions about the  
18 stormwater system. Unless I misunderstood it, the  
19 assurance about the StormTank system are derived from  
20 the vendor. Obviously, it's in the vendor's interest  
21 to assure that if a stormwater system is in place  
22 appropriately, that everything will be fine. It  
23 just -- it seems very self -- a very self-serving  
24 statement.

1           And also, again, I'm not an engineer. So from  
2 what I heard tonight it does not seem to me that the  
3 BETA analysis analyzed drainage rate. I think I heard  
4 them say that they did not. They were maybe not asked  
5 to. I don't know. But it calls, again, for what I and  
6 others tonight -- and I hope you'll hear from more  
7 people hereafter -- some comments: sophisticated,  
8 neutral, engineering, firm person who is maybe not from  
9 this area who can analyze all of these important  
10 issues, particularly surrounding safety, that are  
11 arising. Thank you.

12           MS. JONAS: Alisa Jonas, Russett Road, and  
13 Precinct 16 Town Meeting member. I'm sorry I'm talking  
14 to you again, but things keep coming up as I sit here.

15           The first one is: I hadn't even thought about  
16 the garbage issue, but then when I was looking at some  
17 of the pictures that were presented by Chestnut Hill  
18 Realty I noticed a garbage container that I know  
19 well -- I can't say I love it well -- which is on  
20 Thornton Road. And I'm wondering, is it that kind of  
21 garbage container that they're planning on using for  
22 the other buildings in the S7 area?

23           I do know that the one that's near us is, on  
24 the weekends, constantly overflowing with skunks,

1 raccoons. I have a neighbor who's asked me as a Town  
2 Meeting member to please call the town's Department of  
3 Public Health because there's a raccoon family that,  
4 you know, gets all its nutrition there over the  
5 weekends, and then comes -- they're big and they attack  
6 her.

7           So that is not properly maintained, which led  
8 me to think about the drainage system; that if we are  
9 relying on Chestnut Hill Realty to maintain the  
10 drainage system, if they've been maintaining it the way  
11 the garage containers have been maintained, that is  
12 worrisome as well. And it would seem -- I know nothing  
13 about drainage, but I would like some kind of written  
14 document -- or I don't know whether that's even  
15 sufficient. It doesn't seem like that's the kind of  
16 drainage system we should have where we have to rely on  
17 constant maintenance from people who cannot even keep  
18 the garbage within the garbage containers. So I'm  
19 wondering, though, how they're going to deal with  
20 garbage.

21           The other thing that -- I also have to say  
22 this: My biggest concern, I've always thought the  
23 massing was unbelievable. We have a fully developed  
24 site in a certain particular manner, garden village

1 style, and we're adding nine other buildings and a huge  
2 building and this is only -- it's less than half of  
3 what they wanted originally.

4 But the gas leaks concern me a lot. And I'm  
5 less concerned about getting the liabilities covered  
6 from cracks in my foundation as having my house blow  
7 up, having my neighbor's house blow up, and have us be  
8 harmed. I am concerned about that. I have had about  
9 five gas leaks that the gas company has come to repair  
10 in front of my house, so those gas leaks, they are  
11 there and they're constant and they keep coming. And I  
12 would love a new pipe. We got a new pipe on Beverly  
13 Road. It would be wonderful to get one on Russett  
14 Road.

15 The other -- another smaller thing also is  
16 from -- I also was at the Planning Board hearing and I  
17 just wanted to mention two more things on that, which  
18 is -- well, they also said that the development was  
19 absurd and silly. But they were asked by Planning  
20 Board staff to say, well, if this -- we know you don't  
21 like this, but if you had to make recommendations for  
22 modifying it, what would you do?

23 And they said, it's just a horrible project.  
24 We don't know what we would say from a design

1 perspective.

2 But it kept being pushed. If you had to say  
3 something, what would you say?

4 And they said, all right. I don't know.  
5 Lower it by -- make it four floors. But it shouldn't  
6 be there. It's not a good project.

7 So I just wanted you to read between the lines  
8 of what the letter was that they wrote.

9 But I'm going to ask my endless issue about  
10 relocating the building. And I know I've brought it up  
11 many times before, and yes, we might not have a space  
12 where a building can be relocated that is the size of  
13 almost two football fields, but you have the discretion  
14 to make it a somewhat more appropriate size.

15 And I have heard at these hearings, first from  
16 Chestnut Hill Realty, the reason why they cannot change  
17 the location is because once they establish the site  
18 and the borders were drawn, that is the 40B site. But  
19 as they have changed the borders themselves for  
20 parking, for buildings, clearly that's not a reason,  
21 because they have changed the borders themselves. So I  
22 don't see why the ZBA might not be able to propose that  
23 as well.

24 Second, they mentioned the NCD, that they

1 can't breach the NCD. Well, the NCD just mirrors what  
2 the agreement is about how this site should look, and  
3 whether you're doing it in location A or location B,  
4 it's irrelevant. Putting this massive building on  
5 puddingstone, which they were concerned about the NCD,  
6 that also doesn't meet the criteria of the NCD. So if  
7 they're not worried about matching the criteria of the  
8 NCD for the location of the puddingstone, there should  
9 be no reason to be concerned about it at another  
10 location.

11 The third issue that I heard is  
12 nonconformity. And I understand the issue of  
13 nonconformity, but not fully, and this is something I  
14 really needed help with. I actually called Joslin  
15 Murphy and said, please, can you give me the legal  
16 foundation for why can't do nonconformity -- why the  
17 nonconformity is preventing relocating?

18 I guess she contacted you, and you gave her  
19 the case of Lunenburg. And I read the Lunenburg, and  
20 Lunenburg is a case where the Zoning Board of Appeals  
21 in Lunenburg -- I don't know how many of you are aware  
22 of this -- denied a project. And this made it all the  
23 way to the SJC. And the developer split a  
24 development -- split some land and it became

1 nonconforming on the 40A and the 40B side both. And --  
2 or is it just the 40B that became nonconforming.

3 And, in fact, on that one, the SJC said it's  
4 irrelevant for a 40B -- it was a concern of infectious  
5 invalidity, that once you made something nonconforming,  
6 then you can't build on it anymore. And I know this is  
7 maybe more technical than I should be doing here, but  
8 I'm just trying get this understood. I'm really doing  
9 the research late at night and trying to understand  
10 this.

11 If it's a 40B, 40B is state law, so that  
12 trumps, according to the SJC, the local laws or  
13 infectious invalidity, so, in fact, you could build on  
14 the 40B.

15 I have then read more articles which indicate  
16 that while they themselves would not be able to create  
17 nonconformity on the 40A land because that would result  
18 in infectious invalidity and they can't do anything in  
19 that 40A land, if a governmental agency puts that  
20 requirement on them, they are not bound by infectious  
21 invalidity. So that argument does not seem  
22 appropriate.

23 And I know you're -- I can see your face on  
24 that. That's what I read. I'm not a zoning attorney.

1 I do estate planning. But that's what I've been trying  
2 to pull together. And so it doesn't feel like that is  
3 an argument.

4 The other nonconformity issues, the only ones  
5 that I can think of that are a real concern is the  
6 parking. And I can see that if you change the location  
7 from the puddingstone to a parking lot and then take  
8 away the parking, then you're going to have more  
9 nonconforming on the 40A.

10 But you don't have to put it on the parking  
11 area. You can put it on some other location that  
12 doesn't have that puddingstone and make it smaller.  
13 It's not on puddingstone. It's not nearly going to be  
14 as costly to do.

15 And another thing I, again, would want to have  
16 you consider is those garages. There could even be  
17 buildings on top -- you know, units on top of the  
18 garages, but make it within the scale and style of the  
19 development. Don't even take the garages away. And  
20 then it doesn't do anything on nonconformance issues,  
21 as far as I understand.

22 But maybe you can help me understand, or maybe  
23 they can provide some information about what  
24 nonconformity issues that they're concerned about that

1 would prevent you from requesting a change of location,  
2 not them, but you.

3 But for me, again, my biggest concern is  
4 safety. And I did want to point out -- and I hope you  
5 also noticed -- that both the traffic and the fire  
6 presentations only looked at the west side and not the  
7 east side. The traffic issues are on the east side.  
8 It's Asheville, Russett, Bonad. That's where you're  
9 multiplying the number of cars by all the -- it's three  
10 times as many units as on all of Russett Road. So I  
11 don't know why that wasn't discussed.

12 And that the fire -- once again, they only  
13 showed the Beverly Road side. They did not show the  
14 east side where there's still hammerheads. And I would  
15 venture to say that if the fire chief came here, they  
16 would still say that's a problem, so I really hope that  
17 you take the safety issues into consideration.

18 But I would like to get follow-up on the  
19 nonconformity, changing to a different location, when  
20 the ZBA does it and not them.

21 MS. MURPHY: I'm going to interrupt you for  
22 one minute and, Steve, please, you know, chime in if  
23 you want.

24 But the issue with moving this project to

1 another site is very complicated. The first thing is:  
2 It's not the board's project. It is the applicant's  
3 project, and they present the board with a lot. Under  
4 the Brookline zoning bylaw, a ground leased parcel, for  
5 a certain number of years, 95, I think it is, is a  
6 lot. So even though there are overlapping affiliated  
7 entities that own the rest of the land in Hancock  
8 Village, we have to treat the lot they presented us as  
9 a lot.

10 If they move something -- if they decided not  
11 to do the big building where it is and they decided to  
12 put it somewhere else, they would have to create  
13 another lot. They have to have separate lots, because  
14 these are limited dividends, corporations, that own  
15 these projects and you can't mix their Hancock Village  
16 market-rate housing in with a limited dividend  
17 corporation that owns this mixed rate -- affordable and  
18 market-rate housing into one corporation or into one  
19 lot. Okay?

20 They have not elected to create another lot  
21 for, I think, probably all kinds of logistical,  
22 geographical issues of access and so on. And if they  
23 move the lot lines any which way and they create  
24 nonconformity, either setbacks -- the most likely ones

1 are setbacks or parking on the remaining parts of  
2 Hancock Village -- they are then required to go get a  
3 variance or a special permit for wherever they've  
4 created. And, of course, because of the neighborhood  
5 opposition, that's really not possible. They can't  
6 create a nonconformity on their other land without --

7 MS. JONAS: Because of the infectious  
8 invalidity?

9 MS. MURPHY: Because of the infectious  
10 invalidity.

11 MS. JONAS: But I read that if you --

12 MS. MURPHY: No. The board cannot require  
13 them to create a nonconforming situation on their other  
14 lot.

15 What the board said in Lunenburg, I think --  
16 and I don't know if Mark's still here. He's probably  
17 much more expert than I -- but what the board said in  
18 Lunenburg is they created a nonconformity, but that  
19 wasn't really the board's problem. Right? The board  
20 was saying to that other owner, that's not our -- you  
21 know, you guys did this. You've got a nonconforming  
22 lot here. You have to fix it. You can tear down the  
23 building or you can get a variance, but that's not our  
24 problem. That's what they were saying.

1 MS. JONAS: Well, I think -- no. They said  
2 that for the 40B --

3 MS. MURPHY: The 40B was fine, but the other  
4 lot, they said, you've got a nonconforming lot that you  
5 created and you have to fix it.

6 MS. JONAS: Right. But that's different from  
7 when a government agency creates that.

8 MS. MURPHY: Right. But we're not creating a  
9 lot line.

10 MS. JONAS: Okay.

11 MR. FREILICH: Hi. My name is Jeff Freilich.  
12 I live at 327 South Street.

13 I learned a lot about blasting tonight. To  
14 tell you the truth, I didn't come here with prepared  
15 comments, but I heard some pretty scary things. I  
16 heard about gas lines, and I heard about rats escaping,  
17 and I kind of thought about, to myself, I said wait.  
18 What else could I be scared about that might be set off  
19 by radon -- I'm sorry -- might be set off by blasting.

20 It turns out that the EPA has directives on  
21 this. And there was a study done by the health  
22 department in Burlington, Massachusetts by an engineer  
23 whose name is Todd Dresser -- perhaps you know him --  
24 from the Burlington Board of Health where he talked

1 about -- and if you permit me to read -- "Radon is a  
2 naturally occurring colorless gas. Prolonged  
3 inhalation with elevated levels may cause lung cancer  
4 in humans."

5 And I guess this particular study was done in  
6 the -- for concern in that community because of the  
7 preponderance of granitic bedrock in Massachusetts and  
8 that there might be a possibility that because of some  
9 sort of structural change that some radon gas would  
10 leak into an area near a school.

11 Well, I'll be honest and say that I heard  
12 about blasting right now of a very large rock. I'd  
13 like to be able to read something that was concluded in  
14 this study. "Remember to monitor local development  
15 because nearby blasting and construction may cause new  
16 fractures in your foundation or bedrock and create a  
17 new pathway for radon to enter your school or home or  
18 neighborhood. As a result, periodic testing may be  
19 required."

20 Well, now that I'm reading this, I'd like to,  
21 please, beg of you to make sure that any condition that  
22 comes in any possible approval would be in a  
23 comprehensive study of radon gas release and location.  
24 I know my neighbors have radon. We test for radon in

1 our house, haven't found it yet. But I do know it  
2 exists in our neighborhood, and I'd like, in all  
3 seriousness, that you pay close attention to that. Not  
4 only rats and not only gas pipes, but also radon gas.  
5 Thank you.

6 MR. JESSE GELLER: Thank you.

7 Does anybody else want to speak?

8 MR. ABNER: I have a question.

9 MR. JESSE GELLER: Sure.

10 MR. ABNER: I understand that we're supposed  
11 to be discussing waivers at the next meeting. Is that  
12 correct?

13 MR. JESSE GELLER: It, of course, depends on  
14 how far the board gets in its -- the intent, I believe,  
15 will be that the board will discuss, at the hearing,  
16 the proposal that exists and then the various changes  
17 that have been submitted today and, frankly, we'll  
18 discuss anything else we feel like discussing  
19 pertaining --

20 MR. ABNER: Well, my question is that the  
21 waivers clearly are going to depend on which plan is  
22 going forward.

23 MR. JESSE GELLER: Right.

24 MR. ABNER: So the building height waiver, for

1 example, is dependent on whether this is a four-story  
2 building or a six-story building.

3 MR. JESSE GELLER: Right.

4 MR. ABNER: So how are we going to discuss  
5 that unless we know what the plan is up for  
6 discussion?

7 MR. JESSE GELLER: We're not going to know --  
8 we're not going to be able to have a finished  
9 discussion until we know which one.

10 MR. ABNER: And do we have an approximate time  
11 line for that?

12 MR. HUSSEY: No.

13 MR. JESSE GELLER: No is Mr. Hussey's answer.

14 MR. ABNER: Okay. Thank you.

15 MR. JESSE GELLER: You're welcome.

16 A number of parties raised a question about  
17 review, so I've asked Edie Netter to speak to that  
18 briefly.

19 MS. NETTER: Simply said, the role of, in this  
20 instance BETA, is to peer review the applicant's  
21 studies. This is what is mandated under Chapter 40B.  
22 And what peer review means is that you don't  
23 independently go out and conduct your own analysis.

24 What you do do is you independently and

1 objectively, on behalf of the entity, in this instance,  
2 the town, review based on your professional judgment on  
3 the standards, on the regulations, on the statutes that  
4 govern, whether it's stormwater or traffic, and the  
5 national, regional, and local practices, the best  
6 practices. You review the applicant's studies and then  
7 you make your conclusion independently on behalf of  
8 your client, which in this instance is the Town of  
9 Brookline.

10 MR. JESSE GELLER: Thank you.

11 Question?

12 MS. SCHARF: Yes. Thank you. Irene Scharf  
13 again.

14 That doesn't preclude the zoning board from  
15 concluding at the end of -- what you're saying is  
16 there's a limited extent to which the zoning board can  
17 get information. Therefore, if we the neighbors are  
18 requesting an independent mutual reviewer, that's  
19 unlikely to happen because the law doesn't allow it?  
20 Am I correct in that?

21 MS. NETTER: What I'm saying is that  
22 Chapter 40B provides that the applicant pays the fees  
23 of a peer reviewer.

24 MS. SCHARF: And the applicant chooses that

1 peer reviewer?

2 MS. NETTER: No. The town chooses the peer  
3 reviewer.

4 MS. SCHARF: Okay. So if at the end -- and  
5 the peer reviewer you've chosen, that's it. It's not  
6 going to change. We shouldn't -- we the neighbors, the  
7 town people, should not expect an additional peer  
8 reviewer or any -- we've heard what we're going to  
9 hear, essentially?

10 MS. NETTER: That's up to the board. The  
11 practice that the board is using here is the practice  
12 that's required by the law, one that's done --  
13 typically, you don't peer review other peer reviewers.  
14 You don't have two peer reviewers. In fact, I might  
15 add, although not asked this question, it is very  
16 unusual that comments made by the public are, in fact,  
17 peer reviewed. So in this instance, the board has gone  
18 an extra step to provide as much review as possible.

19 MS. SCHARF: So does the law, 40B, preclude  
20 the Zoning Board of Appeals from concluding at the end  
21 of all the peer review that it doesn't have enough  
22 information to conclude that the dangers to the  
23 community are -- have been sufficiently studied and  
24 therefore they, working -- volunteering for the town

1 can't approve this project because there are too many  
2 unanswered scary questions? Is that -- couldn't the  
3 board make that decision?

4 MS. NETTER: The board can make any decision  
5 they choose.

6 MS. SCHARF: Would that be a decision that  
7 would be within the purview of 40B, we are not  
8 satisfied that the blasting and all these other things  
9 will not cause the dangers? In addition to the other  
10 things that the board can look at such as open space  
11 and everything, they can make that decision; right?

12 MS. NETTER: The zoning board operates in a  
13 way that it -- just like a judge -- weighs the evidence  
14 before it and makes determinations as to whether it has  
15 the evidence it needs to render a decision.

16 MS. SCHARF: Okay. Thank you. Thanks for  
17 letting me come up again.

18 MR. JESSE GELLER: Thank you, everyone, for  
19 your patience. The next hearing on our schedule is  
20 October 29th. I don't know what day that is. Next  
21 Wednesday, 7:00.

22 (Proceedings suspended at 10:05 p.m.)

23

24

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

4                   That the foregoing proceedings were taken  
5 before me at the time and place 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 30th day of October, 2014.

14 \_\_\_\_\_

15 Kristen Krakofsky, Notary Public

16 My commission expires November 3, 2017.

17

18

19

20

21

22

23

24

<b>A</b>			
<b>ability</b> 104:8	<b>accomplish</b> 101:5	60:16 64:9,11,13,14 64:17 83:19 96:2,6 122:7	<b>agencies</b> 82:13
<b>able</b> 50:14 96:6 104:15 110:22 112:16 118:13 120:8	<b>account</b> 32:1 77:4 84:19 88:21	<b>Additionally</b> 43:14	<b>agency</b> 89:23 112:19 117:7
<b>Abner</b> 3:18 119:8,10,20,24 120:4,10,14	<b>accredited</b> 17:20	<b>address</b> 5:13 6:14 16:17 35:24 47:14 50:14 51:7 78:4,16	<b>agenda</b> 66:24,24
<b>absolute</b> 102:15	<b>accurate</b> 71:16	<b>addressed</b> 6:17 10:11 11:2 12:20 15:12 22:8 42:2 69:1 74:9 79:15 90:13 99:9	<b>aging</b> 77:8
<b>Absolutely</b> 59:5	<b>achieve</b> 51:9 96:17	<b>addresses</b> 34:16	<b>ago</b> 21:4 37:22 40:16 49:13 73:12 83:2 98:5 101:17 105:8
<b>absurd</b> 109:19	<b>acknowledge</b> 92:22	<b>addressing</b> 46:15 63:13 93:5	<b>agree</b> 63:3,6 68:2,21 102:6 104:24
<b>abuts</b> 95:3	<b>acre</b> 50:21,24 51:3,4 59:1 59:10	<b>adequate</b> 25:9 44:5 90:14	<b>agreeable</b> 40:4,5
<b>abutter</b> 20:8 24:4 25:14,15 33:17 34:17 36:11,18 42:2 63:12 93:18	<b>acreage</b> 50:20	<b>adequately</b> 11:1 12:20 15:12 99:9	<b>agreed</b> 19:12,19
<b>abutters</b> 6:5 20:20 35:19 36:7 37:23 51:9 64:12,13 64:19 93:16	<b>act</b> 80:24 94:21	<b>adjacent</b> 23:11 42:14 43:11 47:20,21	<b>agreeing</b> 84:24
<b>abutter's</b> 36:23	<b>action</b> 124:10	<b>advice</b> 83:6,7	<b>agreement</b> 42:22 111:2
<b>abutting</b> 49:15 52:1 53:8	<b>active</b> 17:24	<b>adverse</b> 73:16	<b>ahead</b> 104:6
<b>acceptable</b> 34:13	<b>actively</b> 42:9	<b>advantage</b> 83:15	<b>aid</b> 42:22 83:22,24,24 84:1 105:1
<b>accepted</b> 38:4	<b>activities</b> 18:23	<b>advised</b> 83:6,7	<b>Akers</b> 3:11 93:9
<b>access</b> 42:8,9 43:5,8 44:15 46:21 81:5 82:4,5 115:22	<b>actual</b> 8:15 14:7 22:16 70:2 85:19	<b>Advisory</b> 78:14	<b>Alisa</b> 3:16 107:12
<b>accessible</b> 93:3	<b>add</b> 26:11 28:16 45:12 51:2 76:13 77:17 85:3 100:5 122:15	<b>aesthetic</b> 103:23	<b>alleviate</b> 15:9
<b>accommodate</b> 32:23 42:16 58:6	<b>added</b> 14:24 52:18,19 54:4,8	<b>affect</b> 84:20 106:11,12	<b>Allison</b> 2:9 4:19,22
<b>accommodated</b> 22:10 85:10	<b>adding</b> 54:7 58:2 85:15 109:1	<b>affiliated</b> 115:6	<b>allow</b> 15:6 25:20 30:12 34:1 34:1,4 42:24 44:4,17 70:6 91:21 96:16 121:19
<b>accommodation</b> 8:12,17	<b>addition</b> 5:17 7:9,18 8:6 11:16 76:3,13 80:4,5,6,8 123:9	<b>afford</b> 101:8	<b>allowed</b> 39:9 91:4 92:1,15
	<b>additional</b> 5:17 13:8,12 41:5 42:17 43:13,16 46:8 46:23 52:18,19 59:17	<b>affordable</b> 49:1 78:7 84:11,14 93:1 101:9 115:17	<b>alluded</b> 70:23
		<b>afternoon</b> 72:11	<b>alter</b>

