

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

**Town of Brookline**  
**Board of Appeals Public Hearing**  
**Re: Residences of South Brookline**

**Remote Zoom**

**Monday, December 7, 2020**

**7:05 p.m. - 7:50 p.m.**

A P P E A R A N C E S

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

Maria Morelli, AICP, Senior Planner  
Planning and Community Development  
Town of Brookline  
333 Washington Street  
Brookline, MA 0445  
(617) 730-2670  
mmorelli@brooklinema.gov

Board of Appeals  
Mark Zuroff, Chairman  
Kate Poverman, Board Member  
Randolph Meiklejohn, Board Member  
  
Steve Schwartz, Attorney  
Marc Levin, Chestnut Hill Realty  
Andy Martineau, Project Manager  
Theo Kindermans, Engineer

P R O C E E D I N G S

1  
2 MR. ZUROFF: Good evening, everyone  
3 who is here. My name is Mark Zuroff. I'm  
4 sitting as chair tonight for this meeting of the  
5 Zoning Board of Appeals. Tonight is a meeting  
6 only. It is not a hearing. We are here on the  
7 matter of the Residences of South Brookline,  
8 their third modification request.

9 It is the role of the zoning board  
10 this evening to determine whether the request  
11 for a modification by the applicant is either  
12 substantial or insubstantial, based on  
13 guidelines set forth in the Code of Municipal  
14 Regulations and the statutes.

15 Before we start the meeting, I should  
16 give you a basic orientation. This is a meeting  
17 conducted virtually on the Zoom platform, in  
18 accordance with the ruling or the statute or the  
19 order of the Governor of the Commonwealth by  
20 which public meetings can be held virtually and  
21 not in person.

22 For each person that addresses the  
23 board this evening, we want to make sure that you  
24 are admitted to testimony by the host, which is

1 Maria Morelli, and that you will identify  
2 yourself. This meeting is being recorded, and a  
3 record of the meeting will be available on the  
4 town website after the meeting is concluded. So  
5 bear that in mind that everything that is on the  
6 record will be available for the public  
7 inspection later on.

8 Serving with me tonight on the board  
9 is Kate Poverman, who will signify her presence  
10 by acknowledging.

11 MS. POVERMAN: I am here.

12 MR. ZUROFF: And also Randolph  
13 Meiklejohn.

14 MR. MEIKLEJOHN: I also am here.

15 MR. ZUROFF: And as the host and the  
16 representative of the planning department, Maria  
17 Morelli --

18 MS. MORELLI: I am here.

19 MR. ZUROFF: -- who is here. For the  
20 applicant, you will identify yourself as you are  
21 recognized. I don't think I have to say anything  
22 else. I will ask Maria to give us an overview  
23 and introduce herself for the record.

24 MS. MORELLI: Maria Morelli, senior

1 planner in the regulatory division of the  
2 planning department. This is a public meeting,  
3 not a hearing, and it is a continuation of the  
4 public meeting that was initiated on November 9,  
5 2020. This is the third modification of the  
6 Residences of South Brookline comprehensive  
7 permit.

8 The applicants will go through a  
9 summary of what they are proposing. As you know,  
10 this is a meeting to determine -- for the ZBA to  
11 determine if the changes are insubstantial or  
12 substantial pursuant to 760 CMR 56.

13 So we will have Judi Barrett, who is  
14 the ZBA's 40A consultant, join us a little bit  
15 later. She is getting through with another  
16 meeting at this time. So at this point, unless  
17 the ZBA has any questions, we can turn it over to  
18 Chestnut Hill Realty.

19 MR. ZUROFF: I just want to say for the  
20 record that our first hearing on this -- the  
21 first meeting on this matter we made some  
22 recommendations to the applicant for some  
23 modifications to their presentation, and I  
24 believe they have done that, but I will allow

1           them to elaborate on that. But I am pleased that  
2           I think they were responsive to our request. So  
3           Mr. Schwartz, are you running this?

4                   MR. SCHWARTZ: I'm happy to be here,  
5           thank you, but I'm going to turn it over to Andy  
6           and to Marc, and I'll be available to answer  
7           questions, as needed.

