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Town of Brookline
Board of Appeals Public Hearing
Re 217 Kent Street

Remote Zoom

Wednesday, August 25, 2021

7:00 p.m. - 8:15 p.m.

A P P E A R A N C E S

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Board of Appeals
Mark Zuroff, Chairman
Johanna Schneider, Board Member
Randolph Meiklejohn, Board Member

Jennifer Dopazo-Gilbert, Attorney
Stephen Sousa, Architect
Sassan Zelkha, Owner Representative
Cliff Boehmer, Architect

1 P R O C E E D I N G S

2
3 MR. ZUROFF: Good evening to everyone
4 who is attending this meeting. My name is Mark
5 Zuroff. I am sitting as chair this evening on
6 the matter of 217 Kent Street.

7 Before we begin, I will confirm that
8 all members of the board are here, and when I
9 call your name, please respond. I will do the
10 same with members of the staff. All speakers
11 should be -- carefully wait until they can be
12 heard and recorded. This meeting is being
13 recorded. So to start off with, serving with
14 me this evening on the board are Johanna
15 Schneider --

16 MS. SCHNEIDER: Present.

17 MR. ZUROFF: -- and Randolph
18 Meiklejohn.

19 MR. MEIKLEJOHN: Present.

20 MR. ZUROFF: And from the staff is
21 Maria Morelli --

22 MS. MORELLI: Present.

23 MR. ZUROFF: -- and we have Cliff --
24 well, Cliff is not from the staff, but Cliff

1 Boehmer is here as the peer reviewer, and I see
2 that members of the applicant team is here.

3 This meeting of the ZBA in open
4 session is being conducted remotely and in a
5 manner that is consistent with the current state
6 of the executive orders concerning the conduct
7 of public hearings concerning the Covid virus
8 pandemic.

9 In order to mitigate the transmission
10 of Covid, we have been advised to practice
11 physical distancing, and the requirement of the
12 open meeting law that public bodies such as this
13 conduct their meetings in a publicly accessible
14 physical location has been suspended.

15 The governor's order, as it currently
16 stands, is posted with agenda materials for this
17 meeting and authorizes this body to meet
18 remotely on this Zoom forum, so long as adequate
19 public access is provided, and for members of
20 the public, they do have the ability to join in
21 the discussion when they are called upon. I'll
22 get to that in a minute. Some attendees may be
23 participating by video conference, and
24 accordingly, be aware that others may be able to

1 see you, and take care not to screen share your
2 computer. Anything that shows up on your
3 computer will be captured by the recording and
4 be seen by all of the public.

5 All supporting materials have been
6 provided to the members of the body and are
7 available on the town website. The meeting will
8 basically follow the agenda as set forth by
9 Maria Morelli, who will open the meeting before
10 I start moving on.

11 I will introduce -- or Maria will
12 introduce each speaker on the agenda, and after
13 they conclude their remarks, I will invite each
14 member by name to provide any comment,
15 questions, or motions. Of course, members of
16 the ZBA can raise their hands at any time and be
17 recognized by me, and you can make comments or
18 ask questions along the way, and therefore, you
19 should do so by signaling your intentions.

20 Finally, we will not be voting on this
21 hearing this evening. If we do get to public
22 comment after we have heard the presentation, I
23 will let Maria know that she can address that
24 member of the public. Actually, this is early in

1 the process, and so I will say to the public that
2 it is probably not going to be appropriate for us
3 to hear public comment tonight, but we'll see
4 how the meeting goes.

5 So we can start the meeting. Again,
6 this is a 40B hearing, an application for a
7 comprehensive permit on the site at 217 Kent
8 Street. I think you all know what the parameters
9 of 40B are, so I won't reexpress them. Tonight
10 on the agenda, Maria will go over what we intend
11 to hear and what will be presented, and we'll go
12 from there. So Maria, I'll turn it over to you.

13 MS. MORELLI: Thank you, Mark. Maria
14 Morelli, senior planner, planning department.
15 Just to get out of the way some administrative
16 business, this hearing is scheduled to close 180
17 days from the opening, which is currently
18 October 25, 2021, and at this stage, I would like
19 to ask the applicant for an extension. My
20 estimate brings this into 2022. However, I
21 think we'll just start with a 60-day extension,
22 bringing the close to December 24, 2021. I'd
23 just like to ask Jennifer if that's acceptable?

24 MS. DOPAZO-GILBERT: Jennifer Dopazo-

1 Gilbert for the applicant, and that extension is
2 granted. I'll follow up with something in
3 writing tomorrow, Maria.

4 MS. MORELLI: Thank you very much,
5 Jennifer. Later in the hearing, we will have to
6 establish the next date to continue the hearing.
7 That would be for traffic and parking peer
8 review. I'll just give the ZBA some time to look
9 at their calendars, and I will remember to bring
10 that up before the end of this hearing.

11 If I could just go through like a
12 brief staff report. Some of the things I just
13 want to touch upon are DPW. We had a meeting
14 with DPW and the project team on Monday, August
15 23. We got a memo from DPW dated August 13,
16 2021, which I have forwarded to the board, and
17 which I have on the website.

18 There are two categories of
19 information -- obviously, we need more data now
20 during the public hearing -- and then there are
21 other things that we can't obtain during the
22 public hearing and/or might not be within the
23 ZBA's jurisdiction. So why don't I just go
24 through some of the things that we have asked the

1 applicant to provide now, and the applicant has
2 been responsive, and I expect that information
3 to come in a timely manner.

4 One has to do with shade trees, which
5 we also call street trees, on Kent Street in
6 front of the site under the conservation
7 administrator, the town arborist. It's not
8 within the ZBA's jurisdiction, say, if a
9 driveway were to be in conflict with any shade
10 and street trees. Also, there is the matter of
11 any new utilities. There are underground --
12 there are roots underground, and there's also
13 the tree canopy.

14 So some of the things that Tom Brady,
15 who is the town arborist/conservation
16 administrator for the town, has asked for now is
17 to have an arborist on the applicant's team
18 provide a construction impact analysis, a long-
19 term impact analysis, and third, a protection
20 plan, and that would pertain to the canopy and
21 roots.

22 The other matter pertains to storm
23 water. So currently, there has not been any
24 borings done to do any soil testings. We don't

1 know what types of soil is there, and that really
2 is the first step in determining how to
3 adequately size the storm water management
4 system, and that does have some bearing on a
5 couple of matters.

6 One might be setback -- infiltration
7 systems are not allowed to be within the
8 building footprint -- and the other matter is if
9 there is an issue -- maybe I'll just back up and
10 say that the town does not permit to have
11 combined storm water, sewer, and sanitary sewer.
12 Those have to be separate for new buildings, and
13 that is the case for new projects. We treat 40B
14 and 40A the same.

15 That currently is not the case with
16 this site. So there is the matter of thinking
17 about the solution for any storm water overflow.
18 So that's something that the applicant really
19 does need to do, provide more calculations
20 beginning with the testing and the borings. The
21 other matter pertains to calculations for
22 impacted and municipal systems, so those do need
23 to be provided, looking into the matter of
24 compliance with the Massachusetts storm water

1 handbook.