<p>91:3  <b>alternative</b>                  90:6  <b>amenities</b>                  101:10 102:17  <b>Ames</b>                  103:5  <b>amount</b>                  25:21 26:10 37:8,14                  38:8 44:3 64:13                  72:14  <b>ample</b>                  42:14 91:9  <b>analysis</b>                  12:1 13:15 14:17                  27:13 28:5 31:17,19                  31:20 32:9 107:3                  120:23  <b>analyze</b>                  23:14 107:9  <b>analyzed</b>                  26:6 96:3 107:3  <b>Andover</b>                  102:24  <b>and/or</b>                  25:10 34:3 105:20  <b>answer</b>                  26:3 32:21 36:14,21                  37:19 41:8 44:20                  56:8 120:13  <b>answers</b>                  63:15  <b>Anthony</b>                  3:18  <b>anybody</b>                  32:21 94:11 119:7  <b>anymore</b>                  112:6  <b>AP</b>                  2:18,20  <b>apart</b>                  101:23  <b>apartment</b>                  36:1 51:8 55:16 74:4                  83:1 90:4,9 91:20                  92:5 93:22 97:12</p>	<p><b>apartments</b>                  88:17,22  <b>apologize</b>                  89:13  <b>apparatus</b>                  43:5 44:5 99:18  <b>apparently</b>                  95:24 105:7  <b>appealing</b>                  95:10  <b>Appeals</b>                  1:5 74:2 94:21 95:11                  95:14 96:19 111:20                  122:20  <b>Appearances</b>                  2:1  <b>applicant</b>                  4:12,14 5:2 18:17                  19:15,17 21:9 22:9                  22:14 23:18 24:8                  25:6 26:22 27:16,18                  32:12,16 33:14 35:5                  35:12 42:8,9 43:3                  86:10 95:10,24 99:8                  99:8,22 102:1,5                  121:22,24  <b>applicant's</b>                  4:9,17 34:15 41:23                  115:2 120:20 121:6  <b>application</b>                  1:7 22:21 54:13 55:18                  60:4,7 74:3  <b>appreciate</b>                  92:1  <b>appreciation</b>                  91:21  <b>approach</b>                  74:9  <b>approached</b>                  69:12  <b>appropriate</b>                  16:12,14 40:8 71:6                  84:22 110:14 112:22  <b>appropriately</b>                  106:22  <b>approval</b></p>	<p>42:12 90:1 118:22  <b>approve</b>                  69:17 123:1  <b>approved</b>                  8:22 10:21 69:7 74:23                  81:3 99:8  <b>approving</b>                  78:3  <b>approximate</b>                  120:10  <b>approximately</b>                  12:2 14:1,3 16:17                  17:10 22:2 50:4                  60:19 61:17 91:6                  98:5  <b>April</b>                  19:20  <b>Arborpoint</b>                  50:22  <b>architect</b>                  97:11  <b>architectural</b>                  103:22  <b>area</b>                  6:12 15:20,20 18:8,22                  19:4,6,18 21:17,18                  22:20 23:21 26:6,8,9                  26:10 27:11 29:17                  31:11,18 59:23 71:19                  71:20 72:9 81:20                  82:11,17 85:4 94:2                  95:3 107:9,22 113:11                  118:10  <b>areas</b>                  10:19 25:11 71:14,14                  78:6 80:22 94:24  <b>argument</b>                  112:21 113:3  <b>arising</b>                  107:11  <b>arrangement</b>                  8:10  <b>arterial</b>                  9:6,17  <b>article</b>                  77:7</p>	<p><b>articles</b>                  112:15  <b>Asheville</b>                  3:2 13:17 42:15 51:20                  53:7 63:12 77:19                  87:7 95:19 114:8  <b>asked</b>                  98:3 99:15 104:12                  107:4 108:1 109:19                  120:17 122:15  <b>asking</b>                  38:7 102:13 104:21  <b>asphalt</b>                  68:14  <b>Associate</b>                  2:6,7  <b>associated</b>                  6:4 16:16  <b>Associates</b>                  2:12  <b>association</b>                  93:15  <b>Association's</b>                  99:19  <b>assume</b>                  41:14 59:2 76:23                  106:7  <b>assuming</b>                  16:22 105:23  <b>assumption</b>                  27:7  <b>assumptions</b>                  86:10  <b>assurance</b>                  106:19  <b>assure</b>                  106:21  <b>Atrium</b>                  79:8,9,20  <b>attack</b>                  108:5  <b>attended</b>                  96:23  <b>attention</b>                  63:2 119:3  <b>attorney</b></p>
--	---	---	--

<p>100:8 112:24  <b>attributed</b>                  22:3  <b>audible</b>                  16:5 17:16 35:9 41:12                  62:10,18  <b>audience</b>                  24:13 99:11  <b>audit</b>                  17:10 44:23 73:5  <b>auditing</b>                  72:21  <b>automatically</b>                  57:2 73:19  <b>availability</b>                  10:3  <b>available</b>                  18:24 41:14  <b>Avalon</b>                  71:10 79:4 80:19  <b>Avenue</b>                  3:11 93:9  <b>average</b>                  50:24  <b>Avi</b>                  2:7 4:7  <b>aware</b>                  91:10 104:19 111:21</p> <hr/> <p style="text-align: center;"><b>B</b></p> <hr/> <p><b>B</b>                  27:1,2 52:5 54:2 55:10                  55:19 56:15 58:16,19                  60:16 61:2 82:24                  102:12 111:3  <b>Babcock</b>                  48:8  <b>back</b>                  18:17 40:17 48:16                  49:2 52:9,15 55:17                  61:8 62:2 70:21 80:4                  83:1 90:11  <b>backyards</b>                  90:22  <b>bad</b>                  73:9</p>	<p><b>Baker</b>                  44:7 72:6 88:14  <b>barely</b>                  52:2  <b>base</b>                  14:9,11  <b>based</b>                  11:3 12:15,17 13:14                  13:20,24 14:7,10,17                  19:17 24:9 43:16                  44:19 121:2  <b>basement</b>                  24:5  <b>basically</b>                  5:16 22:1 101:5  <b>basin</b>                  25:19 30:6,7 66:20  <b>basins</b>                  25:7,18 28:10 34:3  <b>basis</b>                  66:11  <b>Bay</b>                  79:4 80:19  <b>Beacon</b>                  48:3  <b>bed</b>                  58:2  <b>bedrock</b>                  23:11,24 79:14 118:7                  118:16  <b>bedroom</b>                  54:10 57:24 86:1,2  <b>bedrooms</b>                  52:16 55:6 56:5,6,14                  58:6 85:4,8,9,13,15                  85:21 86:4,5,6 88:20                  89:3  <b>beg</b>                  118:21  <b>beginning</b>                  61:13,15,16,21 72:10  <b>behalf</b>                  4:12 35:11 89:7,7                  103:11 121:1,7  <b>believe</b>                  16:8,10 25:5 44:14</p>	<p>60:18 61:11,17 92:17                  104:11,13 119:14  <b>believer</b>                  94:4  <b>Bellingham</b>                  100:12  <b>Belmont</b>                  81:1  <b>belt</b>                  104:17  <b>Ben</b>                  3:10 89:4 93:23  <b>beneficial</b>                  102:22  <b>benefit</b>                  47:6 103:6  <b>benefits</b>                  103:17  <b>Bennett</b>                  2:13 33:3,4  <b>Berman</b>                  3:4 73:22,22 77:13  <b>best</b>                  14:9 26:19 27:2 33:23                  43:6 69:14 101:24                  121:5  <b>Beta</b>                  2:17,19 17:20 42:1,13                  43:10 63:20 67:1                  96:1 107:3 120:20  <b>BETA's</b>                  67:7  <b>better</b>                  24:11 27:1 46:2 61:3                  70:19 101:11 102:23                  103:14  <b>Beverly</b>                  3:14 11:5,8,24 12:4,7                  12:9,22 13:10 16:11                  45:6 72:8 86:24 96:3                  96:3,5,5 97:24 98:4                  109:12 114:13  <b>bicycle</b>                  8:7,12,17  <b>bicycles</b>                  15:14</p>	<p><b>big</b>                  55:12 60:12 94:16                  108:5 115:11  <b>biggest</b>                  6:23 108:22 114:3  <b>bike</b>                  98:16  <b>bikes</b>                  87:6  <b>Bill</b>                  100:11  <b>bit</b>                  10:6 53:11 58:4 61:8                  105:5  <b>blast</b>                  49:14 50:3 81:13  <b>blasting</b>                  49:12,17 50:6,8,14                  74:7,13,16,17,18                  75:2,3,6,8,13,14,20                  75:22 76:2,5,16,19                  76:20,22 77:2,6,10                  78:17 79:9,11 80:2,4                  80:9,15,18 81:11,12                  81:16,24 82:9 89:17                  94:24 105:13 106:15                  117:13,19 118:12,15                  123:8  <b>blasts</b>                  50:4  <b>Blatman</b>                  3:15 100:9  <b>blizzard</b>                  83:13  <b>block</b>                  105:10  <b>blow</b>                  109:6,7  <b>Blustein</b>                  2:10  <b>BMP</b>                  26:18  <b>board</b>                  1:5 2:2 5:11,15 6:1                  22:6 24:15 34:18                  35:16 36:15 38:7</p>
--	---	--	--

<p>40:1,2,7 45:23,24 46:3,17 47:5,10,15 56:7 59:13 70:16 71:1 72:20 74:2 77:24 82:20 84:4,5,6 84:8,24 89:5,7 94:21 95:11,11,14 96:18,23 96:24 97:1,4 100:18 102:2,4,7 109:16,20 111:20 115:3 116:12 116:15,17,19 117:24 119:14,15 121:14,16 122:10,11,17,20 123:3,4,10,12</p> <p><b>boards</b> 4:15 35:19 41:16 45:22,23 47:9,15 62:14 83:7</p> <p><b>board's</b> 50:7 115:2 116:19</p> <p><b>Bobrowski</b> 3:15,15 100:7,8,9</p> <p><b>bodies</b> 62:14</p> <p><b>bolder</b> 66:15</p> <p><b>Bonad</b> 3:9 42:15 45:6 86:14 86:21 114:8</p> <p><b>bond</b> 105:19,21</p> <p><b>Book</b> 2:4 4:6 31:3,23 56:3 56:11,17</p> <p><b>borders</b> 110:18,19,21</p> <p><b>Boston</b> 1:17 14:4 42:23 46:19 83:22 87:16 88:4 98:15,18,20 100:3 105:2</p> <p><b>bottom</b> 65:17,20,23</p> <p><b>bottomed</b> 73:14</p> <p><b>bound</b></p>	<p>112:20</p> <p><b>brake</b> 7:12</p> <p><b>brand-new</b> 44:12</p> <p><b>breech</b> 111:1</p> <p><b>briefly</b> 120:18</p> <p><b>bring</b> 30:2 50:7 71:24</p> <p><b>brochure</b> 21:24</p> <p><b>broken</b> 105:11</p> <p><b>Brookhouse</b> 48:1</p> <p><b>Brookline</b> 1:5,8,12 5:9 33:5 42:21,22 44:11 47:22 47:24 48:12 50:5 74:1,12 76:1 79:20 79:21 81:2 84:18,19 85:24 92:15,18 93:3 97:20 105:20 115:4 121:9</p> <p><b>Brookline's</b> 8:23 38:4</p> <p><b>brought</b> 5:24 9:15,23 29:1 45:21 93:6 106:8 110:10</p> <p><b>buffer</b> 90:21</p> <p><b>build</b> 74:7 86:5 112:6,13</p> <p><b>buildable</b> 104:13</p> <p><b>building</b> 2:13 5:1,3 10:9 25:3 33:4,8 36:1 46:13,24 47:1,12 48:6 51:8,23 51:24 52:7,7,13,13 53:1,9,15 54:6,6,11 54:14,19,22 55:1,4,5 55:11,12,16,24 57:2</p>	<p>57:24 60:8,13 61:9 61:13 65:4,12 67:13 71:24 74:8,11 79:2 82:1,6 88:13 90:4,9 92:5 95:2 97:12 102:10 103:2 106:8 109:2 110:10,12 111:4 115:11 116:23 119:24 120:2,2</p> <p><b>buildings</b> 25:1 46:2,6,21 47:17 48:6,13 51:15 52:19 53:7 54:8,15,20 55:3 55:7 57:3,17,19,23 74:4 78:6 90:22 91:9 91:20 92:5,6 102:11 107:22 109:1 110:20 113:17</p> <p><b>built</b> 48:17 50:9 51:2 65:11 80:16 81:20 86:11 87:24 88:12,23 91:14 104:17 105:12</p> <p><b>bulk</b> 85:6,6,8,9,10,11,13,20</p> <p><b>bump</b> 16:20 72:23</p> <p><b>bumps</b> 16:23 73:8,13,16 98:3 98:6</p> <p><b>bump-out</b> 7:7,16</p> <p><b>bump-outs</b> 15:17</p> <p><b>Burlington</b> 117:22,24</p> <p><b>bus</b> 44:16</p> <p><b>buses</b> 98:9</p> <p><b>bylaw</b> 33:4,6,15 115:4</p> <p><b>bylaws</b> 33:13</p> <p><b>B-type</b> 38:20</p>	<p style="text-align: center;"><b>C</b></p> <hr/> <p><b>C</b> 1:21 27:3 52:12 55:16 56:15,18 57:12 58:15 58:19 60:16 102:12 124:1</p> <p><b>calculation</b> 104:18</p> <p><b>calculations</b> 37:1,7,17 57:7,9 60:10 65:5</p> <p><b>call</b> 5:5 15:21 54:9 61:3 76:10 94:24 104:9 108:2</p> <p><b>called</b> 26:17 29:5 77:18 87:9 100:16 111:14</p> <p><b>calling</b> 4:4</p> <p><b>calls</b> 88:5 107:5</p> <p><b>calm</b> 86:20</p> <p><b>calming</b> 7:8,18 15:18 16:9,10 16:16,19 43:9,11,13 43:16 45:2,17 73:17 98:7,13</p> <p><b>cancer</b> 118:3</p> <p><b>canopies</b> 90:23</p> <p><b>capabilities</b> 25:7</p> <p><b>capacity</b> 26:2 31:7 35:2 38:11 42:14 64:24 65:1</p> <p><b>capture</b> 20:17 24:8 25:6,8 38:17,20 39:2</p> <p><b>captured</b> 25:18</p> <p><b>car</b> 86:21,23</p> <p><b>careful</b></p>
---	--	--	---

<p>63:2  <b>cars</b>                  11:12 14:14,14 73:19                  86:19 87:3,20 114:9  <b>case</b>                  1:6 11:7 12:2 23:18                  71:5,7 80:3,18                  111:19,20  <b>cases</b>                  45:9 106:3  <b>casino</b>                  95:19  <b>cast-iron</b>                  76:20  <b>catch</b>                  25:7 66:20  <b>cause</b>                  40:24 75:8 76:5,22                  82:9 118:3,15 123:9  <b>caused</b>                  77:5,6 79:16 80:5,14                  80:18  <b>causing</b>                  80:6  <b>caveat</b>                  34:13  <b>center</b>                  48:4 67:22,23 72:23  <b>centerpiece</b>                  78:20  <b>certain</b>                  30:12 37:11 44:23                  96:13 108:24 115:5  <b>certainly</b>                  7:14,23 9:22,23 10:17                  41:18 48:22 63:3                  70:19  <b>certified</b>                  17:21 34:11 36:4  <b>certify</b>                  124:3,8  <b>Chair</b>                  16:1  <b>chairman</b>                  2:3 4:21 5:7 17:18                  35:15 84:24 103:24</p>	<p>104:11  <b>challenge</b>                  83:5 86:9  <b>challenging</b>                  84:7  <b>chance</b>                  75:14 102:1,4  <b>change</b>                  13:19 18:16 23:6 52:3                  53:22 90:15 92:3,7                  110:16 113:6 114:1                  118:9 122:6  <b>changed</b>                  60:13 70:9,9 101:16                  101:17 103:9 110:19                  110:21  <b>changes</b>                  14:18 57:22 90:19,21                  91:22 92:8 119:16  <b>changing</b>                  114:19  <b>Chapter</b>                  78:7 120:21 121:22  <b>character</b>                  90:10 92:4 94:3,19,20                  94:22 97:9  <b>characterized</b>                  91:8  <b>charges</b>                  86:3  <b>chart</b>                  59:1  <b>check</b>                  19:22 61:18 68:22  <b>checked</b>                  37:13  <b>Chestnut</b>                  1:7 2:15 4:5 35:17                  39:15 40:4,16,21                  41:2,6 74:3,10,19,21                  74:23 75:2,5,12 76:4                  79:4 81:11,23 84:6                  88:12,24 89:18 90:5                  92:23 107:17 108:9                  110:16  <b>chief</b></p>	<p>99:7,10 114:15  <b>children</b>                  87:4  <b>chime</b>                  114:22  <b>chips</b>                  102:16  <b>Chiumenti</b>                  100:11  <b>choices</b>                  91:23  <b>choose</b>                  42:23 103:20 123:5  <b>chooses</b>                  121:24 122:2  <b>chosen</b>                  20:23 23:18,20 122:5  <b>CHR</b>                  41:16  <b>Chris</b>                  2:5 4:6  <b>circulation</b>                  10:2,22 11:4 43:6                  96:14  <b>circumvent</b>                  94:8  <b>cite</b>                  90:24  <b>cited</b>                  70:7 71:9 84:9  <b>cities</b>                  100:24  <b>citing</b>                  78:4  <b>claiming</b>                  63:17  <b>claims</b>                  49:18 83:5 89:18  <b>Clarification</b>                  93:11  <b>class</b>                  84:17,19  <b>classified</b>                  19:10 38:19  <b>clean</b>                  66:4,8,8,9,10</p>	<p><b>clear</b>                  59:13 64:11 98:8  <b>clearly</b>                  37:9 39:15 57:24                  61:19 64:8 65:2,13                  65:14 83:23 84:20                  90:6 110:20 119:21  <b>client</b>                  121:8  <b>clients</b>                  103:13  <b>clog</b>                  66:11  <b>clogging</b>                  66:6  <b>close</b>                  10:9 18:9 88:19 119:3  <b>closed</b>                  105:11  <b>closest</b>                  51:19  <b>CMR</b>                  101:19  <b>code</b>                  58:8,9 70:2  <b>coexist</b>                  91:4  <b>collaboration</b>                  42:10  <b>colleagues</b>                  85:1 86:8 89:9 97:17  <b>collect</b>                  19:9  <b>collected</b>                  13:8,12 43:18 96:2  <b>collection</b>                  19:7 40:13  <b>colorless</b>                  118:2  <b>column</b>                  60:5  <b>combining</b>                  58:2  <b>come</b>                  15:24 21:10 30:12                  78:14 87:9,10,13</p>
--	--	---	---

<p>88:3 94:11 100:13 109:9 117:14 123:17</p> <p><b>comes</b> 65:15 108:5 118:22</p> <p><b>coming</b> 13:24 24:21,24 25:3 25:21 30:6,13 38:7 50:11 66:4 72:8 73:19 88:4 107:14 109:11</p> <p><b>comment</b> 6:3,10 33:16 44:22 45:22 66:13 72:20 83:20 84:4 98:1</p> <p><b>commenting</b> 83:20</p> <p><b>comments</b> 4:12,15 6:2 9:4 10:12 35:18 36:7,8,9,11,17 36:19,23 38:6 39:23 39:24 42:5,19 45:24 46:1 62:21 76:13 78:16 83:21 84:5 86:16 88:1 89:6,13 97:2 98:1 100:1,5 104:24 107:7 117:15 122:16</p> <p><b>commercial</b> 71:13</p> <p><b>commission</b> 19:12 124:16</p> <p><b>commissioner</b> 2:13 33:5 46:14</p> <p><b>commissions</b> 4:15 45:23 47:9 91:15</p> <p><b>commitment</b> 88:24</p> <p><b>committed</b> 42:10 103:8</p> <p><b>committee</b> 46:13 78:14</p> <p><b>common</b> 8:2 66:12 105:13</p> <p><b>Commonwealth</b> 124:2</p> <p><b>communities</b></p>	<p>8:4 18:1 102:21</p> <p><b>community</b> 91:7 93:22 101:9,15 102:23,23 103:7,8,18 118:6 122:23</p> <p><b>community's</b> 102:14</p> <p><b>community/developer</b> 93:21</p> <p><b>commuting</b> 44:13</p> <p><b>comp</b> 54:13 55:18 60:3,4 84:21</p> <p><b>company</b> 18:5 33:20 49:17 77:19 99:20 109:9</p> <p><b>company's</b> 39:10</p> <p><b>compared</b> 59:24</p> <p><b>comparing</b> 104:16</p> <p><b>comparison</b> 50:18 54:12 71:16</p> <p><b>compatible</b> 84:15</p> <p><b>compelling</b> 74:1</p> <p><b>compensate</b> 55:23</p> <p><b>compensating</b> 75:24</p> <p><b>complained</b> 105:8</p> <p><b>complete</b> 8:8 15:21 76:17</p> <p><b>completed</b> 22:24</p> <p><b>completely</b> 65:7 69:22 70:9 77:22 86:5,7 87:21</p> <p><b>complex</b> 86:2</p> <p><b>compliant</b> 63:22</p>	<p><b>complicated</b> 115:1</p> <p><b>complies</b> 18:11 20:13</p> <p><b>comply</b> 20:9</p> <p><b>component</b> 9:24 11:5 12:24 102:15</p> <p><b>components</b> 5:14,23 103:23</p> <p><b>composition</b> 84:17</p> <p><b>comprehensive</b> 44:6 84:9,10,13 118:23</p> <p><b>compromised</b> 76:4</p> <p><b>computed</b> 21:18 26:23,24</p> <p><b>concentration</b> 29:14,21</p> <p><b>concept</b> 7:4 35:23 47:13 49:9 51:7 97:8</p> <p><b>concepts</b> 92:10</p> <p><b>concern</b> 6:8,15 10:7,8,17,18 11:11,17 12:7,10,20 13:1,6 15:13 47:8,16 74:14 81:9 90:3 99:14 108:22 109:4 112:4 113:5 114:3 118:6</p> <p><b>concerned</b> 17:4 18:7 58:5 69:9 98:24 106:13 109:5,8 111:5,9 113:24</p> <p><b>concerns</b> 5:12 6:23 10:1,24 11:2 15:13 35:24 42:2 47:14 72:16 74:22,24 93:6 99:7,9 103:21 105:16</p> <p><b>concerted</b></p>	<p>19:15</p> <p><b>concessions</b> 94:23</p> <p><b>conclude</b> 122:22</p> <p><b>concluded</b> 118:13</p> <p><b>concluding</b> 121:15 122:20</p> <p><b>conclusion</b> 121:7</p> <p><b>conclusive</b> 69:23</p> <p><b>Concord</b> 100:9</p> <p><b>concur</b> 89:8</p> <p><b>concurring</b> 42:13</p> <p><b>concurrency</b> 42:3</p> <p><b>condition</b> 23:15,19,24 24:10 26:15 27:4 38:10,15 90:1 97:18 105:19 118:21</p> <p><b>conditions</b> 21:11 23:14 29:10 31:18 52:21,22 53:10 53:11 69:13 76:9 83:10 91:17 102:2,5</p> <p><b>condominium</b> 86:2</p> <p><b>conduct</b> 45:4 120:23</p> <p><b>conducted</b> 43:10 101:2,3</p> <p><b>conduits</b> 80:24</p> <p><b>configuration</b> 53:23,23 91:4</p> <p><b>confirm</b> 40:11 61:11</p> <p><b>conflict</b> 44:1</p> <p><b>conflicts</b></p>
--	---	--	--