8                   MR. ZUROFF: Marc?

9                   MR. LEVIN: Andy is going to take it.

10                  MR. ZUROFF: Okay.

11                  MR. MARTINEAU: I'll just go ahead and  
12           share my screen here. Can everybody see that  
13           okay?

14                  MR. ZUROFF: Yes.

15                  MR. MARTINEAU: Thank you. Andy  
16           Martineau, development project manager for  
17           Chestnut Hill Realty. Thank you to the board for  
18           meeting with us again tonight.

19                   As the chairman said, we met on the  
20           9th to review some of our proposed changes,  
21           programmatic and architectural changes, to the  
22           Asheville building, some minor site plan  
23           changes, and a couple of minor changes to some  
24           windows on Buildings 3 and 11 in the infill area.

1           The board offered some guidance on  
2           making some revisions to our plans, primarily  
3           adding back in some of the architectural details  
4           and material variations that we changed or  
5           proposed to eliminate previously, and then also  
6           to look at improving the presentation of the  
7           site plan changes that we're proposing.

8           So since November 9, we went back and  
9           added back in nearly all of the architectural  
10          details that were either proposed to be  
11          eliminated or modified, as well as the material  
12          variations, and the overarching guidance that we  
13          received on the 9th was to make the proposed  
14          building look more like the approved, and I  
15          think you'll see in the elevation comparisons  
16          that we've done that.

17          With respect to the comparison site  
18          plans, there wasn't so much discussion or  
19          question about the changes themselves, but  
20          really more how they were being presented, and  
21          so I think we've done a better job this time of  
22          presenting what our proposed changes are, which  
23          are primarily adjustments to the walkways, some  
24          adjustments to the surface parking, and then, as

1 Maria indicated, a change to the fire lane over  
2 by Buildings 7 and 8, and I'll show you what that  
3 looks in the site plan comparisons.

4 Other minor changes that were  
5 discussed previously back in November, but we're  
6 still proposing, a unit mix change in the  
7 Asheville building, increasing the number of  
8 one's and decreasing the number of two's, the  
9 net result being the same number of units for the  
10 project and same number of units in the  
11 Asheville building, reprogramming some garage  
12 space as amenity and storage area and  
13 redistributing some parking outside,  
14 straightening the emergency access driveway and  
15 changing the material to asphalt.

16 That was another item where the board  
17 asked us to have a conversation with the fire  
18 department to review our proposed changes to  
19 make sure that they found them acceptable. I did  
20 speak with Captain Cantor, who confirmed that  
21 our proposal to straighten the driveway and to  
22 change the material to asphalt are acceptable.

23 The board also wanted us to discuss  
24 the prospect of having to add additional gates



1 to further restrict access beyond those measures  
2 that are currently included in the comprehensive  
3 permit. I spoke with Captain Cantor about that,  
4 and he confirmed that they're not going to  
5 require us to install gates in the immediate.  
6 However, if in the future, at the fire  
7 department's discretion, should there be a  
8 desire to install gates, for whatever reason,  
9 that's something that they would look -- they  
10 would ask for us to do, and we'd be happy to do  
11 that in the future.

12 The other change is the bike storage  
13 and dog wash area, which we covered, but we can  
14 look at it again in the elevations and  
15 perspectives, as well as adjustments to some of  
16 the window bays, window locations and styles,  
17 and then, as I said previously, eliminating the  
18 single window on Building 3 and 11 in the infill  
19 area.

20 So just moving on to the elevations,  
21 and we're just going to take it side by side of  
22 the building, this is Side A along Asheville  
23 Road facing the neighborhood, you'll note, and  
24 this is a universal comment or a global comment

1 for all of the elevations where we've added back  
2 in all of the architectural details with respect  
3 to the window lentils, the banding, the  
4 parapets, the material variations. We've also  
5 sharpened the image quality. I think there was a  
6 concern expressed last time that it wasn't  
7 really an apples to apples comparison in that  
8 regard, and I think we've been successful with  
9 doing that.