2 There are also some other questions
3 that Cliff Boehmer has raised. Some of those
4 have to do with an easement, any sewer easements
5 that might be going onto the abutter's property.
6 There is also a bit of -- if you look at the site
7 plan between the tracks and the rear property
8 line, there is a small strip of land that belongs
9 to the abutter to the south.

10 Also, looking at compliance for fire
11 and domestic hot water, what that capacity is.
12 The fire captain, for fire safety, Captain Todd
13 Cantor, also provided a memo to the ZBA. Some of
14 his points -- some of the points that he raised
15 have to do with possibly installing a new
16 hydrant, the length of the building and the
17 trees at the front of the building, anything
18 that could impede access, fire emergency access.
19 It's something that he has to -- he's concerned
20 about.

21 The slope of the driveway does not
22 really allow for safe apparatus to access the
23 site; the proximity to the next building and the
24 width of the driveway; the fact that in his

1 estimation, this is a high rise. It's eight
2 stories at the rear. That has -- right now, he
3 observes, as does the peer reviewer, that this
4 is a wood over podium, and his recommendation
5 would be to have steel or concrete for a high
6 rise. Some of this does have bearing on, of
7 course, the setbacks, and what he is requesting
8 during this public hearing is a registered
9 engineer to provide an analysis of fire
10 department access, pursuant to 527 CMR 1.

11 We don't have a trash plan yet, it's a
12 little premature, but we will be getting that
13 from the peer reviewer. The transportation
14 board usually has a hearing on 40Bs, and that
15 hasn't taken place yet, and we are scheduled --
16 we do have the traffic and parking peer reviewer
17 currently working on the project.

18 One thing that staff will be looking
19 at as the revision for this project progresses
20 is what we call site choreography, to understand
21 access for trash, Uber drop-off and pickup,
22 Amazon, postal drop-off, fire access and staging
23 and pedestrian access. So we would like to see
24 those components. They can be separate site

1 plans showing the movement and access to make
2 sure that there is adequate room for those
3 functions to take place on the site.

4 The other things that do affect this
5 site, this project and probably won't happen
6 during the public hearing, most notably, there
7 would be a required filing with the conservation
8 commission. Because of the proximity to the
9 river front, there is like a wetlands issue.
10 That's not something that the conservation
11 commission is going to opine on, a recommended
12 setback, so it's not something that we can get
13 that information now for any siting. What would
14 happen should the setback be affected, it could
15 result in a modified permit later.

16 The other thing that the conservation
17 administrator is noting is that it appears that
18 the foundation is in the water table, so there's
19 more information that is required from the
20 applicant regarding the building in flood zone
21 A. We do need to wait for the applicant to
22 respond before DPW confirms if they want a
23 geotechnical peer review, and that would be an
24 independent licensed professional to look at the

1 impact on the water table.

2 The other matter is that there is a
3 railroad track that runs in the back, and the
4 MBTA is going to require -- is going to weigh in
5 on this project at some point, and the applicant
6 is getting a head start on that. They are
7 meeting with the MBTA on Monday, August 30.

8 The other matter has to do with on the
9 other side of those tracks at the rear, there is
10 the Olmsted Park, which is in the national
11 register, and that would necessitate a review
12 with the Mass. Historical Commission. That is
13 usually done after there's a comp permit issued.
14 The applicant would file a project notification
15 form, and that process would commence with the
16 state. It does not happen with the public
17 hearing, and we have contacted Mass. Historical
18 on numerous occasions on 40Bs where we have a
19 similar matter.

20 I just want to quickly see if there's
21 anything else. Those seem to be the major points
22 that we're tracking right now.

23 MR. ZUROFF: Maria, do we want to get
24 permission for peer reviewers? Have we already

1 done that?

2 MS. MORELLI: Oh, yeah, we did,
3 because Cliff has already done a lot of work. So
4 we wouldn't have a peer reviewer do any work,
5 unless we got a check, which we haven't.

6 MR. ZUROFF: And the off public
7 hearing meetings, is that all arranged?

8 MS. MORELLI: I beg your pardon?

9 MR. ZUROFF: The meetings with the
10 staff.

11 MS. MORELLI: So what will happen --
12 usually when there is a technical peer -- you
13 know, technical reviews, the ZBA starts
14 assembling some issue -- some direction to the
15 applicant, what we call the ZBA charge. I
16 recognize that you might need more information
17 from DPW, from the traffic and parking peer
18 reviewers, but you do need to -- the ZBA does
19 need to authorize staff to have working group
20 meetings with the project team and the peer
21 reviewer to see how the applicant can respond to
22 your charge.

23 It's not about making the peer
24 reviewer happy. It's about ensuring that the

1 applicant responds sufficiently to the board's
2 charge. So anything that you can direct, you
3 should do so in this hearing, if possible.

4 MR. ZUROFF: So we'll take that up
5 after we hear from them.

6 MS. MORELLI: Okay.

7 MR. ZUROFF: Mr. Boehmer?

8 MR. BOEHMER: Hi, everybody. Well,
9 this is -- Maria, did you distribute that
10 little, tiny memo?

11 MS. MORELLI: Yes. So what I
12 distributed to the applicant and to the ZBA
13 shortly before the hearing, what I received from
14 Cliff, was just an addendum to his report
15 pertaining to his observations on neighborhood
16 context.

17 MR. BOEHMER: Well, I think for the
18 board, I think this report and the August 19
19 letter that I wrote drills down in a lot of ways
20 that others don't. I think my typical procedure
21 is really to look at site issues, think of the
22 bigger view of the project before digging into
23 details about the planning of the building,
24 getting into the floor plans and whether units

1 work or whether there's enough community space,
2 whatever it might be.

3 Generally, I work pretty hard on the
4 context, seeing -- if it's really fulfilling
5 what I see is obligations to mitigate scale.
6 This one, I think I took a pretty deep dive, in a
7 lot of fronts I think somewhat simulated. We
8 had, I think, a very good site visit. Maria was
9 there, the developer was there, and the
10 architect was there. And there's a section in my
11 letter that has 20 or so points of things that
12 came up at that walkthrough, and the developer,
13 from what Maria has reported, has already
14 pursued a number of those. So I think that's
15 good.

16 I think what's different about this
17 project is that I think there are parts that work
18 quite well, parts of the submission that for me
19 are interesting and create interest from the
20 public realm, specifically, I think some of the
21 renderings in the very latest package. Maria,
22 did the board get the package that was
23 distributed at the walkthrough?

24 MS. MORELLI: Yes, absolutely. So

1 there were just more renderings in that package,
2 which I posted on the website, no changes to the
3 plans.

4 MR. BOEHMER: Okay. I think what's
5 interesting is the -- it's a funny -- kind of the
6 point of that small memo I wrote today was
7 pointing out that that little stretch is a kind
8 of bigger inflection point, even though Kent
9 Street is a kind of continuous arc, at least
10 looked at from high enough up.