<p>44:4  <b>conformed</b>                  10:12  <b>conjunction</b>                  40:17  <b>connection</b>                  6:13 9:4,9,13 15:3,5,8                  44:7  <b>cons</b>                  83:15,17  <b>consciousness</b>                  82:22  <b>conservation</b>                  19:11 42:12 94:2  <b>conservative</b>                  23:19 24:10 27:7                  49:21  <b>conservatively</b>                  26:23 32:10 38:19  <b>consider</b>                  43:3,4 83:17,19                  113:16  <b>considerable</b>                  82:16  <b>consideration</b>                  69:11 81:23 89:21                  114:17  <b>considered</b>                  8:7 31:21  <b>consistent</b>                  4:23 33:12 40:6,9 45:9                  45:11 48:20 49:1,2                  56:6  <b>constant</b>                  108:17 109:11  <b>constantly</b>                  107:24  <b>consternation</b>                  49:8  <b>constrained</b>                  99:4  <b>constraints</b>                  99:2  <b>construct</b>                  74:3  <b>constructed</b></p>	<p>91:21  <b>construction</b>                  22:4 33:8 47:19,20,21                  47:22 48:2,3,9,13,19                  74:22 91:8 92:11                  118:15  <b>constructive</b>                  17:5  <b>consultant</b>                  5:8 17:23 18:2 41:24                  95:10,15 96:9 99:3  <b>consultants</b>                  41:23 95:23 99:3                  101:20  <b>consulted</b>                  98:19  <b>Consulting</b>                  2:14 45:20  <b>contacted</b>                  74:15 111:18  <b>contain</b>                  26:19 54:20  <b>contained</b>                  54:15 81:19  <b>container</b>                  107:18,21  <b>containers</b>                  108:11,18  <b>contains</b>                  100:19  <b>context</b>                  59:9  <b>continue</b>                  8:10  <b>continued</b>                  4:4 75:7  <b>continuous</b>                  34:24  <b>contractor</b>                  50:1  <b>control</b>                  7:19,22 28:19 34:5                  40:1,3,6  <b>controlled</b>                  50:3  <b>conversation</b></p>	<p>91:1  <b>conversations</b>                  46:4  <b>converting</b>                  54:5  <b>cooperation</b>                  93:21  <b>copy</b>                  77:11  <b>corner</b>                  46:18,18 87:7  <b>corporation</b>                  1:15 115:17,18  <b>corporations</b>                  115:14  <b>correct</b>                  19:16 27:22 31:1                  56:20 58:12 60:24                  64:7 119:12 121:20                  124:6,12  <b>correctly</b>                  46:15 79:4 80:8  <b>cost</b>                  16:8,20  <b>costly</b>                  113:14  <b>counsel</b>                  1:10 100:12 103:5  <b>count</b>                  14:8 51:3 77:18 87:17  <b>couple</b>                  17:24 24:18 40:16                  45:21 59:19 71:10,11                  98:1,5 105:8 106:17  <b>course</b>                  48:9 105:17 116:4                  119:13  <b>court</b>                  93:11 124:1  <b>Courtney</b>                  2:21 35:21 41:9,21  <b>covered</b>                  109:5  <b>Co-president</b>                  93:14  <b>CPSWQ</b></p>	<p>2:18  <b>cracked</b>                  76:20  <b>cracks</b>                  80:6 105:22 109:6  <b>Craftsland</b>                  3:6 78:13  <b>crash</b>                  43:17  <b>crates</b>                  65:15  <b>create</b>                  11:19 64:18 91:24                  112:16 115:12,20,23                  116:6,13 118:16  <b>created</b>                  32:20 51:7 99:17                  116:4,18 117:5  <b>creates</b>                  117:7  <b>creating</b>                  7:6 9:2 15:17 44:1                  80:6 90:21 117:8  <b>credential</b>                  5:20  <b>credentials</b>                  5:16  <b>crew</b>                  99:18  <b>criteria</b>                  10:13 29:9 68:4,5,7                  90:16,19 111:6,7  <b>critical</b>                  30:20 70:5,11  <b>croppings</b>                  66:17  <b>cross</b>                  8:15  <b>crossed</b>                  105:1  <b>crossing</b>                  7:6  <b>crosswalk</b>                  6:20 7:5,9,14,16,17                  9:19  <b>crosswalks</b></p>
--	--	---	--

6:20 7:1,11,20 43:3,7 44:7	73:10	106:5,5	<b>depend</b>
<b>cross-contamination</b>	<b>damage</b>	<b>decided</b>	119:21
40:12 41:1,6	49:22 75:15 76:1 79:17 80:14	115:10,11	<b>dependent</b>
<b>cross-section</b>	<b>dams</b>	<b>decision</b>	83:21 120:1
65:12 68:13,19	68:23	76:9 91:24 123:3,4,6 123:11,15	<b>depending</b>
<b>cross-sections</b>	<b>Dan</b>	<b>declare</b>	28:6 29:24 100:3
65:3	2:13 33:4	124:11	<b>depends</b>
<b>crushed</b>	<b>danger</b>	<b>decrease</b>	119:13
68:14,16	75:13	55:19 85:11	<b>derived</b>
<b>crushing</b>	<b>dangerous</b>	<b>dedicated</b>	106:19
75:22	76:3 81:7	44:18	<b>described</b>
<b>culturally</b>	<b>dangers</b>	<b>deep</b>	75:6
88:18	99:22 122:22 123:9	37:8	<b>design</b>
<b>cul-de-sac</b>	<b>data</b>	<b>definitely</b>	7:4,15 8:8,19,21 10:5 10:13,24 11:3 12:11 12:18 16:21 18:3 20:6,23 22:3,7 26:13 27:8,19 28:15 29:9 30:1,7 34:20,21 37:24 38:11 64:23 67:22,23 68:3,4,4 83:2,16 96:12 109:24
44:4	13:6,8,12 43:17 45:5 70:2 96:2 105:3	71:12,13	<b>designate</b>
<b>curb</b>	<b>datasheet</b>	<b>deliberations</b>	94:2
7:7 70:6	67:20 68:3	92:20	<b>designed</b>
<b>curious</b>	<b>date</b>	<b>delighted</b>	12:14 20:3,4,17 21:17 23:12 24:20 25:22 31:24 35:1,24 37:21 38:1,9,17 51:9 64:5 64:24 80:21
72:17	11:1 90:18	71:18	<b>designer</b>
<b>current</b>	<b>Dated</b>	<b>demand</b>	97:11
27:18 28:22 35:6 50:21 51:6 52:3,20 53:2,9,17,20 54:2,18 54:24 55:4,8,9,15 56:14 58:17 59:24 60:5,14,15 81:23 82:5 90:8 92:16 94:14	124:13	44:19 71:19	<b>designs</b>
<b>currently</b>	<b>dates</b>	<b>denied</b>	67:2
6:19 32:11 43:12 57:19 58:20 72:5	59:17	74:24 111:22	<b>desire</b>
<b>curve</b>	<b>David</b>	<b>dense</b>	42:7
29:5	3:12 95:5	28:23 71:11	<b>destiny</b>
<b>cut</b>	<b>day</b>	<b>densely</b>	102:14
29:20 70:6	3:12 50:4 72:7 79:23 95:5,5 103:9 123:20 124:13	99:16	<b>detail</b>
<b>cut-through</b>	<b>days</b>	<b>densities</b>	7:3,13 11:23 50:6 68:23 75:6
45:8	34:23 105:11	104:18	<b>detailed</b>
<b>cycle</b>	<b>DCR</b>	<b>density</b>	6:16 36:9 43:11 45:4 50:2 75:17,21
8:17	9:7,12,13,15,23 69:4,8 69:10,12,16,17,19 70:5 87:16,17	58:24 70:21 71:2 101:7	<b>details</b>
<b>Cypress</b>	<b>de</b>	<b>deny</b>	68:24
3:10 89:4	100:21	76:7	
<hr/> <b>D</b> <hr/>	<b>dead</b>	<b>department</b>	
<b>Daly</b>	105:23	7:24 8:23 10:18,21 33:11 40:10 42:5,12 42:19,20 43:2 50:2,5 59:3 74:16,17 99:6 99:15 108:2 117:22	
3:3 70:15,15 72:24	<b>deal</b>	40:8 41:15 42:7 62:15 88:6	
	73:20 108:19	<b>department's</b>	
	<b>dealing</b>	33:8 74:19	
	32:2 81:17 88:18		
	<b>decades</b>		

<b>detention</b> 22:17	30:2	72:3 120:6,9	<b>doors</b> 80:7
<b>deteriorating</b> 74:14 75:9 76:6	<b>different</b> 26:9,9 46:3 48:24 67:6 78:10 94:6 98:17 114:19 117:6	<b>discussions</b> 102:8	<b>DOT</b> 39:9 68:9,12
<b>determination</b> 67:4	<b>difficult</b> 72:9 97:16	<b>disingenuous</b> 85:9	<b>double</b> 95:19
<b>determinations</b> 123:14	<b>dig</b> 65:13	<b>disjointed</b> 89:14	<b>downpours</b> 80:23
<b>determine</b> 45:16 67:10	<b>digest</b> 56:1 58:21,22	<b>disoriented</b> 79:23	<b>dozen</b> 18:1
<b>determined</b> 96:4	<b>digging</b> 67:9	<b>displaced</b> 19:9	<b>DPW</b> 42:6 43:9
<b>detrimental</b> 31:22	<b>dime</b> 34:15	<b>dissimilar</b> 92:16	<b>drain</b> 28:18 65:22,23
<b>develop</b> 29:19 40:8 47:3 104:8	<b>dimensions</b> 57:18,22 65:4,5	<b>distance</b> 7:6 75:19 80:10 98:22 99:17	<b>drainable</b> 68:8
<b>developed</b> 21:23 48:21 64:1 91:16 108:23	<b>diminution</b> 85:19	<b>distances</b> 61:5 81:18	<b>drainage</b> 20:16,19 23:6,9 26:23 27:7,24 28:3,7 29:17 30:1 31:5,7,11,17 37:17 38:8,12,14 39:3,6,16 64:5,6,15 64:20,23 65:4,11,18 65:19 82:3 107:3 108:8,10,13,16
<b>developer</b> 103:18 104:7 105:3,20 111:23	<b>dipping</b> 71:18	<b>distribution</b> 13:23	<b>district</b> 94:3
<b>developers</b> 94:8 103:11	<b>direct</b> 15:5 42:8 63:12	<b>disturbance</b> 33:9	<b>disturbed</b> 79:11 95:22 96:10
<b>developer's</b> 104:4	<b>direction</b> 86:6,7 103:19	<b>diversification</b> 51:11	<b>drains</b> 25:7 27:22 28:16
<b>developing</b> 22:12 40:5	<b>directives</b> 117:20	<b>diverting</b> 27:21	<b>dramatic</b> 106:2
<b>development</b> 17:22 23:13 32:20 35:6 47:18 64:5 67:14 79:2,8 80:19 81:10 91:23 92:11,12 93:20 97:7,20 99:13 99:21 101:14 109:18 111:24 113:19 118:14	<b>directly</b> 44:15	<b>divided</b> 9:6	<b>draw</b> 29:2
<b>developments</b> 78:23	<b>director</b> 2:9 4:22	<b>dividend</b> 115:16	<b>drawn</b> 110:18
<b>device</b> 7:19 16:20 103:16	<b>discovered</b> 40:23 105:9	<b>dividends</b> 115:14	<b>Dresser</b> 117:23
<b>devices</b> 7:22	<b>discrepancies</b> 84:17	<b>document</b> 108:14	<b>drive</b> 6:19 8:8 15:16 40:23 44:17 72:6
<b>Dexter</b> 48:7 78:11	<b>discretion</b> 110:13	<b>doing</b> 17:23 42:10 65:14 67:16 76:14 85:21 97:18 111:3 112:7,8	<b>driveway</b> 42:17 43:22,23
<b>difference</b>	<b>discuss</b> 5:5 35:20,21,22 119:15,18 120:4	<b>dollars</b> 67:13	<b>driveways</b> 28:13 33:9 80:24
	<b>discussed</b> 40:15 114:11	<b>door</b> 80:8 86:22	<b>dropped</b> 25:23

<p><b>drops</b> 59:10 66:20</p> <p><b>due</b> 91:16 99:14</p> <p><b>duties</b> 100:11</p> <hr/> <p style="text-align: center;"><b>E</b></p> <hr/> <p><b>earlier</b> 12:13 32:9</p> <p><b>early</b> 18:16,19</p> <p><b>east</b> 14:4,12 15:7 51:22 54:1,7 57:4 114:7,7 114:14</p> <p><b>Easton</b> 103:4</p> <p><b>easy</b> 102:18</p> <p><b>echo</b> 39:9</p> <p><b>economic</b> 71:7 83:5 86:9 89:17</p> <p><b>economically</b> 71:4 83:3,11</p> <p><b>economics</b> 101:12</p> <p><b>Eddie</b> 120:17</p> <p><b>Edith</b> 2:11,12</p> <p><b>educated</b> 32:13</p> <p><b>effect</b> 7:8</p> <p><b>effective</b> 34:10,11</p> <p><b>effectively</b> 92:6</p> <p><b>effects</b> 15:18 77:8 81:21 106:7,9,15</p> <p><b>efficient</b> 43:5</p> <p><b>effort</b></p>	<p>19:15</p> <p><b>egress</b> 81:6</p> <p><b>eight</b> 54:23 57:2 68:15</p> <p><b>eight-unit</b> 54:6</p> <p><b>either</b> 26:19 71:24 115:24</p> <p><b>elected</b> 115:20</p> <p><b>element</b> 44:4</p> <p><b>elevated</b> 118:3</p> <p><b>elevation</b> 19:16</p> <p><b>elevations</b> 20:2 65:1</p> <p><b>eloquent</b> 97:24</p> <p><b>emailing</b> 59:2</p> <p><b>embedded</b> 79:5</p> <p><b>emergency</b> 10:19 11:7,9,21 12:12 43:5 44:5 98:10</p> <p><b>Emily</b> 3:9 86:13</p> <p><b>empathize</b> 18:9</p> <p><b>employee</b> 124:9</p> <p><b>empty</b> 25:12</p> <p><b>encourages</b> 84:14,16</p> <p><b>ended</b> 103:3,10</p> <p><b>endless</b> 110:9</p> <p><b>ends</b> 56:19</p> <p><b>enforce</b> 88:13,24</p>	<p><b>enforced</b> 33:6</p> <p><b>Engeland</b> 3:9 86:13,13</p> <p><b>engine</b> 99:20</p> <p><b>engineer</b> 5:10,18,19 17:19 36:3 41:4 63:11 65:8 81:14 95:8,9 107:1 117:22</p> <p><b>engineering</b> 5:21 7:23 8:23 18:7 33:11 38:5 67:2 107:8</p> <p><b>engineers</b> 4:11</p> <p><b>enhanced</b> 101:10</p> <p><b>enlarging</b> 57:1</p> <p><b>ensure</b> 6:24 97:19</p> <p><b>enter</b> 53:7 87:20 118:17</p> <p><b>entire</b> 40:4</p> <p><b>entirely</b> 85:8</p> <p><b>entities</b> 115:7</p> <p><b>entity</b> 121:1</p> <p><b>entrance</b> 51:20</p> <p><b>envisioning</b> 105:21</p> <p><b>EPA</b> 21:24 67:20 117:20</p> <p><b>episode</b> 21:4</p> <p><b>equal</b> 64:2</p> <p><b>equate</b> 85:13</p> <p><b>equivalent</b></p>	<p>14:13</p> <p><b>errors</b> 65:9</p> <p><b>escaping</b> 117:16</p> <p><b>especially</b> 11:17 36:17 74:13 89:16 105:2</p> <p><b>Esquire</b> 2:10,11,16 3:15</p> <p><b>essence</b> 78:18</p> <p><b>essentially</b> 11:14 12:5 62:22 122:9</p> <p><b>establish</b> 110:17</p> <p><b>estate</b> 113:1</p> <p><b>estimate</b> 16:8</p> <p><b>estimated</b> 32:10 44:24</p> <p><b>evacuation</b> 82:8</p> <p><b>evaluate</b> 31:10,16</p> <p><b>evaluated</b> 8:18 15:4</p> <p><b>evaluates</b> 32:23</p> <p><b>evaluating</b> 70:5</p> <p><b>evaluation</b> 19:14 42:3 43:11</p> <p><b>evaluations</b> 45:5</p> <p><b>evening</b> 4:3 35:15 36:2 84:23 100:7,17 102:9 103:24</p> <p><b>event</b> 29:3,7 31:6 34:22 38:24 106:4</p> <p><b>events</b> 19:10 39:3 83:24</p>
---	---	--	--

<p><b>eventually</b> 28:18</p> <p><b>everybody</b> 89:12</p> <p><b>everyday</b> 84:2</p> <p><b>evidence</b> 19:5 70:14 75:7 76:5 123:13,15</p> <p><b>evident</b> 25:3</p> <p><b>exacerbated</b> 6:9</p> <p><b>exactly</b> 60:20 65:6 74:10 94:9 104:14</p> <p><b>exaggerated</b> 63:17</p> <p><b>example</b> 6:18 8:4 13:15,22 44:12 63:23 120:1</p> <p><b>examples</b> 47:19 48:1 90:24</p> <p><b>exceed</b> 26:13</p> <p><b>excellence</b> 67:23</p> <p><b>exercise</b> 51:13</p> <p><b>existence</b> 91:17</p> <p><b>existing</b> 6:8 20:15 23:14,19 27:4 30:24 38:10,14 43:20,23 46:20 58:9 82:9 90:23 91:19</p> <p><b>exists</b> 58:20 119:2,16</p> <p><b>expand</b> 44:19 50:8</p> <p><b>expanded</b> 57:19</p> <p><b>expansion</b> 95:19 96:17</p> <p><b>expect</b> 5:2 95:15 122:7</p>	<p><b>expected</b> 80:5</p> <p><b>expensive</b> 35:2</p> <p><b>experience</b> 17:22 32:14 39:10 81:12,14</p> <p><b>experienced</b> 79:10 80:1</p> <p><b>experiences</b> 81:22</p> <p><b>expert</b> 22:12 50:8,14,16 68:2 72:4 99:5 116:17</p> <p><b>expertise</b> 74:17 96:1</p> <p><b>experts</b> 68:20,21 95:12</p> <p><b>expires</b> 124:16</p> <p><b>explain</b> 63:20,20</p> <p><b>explained</b> 30:19</p> <p><b>explanations</b> 56:2</p> <p><b>explorations</b> 40:19</p> <p><b>explosion</b> 75:9 76:24 77:5</p> <p><b>explosions</b> 77:5</p> <p><b>expressed</b> 47:8 49:8 97:4</p> <p><b>extend</b> 44:10</p> <p><b>extends</b> 49:17 98:14</p> <p><b>extension</b> 7:7</p> <p><b>extensive</b> 75:3,8</p> <p><b>extent</b> 121:16</p> <p><b>extinguishing</b> 99:23</p>	<p><b>extra</b> 69:15 122:18</p> <p><b>extremely</b> 89:10</p> <hr/> <p style="text-align: center;"><b>F</b></p> <hr/> <p><b>F</b> 2:18</p> <p><b>fabulous</b> 94:13</p> <p><b>face</b> 112:23</p> <p><b>fact</b> 13:4 23:24 33:18 38:13 40:19 49:17,22 89:21 91:2,16 92:24 98:14 103:19 112:3 112:13 122:14,16</p> <p><b>factor</b> 60:22</p> <p><b>factors</b> 85:16</p> <p><b>facts</b> 66:1 87:12</p> <p><b>fail</b> 23:4,7</p> <p><b>failure</b> 21:21,22 22:2,2 23:3</p> <p><b>failures</b> 21:5</p> <p><b>fair</b> 69:17 100:20</p> <p><b>fairly</b> 18:8,9 21:22 29:8 31:10 101:18</p> <p><b>fall</b> 42:24 99:18 102:16</p> <p><b>familiar</b> 7:8 50:13 71:8</p> <p><b>familiarize</b> 90:7</p> <p><b>families</b> 88:19</p> <p><b>family</b> 108:3</p> <p><b>famous</b></p>	<p>91:18</p> <p><b>fancy</b> 98:16</p> <p><b>far</b> 10:10 34:17 42:4 51:23 58:5 60:5 81:17,18 86:12 89:23 104:12,18 113:21 119:14</p> <p><b>farthest</b> 46:19</p> <p><b>fault</b> 81:15</p> <p><b>Fax</b> 1:18</p> <p><b>feasibility</b> 71:7 89:18</p> <p><b>feasible</b> 83:4</p> <p><b>features</b> 8:14 9:3 50:8 67:8</p> <p><b>federal</b> 18:12 35:7</p> <p><b>fee</b> 16:15</p> <p><b>feel</b> 21:3 82:13 94:17 97:3 113:2 119:18</p> <p><b>feelings</b> 97:5</p> <p><b>fees</b> 121:22</p> <p><b>feet</b> 20:4 37:8 49:16,18 58:6,7 60:18,21 61:12,14,17,20 66:21 66:21 98:15</p> <p><b>felt</b> 40:24 43:6</p> <p><b>fewer</b> 73:18 101:4</p> <p><b>Field</b> 6:11 9:5</p> <p><b>fields</b> 110:13</p> <p><b>fifth</b></p>
--	---	--	--