10 On this particular elevation, you may  
11 remember we were previously proposing to carry  
12 the brick down on this bay and this bay and the  
13 cement panel down on this bay and this bay. So  
14 rather than having stone, you'd have brick and  
15 the fiber cement board. The board felt that that  
16 was not a good change and asked us to look at  
17 reverting back to the stone material, so we did  
18 that.

19 So what you're left with as far as  
20 changes is this bay and this bay get a little bit  
21 wider, by about four feet total. Again, that's  
22 to accommodate the interior layout of the units,  
23 so having the window walls line up with the  
24 interior space of the building, and this series

1 of windows here on the far right goes from being  
2 a single hung window to a double hung.

3 Moving on to the front side of the  
4 building, and I'm just going to work left to  
5 right here. So here, this window goes from a  
6 double hung to a single hung. This bay gets a  
7 little bit wider, approximately four feet total.  
8 These two white projecting bays drop down  
9 slightly, by about four or five feet, I believe.  
10 This bay gets a little bit wider, by about four  
11 feet, and this series of windows goes from a  
12 double hung to a single hung.

13 Again, all the material variations,  
14 architectural details, etcetera, have been  
15 reverted back to what was approved. We've added  
16 a couple of windows here, where we didn't have  
17 any on the approved condition. We feel like this  
18 is a better solution for this space.

19 This is actually storage space in the  
20 upper garage level, they're not units, but we  
21 feel like rather than having a large expanse of  
22 stone unrelieved by anything, having a couple of  
23 windows to mimic the condition above is a good  
24 aesthetic change. And then, finally, on the

1 bottom left-hand corner here, you see the  
2 introduction of the dog wash, and then you start  
3 to see the bike storage area, which continues on  
4 to the next side of the building.

5 So moving to that side of the  
6 building, and again, working from left to right,  
7 you'll see that we added a window here on this  
8 corner where we previously had the start of a  
9 large fairly expansive retaining wall that's,  
10 you know, pretty monolithic. And I'm reminded  
11 by some of the folks that have been working on  
12 this project longer than I have that these  
13 retaining walls were actually subject to a lot  
14 of discussion during the design review for the  
15 comp permit.

16 So, you know, this change, we feel  
17 like addresses those concerns, as well, rather  
18 than having the long and expansive retaining  
19 wall, adding a window here, which this is just  
20 garage space, and then having the bike storage  
21 area along here with transom style windows and a  
22 doorway for access from the outside helps  
23 provide some relief to that condition.

24 Other changes include this bay

1 becoming wider, similar to the others, by about  
2 four feet, as well as this bay, and you'll note a  
3 couple of window style changes here, here, and  
4 here. And then just another note on this lower  
5 level change with respect to the bike storage  
6 and dog wash area. You'll get a better sense for  
7 that in a couple of comparison perspectives that  
8 I have later.

9 Moving around to Side D, so this is  
10 the interior to the site off of Asheville Road.  
11 You can see the locus map on the bottom right-  
12 hand corner on my cursor, again, working from  
13 left to right. You can see these windows have  
14 been shifted just slightly, again, to  
15 accommodate the interior layout of the units.

16 Same condition here with these  
17 windows. We move it over to the right slightly,  
18 and then we've added a window down here, just  
19 like on the other side of the building, again,  
20 just to mimic the condition above, rather than  
21 having a retaining wall, large expansive stone  
22 unrelieved by anything.

23 MR. ZUROFF: Just a quick question.  
24 You're showing some vegetation, which I assume

1 we'll be screening what we see there?

2 MR. MARTINEAU: Correct. So you sort  
3 of see like the silhouette of the vegetation,  
4 and we've made it semi-transparent so you can  
5 actually see the building and the changes that  
6 are being proposed, but there will be full  
7 landscaping around the building, and I think  
8 that's something you'll also get a flavor for in  
9 the comparison perspectives.