11 Where this development is, as are the
12 condominium buildings to the south, and there
13 are a few other anomalies directly across the
14 street -- there's a kind of break in what's a
15 pretty consistent coherent texture of
16 development along the whole length of Kent
17 Street, which is medium to large size homes,
18 relatively consistent setbacks from the street,
19 landscaped front yards, extremely pedestrian
20 friendly.

21 At this stretch in Kent Street, it's
22 different. For one thing, it's the narrowest
23 spot in between the street itself, which is
24 perched about 20 feet above -- the front of the

1 site along Kent Street is 20 feet higher than the
2 back of the site, so it's very steeply sloped.

3 So it really -- given the short
4 dimension between the street and the curb space
5 to the east and the slope, it really has the
6 sense of kind of sitting on the edge in a very
7 kind of prominent location, and in my letter, I
8 talk about -- in the little memo today, I talked
9 about that kind of boundary line that we all know
10 about to the east of the Riverway, and it's a
11 huge institutional, educational culture. Family
12 parks over there. There's an awful lot of huge,
13 big uses that are quite in contrast to what you
14 see when you go along the length of Kent Street.

15 So it's a notable site in a lot of
16 ways, and the conclusion in my little letter
17 today about context is there's just a gigantic
18 variety. Certainly once you look out a half
19 mile, three fourths out, a mile out from the
20 site, there's a real variety and scale of
21 buildings, uses. It's extremely commuter
22 friendly. It's extremely pedestrian friendly.
23 The density of residential development makes a
24 lot of sense, given the amount of walkable

1 amenities and bikeable amenities. So it's truly
2 a wonderful site. There's no question about
3 that.

4 But the reason I ended up drilling
5 more deeply than usual, and which is why this
6 letter is just loaded with bullet points of
7 things that I recommend that the developer
8 follow through on, was that while the exterior
9 renderings, I think, are evocative, I think they
10 create a nice -- I think a more interesting
11 looking building, certainly, than what's there
12 now, at least looking at only the facade closest
13 to Kent Street, more interesting than the
14 building that's there now, as well as the
15 condominium buildings that are adjacent to it,
16 they're real anomalies.

17 They're residential anomalies on that
18 street. They don't have a setback. They're
19 pulled right up next to the street. There's no
20 detailing to speak of. They're very, very plain
21 brick flat-faced buildings. So I appreciate the
22 fact that there are some connections as far as
23 they're kind of (inaudible) to the street that
24 has a more inviting residential feel to it.

1 But the problem that I've had, and I
2 mention it many, many times throughout the
3 letter, is that the scale of the structure I
4 think is extreme, and I think there are some
5 seductive elements on ideas of how to do the
6 facade, and usually that would come after you've
7 settled on the massing of the building. But I
8 think they've done some quality thinking on the
9 facades, and the renderings are quite nice.

10 But I'm really troubled by the fact
11 that the building really only shows mitigation
12 strategy at all on the Kent Street side, and
13 there's a dramatic stepping back to different
14 stepbacks in the facade that do bring the street
15 plane itself. The piece of the building that's
16 closest to the street is, I think, nicely
17 scaled, at least height wise.

18 There are questions about how well the
19 drop-off area were (?) to lots and lots of
20 technical points that I think need to be
21 addressed, but there's a failure -- the two
22 obvious sides are north and south sides that
23 have no space at all for usable outdoor space,
24 certainly no space for any kind of meaningful

1 mitigation, landscape mitigation, for the
2 development, and clearly are kind of bottling up
3 the -- it's a wedge-shaped site, and this is a
4 very large wedge-shaped building that fills the
5 site -- virtually fills it.

6 In fact, there's even a point at the
7 back of the building that's only, I think, 2.7
8 feet from the top (inaudible). So the north and
9 south facades are problematic because they
10 really show no efforts at mitigation of scale.
11 But I'm also concerned about a real loss of an
12 opportunity, and part of the point of that
13 little memo I wrote today was to talk about the
14 importance of where it sits and the importance
15 of the park to the east.

16 And at the back side of the building,
17 at the east side of that building, which I said
18 back side, it's -- this isn't a building that I
19 think should really have a back side. I think
20 there's a tremendous opportunity to create a
21 very nice articulation on that side of the
22 building, create a usable outdoor space.

23 I noted in the letter that it's not
24 obvious when you look at the plans, but there is

1 a strip of land to the east, a narrow strip of
2 land, that divides this subject site from the
3 railroad right of way. It's under separate
4 ownership, so whatever landscaping is in that
5 site is not under the control of this developer.
6 So while that could perhaps create some form of
7 mitigation, it's really not part of this
8 project.

9 So I guess simply stated, I'm seeing
10 some thinking put into what was viewed as the
11 primary facade, the Kent Street facade, but
12 really not much else on any of the other
13 elevations. I think even though the building
14 has a lot of smaller scale articulation, lots of
15 bays, changes of materials, I think that's well
16 thought out. Color variation, I think is good
17 material to work with, but I think it's applied
18 to the wrong massing.

19 So that's my biggest picture, and the
20 more I dug in, the more problems that -- just
21 functional problems that arose in my analysis.
22 Most, if not all of them, are solved by creating
23 more open space around the building, ranging
24 from even on the front, where I think the idea of

1 having a pull off area makes sense, but what's
2 shown there is the 12-foot wide driveway, so it
3 wouldn't even be possible for one car to sit
4 there for a little while and another car to go
5 through. There's not enough space for passage.

6 I don't know what the fire department
7 thinks about emergency vehicle access at that
8 front entry. There are associated other
9 practical issues that I talk about in the report
10 that -- it's for accessing trash room. It's at
11 the far east end of the building. The trash
12 truck would either have to back all the way down
13 a very long facade, or go down straight and then
14 back out into the street. There's no area for a
15 turnaround.

16 There are just a number of really
17 practical issues that I think while the plans
18 are labeled, there are some spaces there that
19 may be appropriately sized for those functions,
20 but there isn't enough space to really make it
21 work for a building of this scale.

22 The part of my report that wanders
23 into territory that I usually don't wander into
24 because of the fact that I normally stop with

1 just kind of massing analysis of the building is
2 I'm -- I have real problems with the interior of
3 the building, as well, and it's -- I think you
4 know from my other reviews, this isn't something
5 that I usually get into. There's an architect.
6 It's not me on the project.

7 But I'll start first with the kind of
8 overall amenities. The only amenity, interior
9 amenity, that I saw in the plans was a gym space,
10 which is down about ten feet from grade on the
11 Kent Street side of the street. They're two
12 stories below grade on the Kent Street
13 elevation, if you had noticed, but no management
14 office, and I think there are 115 units, but I
15 saw no evidence of a management office.