<p>61:16,21  <b>fifth-story</b>                      54:18  <b>figure</b>                      69:14  <b>figures</b>                      36:24  <b>filed</b>                      89:22  <b>filing</b>                      90:2  <b>fill</b>                      65:15  <b>fills</b>                      25:19,20  <b>final</b>                      98:23  <b>finances</b>                      34:6 103:7  <b>financial</b>                      106:14  <b>financially</b>                      124:9  <b>financing</b>                      100:15  <b>find</b>                      56:4 76:16 77:4 85:16                      87:23  <b>findings</b>                      16:18  <b>fine</b>                      63:3 106:22 117:3  <b>finished</b>                      80:3 120:8  <b>finishing</b>                      103:16  <b>fire</b>                      10:18,21 42:6,19 50:1                      50:5 74:15,19 81:8                      83:22 88:1,3 99:6,7                      99:10,14,15,19 114:5                      114:12,15  <b>firefighters</b>                      99:23  <b>firemen</b>                      88:9</p>	<p><b>fires</b>                      99:20,23  <b>firm</b>                      100:8 107:8  <b>first</b>                      6:3 13:5 18:24 19:1,19                      21:23 22:10 24:23                      31:14 35:19 61:4,8                      63:16 68:10,10 81:12                      82:23 99:20 101:19                      107:15 110:15 115:1  <b>fit</b>                      94:18 97:9 102:23  <b>fits</b>                      90:17  <b>fitting</b>                      93:4  <b>five</b>                      12:5 14:14,14 51:17                      52:5,22,23,23 53:12                      53:14,18,21 66:21                      75:21 86:19 88:16                      109:9  <b>five-story</b>                      51:6 53:4 54:19 55:10                      55:23 60:7 61:9  <b>fix</b>                      116:22 117:5  <b>fixed</b>                      41:1 65:10  <b>flashing</b>                      8:1  <b>flat</b>                      52:13  <b>floated</b>                      51:21  <b>flooded</b>                      34:24  <b>flooding</b>                      19:7 24:5 32:6  <b>floor</b>                      1:11 52:15 59:23 61:4                      61:12,13,15,16,21  <b>floors</b>                      110:5  <b>flow</b></p>	<p>26:20 63:24 64:10  <b>flows</b>                      28:12  <b>flux</b>                      82:4  <b>focus</b>                      5:1 85:3 91:1  <b>focused</b>                      4:8  <b>fodder</b>                      102:12  <b>follow</b>                      14:13 97:24  <b>followed</b>                      68:11  <b>following</b>                      59:22 67:24 68:9                      74:22 76:24  <b>follow-up</b>                      114:18  <b>foot</b>                      19:21  <b>footage</b>                      55:5 60:3  <b>football</b>                      110:13  <b>footprint</b>                      60:12,17  <b>force</b>                      40:20,22  <b>forcing</b>                      83:14  <b>foregoing</b>                      124:4,6,12  <b>forget</b>                      87:1  <b>form</b>                      7:10,11,17,19,24 8:1  <b>forma</b>                      100:21 101:2,3 102:7                      102:13,19,20 103:1,4                      103:12  <b>forth</b>                      124:5  <b>forths</b>                      18:17</p>	<p><b>forward</b>                      78:3 119:22  <b>found</b>                      79:17,18 119:1  <b>foundation</b>                      105:22 109:6 111:16                      118:16  <b>four</b>                      5:23 8:5,11 16:24 27:2                      51:18 52:6,22,23                      53:14,18,22 54:7                      55:17 68:14,14,16                      75:17 86:2,5 88:16                      110:5  <b>fourth</b>                      12:24 61:13,21  <b>four-bedroom</b>                      55:22 85:23,23  <b>four-lane</b>                      9:6  <b>four-lane-travel</b>                      6:19  <b>four-story</b>                      52:12,13,24 53:5,15                      53:19 54:14 60:8                      70:18 120:1  <b>four-unit</b>                      53:6 54:6,8 57:1  <b>fractures</b>                      118:16  <b>frames</b>                      80:8  <b>Franco</b>                      3:10 89:4,4  <b>Frank</b>                      2:20 35:20 36:3  <b>frankly</b>                      119:17  <b>Frawley</b>                      3:5 77:15,15  <b>free</b>                      71:24  <b>free-market</b>                      21:2  <b>Freilich</b>                      3:17 117:11,11</p>
--	---	--	---

<p><b>frequency</b> 39:18</p> <p><b>front</b> 9:23 62:1 83:1 109:10</p> <p><b>frustrating</b> 97:10</p> <p><b>full</b> 18:15 64:2 94:10</p> <p><b>fully</b> 108:23 111:13</p> <p><b>Fulton</b> 3:13 96:21,21</p> <p><b>function</b> 21:18</p> <p><b>fundamental</b> 90:15</p> <p><b>fundamentally</b> 91:2 92:3</p> <p><b>funding</b> 89:23</p> <p><b>further</b> 39:4 41:4 45:17 53:8 69:7 71:23 124:8</p> <p><b>future</b> 19:6 26:14 32:15 43:14 50:16 60:1</p> <hr/> <p style="text-align: center;"><b>G</b></p> <hr/> <p><b>gallons</b> 37:4 63:18 64:3,4</p> <p><b>garage</b> 108:11</p> <p><b>garages</b> 113:16,18,19</p> <p><b>garbage</b> 107:16,18,21 108:18 108:18,20</p> <p><b>garden</b> 93:22 95:3 108:24</p> <p><b>garden-style</b> 91:7</p> <p><b>gas</b> 50:11 74:13 75:10,18 76:4,18,21 77:6,8,19 78:2 105:6,12,22 106:7,8 109:4,9,10</p>	<p>117:16 118:2,9,23 119:4,4</p> <p><b>gatekeeper</b> 94:21</p> <p><b>gathered</b> 29:17</p> <p><b>Geller</b> 2:3,14 4:3,5 5:4 16:2 17:3,9,14 24:16 30:22 35:8,14,15,22 41:11 44:22 45:3,13 45:18,19,19 58:18,22 59:12,21 62:9,13 72:17 73:1,21 77:12 77:14 82:18 98:3 99:1 103:24 104:12 119:6,9,13,23 120:3 120:7,13,15 121:10 123:18</p> <p><b>Geller's</b> 78:4</p> <p><b>general</b> 18:13 21:1 42:3 61:18 69:24</p> <p><b>generally</b> 17:3 38:4 45:9,10 57:21 102:17</p> <p><b>generate</b> 37:8</p> <p><b>generated</b> 12:21 37:5,12,15 64:4 64:9 96:5</p> <p><b>generations</b> 88:20</p> <p><b>geographical</b> 115:22</p> <p><b>Gerry</b> 43:23</p> <p><b>getting</b> 15:19 24:5 27:4,5 29:23 32:2 58:1 102:17 109:5</p> <p><b>give</b> 5:11 13:22 60:20 63:9 77:10 90:1 100:14 111:15</p>	<p><b>given</b> 12:1 16:8 62:23 83:18 104:20</p> <p><b>gives</b> 68:12</p> <p><b>glad</b> 36:14</p> <p><b>Gloucester</b> 76:18</p> <p><b>go</b> 12:16 23:7,8 27:7 30:7 31:14 32:7 36:12 42:23 45:20 48:16 49:19 52:10 56:9 61:8 64:20 65:2,20 66:1 67:12,15 72:13 73:2 78:3 79:7 81:18 89:11 97:15 101:21 103:20 116:2 120:23</p> <p><b>goal</b> 18:2,10</p> <p><b>goals</b> 51:10 96:17</p> <p><b>goes</b> 23:22 27:23 58:6,7 69:7</p> <p><b>going</b> 6:8 8:18 9:14,15,17,18 9:19 10:19 11:24 12:8,13 13:24 14:15 14:23,23 15:1,7 16:22 17:7 23:3,7,8 24:20,23 25:1 28:3 28:16,17,17 31:4 37:15 38:8,13 39:15 41:18 45:20 47:12 49:4 58:13 59:13,15 61:3 64:4,9,12,13,14 66:4,4,11 78:22 81:13 85:18 86:15,19 88:11,21,22 89:12 94:11 96:15 98:21 101:21,22 105:14 106:3,14 108:19 110:9 113:8,13 114:21 119:21,22</p>	<p>120:4,7,8 122:6,8</p> <p><b>Goldstein</b> 3:8 84:23,23</p> <p><b>good</b> 4:3 6:18 35:15 36:2 73:9,13,17 78:17 84:8,21,23 97:1 100:7 103:24 110:6</p> <p><b>gotten</b> 29:13 90:13</p> <p><b>Goulston</b> 2:16</p> <p><b>govern</b> 121:4</p> <p><b>government</b> 117:7</p> <p><b>governmental</b> 112:19</p> <p><b>grade</b> 66:19 91:22 92:7 105:6,7</p> <p><b>grades</b> 91:13</p> <p><b>grading</b> 7:16</p> <p><b>grand</b> 54:16 55:14,20</p> <p><b>granitic</b> 118:7</p> <p><b>grass</b> 26:9 29:15,20</p> <p><b>great</b> 9:2 22:20 93:4</p> <p><b>greater</b> 59:9 68:17 80:5 90:21</p> <p><b>greatest</b> 22:11</p> <p><b>greatly</b> 80:20</p> <p><b>green</b> 60:11 72:1 80:22 91:9 91:23 92:7 94:24 97:11 102:11 104:9 104:17</p> <p><b>gross</b> 59:23 60:3</p>
--	---	--	--

<p><b>grossly</b> 37:2 63:17</p> <p><b>ground</b> 19:1 23:22 24:6 26:11 27:5 29:23 79:12 105:14 115:4</p> <p><b>groundwater</b> 19:13,16 20:2,3,4,5 67:4,10,11,15</p> <p><b>group</b> 2:17,19 4:23 17:20 18:4 27:1</p> <p><b>Grove</b> 13:16</p> <p><b>grow</b> 99:22</p> <p><b>guaranteed</b> 42:13</p> <p><b>guess</b> 32:5,13,14 69:20 95:10 105:13 111:18 118:5</p> <p><b>guessing</b> 62:7</p> <p><b>guided</b> 92:10,12</p> <p><b>guideline</b> 68:10</p> <p><b>guidelines</b> 68:9 76:10</p> <p><b>gutters</b> 66:7,9</p> <p><b>guy</b> 63:20</p> <p><b>guys</b> 116:21</p> <hr/> <p style="text-align: center;"><b>H</b></p> <hr/> <p><b>half</b> 27:2 51:1 62:6 91:15 109:2</p> <p><b>hammerheads</b> 114:14</p> <p><b>hamper</b> 11:21</p> <p><b>Hampshire</b></p>	<p>22:12 67:22 68:9,12</p> <p><b>Hancock</b> 43:21 44:9,12 46:3 48:16 51:2 59:9 74:5 75:11,19 78:20 91:3 91:4,7,14 92:1,9,16 96:16 115:7,15 116:2</p> <p><b>handle</b> 25:24 26:1 31:8 96:6</p> <p><b>hands</b> 82:14</p> <p><b>happen</b> 49:14 89:5 98:9 121:19</p> <p><b>happened</b> 14:10 72:21 79:3</p> <p><b>happening</b> 94:9</p> <p><b>happens</b> 29:12,19 30:14 32:3</p> <p><b>happy</b> 36:21 40:7 41:8 65:7 70:20</p> <p><b>hard</b> 70:14 92:22 95:20 97:24</p> <p><b>harm</b> 67:12,14</p> <p><b>harmed</b> 109:8</p> <p><b>harp</b> 72:18</p> <p><b>havoc</b> 80:18</p> <p><b>HAWK</b> 8:1</p> <p><b>Haynes</b> 6:11 9:4</p> <p><b>head</b> 14:2,4,5 15:1 69:10</p> <p><b>heading</b> 14:12 15:6 73:14</p> <p><b>health</b> 40:1,2,7 76:8 79:10,24 94:15 108:3 117:21 117:24</p>	<p><b>hear</b> 38:6 63:4 93:18 97:4 107:6 122:9</p> <p><b>heard</b> 78:9 83:2 85:1,2 86:3 94:13 100:1 103:20 106:7 107:2,3 110:15 111:11 117:15,16,16 118:11 122:8</p> <p><b>hearing</b> 1:5 4:4,8,24 5:2,12,24 36:9 47:6 49:7 83:7 90:14 93:16 109:16 119:15 123:19</p> <p><b>hearings</b> 40:16 46:5 110:15</p> <p><b>heavier</b> 9:20</p> <p><b>heavily</b> 49:11</p> <p><b>heavy</b> 22:5 80:23</p> <p><b>height</b> 47:11 58:5,5 119:24</p> <p><b>held</b> 23:23 26:3</p> <p><b>Hello</b> 93:8 96:21</p> <p><b>help</b> 15:9 78:10 94:22 111:14 113:22</p> <p><b>Hi</b> 41:21 70:15 78:12 82:19 86:13 95:5 117:11</p> <p><b>high</b> 20:2,4,5 21:22 22:2,19 23:11 37:6 80:17 88:8 97:13,13</p> <p><b>higher</b> 19:21 20:5 24:1 30:3,3 32:11,14</p> <p><b>highest</b> 105:7</p> <p><b>highlight</b> 5:16 89:15 90:3</p>	<p><b>high-rise</b> 47:19,20 48:2,3,6,6,7 48:9,12 78:5 95:1</p> <p><b>Hill</b> 1:7 2:15 4:5 35:17 39:15 40:4,16,22 41:2,6 74:3,10,19,21 74:23 75:2,5,12 76:4 79:4 81:11,23 88:12 88:24 89:18 90:5 92:23 107:17 108:9 110:16</p> <p><b>Hill's</b> 84:6</p> <p><b>Hingorani</b> 103:2</p> <p><b>hint</b> 100:19</p> <p><b>hire</b> 95:12</p> <p><b>hiring</b> 67:14</p> <p><b>historic</b> 95:3</p> <p><b>historical</b> 89:22 100:14</p> <p><b>history</b> 43:17 48:16</p> <p><b>hit</b> 98:18</p> <p><b>hmm</b> 87:22</p> <p><b>Ho</b> 2:17 5:5,7,8 16:14 17:7,13 70:3 73:5</p> <p><b>hold</b> 25:11 27:11 38:21 80:22</p> <p><b>hole</b> 65:23,24 67:9</p> <p><b>Holmes</b> 2:20 35:20 36:2,3</p> <p><b>home</b> 33:9 47:17 48:18 106:9,9 118:17</p> <p><b>homeowners</b></p>
--	---	--	--

<p>76:1  <b>homes</b>                  47:21 48:2,4,5,8,9,11                  48:17,19 66:7 70:22                  79:17 80:13 81:1,20                  91:12 95:17  <b>honest</b>                  118:11  <b>hope</b>                  24:11 27:8 57:9 94:20                  106:5 107:6 114:4,16  <b>hopeful</b>                  85:18  <b>hopefully</b>                  47:14 103:15  <b>hoping</b>                  96:18  <b>horrible</b>                  109:23  <b>hour</b>                  12:2 68:6,7,18  <b>hours</b>                  64:2  <b>house</b>                  78:24 80:4 81:16                  105:10,12 109:6,7,10                  119:1  <b>houses</b>                  85:24  <b>housing</b>                  48:18 49:1 84:11,14                  93:1,23 101:9 115:16                  115:18  <b>huge</b>                  66:17,17 78:19 82:6                  94:14 109:1  <b>hugely</b>                  86:16  <b>humans</b>                  118:4  <b>hundreds</b>                  48:23  <b>hurricane-type</b>                  29:7  <b>hurts</b>                  97:12</p>	<p><b>Hussey</b>                  2:5 4:6 24:18,23 27:20                  28:1,9,15,23 30:21                  31:2 50:10,15 51:21                  56:18,21 57:6,8,15                  58:11,24 59:6,11                  120:12  <b>Hussey's</b>                  120:13  <b>hydraulic</b>                  26:24  <b>hydrograph</b>                  29:5  <b>hydrographs</b>                  63:24</p> <hr/> <p style="text-align: center;"><b>I</b></p> <hr/> <p><b>idea</b>                  22:15 51:21 82:3                  86:17 94:3 97:15  <b>ideal</b>                  22:21  <b>identical</b>                  60:7,14,15  <b>identified</b>                  16:24 18:19,20 19:3                  20:7 21:9,24 23:20                  31:18 40:19  <b>identify</b>                  5:15 19:4  <b>ignoring</b>                  98:14  <b>illustrate</b>                  43:19  <b>imagine</b>                  105:4  <b>immediate</b>                  4:6  <b>impact</b>                  12:7,9,23 13:19 14:20                  20:6 51:24 52:1 57:4                  95:16,21 96:18                  101:14  <b>impacted</b>                  38:12  <b>impacts</b></p>	<p>76:8 79:7 80:11 81:18                  82:16 96:19  <b>impede</b>                  43:7  <b>implement</b>                  40:3 43:7  <b>implemented</b>                  42:18 96:14  <b>implementing</b>                  43:3  <b>implication</b>                  9:18 63:16 66:10  <b>implications</b>                  9:16,22  <b>implied</b>                  64:3  <b>imply</b>                  64:6  <b>importance</b>                  94:5  <b>important</b>                  8:24 15:3,8 19:14                  47:18 88:11 97:2                  101:12 104:5,5 107:9  <b>impossible</b>                  69:6 98:11  <b>impressed</b>                  90:8  <b>improved</b>                  38:13  <b>improvement</b>                  39:4 43:20  <b>inaccurate</b>                  37:2  <b>inadequate</b>                  22:3  <b>inappropriate</b>                  16:12 91:17  <b>inaudible</b>                  56:7 93:10  <b>inch</b>                  39:1  <b>inches</b>                  38:20 39:1 68:6,7,14                  68:14,15,16,17  <b>include</b></p>	<p>13:2 22:23 42:20 70:1  <b>included</b>                  37:1 87:5  <b>including</b>                  13:10 15:14 16:21                  51:10  <b>inconsistency</b>                  69:1  <b>incorporate</b>                  91:12 92:7  <b>incorporated</b>                  7:4  <b>incorporation</b>                  57:3  <b>incorrect</b>                  37:13  <b>increase</b>                  20:12,19 23:15 24:20                  27:12 28:7,21 29:10                  31:5,20 46:7 47:3                  54:22 55:6 84:16                  85:8 86:6  <b>increased</b>                  92:8  <b>increasing</b>                  85:15,20 99:22  <b>incursion</b>                  102:10  <b>Independence</b>                  6:18 8:8 15:16 40:23                  44:17 95:17 98:12  <b>independent</b>                  67:1 95:12 96:8 99:3                  121:18  <b>independently</b>                  120:23,24 121:7  <b>indicate</b>                  25:17 112:15  <b>indicated</b>                  11:9 12:1 14:1 16:15                  22:9 24:4 27:20                  43:12 45:7  <b>indicates</b>                  27:3  <b>indicating</b>                  6:5</p>
--	--	---	---

<p><b>indicative</b> 45:7 <b>industrial-type</b> 71:14 <b>industries</b> 49:12 <b>industry</b> 11:3 12:15,17,18 <b>infeasibility</b> 83:5 <b>infectious</b> 112:4,13,18,20 116:7 116:9 <b>infill</b> 52:17 57:17,19 <b>infiltrate</b> 24:1 26:20 38:21 <b>infiltrating</b> 32:13 <b>infiltration</b> 20:24 22:15,16 23:12 25:10 30:15 <b>information</b> 14:9 46:11 47:5,7 58:23 63:8 70:10 73:23 87:22 102:19 104:20,21 105:18 113:23 121:17 122:22 <b>infrastructure</b> 77:21 101:10 <b>inhalation</b> 118:3 <b>inherently</b> 83:17 <b>Initially</b> 21:21 <b>injury</b> 106:3 <b>input</b> 21:6 41:15 69:18 <b>insight</b> 101:13 <b>inspections</b> 80:13 <b>install</b></p>	<p>30:15 33:23 <b>installation</b> 21:11 <b>installed</b> 7:20 8:3 16:21 19:18 21:7,14 23:5 <b>instance</b> 25:1,17 26:24 29:14 55:21 120:20 121:1,8 122:17 <b>Institute</b> 5:21 <b>instituted</b> 52:16 <b>integrate</b> 92:18 <b>intended</b> 57:18 83:24 <b>intent</b> 119:14 <b>intention</b> 83:23 <b>intentional</b> 37:18 <b>interest</b> 39:20 42:1 43:4 106:20 <b>interested</b> 98:20 124:10 <b>internal</b> 10:6 <b>International</b> 5:20 <b>Internet</b> 76:15 <b>interrupt</b> 114:21 <b>intersection</b> 13:3,4,4,14,15 14:15 14:21,23,24 70:4,11 <b>intersections</b> 14:19 <b>introduction</b> 96:11 <b>inundate</b> 23:8</p>	<p><b>invalidity</b> 112:5,13,18,21 116:8 116:10 <b>investigations</b> 40:18 41:4 <b>investment</b> 103:19 <b>invite</b> 62:16,20 <b>involved</b> 18:3 21:16 69:19 <b>involves</b> 27:21 <b>involving</b> 21:20 <b>Irene</b> 3:19 104:1 121:12 <b>irrelevant</b> 67:21 111:4 112:4 <b>irresponsibility</b> 81:4 <b>irresponsible</b> 97:7,19 <b>issue</b> 18:20 20:7 21:20,23 23:10 43:9 79:24 98:12 107:16 110:9 111:11,12 114:24 <b>issues</b> 18:19 34:16 41:10 46:10,10 63:13 64:17 64:22 69:4 72:19 74:9 79:11 82:3,15 94:15 95:13 96:11,19 98:7,13 99:14 105:6 107:10 113:4,20,24 114:7,17 115:22 <b>issuing</b> 74:18 <b>item</b> 12:24 104:3 <b>iteration</b> 94:14 <b>iterations</b> 104:16</p>	<p style="text-align: center;"><b>J</b></p> <hr/> <p><b>Janice</b> 3:6 78:12 <b>Jay</b> 100:10,11,13 <b>Jeff</b> 3:17 117:11 <b>Jesse</b> 2:3 4:3,5 5:4 16:2 17:3 17:9,14 24:16 30:22 35:8,14 41:11 44:22 45:3,13,18 58:18,22 59:12,21 62:9,13 72:17 73:1,21 77:12 77:14 82:18 119:6,9 119:13,23 120:3,7,13 120:15 121:10 123:18 <b>job</b> 9:2 93:4 97:16 <b>Joe</b> 35:22 45:19 49:6 78:4 <b>John</b> 4:6 <b>jokingly</b> 72:22 <b>Jonas</b> 3:16 107:12,12 116:7 116:11 117:1,6,10 <b>Jonathan</b> 2:4 <b>Jones</b> 2:21 35:21 41:9,21,22 45:2,4 <b>Joseph</b> 2:14 45:19 <b>Joslin</b> 111:14 <b>Jr</b> 2:18 <b>judge</b> 90:16,19 123:13 <b>judgment</b> 121:2 <b>Judith</b> 3:14 97:22</p>
--	---	--	--