10 MR. ZUROFF: Thank you.

11 MR. MARTINEAU: Moving on to Side E,  
12 so the back side of the building now, you'll note  
13 a window style change here, and we've added back  
14 in all the architectural details, rentals,  
15 parapets, etcetera, and then this series of  
16 windows on the far right goes from a single hung  
17 to a double hung window.

18 Moving to the back side of the  
19 building, so this is F, the most interior  
20 portion of the backside of the building, you'll  
21 note that this bay and this bay, again, becomes  
22 slightly wider, similar to the other bays, and  
23 all the other architectural details have been  
24 reverted back to what was previously proposed.

1           There were some changes with the banding that  
2           we've reverted back to the approved building.

3                     Side G, so moving back towards  
4           Asheville Road now, you'll note a window style  
5           change here, and all of the material changes,  
6           variation, banding, etcetera have been reverted  
7           back to what we were previously proposing. And  
8           then, lastly, this is one of the other sides of  
9           the building where there was a fair amount of  
10          discussion amongst the board as it relates to  
11          the archway above the garage.

12                    So this is the entrance to the upper  
13          garage. We've added that back in. You'll note  
14          that these windows have been adjusted, as well  
15          as these windows, again, to match up with the  
16          interior layout of the units, and we also made  
17          the banding the same as what was in the approved  
18          plan.

19                    MS. POVERMAN: Mark, so why is it that  
20          making those windows smaller, how does that make  
21          them coincide with the size of the units?

22                    MR. MARTINEAU: It's not the size of  
23          the units, it's the interior layout, and so  
24          having the space -- I don't have the floor plan

1 in front of me, but these windows shifting allow  
2 -- you know, you might have cabinets or space for  
3 a TV or your bed. You know, rather than having  
4 the windows completely centered, shifting them  
5 provides you -- the way that the units have been  
6 laid out enables us to use this interior portion  
7 of the wall.

8 MS. POVERMAN: Randolph, do you have  
9 any issues with that?

10 MR. MEIKLEJOHN: No, not at all. I  
11 think I understand the type of change that it is.

12 MS. POVERMAN: Thanks.

13 MR. MARTINEAU: Moving on to the  
14 perspectives, so this is a view that we've shown  
15 previously. So this is the view. The Asheville  
16 Road rotary is to my left. So this is looking  
17 back out up Asheville Road out towards the  
18 neighborhood on the other side of the Asheville  
19 building, and I'll toggle back and forth between  
20 these two graphics.

21 So here, we have the approved  
22 condition and the proposed. So you'll see this  
23 bay got wider. These two white bays drop down  
24 slightly. This bay got slightly wider, as I'd



1 previously noted, and you see the introduction  
2 of the dog wash area, which is, you know, a  
3 change in building footprint, but it's a single-  
4 story only.

5 MR. MEIKLEJOHN: Can I ask you a  
6 question while you have this view up?

7 MR. MARTINEAU: Go ahead.

8 MR. MEIKLEJOHN: In one of the  
9 elevations you showed a couple of slides ago,  
10 you were pointing to the transom windows that  
11 are to the left side of this drawing, which, I  
12 think, are in some of the areas of the garage  
13 that are reprogrammed for the dog area and  
14 things like that; is that right?

15 MR. MARTINEAU: Bike storage. This is  
16 bike storage.

17 MR. MEIKLEJOHN: Bike storage, okay.  
18 You alluded to there having been a lot of  
19 discussion about the retaining wall, and without  
20 getting into what that discussion was about, are  
21 you suggesting now that the addition of these  
22 transom windows is a positive addition for the  
23 retaining wall? I'm not sure what you meant when  
24 you made that comment about the windows

1 appearing on the wall.

2 MR. MARTINEAU: So I'll defer to some  
3 of my colleagues who've been working on this  
4 longer than I have, but my intention with that  
5 comment was to illustrate that there was a fair  
6 amount of discussion about those retaining  
7 walls, and rather than having a large expanse of  
8 stone and retaining wall, which is fairly tall  
9 and sizable, you know, unrelieved by anything,  
10 by converting that to something that is not just  
11 a sheer expansive of stone, from a user  
12 perspective, it's a little bit more human scale,  
13 a little bit more user friendly for folks that  
14 are using the site.