16 Usually a development of this size
17 would need a management space. We didn't
18 actually talk on the site who the management
19 company would be. Sometimes if they have strong
20 presence in a neighborhood, they might have an
21 office somewhere else. But it's unusual to see
22 virtually no indoor usable space either,
23 particularly because of the high percentage of
24 studios and ones. I think the percentage -- it's

1 112 units, I'm sorry, but there's a very high
2 percentage of studios and ones, which typically,
3 at least there are certainly, I think, a lot of
4 thinking on that subject. If you have small
5 units, you compensate with that by having more
6 facilities within the building so people can
7 socialize better, even if it's just having
8 birthday parties, whatever it might be.

9 So from a programming perspective, I'm
10 a little troubled by it, but also a lot of the
11 unit layouts, I think, are questionable.
12 Because the building follows the lot lines on
13 the north and south side, one end of the building
14 is a fairly typical kind of double-loaded
15 corridor width -- I think it's 65 feet at one
16 end, but by the time you're at the Kent Street
17 end, it is much, much wider, and it's resulted in
18 many of the units being very narrow and long
19 units, very oddly proportioned units that
20 resulted in very -- what appeared to me to be --
21 if the bedroom and living room were on the same
22 exterior wall, they would be very small spaces.

23 There weren't a lot of dimensions on
24 the plan for me to really be able to figure that

1 out precisely, but that is in my list of some
2 additional submissions that I think will make
3 further analysis possible.

4 So the other kind of big -- and there
5 are many things in my report, and some of them
6 duplicate what Maria already talked about. So
7 from my perspective, I think we need to
8 understand better impact from the park space.
9 The views that we do have of the building -- I
10 appreciate that the architect was willing to
11 submit their sketch-up model. Not all
12 architects will do that. That was really
13 helpful.

14 Maybe just for a moment, Maria --
15 could we just quickly run through those, because
16 I think from my perspective, the project is --
17 even though, as I said, the elevations are very
18 nicely developed, or they're very nice images,
19 but I think -- my recommendation would be to go
20 back to these kinds of images and work much
21 harder on the massing of the building.

22 At the end of the day, by creating
23 significantly larger setbacks, I think will
24 actually make it work. I think it has the

1 potential to really work. I think this image is
2 interesting. This is from the river side, so you
3 see the (inaudible.) You can see here the
4 mitigation strategies along Kent Street, big
5 stepbacks, and then a very sheer, unarticulated
6 wall along the tracks, and, as I said, it's set
7 very, very close to the property line.

8 I think at a minimum it's a lost
9 opportunity, and I think I wouldn't be the least
10 bit surprised if there were some really strong
11 negative reactions from Mass. Historic when they
12 review this project and the face that it
13 presents to the park.

14 If you keep going through, I think the
15 message is just kind of the same message on most
16 of these views. This is walking down Kent Street
17 from the north side. To the left you see the
18 Boston -- I'm sorry, I don't remember the name of
19 the Boston home that's in the foreground. But
20 you start to get a sense of how truly massive
21 this building is and just simply how much volume
22 it occupies compared to anything around it.

23 The next images are just trying to
24 really work my way around the building through

1 the sketch-up model, and I think there's some
2 decent thinking going on in some of the smaller
3 scale facade articulation, but if you keep going
4 -- we don't need to spend a lot of time on this
5 -- this is looking in from the other direction,
6 so we're down near the condominiums to the north
7 -- or south -- these are actually from the south
8 -- and then looking down the driveway. It is a
9 very steeply sloped driveway.

10 And our understanding from our site
11 visit was that the neighbor to the right -- you
12 see a little bit of the condominium development
13 to the right. What we were told on the site, at
14 least, was that it's not likely that that slope
15 of that driveway will change, I'm imagining
16 because the neighbor wants to retain landscaping
17 that they have done on their site. But I think
18 this is a good image to really kind of give you
19 an idea of how long and big this building is, as
20 seen from Kent Street.

21 There are a couple of more views.
22 Yeah, that's sort of directly or close to across
23 the street. You see the condominium development
24 to the right, and then the pillared area along

1 the driveway. Even when you're at a reasonable
2 distance away, you can start to see that this
3 building is really a whole different character
4 than anything else.

5 And just some bird's eye views. I
6 think I captured most of the context that was
7 shown in the sketch-up model as far as the
8 massing on the other buildings. So anyway,
9 really, I think, as I said earlier, compared to
10 some of the other reports of mine that you've
11 dealt with, I actually apologize for how dense
12 this one is, but I would really treat it as like
13 a preliminary design checklist, and I just think
14 there are many boxes that have not been checked.
15 They've really not been looked at adequately,
16 either from the inside of the building, and
17 certainly from the outside.

18 On the mitigation, in my opinion,
19 there's zero mitigation on the north and south
20 and east elevations of this building, and I
21 think for a building of this scale, that's
22 inappropriate. The footprint of the building --
23 you just ended it out, any opportunities for any
24 landscaping mitigation, so that's not going to

1 happen.

2 I think you're getting my point. I
3 don't want to keep going back over the same
4 materials. But kudos for I think some nice ideas
5 about facade treatments. Also, sensitivity on
6 the Kent Street side, although we still -- we
7 need the shadow studies to get more detail about
8 the impact of the neighbors on the other side of
9 Kent Street.

10 I noted that I had not done a real
11 analysis of what's growing along the park on the
12 Riverway to start to really get a feeling for
13 that, how that building might feel from that
14 side. I think there's a lot of work to do. Some
15 of the others, as Maria mentioned, there's no
16 geotechnical study. I think the fire
17 department's comments are related to the need
18 for a preliminary code review of the building.

19 It's not clear to me the building is a
20 high rise. I mean, there's a formula that's used
21 to figure out whether it is or isn't a high rise.
22 I don't know if they've done it or not.
23 Certainly one facade of the building is well
24 above that, but a lot of it is at about 70 feet.

1 There hasn't been a phase one, or at least there
2 hasn't been a phase one environmental assessment
3 done at the time we saw the developer on the
4 site. So I think that's what I have to say.

5 MS. MORELLI: Cliff, if I could just
6 interrupt. You talk about the siting, the open
7 space around the building, but could you be a
8 little bit more specific about the dimensions of
9 the building itself? The length is about -- over
10 200 feet, and the width is not -- you mentioned
11 it's not typical of a lot of multifamily.

12 MR. BOEHMER: Yeah, and because it
13 followed a strategy that we've seen in many 40Bs
14 where the perimeter, or at least the initial
15 proposal for the perimeter of the building just
16 follows the lot lines. That's what this one did,
17 and the site is significantly broader on the
18 Kent Street side. I do have the dimension in
19 here. I'm suffering from my own density here,
20 having written the report a week ago, but it's
21 very wide.

22 I mean, they don't run double
23 corridor. In all fairness, double corridor
24 doesn't run all the way from the east side to the

1 west side. They do flip the orientation of the
2 units on the Kent Street side, which you're
3 really going to have to do because the building
4 was way too wide at that point, but they still
5 maintain the -- what I consider to be kind of
6 oddly proportioned units. And, in fact, at that
7 transition point where it does flip, there are a
8 couple of units that are really convoluted. The
9 plans are -- I think need some work.