<p><b>jump</b> 90:12</p> <p><b>justification</b> 90:18</p> <p><b>justify</b> 90:20</p> <hr/> <p style="text-align: center;"><b>K</b></p> <hr/> <p><b>Kahn</b> 3:6 78:12,12</p> <p><b>Kathryn</b> 2:10</p> <p><b>keep</b> 8:20 50:2 107:14 108:17 109:11</p> <p><b>keeping</b> 58:7 98:8</p> <p><b>keeps</b> 50:11</p> <p><b>Ken</b> 3:8 77:17 84:23</p> <p><b>Kenneth</b> 3:4 73:22</p> <p><b>kept</b> 110:2</p> <p><b>key</b> 5:23 13:4</p> <p><b>kids</b> 87:1</p> <p><b>Kien</b> 2:17 5:5,8</p> <p><b>kind</b> 18:10 22:21 82:21 87:20 94:21 105:19 106:14 107:20 108:13,15 117:17</p> <p><b>kinds</b> 80:11 98:16,17 115:21</p> <p><b>knock</b> 86:22</p> <p><b>know</b> 7:12,16,24 9:5,11,12 9:15,18,20,23 10:8 10:14,16,17,18,19,21 10:24 11:11,13,18,19 12:11,16,20 14:5</p>	<p>15:6,8,12,22 17:7 18:7 21:24 22:18 23:16 25:17 26:8 28:13,13 29:15 31:14 32:5,19,21 34:17,22 35:4 37:6 39:20 45:8 56:3 59:8,11 62:15 63:3 66:6,23 67:4,16 70:3,13 71:9,11 73:10,18 74:15 77:1 77:2 82:4,7,12 85:14 85:22 87:13 88:2,15 89:2,15,23 90:4 94:7 97:15 99:10 100:16 101:16 103:11 104:19,23 105:15,17 107:5,18,23 108:4,12 108:14 109:20,24 110:4,10 111:21 112:6,23 113:17 114:11,22 116:16,21 117:23 118:24 119:1 120:5,7,9 123:20</p> <p><b>knowing</b> 81:12</p> <p><b>knowledge</b> 39:12</p> <p><b>known</b> 49:22</p> <p><b>knows</b> 73:15 91:6</p> <p><b>Krakofsky</b> 1:21 124:1,15</p> <p><b>Kristen</b> 1:21 124:1,15</p> <p><b>Krokidas</b> 2:10</p> <hr/> <p style="text-align: center;"><b>L</b></p> <hr/> <p><b>lack</b> 6:6,12 61:3 103:13</p> <p><b>land</b> 17:22 28:13 29:20 91:3 111:24 112:17 112:19 115:7 116:6</p> <p><b>lands</b></p>	<p>91:19</p> <p><b>landscaping</b> 33:10 101:11</p> <p><b>lane</b> 8:10,17 11:20</p> <p><b>lanes</b> 8:11,12,16 98:16</p> <p><b>large</b> 5:1 18:8 24:24 31:11 47:11 48:5 54:15 66:15 71:24 73:14 82:24 118:12</p> <p><b>larger</b> 99:16</p> <p><b>lastly</b> 39:7 52:12 55:16 88:1 88:10</p> <p><b>lasts</b> 98:22</p> <p><b>late</b> 89:12 112:9</p> <p><b>latest</b> 5:24 22:11</p> <p><b>law</b> 49:21 112:11 121:19 122:12,19</p> <p><b>lawn</b> 105:11</p> <p><b>laws</b> 112:12</p> <p><b>layouts</b> 12:14</p> <p><b>leak</b> 40:23 105:7,7 118:10</p> <p><b>leakage</b> 75:8 77:9</p> <p><b>leaking</b> 40:20</p> <p><b>leaks</b> 77:1,19 105:22 109:4 109:9,10</p> <p><b>learned</b> 87:5 117:13</p> <p><b>leased</b> 115:4</p> <p><b>leave</b></p>	<p>101:1</p> <p><b>leaves</b> 32:3 52:24 53:2,4,16 103:18</p> <p><b>leaving</b> 38:10 39:3,5</p> <p><b>led</b> 108:7</p> <p><b>ledge</b> 65:13,14,21 66:14,21 68:7 79:12,13 81:18 81:20,24 91:18,18</p> <p><b>ledges</b> 66:18</p> <p><b>LEED</b> 2:18,20 17:20</p> <p><b>left</b> 4:6 53:7 56:9 60:5 91:18</p> <p><b>legal</b> 111:15</p> <p><b>LegalLink</b> 1:15</p> <p><b>Lehman</b> 102:17</p> <p><b>Leichtner</b> 3:14 97:22,22</p> <p><b>length</b> 58:3 61:23</p> <p><b>Lenore</b> 19:3</p> <p><b>less-than-posted</b> 45:11</p> <p><b>letter</b> 25:13 33:17 36:10 64:23 69:9 84:6,7 97:1 99:10 100:18 110:8</p> <p><b>letters</b> 45:22 47:9</p> <p><b>letting</b> 72:11 123:17</p> <p><b>let's</b> 56:11 86:8,9,11</p> <p><b>level</b> 13:17,19 14:18</p>
---	--	--	--

<p><b>levels</b> 118:3</p> <p><b>Levin</b> 2:15 35:11,13,15,16 45:12,14 49:6 50:13 50:17 56:8,13,20,23 57:7,14,21 58:10,12 58:15 59:5,8 60:2,12 60:24 61:7,24 62:3,5 62:12</p> <p><b>liabilities</b> 109:5</p> <p><b>licensed</b> 36:4</p> <p><b>lieu</b> 52:17</p> <p><b>life</b> 75:15</p> <p><b>life/safety</b> 99:14</p> <p><b>lifted</b> 80:7</p> <p><b>lights</b> 8:1</p> <p><b>likelihood</b> 66:5</p> <p><b>likewise</b> 53:1</p> <p><b>limited</b> 115:14,16 121:16</p> <p><b>limits</b> 45:11 49:20</p> <p><b>Lincoln</b> 1:16</p> <p><b>line</b> 9:20,22 46:19 49:16 49:23 76:18,21 117:9 120:11</p> <p><b>lined</b> 40:22 62:23</p> <p><b>lines</b> 50:11 74:13 75:10,18 76:4 77:6,9 78:2 81:15 110:7 115:23 117:16</p> <p><b>Liss</b></p>	<p>2:7 4:7 24:22 26:1 27:14</p> <p><b>list</b> 105:1</p> <p><b>listen</b> 97:16</p> <p><b>listened</b> 10:24 70:24 95:8</p> <p><b>listening</b> 82:22</p> <p><b>litany</b> 64:16</p> <p><b>little</b> 7:3 12:22 14:20 18:4 29:1,2,8 36:6 37:6 52:11 53:8,11,13 54:8 58:4 61:8 62:6 72:4 75:13 80:22 88:10 105:5</p> <p><b>live</b> 63:11 78:12 80:9 86:13,18 87:6,12 88:15,19 93:9 95:5 96:22 97:20,23 105:6 117:12</p> <p><b>lived</b> 78:24 79:1 87:15</p> <p><b>living</b> 79:12 88:16 106:4,15</p> <p><b>local</b> 18:3,11 19:6,7,24 20:20 24:11 32:17 33:3,13,15 42:5 76:9 103:21 112:12 118:14 121:5</p> <p><b>locate</b> 51:23</p> <p><b>located</b> 10:8,9,15 48:10,13</p> <p><b>locating</b> 46:6</p> <p><b>location</b> 22:21 46:2,3 47:11 48:12 75:17 110:17 111:3,3,8,10 113:6 113:11 114:1,19</p>	<p>118:23</p> <p><b>locations</b> 6:21 41:3 75:1</p> <p><b>loft</b> 58:14</p> <p><b>lofts</b> 58:16</p> <p><b>logistical</b> 115:21</p> <p><b>long</b> 6:20 63:21 64:1 73:11 73:11 87:16 97:8,13 100:23</p> <p><b>longer</b> 30:3 39:21 57:24 70:11 99:21</p> <p><b>Longwood</b> 48:10</p> <p><b>long-term</b> 80:12</p> <p><b>look</b> 13:7,11 17:1 18:6 32:3 41:18 47:13 48:20 50:23 59:9,15 65:8 68:13 71:16 77:4 78:19 87:10 88:12 101:19 111:2 123:10</p> <p><b>looked</b> 8:9,9,15,19 10:16 13:13,16 14:19 19:1 24:7 27:10 37:5 114:6</p> <p><b>looking</b> 10:13 48:24 67:9 71:15 76:14 101:23 107:16</p> <p><b>looks</b> 32:1 68:19,22 70:19 96:19</p> <p><b>loss</b> 52:17 54:22 55:15,23 75:15</p> <p><b>Lost</b> 91:1</p> <p><b>lot</b> 8:3 22:20 26:16,16</p>	<p>36:18,24 48:15,23 81:4 93:16 103:20,21 109:4 113:7 115:3,6 115:8,9,13,19,20,23 116:14,22 117:4,4,9 117:13</p> <p><b>lots</b> 59:13 80:21 88:15,19 91:24 92:8 115:13</p> <p><b>love</b> 88:2,15 107:19 109:12</p> <p><b>lover</b> 97:11</p> <p><b>low</b> 19:6 22:4,15 23:11 29:8 66:5</p> <p><b>Lower</b> 110:5</p> <p><b>low-pressure</b> 76:21</p> <p><b>low-rise</b> 93:23</p> <p><b>Lunenburg</b> 111:19,19,20,21 116:15,18</p> <p><b>lung</b> 118:3</p> <p><b>Lynda</b> 3:11 93:8</p> <hr/> <p style="text-align: center;"><b>M</b></p> <hr/> <p><b>M</b> 2:11,12</p> <p><b>main</b> 40:20,22</p> <p><b>maintain</b> 34:5 39:11,14,16 52:16 108:9</p> <p><b>maintained</b> 34:14 108:7,11</p> <p><b>maintaining</b> 108:10</p> <p><b>maintenance</b> 33:24 39:7,17 108:17</p> <p><b>major</b> 9:6,7,17 45:8 64:22</p>
--	--	---	---

79:2 94:23	33:18,20,21,22,22	<b>median</b>	47:17,20,22 48:6
<b>majority</b>	39:10	9:17,21	<b>mile</b>
14:24	<b>massing</b>	<b>meet</b>	80:10
<b>making</b>	5:1 35:24 47:11 51:8	4:23 12:18 18:18	<b>million</b>
76:11	90:4 92:8 102:10	31:24 37:21 38:2,3,4	37:4 63:18 64:3,3
<b>mall</b>	108:23	51:11 56:24 57:12	<b>millions</b>
78:21 79:8,9,20 80:16	<b>massive</b>	69:24 71:21 111:6	67:12
<b>malls</b>	35:3 78:19 82:1 83:8	<b>meeting</b>	<b>million-dollar</b>
79:2	90:9 91:24 95:1	16:15 18:24 19:19	67:13
<b>manage</b>	111:4	50:16 63:14 70:4,9	<b>mind</b>
15:9	<b>MASTEP</b>	77:15 78:13 85:7	8:20
<b>management</b>	34:10	93:9 94:1 96:24 97:6	<b>mindful</b>
18:12 20:10 25:16	<b>matches</b>	97:23 104:1 107:13	92:19
26:19 27:15,17,21	68:24	108:2 119:11	<b>minimal</b>
33:23 34:21 35:1,5	<b>matching</b>	<b>meetings</b>	95:16
38:3 71:19	111:7	72:21 90:14	<b>minimum</b>
<b>mandated</b>	<b>material</b>	<b>meets</b>	78:7 88:20
120:21	68:15	27:18 35:6 80:17	<b>minute</b>
<b>maneuverability</b>	<b>materials</b>	<b>member</b>	37:22 114:22
44:5	7:13 16:7 22:6 62:16	2:6,7 24:13 70:15	<b>minutes</b>
<b>manner</b>	<b>matter</b>	77:16 78:13 89:5	4:11 24:4 38:2 44:14
74:11 108:24	82:15	93:10 97:2,23 104:1	<b>mirror</b>
<b>manufacturer's</b>	<b>mature</b>	107:13 108:2	87:2
21:7	90:23	<b>members</b>	<b>mirrors</b>
<b>map</b>	<b>maximize</b>	2:2 3:1 35:16 75:13	111:1
27:3 75:17	34:8	92:23 97:4	<b>miserable</b>
<b>Marc</b>	<b>MBTA</b>	<b>mention</b>	106:4
2:15 35:16 47:12 49:4	44:16,16,17	87:14 109:17	<b>misrepresentation</b>
56:18	<b>MDM</b>	<b>mentioned</b>	37:18
<b>March</b>	2:21 35:21 41:22 42:4	12:13 37:22 38:1	<b>missed</b>
34:23	43:10	53:20 54:4 55:13	97:1 104:19
<b>Mark</b>	<b>Mead</b>	59:8 79:3 88:2 89:16	<b>misunderstood</b>
2:6 3:15 4:6 100:7	3:15 100:9	99:1 110:24	106:18
<b>market-rate</b>	<b>mean</b>	<b>merit</b>	<b>mitigate</b>
115:16,18	9:11 69:3	74:2	30:2 102:5
<b>Mark's</b>	<b>meaning</b>	<b>Merrill</b>	<b>mitigated</b>
116:16	91:8	1:15	31:15 76:8
<b>mass</b>	<b>means</b>	<b>met</b>	<b>mitigation</b>
20:10 51:22 76:18	23:19,21 24:5 26:7	31:18	6:7 17:1 26:18 101:8
82:24 83:10,11 89:22	27:4 63:9 64:14	<b>meted</b>	102:6
<b>Massachusetts</b>	120:22	25:24	<b>mix</b>
1:12,17 36:5 100:12	<b>measure</b>	<b>microphone</b>	115:15
117:22 118:7 124:3	49:23	62:24	<b>mixed</b>
<b>MassDevelopment</b>	<b>measures</b>	<b>middle</b>	115:17
89:24	16:9,10 43:13,16 73:6	76:19 95:2	<b>mix-and-match</b>
<b>MassDOT</b>	73:17 102:6	<b>mid-rise</b>	51:12

<p><b>model</b> 26:12 <b>moderate</b> 95:20 <b>modest</b> 91:12 <b>modifications</b> 102:3 <b>modify</b> 102:2 <b>modifying</b> 109:22 <b>moment</b> 83:14 <b>money</b> 39:13 105:24 <b>monitor</b> 118:14 <b>monitoring</b> 19:17 <b>month</b> 83:2 <b>months</b> 11:17 17:11 45:1 53:3 87:18 96:7 <b>moot</b> 47:4 <b>morning</b> 72:7,10,11 <b>morph</b> 101:22 <b>mosquito</b> 40:1,3,6 <b>move</b> 85:12 86:23 88:21 115:10,23 <b>moved</b> 52:14,15 <b>movement</b> 14:8 <b>moves</b> 104:6 <b>moving</b> 55:10 89:3 114:24 <b>multiplying</b> 114:9</p>	<p><b>municipalities</b> 18:5 <b>Murphy</b> 2:10 111:15 114:21 116:9,12 117:3,8 <b>mutual</b> 42:22 83:22,24,24 84:1 105:1 121:18</p> <hr/> <p style="text-align: center;"><b>N</b></p> <hr/> <p><b>name</b> 4:5 5:8 17:19 35:16 63:10 86:17 93:8 96:21 100:7 117:11 117:23 <b>names</b> 62:23 75:1 <b>Nancy</b> 3:3,13 70:15 96:21 <b>Nancy's</b> 97:24 <b>narrow</b> 11:13 <b>national</b> 99:18 121:5 <b>natural</b> 91:13 106:8 <b>naturally</b> 28:18 118:2 <b>NCD</b> 110:24 111:1,1,5,6,8 <b>near</b> 19:8 20:2 47:17 74:13 87:6 107:23 118:10 <b>nearby</b> 44:15 75:10,18 106:15 118:15 <b>nearly</b> 50:24 60:6 91:15 113:13 <b>necessarily</b> 21:15 <b>necessary</b> 21:17 74:7 99:24 <b>need</b> 16:23 17:1 42:11</p>	<p>45:16 61:11 63:4 65:9 67:1 71:21 81:24 82:8 83:4 84:1 87:16,17,19 88:12 89:2,17 90:6 100:14 <b>needed</b> 67:7 111:14 <b>Needham</b> 50:23 71:12 <b>needs</b> 13:11 51:11 69:1 77:22 78:2 79:15 89:21,23 90:10 105:3 123:15 <b>negative</b> 82:16 <b>negatively</b> 38:12 <b>negotiating</b> 69:13 <b>neighbor</b> 93:18 108:1 <b>neighborhood</b> 16:11 24:3 48:5 73:7 75:10,18 76:11 78:15 79:6,10 80:18 87:5 90:10,18,22 91:5,11 92:12,17,19 93:5,14 94:2,4,5,8,16,18,19 94:22 97:10 99:17 100:4 106:4 116:4 118:18 119:2 <b>neighborhoods</b> 42:15 43:12 50:19 78:10 84:15 94:7 <b>neighboring</b> 16:9 42:23 <b>neighbors</b> 80:12 82:10 85:2 93:17 104:7 118:24 121:17 122:6 <b>neighbor's</b> 109:7 <b>Neil</b> 3:7 82:19 <b>nests</b></p>	<p>79:11 <b>net</b> 54:22 55:19 60:19 <b>Netter</b> 2:11,12 30:19 32:16 59:19,22 60:10,22 61:1,2,3 62:1,4,8 120:17,19 121:21 122:2,10 123:4,12 <b>neutral</b> 107:8 <b>never</b> 39:12 64:3 66:8 <b>new</b> 11:22 12:8 13:21,24 21:22 22:12 30:15 32:20,23 33:9 44:2 48:18 56:10 59:24 67:22 68:9,12 74:3 80:6 83:14,19 105:12 109:12,12 118:15,17 <b>Newton</b> 8:4 79:21 <b>NFP</b> 43:1 <b>NFPA</b> 99:19 <b>night</b> 97:5 103:9 112:9 <b>nine</b> 54:19 55:2,7 109:1 <b>noise</b> 49:20 <b>nonconformance</b> 113:20 <b>nonconforming</b> 112:1,2,5 113:9 116:13,21 117:4 <b>nonconformity</b> 46:7 47:4 111:12,13 111:16,17 112:17 113:4,24 114:19 115:24 116:6,18 <b>nonporous</b> 22:5 <b>non-40b</b></p>
--	--	--	---

<p>74:12  <b>North</b>                  102:24  <b>Notary</b>                  124:2,15  <b>note</b>                  5:22 8:23 36:24 38:16                  39:24 40:15 41:13                  76:16 104:22  <b>noted</b>                  79:5 80:20  <b>notes</b>                  97:5 124:7  <b>noticed</b>                  107:18 114:5  <b>November</b>                  124:16  <b>NSTAR</b>                  86:22  <b>nuance</b>                  57:22  <b>number</b>                  1:6 11:24 12:6,21                  13:20,23 24:10 25:16                  26:13,14 27:6 29:10                  33:20,21 37:11 41:16                  46:4,20 47:8 50:20                  55:6 56:6 57:12 59:1                  59:10 68:4,6 69:11                  69:11 77:18 78:9                  79:8 80:19 81:10                  85:8,15,21 86:3,4,6                  99:1,16 102:8 104:9                  114:9 115:5 120:16  <b>numbers</b>                  37:1,13 59:23 101:23                  104:12  <b>nutrition</b>                  108:4</p> <hr/> <p style="text-align: center;"><b>O</b></p> <hr/> <p><b>objectionable</b>                  85:16  <b>objectively</b>                  121:1  <b>observation</b></p>	<p>19:24 91:22  <b>observe</b>                  19:19 21:11  <b>observed</b>                  14:8 18:22 19:18,20  <b>obvious</b>                  57:16  <b>obviously</b>                  21:19 22:10,18 23:2,4                  29:15 30:16 34:13                  57:16,22 59:14,17                  101:20 104:23 105:2                  106:20  <b>occupancy</b>                  88:13 89:1  <b>occur</b>                  49:22 75:16 76:2 77:1  <b>occurred</b>                  76:19 95:8  <b>occurrence</b>                  84:2  <b>occurring</b>                  118:2  <b>October</b>                  1:9 25:14 33:17 73:24                  123:20 124:13  <b>offer</b>                  50:7 62:20  <b>Office</b>                  1:10  <b>off-ramp</b>                  81:6  <b>Oh</b>                  57:8  <b>okay</b>                  17:9,14 26:21 29:7,11                  29:22 30:2,4,8,13                  41:20 50:17 57:6,8                  57:15 59:12 61:8,9                  62:8,19 88:4 115:19                  117:10 120:14 122:4                  123:16  <b>old</b>                  50:11 67:20 74:13                  75:9 76:6,15  <b>Olympic</b></p>	<p>37:11  <b>once</b>                  19:18 51:2 52:13                  62:24 65:18 82:13                  110:17 112:5 114:12  <b>ones</b>                  56:10 57:20 74:14                  113:4 115:24  <b>one-lane</b>                  11:14  <b>one-way</b>                  87:1  <b>onus</b>                  71:4  <b>on-site</b>                  10:2,2,22 11:4 12:10                  28:18 38:22,22 40:14                  40:18 43:6,19 44:6                  80:22 81:14,19  <b>on-street</b>                  8:13 11:10,12 96:12  <b>open</b>                  34:3 41:3 69:13                  102:10 123:10  <b>open-graded</b>                  68:15  <b>operated</b>                  62:22  <b>operates</b>                  123:12  <b>operation</b>                  11:20 39:17  <b>operational</b>                  5:19 9:16  <b>operations</b>                  10:4  <b>opinion</b>                  9:8 27:15 82:2,2  <b>opinions</b>                  70:14  <b>opportunity</b>                  4:14,18  <b>opposed</b>                  67:16 92:21 93:1  <b>opposite</b>                  85:21</p>	<p><b>opposition</b>                  116:5  <b>option</b>                  51:13,16 52:5,12 53:4                  53:5,5,21 54:2 55:1,1                  55:10,16,19 56:15,15                  56:15,18 58:15 59:24                  60:6,14,15,16 61:2,2  <b>options</b>                  56:5 58:16 59:24                  60:11 70:18 85:5                  102:12  <b>Orchard</b>                  103:1  <b>order</b>                  4:4 31:16 46:21,22                  52:15 96:16 101:7                  103:1  <b>orifices</b>                  30:8  <b>original</b>                  22:7 55:18,20 56:13                  67:7 92:11 93:20  <b>originally</b>                  19:16 103:10 109:3  <b>outcome</b>                  17:8  <b>outcropping</b>                  66:15,17  <b>outlet</b>                  19:8,8 25:20 65:17,17                  65:18  <b>outlets</b>                  25:22  <b>outrageous</b>                  83:23  <b>outside</b>                  65:12 99:18  <b>out-of-scale</b>                  82:1  <b>overall</b>                  9:1 10:23 12:19 15:11                  24:19  <b>overbuilt</b>                  80:20  <b>overcome</b></p>
--	---	--	---