15 So while we certainly didn't add the  
16 dog wash and bike storage area with that as the  
17 primary motivation, we think it certainly helps  
18 address that comment, and to the extent that it  
19 was discussed -- I don't know if Marc or Steve,  
20 you want to chime in on that particular point.

21 MR. SCHWARTZ: Perhaps Theo.

22 MR. MEIKLEJOHN: I mean, that's enough  
23 of an answer. I mean, I thought that you meant  
24 something like that, and I just wanted you to say

1           it instead of me saying it for you.

2                   MR. MARTINEAU:    Sure.

3                   MR. MEIKLEJOHN:   So thank you.

4                   MR. MARTINEAU:    Yeah.

5                   MS. POVERMAN:    Where's the entrance to  
6           the dog walking?  Is it those things where your  
7           cursor is now, or is it interior?

8                   MR. MARTINEAU:    You can access it from  
9           the outside.  That's the point of adding in here  
10          first.  Same with the bike storage, making it  
11          accessible from the immediate outside.

12                   So coming around to the side of the  
13          building, so this is the interior of the site.  
14          The front of the building is out here, if you can  
15          see my cursor.  So in the approved condition, we  
16          have this large retaining wall, as I said, and  
17          then in the proposed, you can see the retaining  
18          wall is effectively converted to the bike  
19          storage area with the transoms.

20                   You see the landscaping that had been  
21          ghosted out or made more transparent in the  
22          elevations, and then these are the two windows  
23          that we added to mimic the condition above,  
24          rather than having just retaining wall.  Are we

1 good on that?

2 MS. POVERMAN: Could you toggle back  
3 one more time?

4 MR. MARTINEAU: Sure.

5 MS. POVERMAN: Thanks.

6 MR. MEIKLEJOHN: Sorry, just another  
7 question. Thank you. At the same time, I'm  
8 looking at the -- there were a couple of key site  
9 plans that came with the materials for this  
10 meeting where, you know, you see the building  
11 drawn as black, and then there's these little  
12 bits of it that are drawn in red. Can you just  
13 remind me, is the red what was or what is now  
14 proposed?

15 MR. MARTINEAU: Red is proposed, black  
16 is approved, and we'll get to the site plans in a  
17 moment.

18 MR. MEIKLEJOHN: No, I was just  
19 interested in this corner because there was --  
20 if you toggle to the approved version of it, this  
21 was just -- it was different. Actually, carry  
22 on. I'll wait for the site plan.

23 MR. MARTINEAU: And then there are no  
24 real substantive changes to the side of the

1 building. So this is Side A. So this is a view  
2 from the property line looking down Asheville  
3 Road. This is a view that we've always shown,  
4 and we were asked to show, so we're showing it.  
5 Here, we have the approved condition and the  
6 proposed. I'll toggle back and forth a couple of  
7 times. Approved, again, and proposed.

8 The site plan. So for the purposes of  
9 the presentation, what I've done is further  
10 segmented out the site plans that you likely  
11 received in your package, just for the purposes  
12 of hopefully further making the plans easier to  
13 understand.

14 So again, the red is the proposed, the  
15 black is the approved, and just starting over by  
16 Building 1, so the Baker School is up here just  
17 off to the screen to orient you. You can see  
18 some adjustments to the walkways next to  
19 Building 1. The board may recall that this is  
20 for accessibility. This is how we make the  
21 slopes work.

22 Some continued adjustment to the  
23 walkway as you progress towards Building 2, an  
24 additional handicap parking space here,

1 adjustments to the walkways immediately outside  
2 Building 2 here and here, three additional  
3 parking spaces here. And this retaining wall,  
4 it turns out, does not need to be as sizable as  
5 it was believed to be or approved to be. So the  
6 red is the proposed retaining wall.

7 Then moving out towards Independence  
8 Drive, which is to my right here, you have some  
9 additional parking spaces added here. This  
10 retaining wall shifts over some, an additional  
11 handicap and parking space here, some  
12 adjustments to this retaining wall, and then a  
13 couple of minor adjustments to the apron leading  
14 out to Independence Drive, the entrance to the  
15 roadway.