10 One last point that I did want to
11 bring up, actually, has to do with the fact you
12 probably noticed in the site plans at the front
13 of the building, there are some areas where some
14 potential landscaping could happen on the Kent
15 Street side of the building. However, those are
16 green spaces, but a high percentage of those
17 green spaces is actually a window well.

18 There are window wells that go down
19 two stories and access the first level down.
20 There are some units, and then further down are
21 service spaces, but it does appear, at least
22 from the drawings, that these window wells go
23 deep. I brought that up in my report.

24 It's not all of the units and the

1 window, but there are some questions about those
2 units that are that end of the building. There
3 are bedrooms on those window wells, and my
4 understanding of the building code is you would
5 literally need a ladder. You would still need an
6 emergency rescue window in those bedrooms, and
7 they're ten feet down below street grade.

8 Whether or not those units are viable,
9 I couldn't really figure out adequately from the
10 materials, but I did -- my conclusion is that not
11 only should the setbacks be increased on the
12 north, south, and east sides, I don't think
13 there's enough space for the pull-off area to
14 really function satisfactorily on the Kent
15 Street side either. Maria, I'm sorry, I'm
16 looking for that dimension, but -- I'll find it.
17 It's in here.

18 There was a small question. I think
19 -- again, there are many, many bullet points,
20 but I was concerned about that 2.7-foot setback
21 at the rear property line. I would think if the
22 fire department didn't have an issue with that,
23 I'm surprised, because with that kind of
24 clearance, for them to really get around the

1 building, they'd have to go onto somebody else's
2 property, which is really not compliant with the
3 fire safety code.

4 So I appreciate it if you have the
5 patience to scroll through my long-winded
6 report, but I'm here to answer any questions
7 that you might have. Again, I think for me, I
8 treat it as a checklist. I would go through this
9 and really think about whether it's possible to
10 satisfy all of the technical issues, not to
11 mention a successful mitigation strategy that I
12 think helps tie it in better to the
13 neighborhood.

14 MR. ZUROFF: Thank you, Cliff. I read
15 your letter carefully. I think you did a fine
16 job of articulating all of the issues with the
17 building, and I don't disagree with any of your
18 points, really. Board members, do you have any
19 questions for Mr. Boehmer?

20 MS. SCHNEIDER: It's a great analysis.
21 Thank you, Cliff, really helpful.

22 MR. ZUROFF: Randolph?

23 MR. MEIKLEJOHN: Yeah, thanks, Mark.

24 I have just a couple of questions. Cliff, could

1 I go back to something you were -- you were
2 speaking about it a moment ago, and this also
3 appears at the top of Page 8 of your report. It
4 has to do with this 2.7-foot setback on the -- at
5 the rear. I assume that's parallel to the
6 railroad tracks?

7 MR. BOEHMER: Yes.

8 MR. MEIKLEJOHN: Maria, this one might
9 also be for you. I'm sort of reading around in
10 other areas and other kinds of information we've
11 got. Is there a strip of land owned, not by the
12 MBTA or by the park owner, that is between? Can
13 one of you clarify what that is?

14 MR. BOEHMER: I'm happy to. I'm not
15 sure I know the precise dimensions, but you can
16 see it on -- I think it's shown on the survey
17 that's in the package. But it's a narrow strip
18 of property that seems to have some level, if not
19 complete correspondence with it, with a town
20 easement for a sewer line that runs along the
21 railroad tracks back there, which is one of the
22 questions Maria brought up.

23 She and I talked about this before,
24 that the current sewer connection for the

1 existing building goes off site into that strip
2 of property that it's my understanding it's
3 owned by the condominium development that's
4 adjacent to the property. Whether there's -- I
5 mean, I know nothing about any legal rights to
6 that, how the town easement would override any
7 individual rights so that the new building can
8 properly connect to that sewer line in the back.
9 I know nothing about it.

10 Actually, one issue I brought up,
11 which is another one that is related to how tight
12 the building is, wedged into the site, is what
13 kind of access does the town need to maintain
14 that? What do they do if they have to dig up the
15 pipe, and what's the zone of influence for the --
16 where the foundations are proposed to be? I've
17 worked on projects myself with exactly the same
18 situation. We've had to make some really
19 serious accommodations to maintain the town's
20 access to maintain the (inaudible) lines.

21 MR. MEIKLEJOHN: Thanks, but that's
22 probably good for now. I will take a closer look
23 at the survey when I'm not using my screen for
24 the meeting. You know, Maria, maybe this is

1 something that's going to -- to the extent
2 firefighting access continues to be a detailed
3 discussion around the river end of the building
4 that the dimensions and ownership and what can
5 you -- are there trees on it, questions like
6 that. We'll probably end up looking for that, or
7 a working group will more closely.

8 Cliff, the second question. This goes
9 back to something you were talking about, and
10 actually, I should just back up and say like Mark
11 and Johanna, I think your focus on the building
12 and how it is -- how it uses site area and what,
13 therefore, appears to be the likely level of
14 functionality of site functions -- delivery,
15 pickup, trash, firefighting access -- I think
16 that is the right place to start, and I'll have
17 more comments about that later.

18 But one of the things relating to this
19 is an item that you mentioned about the current
20 grading and site surfaces of the condominium
21 building on the right side as you look at it from
22 the street, and my question is what's your
23 understanding of -- sorry.

24 Suppose that land owner, that property

1 owner, does want to maintain those surfaces and
2 plantings more or less as they are up to the
3 property line; why is it that that becomes a
4 factor in, for example, the slope of the
5 proposed driveway on this development? I mean,
6 isn't this why we have retaining walls and
7 things like that, so that a -- you know, I mean,
8 obviously, retaining walls require investment,
9 but it seems to me for something that has
10 certainly got the attention of the fire
11 department and major access for vehicles and
12 pedestrians. So do you understand why that -- is
13 someone saying that that is a limitation on the
14 -- from the -- on the applicant's part on the
15 driveway design?

16 NR. BOEHMER: Randolph, I think it's
17 probably best if the proponent speaks directly
18 to that. My understanding of it is -- and I
19 think -- and Maria was there, too, and my
20 understanding was from our site visit that the
21 neighbor was concerned about construction that
22 would be right up to their property line could
23 negatively impact their landscaping.

24 MS. MORELLI: I think the applicant

1 can verify this. My understanding was that the
2 condo owners to the south don't want a retaining
3 wall there, because I think there are some units
4 at that below grade, and they don't want a
5 retaining wall for light reasons.

6 MR. MEIKLEJOHN: Sure. I mean, these
7 are matters between property owners, and Cliff,
8 I'm sure that you understand most architects
9 would be able to proceed from that still to
10 design a building that meets life safety
11 standards and has firefighting access and so on,
12 whatever that may turn out to take.

13 MR. BOEHMER: Absolutely. You know,
14 and even if it were accommodations as simple as
15 even having -- I mean, once again, that could be
16 directly -- I think the aversion to building the
17 retaining wall could be directly related to the
18 footprint of the building just being too close
19 to the property line.