<p>103:22  <b>overflowing</b>                  107:24  <b>overlapping</b>                  115:6  <b>overloaded</b>                  86:4  <b>owned</b>                  9:7  <b>owner</b>                  116:20  <b>owns</b>                  9:13 69:4 115:17</p> <hr/> <p style="text-align: center;"><b>P</b></p> <hr/> <p><b>pad</b>                  29:1  <b>page</b>                  76:10  <b>pages</b>                  1:2 65:6  <b>paid</b>                  95:9  <b>Paradis</b>                  2:18 5:10,13 17:18,19                  24:14 25:5 26:5                  27:17,23 28:4,12,19                  29:1 31:1,9 32:8                  33:16 37:22  <b>parcel</b>                  29:19 92:4 115:4  <b>parcels</b>                  104:18  <b>park</b>                  48:7 78:11 86:21                  91:19  <b>parked</b>                  11:12 12:12  <b>parking</b>                  8:13 10:1,3,15 11:10                  11:12 12:10,14 22:20                  43:24 44:2 46:10                  56:22,23 57:2,4,10                  57:11,12 60:23 71:17                  71:22,22 72:15 74:4                  91:24 92:8 96:11,13</p>	<p>98:18 110:20 113:6,7                  113:8,10 116:1  <b>parkings</b>                  10:8  <b>parkway</b>                  9:5 13:3 14:2,6,12,16                  14:21 15:1,5,7 42:8,9                  69:5 70:5  <b>part</b>                  6:7,9,15,17 7:4 8:8,19                  16:18,24 17:1 46:21                  81:5 102:15  <b>particular</b>                  19:23 20:18 21:10,23                  23:18 24:3 26:6                  27:13 31:6 72:12                  80:3 85:3 96:20                  102:12 108:24 118:5  <b>particularly</b>                  51:8 75:3 85:22                  107:10  <b>parties</b>                  120:16 124:9  <b>partly</b>                  91:16  <b>partner</b>                  100:10  <b>parts</b>                  46:6 47:24 116:1  <b>passing</b>                  96:10  <b>patently</b>                  83:22 100:2  <b>pathway</b>                  118:17  <b>patience</b>                  123:19  <b>pave</b>                  29:20  <b>paved</b>                  80:21 92:8  <b>pavement</b>                  7:11,17 21:21 22:1,13                  22:24 25:8 26:8,16                  65:1 67:19,22 68:2                  68:13</p>	<p><b>pavers</b>                  7:12  <b>paving</b>                  94:24  <b>pay</b>                  33:22 34:1,2 63:1                  119:3  <b>pays</b>                  121:22  <b>peace</b>                  91:5  <b>peak</b>                  12:2 20:12 25:22,23                  27:12 28:7,19 29:18                  29:23 30:7 31:10,12                  31:13,15,22 44:13                  63:21,23  <b>peaks</b>                  29:6,8  <b>pedestrian</b>                  6:10,12,15,17 8:3,6,13                  9:1  <b>pedestrians</b>                  6:4,6 9:3 15:14 69:15  <b>peer</b>                  17:23 18:1 83:16                  98:24 100:15 120:20                  120:22 121:23 122:1                  122:2,5,7,13,13,14                  122:17,21  <b>penalty</b>                  124:11  <b>people</b>                  10:10 12:11 62:22                  63:1 66:7 69:4,6,14                  69:15 72:13 82:12,22                  86:4 87:8,11 88:7,15                  88:16,22 89:2 93:3                  94:11,17 99:16 100:2                  102:9 106:15 107:7                  108:17 122:7  <b>percent</b>                  14:1,3,3,4,11,13,20                  15:6 22:2 23:3 37:14                  38:24 62:6 78:7  <b>percentage</b></p>	<p>12:3 14:10,11  <b>percentages</b>                  14:7  <b>percentile</b>                  45:10  <b>performed</b>                  6:16  <b>performing</b>                  99:24  <b>period</b>                  29:4 31:4 44:13,24                  73:5 99:21  <b>periodic</b>                  118:18  <b>perjury</b>                  124:11  <b>permeability</b>                  22:4 68:5,17  <b>permit</b>                  54:13 55:18 60:4,4                  75:14 116:3 118:1  <b>permitting</b>                  32:19 46:8 74:18  <b>perplexed</b>                  72:4  <b>person</b>                  63:5 67:1 107:8  <b>personal</b>                  82:1,2  <b>personally</b>                  79:18 106:6  <b>perspective</b>                  48:11 78:15,22 100:14                  110:1  <b>persuade</b>                  103:13  <b>pertaining</b>                  119:19  <b>Peter</b>                  103:1  <b>phase</b>                  7:15 8:19 96:12  <b>Phil</b>                  5:9 15:24 17:19  <b>Philip</b>                  2:18 5:13</p>
---	---	---	---

<p><b>photos</b> 11:7,8</p> <p><b>picking</b> 28:10 86:24</p> <p><b>picture</b> 29:2</p> <p><b>pictures</b> 32:12 107:17</p> <p><b>piece</b> 53:13 79:14</p> <p><b>pipe</b> 40:20 109:12,12</p> <p><b>pipelines</b> 76:15</p> <p><b>pipes</b> 35:3 38:14 76:6 119:4</p> <p><b>pipng</b> 25:9</p> <p><b>place</b> 32:7 43:15 97:13 106:21 124:5</p> <p><b>places</b> 102:24</p> <p><b>plainly</b> 92:14</p> <p><b>plan</b> 4:9,17 33:11 39:17 44:2,10 50:21 51:6,6 52:3,4,20 53:2,9,10 53:17,17,19,21 54:2 54:24 55:4,9,9,15 56:14,24 58:17 60:6 60:15,15 68:24 74:20 77:4 82:5 84:10,10 84:13,21 90:8 91:16 104:16 119:21 120:5</p> <p><b>planner</b> 97:12</p> <p><b>planning</b> 2:9 4:22 16:19 35:23 45:21,23 46:17 47:5 47:10,15 59:3 71:1 96:23 97:1,4 100:18 102:2 107:21 109:16 109:19 113:1</p> <p><b>plans</b></p>	<p>35:23 47:13 49:9 51:7 51:14 54:13,18 57:17 65:3 68:19 82:23 83:14,19</p> <p><b>planted</b> 48:22,22</p> <p><b>plastic</b> 65:15</p> <p><b>playground</b> 6:12 9:5</p> <p><b>please</b> 63:9 97:16 108:2 111:15 114:22 118:21</p> <p><b>pleased</b> 100:17</p> <p><b>pleasure</b> 50:7</p> <p><b>plowing</b> 98:8,10</p> <p><b>plunked</b> 95:2</p> <p><b>podium</b> 94:12</p> <p><b>point</b> 27:13 28:6 29:18 33:14 36:12,13 37:20 39:22,22 40:22 46:12 46:16 47:4 56:24 61:16,17 63:5 65:6 67:3,18 69:2 70:12 82:4,6,23 84:3 90:12 102:24 103:15 105:10 114:4</p> <p><b>pointed</b> 25:13 64:23</p> <p><b>points</b> 31:19,20 38:11 44:1 45:21 46:15</p> <p><b>poison</b> 79:19,22</p> <p><b>poisoned</b> 100:22</p> <p><b>police</b> 21:3 42:6 43:2 87:9,10 88:1,3</p>	<p><b>policemen</b> 88:7</p> <p><b>pool</b> 18:20,23 19:4,11</p> <p><b>pools</b> 37:11</p> <p><b>poor</b> 22:3</p> <p><b>poorer</b> 23:16</p> <p><b>populated</b> 99:16</p> <p><b>population</b> 85:14 88:18</p> <p><b>porous</b> 21:20 22:1,12 23:20 23:21 25:8 64:24 67:19,22 68:2,13</p> <p><b>portion</b> 54:1</p> <p><b>positions</b> 70:10</p> <p><b>possibility</b> 118:8</p> <p><b>possible</b> 37:9 76:22 116:5 118:22 122:18</p> <p><b>post</b> 102:17</p> <p><b>pot</b> 106:14</p> <p><b>potential</b> 9:21 32:6 51:11 75:9</p> <p><b>potentially</b> 9:20 11:11,19,21 12:8 15:8,18 73:6 82:3</p> <p><b>PowerPoint</b> 37:3</p> <p><b>practice</b> 26:19 34:9 35:4 38:5 69:24 122:11,11</p> <p><b>practices</b> 18:13 27:19 33:24 121:5,6</p> <p><b>preblast</b> 49:15</p>	<p><b>precedent</b> 48:15</p> <p><b>Precinct</b> 77:16 78:13 93:10 97:23 104:1 107:13</p> <p><b>preclude</b> 121:14 122:19</p> <p><b>prefer</b> 34:3</p> <p><b>prepared</b> 26:2 42:4 45:15 46:10 86:16 117:14</p> <p><b>preparing</b> 44:2</p> <p><b>preponderance</b> 118:7</p> <p><b>present</b> 35:23 49:9 57:17 115:3</p> <p><b>presentation</b> 39:21 63:14,19 69:22</p> <p><b>presentations</b> 6:5 37:3 114:6</p> <p><b>presented</b> 45:24 47:5 57:19 59:14 74:1 85:5 107:17 115:8</p> <p><b>preservation</b> 91:15 94:16</p> <p><b>preserve</b> 94:3,22</p> <p><b>preserved</b> 90:24 91:19,20,23</p> <p><b>president</b> 88:14</p> <p><b>pressure</b> 106:9</p> <p><b>pretty</b> 44:20 47:23 48:20 117:15</p> <p><b>prevent</b> 114:1</p> <p><b>preventing</b> 111:17</p> <p><b>previous</b> 85:7 90:14</p>
---	--	---	--

<p><b>previously</b> 43:10 53:20 54:4 55:8 55:13 61:10</p> <p><b>price</b> 17:4 48:11</p> <p><b>principally</b> 91:11</p> <p><b>principles</b> 92:10</p> <p><b>printed</b> 68:3</p> <p><b>prior</b> 4:12,24 33:8 100:20 102:18</p> <p><b>priority</b> 76:12 84:11</p> <p><b>private</b> 18:4 34:7</p> <p><b>pro</b> 100:21 101:2,3 102:7 102:13,19,20 103:1,4 103:12</p> <p><b>probably</b> 32:24 34:23 48:10 62:5 72:24 76:23 80:2 115:21 116:16</p> <p><b>problem</b> 40:7 73:10,20 74:8 79:20,21 80:1 82:7 94:14 114:16 116:19 116:24</p> <p><b>problems</b> 77:9 82:9 89:12,16</p> <p><b>procedure</b> 77:2</p> <p><b>proceed</b> 92:15</p> <p><b>proceedings</b> 4:1 123:22 124:4</p> <p><b>process</b> 32:22 46:5 49:12 50:9 89:12 99:4 101:22 104:6 105:23</p> <p><b>processes</b> 46:9</p> <p><b>produced</b></p>	<p>70:8</p> <p><b>product</b> 51:10</p> <p><b>professional</b> 5:18,19 9:8 17:19,20 17:21 36:3 63:11 65:8 121:2</p> <p><b>professionally</b> 106:2</p> <p><b>professionals</b> 21:10 67:15</p> <p><b>program</b> 40:3,5,8 44:9 51:10 52:8,14 55:23 60:4,8</p> <p><b>project</b> 6:7,9,18,21 9:9 12:8 12:15,19 13:18,21 14:1 15:10 18:6,8,10 18:11,15,16,18 19:2 20:9,13,20 21:13,16 23:12,13,13 24:7,20 26:14 31:17 33:22 34:7 36:18 37:5 40:3 43:15 46:23 50:23 63:12 64:10 67:8 69:6,16,17 71:3,10 71:21 75:1 76:7 79:3 80:20 81:3 83:8 84:9 84:21 85:17,20 86:11 89:10 90:20 91:2 92:3,9,14,21 93:4,17 93:19 94:13,14,18 97:3,18,19 100:16,22 101:1,7,8,11,11,13 101:21,24 102:22 103:2,5,6,8 104:18 109:23 110:6 111:22 114:24 115:2,3 123:1</p> <p><b>projects</b> 17:23 33:21 34:3,7 50:19,24 59:2 71:9 71:11 74:11 78:5 101:3 102:21 115:15</p> <p><b>project's</b> 20:16</p> <p><b>project-related</b></p>	<p>12:3 42:16</p> <p><b>Prolonged</b> 118:2</p> <p><b>properly</b> 108:7</p> <p><b>properties</b> 23:11 49:16 52:1</p> <p><b>property</b> 24:6 34:8 41:6 46:19 49:16,23 53:8 75:15 103:6 104:9 105:17</p> <p><b>proponent</b> 6:24 7:2,10,15 8:7,15 8:21 9:2 10:6,23 11:6,16,23 13:1,6,10 13:12 15:4,11 20:23 22:15 27:16 31:17 34:19 96:2,3</p> <p><b>proponents</b> 8:9 10:11,20</p> <p><b>proposal</b> 51:1 56:13 58:19 74:10,24 81:24 90:17 119:16</p> <p><b>proposals</b> 73:8 90:5,6</p> <p><b>propose</b> 89:20 101:8 102:5 110:22</p> <p><b>proposed</b> 10:1 15:4 22:19 23:15 23:24 24:7 26:15 27:15,18 28:15 29:10 37:24 42:20 43:19,22 44:11 50:22 59:17 74:7,22 75:3,20,22 78:21 82:13,24 90:22 91:2 92:3,9,14,22 96:4 102:6</p> <p><b>proposing</b> 86:10</p> <p><b>proprietary</b> 21:2 34:9</p> <p><b>pros</b> 83:15,17</p> <p><b>protect</b></p>	<p>18:2 99:15 100:3</p> <p><b>Protection</b> 99:19</p> <p><b>protections</b> 94:9</p> <p><b>protocol</b> 75:6,21,24 76:24</p> <p><b>prove</b> 21:13 71:5 83:10</p> <p><b>provide</b> 6:1 7:15 8:12 9:8 18:18 23:16 26:17,18 29:22 38:18 60:1 61:5,7 75:1,7,17,21 75:24 76:5 113:23 122:18</p> <p><b>provided</b> 6:7 7:1,10 22:13 24:8 25:6,9 35:6 36:8 39:17 63:9 68:24 70:11</p> <p><b>provides</b> 21:17 44:13,15 121:22</p> <p><b>providing</b> 39:1 43:5 49:1</p> <p><b>proximity</b> 20:1</p> <p><b>PTO</b> 88:14</p> <p><b>PTOE</b> 2:17</p> <p><b>Pu</b> 100:11</p> <p><b>public</b> 3:1 4:17,24 20:19 27:21,24 28:3,5,16 33:7 40:10 62:20 69:10 77:23 108:3 122:16 124:2,15</p> <p><b>puddingstone</b> 66:17 95:1 111:5,8 113:7,12,13</p> <p><b>pull</b> 113:2</p> <p><b>purposes</b> 16:19 34:12</p>
---	--	--	--

<p><b>pursue</b> 42:8 72:1</p> <p><b>purview</b> 123:7</p> <p><b>pushed</b> 15:2 110:2</p> <p><b>put</b> 30:5 44:2 52:9 54:18 65:22 66:20 73:11 83:9 92:14 98:16 113:10,11 115:12</p> <p><b>puts</b> 8:21 112:19</p> <p><b>putting</b> 70:21 80:3 103:14 111:4</p> <p><b>P.C</b> 2:12</p> <p><b>P.E</b> 2:17,18,20</p> <p><b>p.m</b> 1:9 4:2 123:22</p> <hr/> <p style="text-align: center;"><b>Q</b></p> <hr/> <p><b>quality</b> 17:21 23:17 34:12</p> <p><b>quarter</b> 39:1 80:9</p> <p><b>quarters</b> 88:19</p> <p><b>question</b> 16:6 18:23 20:21 24:15 26:3 32:5,22 37:16 50:10 56:3 61:1 73:4,8 85:6 87:21 104:4,14 106:6 119:8,20 120:16 121:11 122:15</p> <p><b>questions</b> 5:11 16:3,4 22:7 24:16 24:19 34:18 35:8 36:14,22 41:8,8,11 44:21 56:2 58:18 59:14,20 98:2 106:17 123:2</p> <p><b>quick</b></p>	<p>6:1</p> <p><b>quickly</b> 6:14 25:21 45:20</p> <p><b>quite</b> 10:6 24:2</p> <p><b>quote</b> 96:1</p> <p><b>quoted</b> 67:21 69:9</p> <hr/> <p style="text-align: center;"><b>R</b></p> <hr/> <p><b>raccoon</b> 108:3</p> <p><b>raccoons</b> 108:1</p> <p><b>radon</b> 117:19 118:1,9,17,23 118:24,24 119:4</p> <p><b>rain</b> 34:24</p> <p><b>rainfall</b> 19:10 26:8 29:3 39:1</p> <p><b>rainstorm</b> 38:23</p> <p><b>rainwater</b> 24:21 66:4,8,10 80:24</p> <p><b>raised</b> 5:12 11:17 13:1 16:19 43:3,7,9 85:7 120:16</p> <p><b>raises</b> 37:16</p> <p><b>rat</b> 79:18</p> <p><b>rate</b> 20:12 21:21 22:2,18 23:3,16 25:23,23 27:12 28:7,19 29:18 29:23 30:13,13,20 33:1 36:20 37:22 38:9,13 63:24 64:10 107:3 115:17</p> <p><b>rates</b> 21:22</p> <p><b>ratio</b> 57:10</p> <p><b>rats</b></p>	<p>79:11,16,19,22,23 117:16 119:4</p> <p><b>raw</b> 70:2</p> <p><b>read</b> 99:10,11 100:18 104:15 110:7 111:19 112:15,24 116:11 118:1,13</p> <p><b>reading</b> 118:20</p> <p><b>readings</b> 67:5</p> <p><b>real</b> 113:5</p> <p><b>reality</b> 66:12 81:19</p> <p><b>really</b> 10:12 12:6,22 13:7,18 13:19 14:22 15:15 31:17 48:20 71:16 77:18,22 78:17 82:14 82:15 83:17 88:5,12 90:12 98:23 111:14 112:8 114:16 116:5 116:19</p> <p><b>Realty</b> 1:7 2:15 35:17 39:15 40:4,16,22 41:2,6 74:10,21,23 75:2,5 75:12 76:4 81:24 88:13,24 89:19 90:5 92:23 107:18 108:9 110:16</p> <p><b>Realty's</b> 74:3,20</p> <p><b>reason</b> 69:5 84:21 110:16,20 111:9</p> <p><b>reasonable</b> 19:23 103:18</p> <p><b>reasons</b> 74:1 78:1 94:13 97:17</p> <p><b>Reassurances</b> 106:10</p> <p><b>rebut</b></p>	<p>63:15 70:13</p> <p><b>rebutted</b> 69:23</p> <p><b>recall</b> 11:6 60:17 72:20</p> <p><b>recalls</b> 22:6</p> <p><b>receive</b> 41:14 59:6</p> <p><b>received</b> 36:7,8,9,18 39:23,24</p> <p><b>recharge</b> 38:18,22</p> <p><b>recognized</b> 5:20 67:11</p> <p><b>recommendation</b> 16:13 40:2,11 44:23 73:4</p> <p><b>recommendations</b> 109:21</p> <p><b>recommended</b> 6:23 43:1 68:5 99:19</p> <p><b>recommending</b> 17:6</p> <p><b>record</b> 5:8 36:2 41:13,21 87:10</p> <p><b>records</b> 50:2</p> <p><b>recouping</b> 105:24</p> <p><b>Recreation</b> 42:12</p> <p><b>redirected</b> 25:2</p> <p><b>redone</b> 98:4</p> <p><b>redox</b> 67:8</p> <p><b>reduce</b> 23:2 26:20 44:3 56:23 57:11 72:15 101:6</p> <p><b>reduced</b> 7:6 27:6 37:24 60:23 64:14,19,19 71:23</p> <p><b>reduces</b></p>
---	---	---	--

<p>30:16 57:2  <b>reducing</b>                  7:9 15:16 56:21 57:10                  72:14  <b>reduction</b>                  54:21 60:19 83:10,11  <b>redundant</b>                  23:6  <b>reference</b>                  68:20 76:17 96:10  <b>referencing</b>                  67:19  <b>referring</b>                  17:12  <b>reflected</b>                  45:5  <b>regard</b>                  40:11  <b>regarding</b>                  4:16 9:4 50:11 84:6  <b>regardless</b>                  47:2  <b>Regina</b>                  3:5 77:15  <b>regional</b>                  121:5  <b>registered</b>                  5:18,18  <b>regular</b>                  38:23  <b>regulated</b>                  28:22 33:6 49:11  <b>regulation</b>                  20:14  <b>regulations</b>                  30:24 31:24,24 32:18                  49:14 121:3  <b>reinforce</b>                  37:20  <b>reintroduction</b>                  55:22  <b>reiterate</b>                  27:14 87:15  <b>reject</b>                  78:1  <b>rejected</b></p>	<p>98:6  <b>rejection</b>                  74:2  <b>relate</b>                  36:19 40:1  <b>related</b>                  5:12,23 6:6,10 13:20                  15:23 23:10 46:1                  76:2 77:9,10 89:17  <b>relates</b>                  15:14 36:23  <b>relative</b>                  4:13 5:3 29:13 91:5                  124:8  <b>relatively</b>                  106:1  <b>release</b>                  118:23  <b>relevant</b>                  80:2 81:23  <b>reliance</b>                  95:23 104:4  <b>relocated</b>                  110:12  <b>relocating</b>                  110:10 111:17  <b>rely</b>                  84:20 108:16  <b>relying</b>                  108:9  <b>remainder</b>                  54:3  <b>remaining</b>                  91:22 116:1  <b>remains</b>                  52:4 60:11  <b>remarks</b>                  82:21  <b>remember</b>                  34:23 72:23 86:17                  118:14  <b>remembers</b>                  46:4  <b>removal</b>                  46:20 49:5,8 75:22  <b>removed</b></p>	<p>52:9  <b>render</b>                  123:15  <b>repair</b>                  109:9  <b>repaired</b>                  40:20  <b>repairs</b>                  22:23 105:24  <b>replace</b>                  22:24 52:8,14  <b>replaced</b>                  55:12 77:22  <b>replacing</b>                  92:4  <b>report</b>                  4:10,19 95:22  <b>reported</b>                  24:3  <b>reporter</b>                  1:21 93:12 124:1  <b>reports</b>                  41:17  <b>represented</b>                  37:15 103:12  <b>representing</b>                  41:22 62:14  <b>represents</b>                  54:9 97:8 100:10  <b>request</b>                  9:12 43:10 89:24  <b>requested</b>                  7:18 13:8,10 33:14                  43:2 93:11 96:1  <b>requesting</b>                  114:1 121:18  <b>requests</b>                  90:20  <b>require</b>                  21:10 33:24 37:7 46:8                  46:20,22,23,24                  116:12  <b>required</b>                  20:9 23:13 28:20                  31:19 38:18 96:12                  106:11 116:2 118:19</p>	<p>122:12  <b>requirement</b>                  112:20  <b>requirements</b>                  12:18 30:23 71:22  <b>requires</b>                  20:14 38:20  <b>requiring</b>                  90:23  <b>rescue</b>                  99:24  <b>research</b>                  66:18 76:14 112:9  <b>residences</b>                  1:8 4:5 23:7 42:21                  44:11 92:15,18  <b>resident</b>                  77:16 92:1  <b>residential</b>                  71:14 78:5 79:6 97:9  <b>residents</b>                  18:3,8 20:20 24:11                  44:10 50:12 51:12                  81:8 82:17 89:9 93:6  <b>resolve</b>                  74:21  <b>resolved</b>                  77:21 78:2  <b>respect</b>                  61:2 91:12 94:19  <b>respond</b>                  4:14 50:10 75:12  <b>responding</b>                  35:18 36:6,16 85:6                  88:5 99:18  <b>response</b>                  6:2 11:21 16:5 17:16                  35:9 36:9 39:24                  41:10,12 42:20,24                  43:1 62:10,18 68:8                  83:22 84:6  <b>responses</b>                  4:11 15:23 41:16  <b>responsible</b>                  74:18 97:20  <b>rest</b></p>
---	---	---	---