20 MR. MEIKLEJOHN: It's certainly
21 theoretically possible. Thank you. Mark, I
22 don't have any more questions.

23 MR. ZUROFF: Maria, have you got other
24 business, because we could have some discussion

1 now about this report, and we could possibly
2 come up with some recommendations to the
3 developer, and then, I think, perhaps we can let
4 the developer respond.

5 MS. MORELLI: Sure. Mark, I just want
6 to let you know I think there are two members of
7 the public who do have questions, so I'll leave
8 it up to you. Usually we do have some public
9 comment related to technical questions. It's
10 very specifically narrowly allocated to
11 technical questions. So it's up to you if you
12 want to take questions.

13 MR. ZUROFF: Well, as a chair, I often
14 say that we like to hear from the public, and if
15 we do hear from the public, I would like to have
16 them confine their comments to the subject
17 matter of this particular hearing and not a
18 general overall critique or recommendation. But
19 if the two members of the public that have raised
20 their hands want to ask specific questions
21 related to Mr. Boehmer's report and the design
22 of the building, I don't have any problem with
23 recognizing them and giving them the
24 opportunity. But again, I remind those members

1 confine your comments only to the subject matter
2 of this hearing, not to the general overall
3 project.

4 MS. MORELLI: Thank you, Mark. I've
5 promoted Lisa Shatz. Lisa, you can unmute and
6 share your video if you'd like.

7 MS. SHATZ: Thank you very much. I
8 don't mean to say anything about your expertise,
9 Mr. Boehmer. I am certainly not an expert. But
10 I was just wondering about your comment about
11 the shape of the apartments. That, to me, seems
12 like a value judgment, and also, when it comes to
13 amenities, that, to me, also seems like a value
14 judgment. Maybe some people might like that
15 shape, or maybe some people don't want amenities
16 because then it might allow them to live in such
17 a place, particularly if they can't afford a
18 place with amenities.

19 So I just wanted to -- I don't know if
20 you could address that, if you think it's a value
21 judgment or if you think there is anything that
22 is important, then, and that the proposer needs
23 to address. Thank you.

24 MR. ZUROFF: Thank you. Cliff, do you

1 want to address that?

2 MR. BOEHMER: Yeah. I mean, certainly
3 there's no one answer. There's no one right
4 sized unit. There's no universal standard for
5 what -- how units should look, how tall the
6 ceiling should be, how big the windows should
7 be. None of that is there.

8 I only weigh in, first of all, to ask
9 questions. I don't think I had a lot of answers
10 of what I would do. I'm not working for the
11 client. Most architects are under the command
12 of their client and the wishes of the client and
13 what the client believes is marketable and will
14 make their project work.

15 I think where it's legitimate to weigh
16 in is if -- ultimately, if you're concerned
17 about the building being a sustainable project,
18 it will continue to attract renters into the
19 future, and there are certain basic
20 functionality components that really matter.

21 In my report, I talked about a few. I
22 think there are three or four units that I think
23 really don't work as one-bedroom units,
24 certainly not as described by the proponent on

1 the site, that the bedroom and living room would
2 have frontage -- exterior frontage.

3 You know, beyond making sure that the
4 units are liveable so that the building will --
5 so that everybody can be confident that people
6 will want to live there, there are code issues
7 associated with room sizes, air and light
8 requirements into units, and I think some of
9 these units need -- it could be as simple as
10 providing furnishing plans, whatever it might
11 be.

12 But I appreciate your point. There's
13 a decent amount of subjectivity in what makes a
14 great dwelling unit. I'm only taking the very
15 top of the -- just skimming off the very top,
16 making sure that I think they can really attract
17 people and are sustainable into the future.

18 MR. ZUROFF: And I might add that our
19 charge is primarily governed by safety and
20 making the building fit in an appropriate
21 context within the code and safety requirements,
22 and we rarely make judgments on the type of
23 units. Those are market driven things. But we
24 will take Cliff's comments into consideration,

1 of course.

2 MS. SHATZ: Thank you.

3 MR. ZUROFF: Thank you for your
4 comments. Thank you, Cliff, for addressing
5 them. Somebody else, Maria?

6 MS. MORELLI: And the second person is
7 Rebecca Stone. Rebecca, I've promoted you.

8 MR. ZUROFF: Identify yourself for the
9 record, please.

10 MS. STONE: Hi, I'm Rebecca Stone.
11 I'm at 71 Toxteth Street. I'm a town meeting
12 member for Precinct 3, so this precinct, and
13 I've been working with a number of neighbors
14 around this project and with the developer, who
15 has been very responsive, and really want to
16 give them full credit for working productively
17 with the community.

18 I think a lot of the adjustments that
19 have been made to the Kent Street side,
20 particularly, which, Cliff, you have noted and
21 appreciated also, were made in response to what
22 neighbors were talking about, about just not
23 visual, but also about pedestrian safety and
24 access. So I agree with you that they deserve

1 full credit for being very responsive, and I
2 appreciate that.

3 I had what I think is a technical
4 question, but that also speaks to some of the
5 points that Cliff has been making tonight about
6 whether or not there is a way to do the setbacks
7 that you would be calling for on the north,
8 south, and east sides, and also whether or not
9 there's room to extend the driveway on the Kent
10 Street side to allow for a second car to get
11 through, for example, if somebody is parked in
12 that driveway, and that is pertaining to the
13 increase between the original proposal and the
14 number of units and this proposal.

15 So my question is the PEL that okayed
16 this project, okayed a building of 90 units, and
17 so two questions pertaining to that. One is does
18 the PEL allow for the increase that's been
19 proposed now, 212 units, or is there some issue
20 there, and second of all, if they reduced back to
21 the original proposal of 90 units, would that
22 provide some of the flexibility and usage of
23 space that would allow them to do the kinds of
24 things that Cliff has on his checklist?

1 Just another thank you to Cliff
2 Boehmer for a terrific review, which certainly
3 reflects many, many, many of the concerns that
4 the community still has in this neighborhood.

5 MR. ZUROFF: Thank you, Ms. Stone.

6 MS. MORELLI: Thank you, Rebecca.

7 Mark --

8 MS. DOPAZO-GILBERT: Do you want me to
9 take that question?

10 MS. MORELLI: Yeah, I think we can --
11 we have asked this question about if this would
12 be a new PEL, and Jennifer Gilbert has provided a
13 summary of that to the town based on her
14 conversation with the subsidizing agency.

15 MS. DOPAZO-GILBERT: Sure. So the
16 short answer, Rebecca, is we were very, very
17 careful to look into this. We kept Maria in the
18 loop on the question on whether the PEL needed to
19 be modified. We do have a very good 40B
20 consultant on board, and we've had several
21 discussions at the state level, and basically
22 what the state has said is that they understand
23 that as the project progresses, the unit count,
24 the unit mix, the size -- many things change, and

1 they are not requiring a modification to the
2 PEL.