<p>98:9 105:10 115:7  <b>restricted</b>                  96:16  <b>restriction</b>                  80:17  <b>restrictions</b>                  96:13  <b>result</b>                  15:9 18:14 51:12                  80:23 112:17 118:18  <b>resulted</b>                  93:21  <b>results</b>                  31:12 93:21  <b>resurfacing</b>                  22:5,23  <b>retaining</b>                  33:10  <b>retention</b>                  25:18  <b>return</b>                  103:18  <b>revealing</b>                  80:13  <b>review</b>                  6:15,16 15:2 17:23                  18:1,10 21:1 33:12                  67:1,7 77:7 83:16                  95:13 100:15,22                  120:17,20,22 121:2,6                  122:13,18,21  <b>reviewed</b>                  8:22 13:5 46:11                  122:17  <b>reviewer</b>                  76:9 98:24 100:23                  121:18,23 122:1,3,5                  122:8  <b>reviewers</b>                  122:13,14  <b>reviews</b>                  18:15 101:3  <b>revisit</b>                  73:23  <b>ride</b>                  87:6</p>	<p><b>ridiculous</b>                  66:16 97:10 100:2  <b>right</b>                  17:24 19:8 21:14                  27:23,24 28:4,14                  29:3 31:2 48:5,13,19                  51:6 54:3 56:9 59:11                  66:19 67:2 70:7,21                  71:2 76:11 77:23                  80:16 83:9 86:20                  87:6 93:23 103:14                  104:8,8,13,17 110:4                  116:19 117:6,8                  118:12 119:23 120:3                  123:11  <b>rigueur</b>                  100:21  <b>risk</b>                  21:15  <b>road</b>                  3:2,4,5,6,9,12,13,14                  3:18,19 9:7 11:13                  16:11 43:23 51:20                  53:7,9 63:12 69:5,16                  72:8 73:22 77:16,20                  77:21 78:13 81:1                  86:14,20,24 95:6,18                  96:3,3,5,6,22 97:24                  98:4,12 104:2 105:6                  107:12,20 109:13,14                  114:10,13  <b>roads</b>                  72:10 74:4 98:8  <b>roadway</b>                  6:19 8:16 9:13,14 10:2                  10:6,7,15,22 11:1,4                  11:14 12:11,16 14:13                  43:19,21 96:14  <b>roadways</b>                  12:14 15:17  <b>robust</b>                  44:9  <b>rock</b>                  49:5,8,12 66:15 75:22                  79:13 91:18,18                  118:12</p>	<p><b>Roger</b>                  78:6  <b>role</b>                  120:19  <b>roof</b>                  25:7  <b>roofs</b>                  26:16 66:4,11  <b>room</b>                  66:7 93:2 94:10  <b>Roseman</b>                  3:11 93:8,9,13  <b>route</b>                  20:18 42:24 71:12                  79:5 81:6  <b>routine</b>                  83:22  <b>rule</b>                  21:1  <b>rules</b>                  101:16,18  <b>run</b>                  24:1 25:12 81:15 87:8  <b>running</b>                  24:6 66:8  <b>runoff</b>                  20:8,12,14,17 22:18                  23:10,16,17 24:9                  25:9,11,21 26:3                  27:12 28:7,16,20,21                  29:18,22,23 30:17                  31:20 32:11,14,20,24                  36:20,21 38:9 39:2                  63:17 64:9,11,13,14                  64:18,18  <b>runs</b>                  23:22 26:7,12 44:14                  80:24  <b>rupture</b>                  75:8 76:5,22,24  <b>ruptured</b>                  76:18 77:5  <b>Russett</b>                  3:4,5,12,13,18,19                  42:16 45:6 53:9 72:8                  73:22 77:16,19 95:6</p>	<p>95:18 96:22 104:2                  105:6 107:12 109:13                  114:8,10</p> <hr/> <p style="text-align: center;"><b>S</b></p> <hr/> <p><b>saddlebag</b>                  54:9  <b>safe</b>                  15:21  <b>safely</b>                  69:15  <b>safety</b>                  6:4,6,8,11,15,17 7:1                  8:3,6,7,13 9:1,3                  10:14 12:17 15:13                  50:8 69:10 74:9,14                  74:16 75:6 76:8,11                  77:23 79:10 82:15                  94:15 105:16 107:10                  114:4,17  <b>sanitary</b>                  40:13  <b>sat</b>                  80:8  <b>satisfactory</b>                  27:16 42:4  <b>satisfied</b>                  11:2 123:8  <b>satisfy</b>                  74:23  <b>saw</b>                  66:15 82:5  <b>saying</b>                  57:13 70:10 86:19                  100:2 116:20,24                  121:15,21  <b>says</b>                  63:2 84:10,13  <b>scale</b>                  113:18  <b>scaled</b>                  90:11  <b>scared</b>                  117:18  <b>scary</b>                  117:15 123:2</p>
--	--	--	--

<b>scenario</b> 11:15	86:12 97:8	49:20 95:12 117:18,19 124:5	47:13 51:14 75:19
<b>Scharf</b> 3:19 103:24 104:1 121:12,12,24 122:4 122:19 123:6,16	<b>sees</b> 66:16	<b>setback</b> 46:10 61:4,5,10	<b>shown</b> 11:6 32:12 54:2 55:5 70:18
<b>schedule</b> 59:18 123:19	<b>segue</b> 78:17	<b>setbacks</b> 61:4 115:24 116:1	<b>shows</b> 13:18 50:18,20 54:19 65:13 76:21 77:8
<b>school</b> 44:8 48:8 72:6,10 85:14 88:15 98:8 118:10,17	<b>seismographs</b> 49:23	<b>setting</b> 92:2	<b>shuttles</b> 44:13
<b>schools</b> 84:18,19	<b>selectmen</b> 70:16 72:21 82:20 84:4,8,24 89:6 95:12 100:16	<b>settlement</b> 93:14	<b>side</b> 44:3 51:19,22,23 54:1 54:7 57:1 58:3,3 62:23 112:1 114:6,7 114:7,13,14
<b>Schwartz</b> 2:16	<b>Selectmen's</b> 84:5,7	<b>settling</b> 80:5	<b>sides</b> 11:13 43:24 86:21 98:18
<b>scientist</b> 18:22 36:4	<b>self</b> 106:23	<b>seven</b> 53:3 76:3	<b>sidewalks</b> 44:6
<b>scoop</b> 65:14	<b>self-serving</b> 106:23	<b>seven-story</b> 74:7 92:5	<b>sign</b> 87:8
<b>scope</b> 9:9 18:21 85:19	<b>selling</b> 80:13	<b>severe</b> 82:3	<b>signal</b> 7:19 8:2
<b>second</b> 9:24 19:13 20:11 27:2 61:4 98:12 110:24	<b>send</b> 33:10	<b>sewer</b> 40:13,20 79:18,22	<b>significant</b> 13:20 40:18 72:12
<b>Secondly</b> 64:8 65:11 102:1	<b>sense</b> 10:10 24:12 27:9 30:18 66:12,22 82:13 101:22	<b>shape</b> 101:21 102:21 103:1	<b>significantly</b> 32:10 90:11
<b>seconds</b> 50:5	<b>sent</b> 25:19 73:24 76:14	<b>sheds</b> 27:10	<b>silly</b> 109:19
<b>section</b> 8:16 9:14	<b>separate</b> 115:13	<b>shifting</b> 82:24	<b>similar</b> 12:15 55:8 75:3
<b>sections</b> 91:19 96:13	<b>September</b> 36:10 96:23	<b>short</b> 7:16 95:7 98:22 105:13	<b>Similarly</b> 53:16 54:1
<b>see</b> 16:2 24:7 43:21,24 50:21 51:16 52:1,2 53:11 54:23 55:21 58:24 59:7 65:3 70:20 71:18 72:1 85:18 87:19 95:20 98:20 100:17 101:19 110:22 112:23 113:6	<b>serious</b> 22:6 74:6,8,14 75:15 79:24 82:7	<b>shorthand</b> 124:7	<b>simple</b> 101:18 106:1
<b>seeking</b> 32:17	<b>seriousness</b> 119:3	<b>shortly</b> 19:9	<b>Simply</b> 120:19
<b>seen</b> 34:17 51:9 53:8 71:10	<b>serve</b> 101:10	<b>Shovel</b> 103:5	<b>single</b> 66:9
	<b>service</b> 13:17,19 14:18 44:13 44:17	<b>show</b> 51:15 52:10 65:9 66:18 114:13	<b>single-family</b> 47:17,21 48:2,4,5,7,8 48:14,17,19 70:22 91:11 95:2,17
	<b>services</b> 9:10 18:21	<b>showed</b> 20:1 59:1 81:4 82:5 114:13	<b>sit</b> 65:6 107:14
	<b>sessions</b> 4:10,20	<b>showing</b>	<b>site</b>
	<b>set</b>		

<p>6:22 12:15 13:24                  14:2 15:5 19:23 20:1                  20:8,12,18 22:18                  23:13 24:21 25:3,4                  26:6,24 27:13 28:2                  32:3,6 33:11 35:22                  37:5,8,12 38:10,17                  39:5 40:4 42:9 43:4                  43:22 44:2,15,16,18                  45:21 46:7,7,16,18                  46:18,22 47:3 48:22                  48:23 50:6 51:14                  53:23 66:16 74:5                  75:4,20,23 80:10,21                  81:1,6 82:10 90:15                  91:15 96:13 97:14                  108:24 110:17,18                  111:2 115:1</p> <p><b>sited</b>                  46:2</p> <p><b>sites</b>                  22:1</p> <p><b>site-generated</b>                  96:7</p> <p><b>site-related</b>                  96:4</p> <p><b>siting</b>                  84:16</p> <p><b>sits</b>                  91:3</p> <p><b>situation</b>                  32:6 81:8 116:13</p> <p><b>six</b>                  14:14,14 17:11 37:8                  44:24 51:17 53:12,21                  57:3 66:21 75:24                  86:19 87:18</p> <p><b>sixth</b>                  52:2,8,9,15,21</p> <p><b>six-inch</b>                  65:16</p> <p><b>six-story</b>                  52:7 53:3,10,17 55:1,4                  120:2</p> <p><b>size</b>                  10:14 84:18,19 85:20</p>	<p>110:12,14</p> <p><b>sized</b>                  25:9 37:11</p> <p><b>SJC</b>                  111:23 112:3,12</p> <p><b>skip</b>                  42:5</p> <p><b>skunks</b>                  107:24</p> <p><b>slide</b>                  37:3,10 50:18</p> <p><b>slides</b>                  63:19</p> <p><b>slight</b>                  28:21 31:19</p> <p><b>slightly</b>                  20:5</p> <p><b>slow</b>                  15:18 22:17 98:17</p> <p><b>slowing</b>                  15:20</p> <p><b>slowly</b>                  25:12,19</p> <p><b>small</b>                  12:3,6 25:20 54:20                  55:2 80:21 96:5</p> <p><b>smaller</b>                  25:22 57:23 70:20                  73:20 109:15 113:12</p> <p><b>snow</b>                  11:18 19:1</p> <p><b>snowbank</b>                  11:18</p> <p><b>society</b>                  21:2</p> <p><b>socioeconomic</b>                  84:17</p> <p><b>soil</b>                  23:12,21 27:1 36:4                  38:19,20 67:9 68:5                  68:16 91:17</p> <p><b>soils</b>                  22:4 27:2,3,3</p> <p><b>solid</b>                  79:14</p> <p><b>somebody</b></p>	<p>63:2 88:2,3,5</p> <p><b>somewhat</b>                  19:8 110:14</p> <p><b>sophisticated</b>                  107:7</p> <p><b>sorry</b>                  28:23 86:16 107:13                  117:19</p> <p><b>sort</b>                  26:18 28:23 59:16                  70:23 72:18,19 82:8                  100:13,15 118:9</p> <p><b>sounds</b>                  96:15</p> <p><b>south</b>                  1:8 3:17 13:3,7,8,13                  13:14,16,17 14:15,18                  14:21 42:15,21 44:11                  45:6 70:4 81:15                  85:24 92:15,18 95:18                  98:5 117:12</p> <p><b>southeast</b>                  46:18</p> <p><b>space</b>                  60:11 61:24 72:1                  80:22 91:9,23 92:7                  102:11,11 104:10                  110:11 123:10</p> <p><b>spaces</b>                  44:18 57:3 58:14 74:4                  79:12,15</p> <p><b>speak</b>                  4:18 62:15,17 86:15                  119:7 120:17</p> <p><b>speaking</b>                  30:22 35:11 39:7                  57:21 82:20 84:3</p> <p><b>special</b>                  116:3</p> <p><b>species</b>                  18:23 19:3</p> <p><b>specific</b>                  42:19 90:20</p> <p><b>specifically</b>                  22:22 42:15 47:10</p> <p><b>specification</b></p>	<p>22:14</p> <p><b>specifications</b>                  21:8</p> <p><b>specifics</b>                  89:11</p> <p><b>specs</b>                  22:13</p> <p><b>speed</b>                  16:20,23 29:21 43:17                  45:5,11 72:22 73:8                  73:13,16 87:8,11                  98:3,6</p> <p><b>speeds</b>                  45:8,10</p> <p><b>spend</b>                  4:11 105:24</p> <p><b>spite</b>                  45:14</p> <p><b>split</b>                  111:23,24</p> <p><b>spoke</b>                  70:24 77:24 81:13</p> <p><b>spoken</b>                  62:24</p> <p><b>sprawl</b>                  97:9</p> <p><b>square</b>                  55:5 60:3,18,21 81:11</p> <p><b>squeeze</b>                  87:3</p> <p><b>staff</b>                  4:16 35:16,19 36:8,11                  109:20</p> <p><b>stand</b>                  21:19 92:21</p> <p><b>standard</b>                  20:11 23:23,23 34:9                  43:1 68:23</p> <p><b>standards</b>                  11:3 12:15,17 18:12                  18:18 20:10,11 27:19                  28:22 35:7,7 37:21                  38:3,4,19 67:24                  69:24 99:20 121:3</p> <p><b>standing</b>                  100:10</p>
--	---	--	--

<p><b>standpoint</b> 9:1 10:14 12:18 33:8</p> <p><b>stands</b> 51:13 57:5</p> <p><b>Stantec</b> 2:14,20 35:20,22 36:3 45:19 63:24</p> <p><b>start</b> 36:16 56:11,11</p> <p><b>state</b> 18:12 35:7 36:4 38:18 42:21 81:3,5 112:11</p> <p><b>stated</b> 26:22 32:9 41:2 42:7 64:8,11</p> <p><b>statement</b> 24:17 34:18 70:1,3 106:24</p> <p><b>statements</b> 49:10 104:5</p> <p><b>states</b> 39:18 95:15</p> <p><b>state's</b> 38:2</p> <p><b>stating</b> 84:8</p> <p><b>stations</b> 44:16</p> <p><b>status</b> 4:10,20</p> <p><b>statutes</b> 121:3</p> <p><b>stay</b> 64:1</p> <p><b>stayed</b> 64:2</p> <p><b>stays</b> 54:3</p> <p><b>steel</b> 103:2</p> <p><b>steep</b> 31:11</p> <p><b>Steinfeld</b> 2:9 4:21,22</p> <p><b>step</b> 60:7 62:17 122:18</p>	<p><b>stepped</b> 55:2,11</p> <p><b>stepping</b> 52:5,6</p> <p><b>steps</b> 51:17,18,18</p> <p><b>step-down</b> 55:24</p> <p><b>Stern's</b> 78:6</p> <p><b>Steve</b> 100:11 114:22</p> <p><b>Steven</b> 2:16</p> <p><b>stewards</b> 102:14</p> <p><b>stolen</b> 89:13</p> <p><b>stone</b> 68:15,16</p> <p><b>stop</b> 69:21 87:8</p> <p><b>stops</b> 44:16</p> <p><b>storage</b> 21:17,18 24:9 25:10 64:24 65:18,20</p> <p><b>store</b> 20:18 30:11</p> <p><b>stored</b> 30:11</p> <p><b>stores</b> 52:6</p> <p><b>stories</b> 51:17,17,18,19 52:5,6 55:17 92:6</p> <p><b>storm</b> 25:11 27:22 28:9,16 29:6 34:22 37:7 38:23 39:2 64:15</p> <p><b>Stormceptor</b> 33:18,19 34:2,11</p> <p><b>Stormceptors</b> 39:8,11</p> <p><b>storms</b> 38:24 66:8</p>	<p><b>StormTank</b> 106:19</p> <p><b>StormTech</b> 20:22 21:1</p> <p><b>stormwater</b> 4:13 5:6,10,14 15:24 17:21 18:12 20:9,10 20:17 25:16 27:15,17 27:21 28:22 32:17,20 33:4,6,15 34:21 35:1 35:5,20 36:17,20,21 38:2,17 39:2,23 40:13 67:20 106:18 106:21 121:4</p> <p><b>Storrs</b> 2:16</p> <p><b>story</b> 52:2,8,9,21,23 53:12 53:12,14 76:17</p> <p><b>straightforward</b> 101:18</p> <p><b>stream</b> 82:21</p> <p><b>street</b> 1:11,16 3:10,17 11:6,8 12:1,4,7,9,12,22 13:3 13:7,9,10,13,14,16 13:17 14:16,18,21 15:21 16:23 26:12,20 26:23 27:5 28:5,14 29:16 31:13 42:16 43:24 45:6 48:3,4,8 70:4 71:13 72:7,23 73:3 76:19 89:5 95:18 98:5,19 117:12</p> <p><b>streets</b> 13:9 16:9,11,24 28:10 45:8 73:7 79:16,24 96:15</p> <p><b>stress</b> 42:11</p> <p><b>strong</b> 94:4</p> <p><b>strongly</b> 97:17</p> <p><b>structural</b> 80:14 118:9</p>	<p><b>structure</b> 65:4 78:19</p> <p><b>students</b> 72:5</p> <p><b>studied</b> 70:12 122:23</p> <p><b>studies</b> 120:21 121:6</p> <p><b>study</b> 13:2 16:16 17:2,8,9 45:15 117:21 118:5 118:14,23</p> <p><b>style</b> 109:1 113:18</p> <p><b>subdrain</b> 22:16</p> <p><b>subject</b> 42:11</p> <p><b>submitted</b> 4:15 16:7 119:17</p> <p><b>subsequently</b> 21:6 22:9</p> <p><b>subsoil</b> 21:11</p> <p><b>substantial</b> 18:16 25:6 47:1</p> <p><b>substantially</b> 24:11 67:6</p> <p><b>subsurface</b> 20:24 34:4</p> <p><b>subtract</b> 61:19</p> <p><b>successfully</b> 30:19 102:21</p> <p><b>sudden</b> 29:6 83:3</p> <p><b>sued</b> 21:6</p> <p><b>suffered</b> 21:5</p> <p><b>sufficient</b> 31:7 108:15</p> <p><b>sufficiently</b> 122:23</p> <p><b>suggested</b></p>
---	--	---	---

<p>41:3 45:15 46:17 86:9 102:2 <b>suggesting</b> 39:9 <b>suggestion</b> 39:8 51:20 <b>suggests</b> 41:5 <b>suitability</b> 47:16 <b>suitable</b> 103:17 <b>Suite</b> 1:16 <b>summarize</b> 54:12 <b>summarizes</b> 15:22 <b>summary</b> 6:1 <b>sums</b> 44:20 <b>support</b> 103:7 <b>supports</b> 70:2 <b>supposed</b> 85:5 119:10 <b>sure</b> 21:12 22:22 23:14 24:2 34:20 37:19 46:14 49:18 50:14 59:13,21 77:12 82:2 86:11 89:20 118:21 119:9 <b>surprised</b> 81:16 94:11 <b>surrounding</b> 50:19 82:10 84:15 90:17 91:5,10 92:13 92:17 107:10 <b>surveys</b> 49:15 <b>susceptible</b> 19:6 <b>suspended</b></p>	<p>123:22 <b>swimming</b> 37:11 <b>switch</b> 68:21 <b>sympathize</b> 18:9 <b>system</b> 8:2 9:7,13 10:3 11:1,4 20:19,22,22 21:4,10 21:12,16 22:16,17 23:6,9 25:12,24 26:1 27:15,17 28:3,5,8 30:1,15 31:5,7 32:19 32:23 35:5 37:21 38:8,9,12 39:4,6,16 40:13 43:20,21 44:6 62:22 63:22 64:15,20 65:11,18,19 66:1,5,6 66:11,19 67:11 68:22 79:18,22 96:14 106:18,19,21 108:8 108:10,16 <b>systems</b> 8:5 20:3,16,24 21:2,7 25:10,16 27:8,24 28:14 30:16 31:15 34:4,10,22 35:1 38:22 <b>system's</b> 37:24 38:16 <b>S7</b> 52:3,10,15,19 53:22 53:24 54:5,15,17,20 54:21 55:3,13,18 60:13 70:21 107:22</p> <hr/> <p style="text-align: center;"><b>T</b></p> <hr/> <p><b>table</b> 67:16 <b>tact</b> 44:2 <b>take</b> 32:1 41:17 51:22 54:17 59:15 74:19 77:3 83:6 84:18 85:7</p>	<p>88:21 89:20 92:9 98:15 113:7,19 114:17 <b>taken</b> 9:12 55:11 65:5 73:6 87:2 97:5 124:4,7 <b>tale</b> 78:22 <b>Talerman</b> 100:10 <b>talk</b> 15:24 36:6 41:9 49:5 69:6 77:23 85:14,22 87:17,19 105:5 <b>talked</b> 36:19 37:4,10 46:5 88:7 117:24 <b>talking</b> 30:23 32:24 64:7 72:22 79:13 86:1 93:23 107:13 <b>tall</b> 92:7 <b>taller</b> 58:6 <b>tasked</b> 99:23 <b>TDM</b> 44:9 <b>team</b> 18:21 <b>tear</b> 116:22 <b>tearing</b> 101:23 <b>technical</b> 112:7 <b>techniques</b> 22:4 <b>technologies</b> 21:22 <b>tell</b> 60:2 78:22 86:20 87:7 88:14 98:4 117:14 <b>telling</b> 97:3</p>	<p><b>tells</b> 83:4 <b>ten</b> 66:21 <b>tension</b> 72:19 <b>term</b> 61:3 <b>terms</b> 6:1 7:1,3 8:15,21 10:14 11:4,23 19:22 37:14 71:2 <b>test</b> 89:17 118:24 <b>testified</b> 102:9 <b>testimony</b> 37:2 63:4 <b>testing</b> 40:11 41:3,5 118:18 <b>textured</b> 7:10,17 <b>Thank</b> 4:21 5:4,7 17:14,17,18 31:2 35:10,14 41:20 45:18 49:6 56:17 62:11 63:10 70:14 72:16 73:21 77:14 78:11 82:17,18 84:22 86:12 89:3 93:7 95:4 96:20 100:6 103:23 107:11 119:5,6 120:14 121:10,12 123:16,18 <b>Thanks</b> 62:12 97:21 123:16 <b>thing</b> 19:13 47:23 64:17 65:20 66:3 69:11 76:11 94:16 98:23 103:14 105:12 108:21 109:15 113:15 115:1 <b>things</b> 23:2 26:11 46:11 87:20 90:21 98:17,17</p>
--	--	--	---