3 We could have gone in with a new PEL,
4 but we are not required to. We're not required
5 to modify the PEL, as long as at the end, should
6 this project be approved by the town, that all of
7 the 40B regulations can still be met. So the
8 risk really is on the developer to stay within
9 the four corners of what's required for 40B and
10 what's required for the funding of this project.

11 On your second question, would
12 reducing it to 90 from the 112 proposed allow for
13 the setbacks, a lot depends on the size of the
14 units. And one of the things that I think both
15 the public and the board asked us to look at was
16 do you really need so many studios and one-
17 bedrooms. Can you enlarge or combine those
18 units and provide a couple of more two- or three-
19 bedrooms to the families.

20 We're certainly going to look at that,
21 but more importantly, we know that we have a lot
22 of work ahead of us in the working group
23 sessions. We need to figure out where the
24 easements are, exactly how that impacts the

1 building footprint. We've already given the
2 green light to get the borings done so that we
3 can follow up with the storm water information
4 requested by the town. And we're certainly
5 looking forward to the working group sessions
6 where we will look at what do we do with the unit
7 count, what do we do with the unit sizes.

8 Do we make some units bigger, and then
9 decrease the unit count -- overall count, and
10 where can we step in the building. Honestly, we
11 don't want to lose units, but certainly making
12 some larger or combining some to provide more
13 family housing also makes sense. So more to come
14 is all I can really say. Thank you.

15 MS. STONE: Thanks. I appreciate
16 that.

17 MR. ZUROFF: Thanks, Jennifer.

18 MS. MORELLI: There are no further --
19 no comments in the chat and no raised hands.

20 MR. ZUROFF: So I think it's time for
21 the board to perhaps express opinions based on
22 what we have seen and the review by Mr. Boehmer.

23 So I'll start this discussion. I do
24 appreciate the fact that the original proposal

1 on this 40B, converting the existing building,
2 has been much improved by the creation of a brand
3 new structure, which is much more attractive and
4 seems to be a much better use of the site.

5 That being said, without being
6 personally critical of anybody, it appears to me
7 that the developer and the architect have taken
8 the site and said let's maximize our use of the
9 site. Let's build as big a building as we can,
10 and then we'll figure out how to make it comply
11 with the board's recommendations from there.
12 And obviously, the first feeling that I have
13 about this building is it is too big. It does
14 not provide open space.

15 I noted that one of the comments that
16 we received from the public in writing was could
17 we make more family friendly units by having
18 bigger units. That's a good point, but the way
19 this building is designed, it has no open space.
20 There is no place for a child to ride a bicycle.
21 There's no place for a child to put up a swing
22 set. There's not even room for a sandbox on this
23 site.

24 So I think that maximizing the use of

1 the site, while admirable from an economic
2 standpoint, really doesn't fit with what I would
3 like to see on this site, which is more setbacks
4 from the sidelines, particularly on the green
5 side where the tracks are, where the green space
6 is.

7 Also, I think that there are serious
8 concerns, as Cliff has pointed out, with fire
9 access to the back. That driveway is certainly
10 not big enough to take a hook and ladder truck to
11 the bottom, because at the bottom of this slope,
12 you've got an eight-story building, which will
13 not be reachable by any equipment, unless it has
14 -- the largest equipment that the town has would
15 be needed to access the top floors, and
16 especially the roof where it's set back. It's a
17 real danger, I think. So I think the building
18 really has to be scaled back.

19 I also had originally made a comment
20 about the public access and drop-off and pickup,
21 and a single lane round driveway is not adequate
22 for that. For instance, if there's an ambulance
23 that has to get in there, and somebody has parked
24 their car so they can take their groceries

1 upstairs or if somebody is being dropped off or
2 picked up, that's a real hazard, and in that
3 case, there would be no pedestrian way to get
4 around those vehicles. There's just not enough
5 space dedicated to that kind of access.

6 And I did note that the developer made
7 a couple of bullet points in his presentation
8 about difficult refuse pickup, minimal usable
9 open space, no setback at the rear of the
10 building, lack of delivery or drop-off area,
11 etcetera. There are nine points. I don't see
12 where any of those points have been addressed,
13 even though they claim they've addressed them.
14 So I think there's some serious modifications
15 that I would like to see in the building. I
16 don't really care --

17 It's not my concern about what kind of
18 units there are or how many units there are, but
19 the building has to fit into the context. As
20 Cliff has pointed out, it's a unique
21 neighborhood, I acknowledge that, but as Cliff
22 has also pointed out, this is the narrowest part
23 of Kent Street, and the additional traffic that
24 will be generated by this building, whether cars

1 are coming and going a lot -- we'll have traffic
2 studies to address that -- but I do think that
3 the building has to be scaled back seriously.

4 Again, the articulation and the design
5 is attractive. I think that it's an attractive
6 design, but I do think that we have to scale this
7 building back seriously, and whether that
8 reduces the number of units or not is something
9 that the architect and the applicant will have
10 to address.

11 So those are my initial comments, and
12 that would be my charge to the developer, is to
13 scale back the building seriously. Johanna?

14 MS. SCHNEIDER: I agree with
15 everything that Mark just said, and I want to
16 reemphasize a couple of the very good points
17 that he made.

18 I think my issue with this is not even
19 -- although I'm not sure we've ever heard Cliff
20 say that the scale of a project is, quote,
21 unquote, "extreme," which I think means
22 something, given how many projects Cliff has
23 advised this board on. To me, the issue is that
24 it's not so much that it is over large as a

1 structure, it's that because of its size, the
2 functionality and the safety of the site don't
3 work.

4 You can't get fire apparatus in. You
5 can't make the drop-off work. The driveway is
6 too narrow. All of these things mean that this
7 can't be a safe functional development, which is
8 primarily what this board under 40B is
9 responsible for making sure happens if we're
10 going to approve a project, and this project is
11 just not there yet.

12 I think the other thing that Mark
13 didn't want to mention, but I want to make sure
14 is communicated to the applicant, is Cliff's
15 commentary with respect to the elevation of the
16 building that fronts on the green area behind
17 it. Right now, there is -- that just feels like
18 an afterthought. That's a really important
19 elevation of this building, and how any building
20 in this strip of town interfaces with that
21 natural area really does matter. And I think
22 it's doing the town, and it's doing that open
23 space, that public open space, a true disservice
24 to not give equal treatment to that elevation.

1 You know, I know that, Cliff, you
2 don't normally get into programming, but there
3 does need to be code compliance, but I think the
4 other thing is that -- and I think we see this
5 more and more as real estate development trends
6 are giving us micro units, compact living units.
7 There does need to be -- in a project that has a
8 lot of these smaller units, there does need to be
9 some degree of on site amenity space, outdoor
10 space, and indoor space.

11 I think that's an issue that really
12 came to the fore during the pandemic when people
13 were working from home more, and I think
14 projects that I'm working on personally in my
15 day job where we're having a lot of smaller
16 units, we're providing more space where people
17 can get out of their tiny units and can work from
18 home in a communal work area or can be outside
19 and take some air without being stuck right on
20 top of their neighbors. And that is an
21 accommodation to how people are living and
22 working now, but I think it also is a mental
23 health issue, and in terms of having sufficient
24 outdoor space is also a public health issue, a

1 physical health issue.

2 MR. ZUROFF: Thank you, Johanna.
3 Randolph?

4 MR. MEIKLEJOHN: I'll be brief.
5 Johanna and Mark, you and I are all -- I will
6 agree with what you have both just said. I think
7 our unanimity here says much more about the
8 design than about us. You know, we often do
9 differ, but this really is a project that has
10 basically made a trial run in using up so much of
11 the site area with the building footprint that
12 the basic site functions and aspects of safety
13 don't work.

14 I would like in the future to comment
15 on the sort of scale and architectural
16 relationship of this building to the context,
17 but there's no point in doing it now because I
18 just -- I feel like it will be changing enough
19 that it would be better to comment later.

20 You know, one of the exacerbating
21 factors about the street layout -- and Mark, you
22 just pointed out how Kent is quite narrow in this
23 section. Of course, the other one is that these
24 properties back up to a railroad line, so there

1 are no cross streets, and because there are no
2 cross streets, all those little relief things
3 where the Amazon truck could pull around the
4 corner, or the Uber could make a U-turn on a side
5 street, those things are not available here, and
6 it just increases the pressure on this applicant
7 to solve all vehicle related comings and goings
8 on their site, and better than they've proposed
9 to do so far.

10 I'm going to go a little further than
11 Johanna on the river end of this building
12 design. I think every opportunity to make an
13 attractive front of this building on the river
14 has been missed. Right now, it's an ugly butt
15 end of the building. There's a tremendous -- I'm
16 sorry, it's not attractive, and this is -- you
17 know, look at what the City of Boston and the
18 Town of Brookline have invested in this
19 incredible historic park and a worldwide famous
20 park, and really (inaudible) any designer and
21 developer team, always the public realm of a
22 better proposal in that respect. Thanks.

23 MR. ZUROFF: Thank you, Randolph. So
24 Maria, I guess we throw it to the applicant if

1 they want to make some comments, but we hope that
2 the applicant will listen to our recommendations
3 and make (inaudible). Was someone talking while
4 I was talking? Jennifer?

5 MS. DOPAZO-GILBERT: Thank you. You
6 know, we listened. We've taken copious notes.
7 We understand the main points, and we know that
8 we have to go through some probably painful
9 working group sessions, but we're ready, willing
10 and able to do that. In the meantime, we've got
11 our engineers moving forward to gather the
12 information. The DPW needs to provide their
13 preliminary report. But we're not prepared to
14 comment any further this evening or respond to
15 Cliff's report, other than to say we look
16 forward to scheduling those working groups
17 sooner rather than later.

18 MR. ZUROFF: Thank you, Jennifer.
19 Maria, do we have anything else to address?

20 MS. MORELLI: I believe we have to
21 continue the hearing, so I would like the ZBA
22 members to look at a date in September. We have
23 hearings on September 14 and September 21 on
24 other projects, if you're on 32 Marion or 209

1 Harvard, but we are looking at Mondays, Tuesdays
2 and Wednesdays. No Mondays for Johanna, so that
3 would be Tuesdays and Wednesdays in September.

4 MR. MEIKLEJOHN: Maria, which weeks?

5 MS. MORELLI: One possibility is
6 September 15. I think I blocked off the Jewish
7 holidays appropriately. So September 15 is one
8 possibility, I believe September 22, and there's
9 also September 27, 28, or 29.

10 MR. MEIKLEJOHN: I have a slightly
11 lower preference for the 22nd, because I've got
12 the ZBA on the Tuesday and the Thursday that
13 week, although I could do it. I mean, I could
14 also do the 14th and 15th.

15 MR. ZUROFF: Those Wednesdays are fine
16 with me. I'm sure I have other hearings those
17 weeks, so as long as I don't have more than two
18 in a week, that's okay for me.

19 MS. SCHNEIDER: Yeah, the 15th and the
20 22nd are fine for me, as well.

21 MS. MORELLI: I do have to schedule
22 108 Centre Street for September. Let's see. I
23 might have to do -- if it works for Jesse --
24 Johanna, you're not on that panel on September

1 13 for 108 Centre. So I'm sorry for the other
2 folks who have other hearings.

3 MR. ZUROFF: I'm on that one, and I can
4 do September (inaudible).

5 MR. MEIKLEJOHN: Should we put that in
6 as likely, Maria, the 13th, for 108?

7 MS. MORELLI: For 108 Centre?

8 MR. MEIKLEJOHN: Yeah.

9 MS. MORELLI: I'd like you to hold
10 that tentatively for 108 Centre. I'm just going
11 to throw out the 29th for the next hearing on
12 this case.

13 MR. ZUROFF: That's fine with me.

14 MS. SCHNEIDER: That works.

15 MR. MEIKLEJOHN: Sure.

16 MS. DOPAZO-GILBERT: Maria, just a
17 question. Would that be traffic and parking
18 related?

19 MS. MORELLI: Yeah, that would be. I
20 would like to have it earlier. We will get a
21 report from them earlier. I think just hearing
22 the ZBA's charge, it's really about
23 functionality on the site, and I think that it
24 would help to have at least some working group

1 meetings where you're getting to think about
2 that footprint and the functionality on the site
3 even before you get the traffic peer reviewer's
4 report.

5 MS. DOPAZO-GILBERT: That makes sense
6 to me. I just want to make sure that we have
7 time to revise the plans. So as long as we have
8 the working groups, then traffic, and then be
9 able to present the revised plans after the
10 29th, that's probably the order I think we
11 should think about.

12 MS. MORELLI: Correct. There's no
13 question you folks have to do a lot of work, so I
14 would not have you present revised plans on the
15 29th. That would just be traffic and parking.

16 MR. ZUROFF: So for the record, this
17 meeting is continued to September 29 at 7:00
18 p.m., this same place, same location, and thank
19 you all for coming and participating in this
20 process. See you later.

21 MS. DOPAZO-GILBERT: Thank you very
22 much.

23 MR. ZUROFF: Nice seeing all of you.
24 Have a good night.

C E R T I F I C A T E

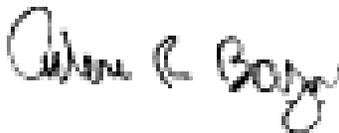
COMMONWEALTH OF MASSACHUSETTS

NORFOLK, ss.

I, ARLENE R. BOYER, a Certified Court Reporter and Notary Public in and for the Commonwealth of Massachusetts, do hereby certify:

That the proceedings herein was recorded by me and transcribed by me; and that such transcript is a true record of the proceedings, to the best of my knowledge, skill and ability.

IN WITNESS WHEREOF, I hereunto set my hand and notarial seal this 5th day of September 2021.



Arlene R. Boyer, CVR

Notary Public

My Commission Expires

November 21, 2025

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