<p>101:6 105:14 107:14 109:17 117:15 123:8 123:10 <b>thing's</b> 87:24 <b>think</b> 6:3,4,18 7:2,7 8:6,24 8:24 9:1,8 10:11,23 12:19 14:22 15:7,11 15:22 16:12,14,23 19:20 23:5 24:18 32:11,24 34:16 44:24 47:4,6,18 48:15,20 48:24 50:15 53:13 59:15,16 61:20,22 62:21 64:16 66:24 69:12,16 70:23 71:1 71:2,5,6,15,15,19 72:14,18,20,22 73:10 73:17,18 77:3,22 78:1,21 80:2 81:4,7 81:22 82:6,16,23 83:8,9,13,16 84:20 84:22 87:23 88:11 89:10 90:6,9,13 91:10 93:1,3 94:10 96:7 97:1 99:12 100:18,20 101:24 102:14,15 107:3 108:8 113:5 115:5,21 116:15 117:1 <b>third</b> 11:5 20:7 54:9 57:24 58:2 61:12,15 64:22 66:13 83:20 102:4 111:11 <b>thirty</b> 50:4 <b>Thornton</b> 107:20 <b>thought</b> 70:18 93:17 107:15 108:22 117:17 <b>thoughts</b> 95:7 <b>three</b></p>	<p>6:21 8:5,11 12:5 34:23 35:23 47:13 50:3 51:7,19 52:6,22,23 53:14,18,22 54:10 55:2,11 58:6 75:7 78:6,23 81:10 86:1 86:24 87:5 92:6 98:5 101:5,17 114:9 <b>three-bedroom</b> 54:11 <b>threshold</b> 49:21 <b>throwing</b> 82:14 83:13 <b>thunder</b> 89:13 <b>ticket</b> 87:11 <b>tight</b> 18:8 <b>time</b> 11:9 12:2 15:19 19:21 20:2 23:1 29:13,21 39:20 42:1,20 44:24 44:24 49:2 58:19 59:15 69:22,24 70:23 72:13 73:5,12 76:23 77:3,24 79:1 83:16 83:19 87:16 90:7 97:8 98:7 99:21 120:10 124:5 <b>times</b> 38:1 42:24 43:1 72:7 77:18 78:9 87:7,8 104:7 110:11 114:10 <b>today</b> 44:9 49:3,13 50:9 69:21 119:17 <b>Todd</b> 117:23 <b>toes</b> 71:18 <b>toilet</b> 79:19 <b>told</b> 69:12 77:24 81:14</p>	<p>104:7 <b>tonight</b> 5:2,9 35:18 36:19 42:1 47:12 70:8,8 72:4 85:5,19 89:6 90:5,13 94:12 100:9,12,13 103:20,21 107:2,6 117:13 <b>Tonight's</b> 4:8 <b>top</b> 43:21 76:12 113:17,17 <b>topic</b> 88:10 <b>topography</b> 91:13 <b>total</b> 54:16,23 55:8,9,14,20 56:4 57:10,11,12 59:23 60:3 61:23 95:23 <b>totally</b> 67:21 <b>touch</b> 15:15 36:13 <b>Touloukian</b> 51:21 <b>Towers</b> 48:10 <b>town</b> 1:10 4:12,15 5:9 7:23 8:22 18:2 19:11 23:8 31:5,7 32:19,22 33:3 33:5 35:16,19 36:8 36:11 38:3 40:17,21 41:4,15 42:5,11 47:24 48:12,18 62:14 64:20 76:1 77:15 78:10,13 79:19,21 83:7 84:9,12,22 93:2 93:6,9 94:1,6 97:22 100:11 103:5 104:1 105:20 107:13 108:1 121:2,8 122:2,7,24 <b>towns</b> 33:21,22 50:19 100:24</p>	<p>105:2 <b>town's</b> 33:7 38:8,11 39:6 40:6 64:15 99:2 108:2 <b>town-wide</b> 78:15 <b>track</b> 8:18 <b>traditional</b> 22:1 <b>traffic</b> 4:13 5:6,8,13,19,24 7:8,17,19,22 9:16,24 10:1,3,22 13:2 14:8 15:1,9,12,18,19,19 15:23 16:8,10,16,18 17:2 22:5,19 35:22 41:10,23 42:3,17 43:9,11,13,16 45:2 45:17 69:3,9 72:3,15 73:17 85:13 86:18,19 95:9,13,16,21 96:2 96:11,19 98:7,13 103:20 105:2 114:5,7 121:4 <b>train</b> 44:16 <b>transcript</b> 104:15 124:6 <b>transcripts</b> 70:7 <b>transportation</b> 2:21 5:21 35:21 41:22 71:19 83:21 <b>travel</b> 8:10 99:17 <b>travels</b> 29:14 <b>treat</b> 115:8 <b>treating</b> 34:12 <b>treatment</b> 8:2 24:9,9 34:4,9 <b>tree</b> 9:20,22 90:23</p>
---	--	---	--

<p><b>trees</b> 29:20 48:21,23 52:24 53:3,4,16 91:20</p> <p><b>tremendous</b> 79:6</p> <p><b>tried</b> 63:20 70:1 72:6</p> <p><b>trip</b> 13:22</p> <p><b>trips</b> 12:3,6,21 13:20,23 14:2,5 96:4,7</p> <p><b>troubling</b> 89:10</p> <p><b>truck</b> 86:21,22</p> <p><b>true</b> 69:8 87:13 96:19 124:6,12</p> <p><b>truly</b> 95:12 96:8 99:2</p> <p><b>trumps</b> 112:12</p> <p><b>truth</b> 117:14</p> <p><b>trying</b> 49:3 60:17 69:14 72:13 87:3 112:8,9 113:1</p> <p><b>turn</b> 41:9 49:4</p> <p><b>turns</b> 117:20</p> <p><b>twelve</b> 52:9,14 68:15</p> <p><b>twenty-two</b> 52:17</p> <p><b>twice</b> 87:2</p> <p><b>two</b> 6:21 7:20 8:12 14:19 16:23 18:15 20:4 48:21 52:16,18,18 53:6 54:8 55:6,15 57:3 58:2,2,3 61:19 67:5 72:7 75:5 78:9</p>	<p>79:2 80:19 83:2 87:3 90:24 101:5,17 109:17 110:13 122:14</p> <p><b>two-bedroom</b> 54:7 88:17</p> <p><b>two-bedrooms</b> 54:10</p> <p><b>two-inch</b> 65:22,24</p> <p><b>two-story</b> 91:9,11 92:4</p> <p><b>two-way</b> 11:20</p> <p><b>two-way-operation</b> 11:15</p> <p><b>type</b> 7:13,22 8:16 11:15,20 33:10 48:18</p> <p><b>typical</b> 38:23 47:23</p> <p><b>typically</b> 26:15 29:4,7,12,20 31:9,12,15 33:7 122:13</p> <hr/> <p style="text-align: center;"><b>U</b></p> <hr/> <p><b>ultimately</b> 9:13 101:15 103:10</p> <p><b>unacceptable</b> 96:8</p> <p><b>unanswered</b> 123:2</p> <p><b>unbelievable</b> 108:23</p> <p><b>underscore</b> 92:24</p> <p><b>understand</b> 18:11 24:17 25:15 32:18 46:14 47:18 56:19 57:13 64:5,6 66:14,23 69:18 85:4 86:18 87:11 101:12 111:12 112:9 113:21 113:22 119:10</p> <p><b>understanding</b></p>	<p>10:20 32:16 46:15 99:5,7</p> <p><b>understood</b> 37:17 112:8</p> <p><b>undertaken</b> 40:18</p> <p><b>undetained</b> 25:11</p> <p><b>undeveloped</b> 28:2</p> <p><b>unfair</b> 83:17</p> <p><b>unfeasible</b> 71:4 83:3,12</p> <p><b>unfortunately</b> 25:15 68:1</p> <p><b>UNH</b> 68:2</p> <p><b>UNIDENTIFIED</b> 24:13</p> <p><b>uniqueness</b> 94:5</p> <p><b>unit</b> 29:5 51:3 54:23 57:12</p> <p><b>units</b> 33:18,19,23 34:2,11 34:13 46:23 50:20,20 50:23 52:9,14,17,18 54:4,7,14,16,16,17 54:19,20,21,22,23 55:3,7,11,12,15,17 55:19,20,22 56:19 57:11 59:1,10 60:16 82:9 85:10,23,23 86:2 101:4,9 104:9 113:17 114:10</p> <p><b>University</b> 22:11 67:22</p> <p><b>unrecorded</b> 49:19</p> <p><b>unrelated</b> 82:21</p> <p><b>unusual</b> 83:24 122:16</p> <p><b>update</b> 5:11</p>	<p><b>Upper</b> 49:20</p> <p><b>UPS</b> 86:21</p> <p><b>urge</b> 102:13</p> <p><b>urged</b> 54:17 100:13</p> <p><b>use</b> 10:10 12:22 20:21 29:5 33:19 34:8,9 49:17,22 67:8 84:1,1 90:15 94:8 101:6,7 102:20 103:15</p> <p><b>USGS</b> 19:24</p> <p><b>Usually</b> 50:3</p> <p><b>U-shaped</b> 91:20</p> <hr/> <p style="text-align: center;"><b>V</b></p> <hr/> <p><b>valuable</b> 48:11</p> <p><b>value</b> 14:23</p> <p><b>variance</b> 116:3,23</p> <p><b>various</b> 41:15 45:22 46:5 47:9 54:13 56:5 62:14 70:17 78:5 104:16 119:16</p> <p><b>Varrell</b> 3:2 63:10,11 87:15</p> <p><b>vehicle</b> 11:8,9,21 22:19 101:5</p> <p><b>vehicles</b> 10:19 11:20,24 12:6 12:12 15:15 98:10</p> <p><b>vehicular</b> 22:5 44:1,3</p> <p><b>vendor</b> 106:20</p> <p><b>vendor's</b> 106:20</p>
---	--	--	--

<p><b>venture</b> 61:8 114:15 <b>Verifiability</b> 106:10 <b>verification</b> 89:21 <b>verified</b> 19:23 105:3 <b>verify</b> 19:15 67:15 <b>vernal</b> 18:20,23 19:4,11 <b>vestigial</b> 53:13 <b>VFW</b> 9:5 13:3 14:2,4,5,12 14:16,21 15:1,5,7 42:8,9 69:5 70:5 87:21 95:17 <b>viability</b> 52:16 86:9 101:14 <b>viable</b> 46:23 <b>vibration</b> 49:20,24 <b>view</b> 52:2,20 53:6,12 <b>views</b> 91:22 <b>village</b> 43:21 44:9,12 46:3 48:17 51:3 59:10 74:5 75:11,19 78:20 91:3,4,7,14 92:2,9,16 95:3 96:16 103:1 108:24 115:8,15 116:2 <b>village-type</b> 93:22 <b>virtue</b> 57:23 58:1 <b>visual</b> 51:8,24 <b>volume</b> 1:1 12:4 20:8,14 28:21 30:10,10,14,16 31:4</p>	<p>31:5,21 33:1 36:20 37:4,23 38:18 45:5 64:10 <b>volumes</b> 43:17 45:7 <b>volunteering</b> 122:24 <b>voted</b> 94:1 <b>vulnerable</b> 81:21</p> <hr/> <p style="text-align: center;"><b>W</b></p> <hr/> <p><b>wait</b> 87:23 117:17 <b>waiting</b> 51:5 <b>waiver</b> 119:24 <b>waivers</b> 32:17 33:15 119:11,21 <b>wall</b> 33:10 <b>walls</b> 80:6 <b>wandering</b> 79:23 <b>want</b> 32:18 33:23 34:5,8 36:6,13,16 39:11,14 39:21,24 40:15 41:13 50:6 56:8,10,12 59:7 59:12 63:3 66:13,20 67:18 69:2,20,21 70:12 71:8,17 72:18 73:2 75:14 77:23 78:4,18,18 85:3 87:14 88:5 89:15,20 90:3 92:22,24 93:2 97:3 98:1 104:23 105:17 113:15 114:4 114:23 119:7 <b>wanted</b> 5:15,22 19:22 49:9 70:17 100:5 104:3 105:5,14 109:3,17</p>	<p>110:7 <b>wants</b> 41:17 <b>warranted</b> 43:14,15 <b>warranty</b> 23:4 <b>warranty</b> 21:13,14 <b>Washington</b> 1:11 <b>wasn't</b> 18:24 86:15 114:11 116:19 <b>waste</b> 39:13 <b>water</b> 19:7,9 23:21 24:21,24 25:1,2,18 26:10 27:10,23 28:3,5 29:14 30:11,12 31:3 31:4 32:2,2,7 34:9,12 34:12 37:5,9,11,14 37:23 38:8,13,21,21 39:3,5 63:18 64:4,20 65:15 76:6 80:22 <b>watershed</b> 26:6 31:18 <b>way</b> 24:19 25:2,17,19 28:1 30:5 48:21 56:9 65:16,21 69:14 71:23 73:12 79:17 80:16 83:6 84:14 95:18 103:14,16,17 108:10 111:23 115:23 123:13 <b>ways</b> 25:16 84:16 102:22 <b>website</b> 41:15,19 68:1 <b>Wednesday</b> 123:21 <b>week</b> 36:11 <b>weekends</b></p>	<p>107:24 108:5 <b>weigh</b> 83:15 <b>weighs</b> 123:13 <b>welcome</b> 56:1 120:15 <b>wells</b> 19:17,24 <b>went</b> 18:22 68:1 70:7 81:13 <b>weren't</b> 46:9 <b>west</b> 14:5 15:1 51:23 57:1 114:6 <b>westerly</b> 43:22 <b>wetland</b> 19:11 <b>wetlands</b> 18:21 <b>we'll</b> 5:2 35:18 51:14 59:6 119:17 <b>we're</b> 4:4 16:22 32:24 39:1,8 45:15 47:12 49:2 55:17 103:4 105:23 109:1 117:8 119:10 120:7,8 122:8 <b>we've</b> 18:14,14 22:22 27:10 29:12 34:19 36:19 48:22 51:7 54:4,5 55:11 59:14 62:21,22 85:9 86:12 93:16 94:13 101:3 102:20 105:24 122:8 <b>whatnot</b> 11:18 <b>White</b> 19:3 <b>wide</b> 9:17 31:17 <b>width</b></p>
--	---	---	---

<p>10:16 12:11  <b>widths</b>                  12:16  <b>William</b>                  3:2 63:10  <b>willing</b>                  7:15 44:19  <b>willy-nilly</b>                  96:17  <b>Winchester</b>                  72:24 73:1,11  <b>winter</b>                  11:17 52:21,22 53:1                  53:10,10 87:2 96:7  <b>wishes</b>                  62:17  <b>Wishinsky</b>                  3:7 82:19,19  <b>witnessed</b>                  40:21  <b>wonder</b>                  98:19  <b>wonderful</b>                  94:6 109:13  <b>wondering</b>                  107:20 108:19  <b>wood</b>                  26:10 91:19 103:3  <b>woods</b>                  29:15  <b>work</b>                  9:19 17:23 18:4,5                  25:18 39:13 40:7,21                  66:2 72:14 73:13                  92:22 97:21  <b>worked</b>                  6:24 7:14,23 10:20                  11:22 34:19 100:23  <b>working</b>                  4:10,20,23 46:13                  122:24  <b>works</b>                  24:2 33:7 40:10  <b>worried</b>                  111:7  <b>worrisome</b></p>	<p>108:12  <b>worse</b>                  23:15  <b>worst</b>                  12:2  <b>wouldn't</b>                  69:17 77:2 94:24  <b>written</b>                  16:7 41:17 62:16                  108:13  <b>wrong</b>                  65:7 67:2 86:6,7 97:13  <b>wrote</b>                  96:24 110:8</p> <hr/> <p style="text-align: center;"><b>X</b></p> <hr/> <p><b>X</b>                  26:12,21,23 27:5 28:5                  104:8  <b>XIII</b>                  1:1</p> <hr/> <p style="text-align: center;"><b>Y</b></p> <hr/> <p><b>yards</b>                  91:12  <b>year</b>                  17:11 45:1 53:3 66:10                  87:2,18  <b>years</b>                  17:22,24 21:4 35:4                  49:13 67:20 79:1                  91:6 98:5,6 100:21                  101:17 105:8,9 115:5</p> <hr/> <p style="text-align: center;"><b>Z</b></p> <hr/> <p><b>ZBA</b>                  4:16 35:19 36:12                  73:24 74:9,15,21                  75:14 76:7,10 77:7                  92:19,24 101:1                  110:22 114:20  <b>zero</b>                  68:7  <b>Zipcar</b>                  44:18  <b>zoning</b></p>	<p>1:5 56:24 71:22 74:2                  94:20 95:11,14 96:18                  111:20 112:24 115:4                  121:14,16 122:20                  123:12  <b>Zuroff</b>                  2:6 4:7 57:16 58:8,13                  58:21</p> <hr/> <p style="text-align: center;"><b>\$</b></p> <hr/> <p><b>\$15,000</b>                  16:17  <b>\$64,000</b>                  16:22  <b>\$8,000</b>                  16:21</p> <hr/> <p style="text-align: center;"><b>0</b></p> <hr/> <p><b>02111</b>                  1:17  <b>02445</b>                  1:12</p> <hr/> <p style="text-align: center;"><b>1</b></p> <hr/> <p><b>1</b>                  68:4,6 69:11,11 105:7  <b>1,000</b>                  98:14  <b>1-124</b>                  1:2  <b>10</b>                  20:9 21:4 38:2  <b>10:05</b>                  123:22  <b>100</b>                  37:14 78:7 100:23  <b>101</b>                  55:6  <b>11</b>                  37:4 50:24 63:18 64:2                  64:3 76:10  <b>112-100</b>                  48:4  <b>116</b>                  54:14 55:17  <b>12</b></p>	<p>51:4 54:15 55:12                  59:10 60:16 61:12,13  <b>12-inch</b>                  76:20  <b>121</b>                  3:14 97:23  <b>121As</b>                  78:6  <b>14</b>                  55:11 93:10  <b>14th</b>                  25:14 33:17  <b>140</b>                  54:19 55:3  <b>15</b>                  17:24 67:20 78:14  <b>15th</b>                  36:10  <b>1501</b>                  48:3  <b>16</b>                  77:16 97:23 101:4                  104:1 107:13  <b>165</b>                  3:9 86:14  <b>17th</b>                  73:24  <b>17.28</b>                  64:2  <b>17.29</b>                  63:23  <b>172</b>                  55:20 56:19  <b>176</b>                  65:2 95:16  <b>178</b>                  65:1,2  <b>179</b>                  1:16  <b>18,000</b>                  60:21  <b>182</b>                  55:14  <b>184</b>                  54:23 55:9  <b>184-unit</b></p>
---	---	--	--

50:21	60:5	3:13 96:22	<b>6th</b>
<b>192</b>	<b>248,407</b>	<hr/>	1:11
54:16	60:6	<b>4</b>	<b>6,000</b>
<b>1937</b>	<b>25</b>	<b>4</b>	60:18
105:12	55:22 68:6	38:20 39:1	<b>617</b>
<b>1946</b>	<b>250</b>	<b>40</b>	1:18,18
93:20	3:19 49:16 104:1	62:6	<b>63</b>
<b>1999</b>	<b>265</b>	<b>40A</b>	3:6 78:12
21:24	3:18	112:1,17,19 113:9	<b>66</b>
<hr/>	<b>275</b>	<b>40B</b>	61:20
<b>2</b>	3:10 89:4	1:7 46:9 50:18,24 59:2	<hr/>
44:18	<b>28</b>	71:21 74:10 76:7,9	<b>7</b>
<b>20</b>	17:22	78:1,3,8 79:3 82:13	<b>7:00</b>
1:9 44:14 49:13 55:20	<b>29th</b>	90:17 94:8 97:3 99:4	1:9 123:21
<b>2008</b>	96:23 123:20	100:22 110:18 112:1	<b>7:07</b>
102:18	<hr/>	112:2,4,11,11,14	4:2
<b>2009</b>	<b>3</b>	117:2,3 120:21	<b>70</b>
40:17	68:6 124:16	121:22 122:19 123:7	91:6
<b>2010</b>	<b>30</b>	<b>40Bs</b>	<b>75</b>
34:23	14:4 15:6 58:7 78:24	100:24	22:2 23:3
<b>2011</b>	<b>30th</b>	<b>401</b>	<b>76</b>
94:1	124:13	1:16	54:15
<b>2012</b>	<b>300</b>	<b>402</b>	<b>760</b>
104:15	49:18	56:14	101:18
<b>20130094</b>	<b>32</b>	<b>44</b>	<b>78</b>
1:6	51:1 54:21	54:20 55:7,14	61:17 62:7
<b>2014</b>	<b>321</b>	<b>45</b>	<hr/>
1:9 124:13	56:14 88:20	3:2 63:11	<b>8</b>
<b>2017</b>	<b>327</b>	<b>45-foot</b>	<b>800</b>
124:16	3:17 117:12	80:17	72:5
<b>21</b>	<b>33</b>	<b>49</b>	<b>83</b>
51:1	58:7	3:11 93:9	55:6
<b>232,084</b>	<b>333</b>	<hr/>	<b>85th</b>
60:9	1:11 3:12 95:5	<b>5</b>	45:9
<b>235,185</b>	<b>335</b>	<b>5</b>	<hr/>
60:6	56:15	14:3,11,13,20 68:17	<b>9</b>
<b>24</b>	<b>339</b>	<b>542-0039</b>	<b>9</b>
54:22 64:2	56:15	1:18	71:12 79:5 81:7
<b>24-hour</b>	<b>35</b>	<b>542-2119</b>	<b>90</b>
29:4	14:1,3 58:11 100:24	1:18	38:24 62:7
<b>240</b>	<b>352</b>	<b>56</b>	<b>95</b>
60:4	56:16	55:14,19	115:5
<b>245,718</b>	<b>353</b>	<b>56.056</b>	<b>95-year-old</b>
60:8	3:4 73:22	101:19	76:20
<b>248,274</b>	<b>359</b>	<hr/>	
		<b>6</b>	