16 MS. POVERMAN: I just want to confirm  
17 my understanding that where you've added the  
18 parking spaces, that's taking the place of  
19 previous green patches, which divided the  
20 spaces?

21 MR. MARTINEAU: Curve extensions, so  
22 just bump-outs.

23 MS. POVERMAN: Made of concrete or  
24 green?

1 MR. MARTINEAU: Theo, it is a  
2 combination?

3 MS. POVERMAN: Is it landscaped at all  
4 or just --

5 MR. KINDERMANS: They were landscaped  
6 spaces.

7 MS. POVERMAN: And what was going to  
8 be on them, if anything, the little grass?

9 MR. KINDERMANS: Some of them had some  
10 trees in them. The smaller ones didn't. The  
11 bigger ones should have trees.

12 MS. POVERMAN: What size trees?

13 MR. KINDERMANS: Off the top of my  
14 head, they were specified as, I believe, two and  
15 half inch caliper going in.

16 MS. POVERMAN: Two what?

17 MR. KINDERMANS: Two and a half inch  
18 caliper going in.

19 MS. POVERMAN: So what would that grow  
20 to? I'm trying to figure out how significant a  
21 tree might be given up.

22 MR. MARTINEAU: Was it an arborvitae  
23 or was it ornamental or some other deciduous?

24 MR. KINDERMANS: These were shade

1 trees, so deciduous trees.

2 MS. POVERMAN: Thanks.

3 MR. KINDERMANS: We have not changed  
4 the amount of trees. We're planting trees that  
5 were there just to shift it to different spots.

6 MR. MARTINEAU: Moving across  
7 Independence Drive, which is to my left, you'll  
8 note some similar adjustments as across the  
9 street to the apron here, adjustments to the  
10 walkways by Building 5, an additional handicap  
11 space, some adjustments to the walkways by  
12 Building 6, and then an additional handicap  
13 parking space.

14 You'll note that this parking lot,  
15 which previously went in between Buildings 6 and  
16 7 towards the property line and towards the  
17 abutters, has been pulled back. Now you have  
18 some pull-in spaces here, and this area is then  
19 converted to lawn and open space, with some  
20 additional planting, trees, etcetera. So a bit  
21 of an improvement there, in our view.

22 Some adjustments to the walkways by  
23 Building 7, and this is also the start of the  
24 adjustment to this side of the fire lane. So you



1 can see the geometry changing a little bit.  
2 We're just trying to straighten it, and that  
3 continues across in front of Building 8, where  
4 you also have some adjustments to the sidewalks  
5 and walkways.

6 MR. MEIKLEJOHN: Is the fire lane also  
7 wider? I can't quite tell from this drawing.

8 MR. MARTINEAU: No, it's not wider.  
9 It has to be designed as a fire lane. That's a  
10 requirement of the permit.

11 Some additional parking spaces added  
12 here in the porous paving parking lot. So this  
13 entire lot where you see the label E2, this is  
14 all porous pavement, and you'll note an  
15 additional handicap parking space here, two  
16 spaces here, two spaces here, and a handicap  
17 parking space here.

18 Just down here to the bottom of my  
19 screen, this is the beginning of the entrance to  
20 the driveway that runs behind the Asheville  
21 building, and this is Asheville Road, just so we  
22 stay oriented as we go to the next slide. So the  
23 entrance to the roadway. The driveway picks up  
24 here, and then you have the emergency fire lane

1           that runs behind.

2                         You have adjustments to the walkways  
3 around the Asheville building. Where we  
4 previously had a large retaining wall, there's  
5 now just a small retaining wall, which you may  
6 have seen in the -- or you may recall from the  
7 perspective that we showed. That small  
8 retaining wall is here, I should say.

9                         MR. MEIKLEJOHN: The ziggy black line,  
10 that represents an unpaved fire lane of some  
11 kind? I don't remember looking at this the last  
12 time.

13                        MR. MARTINEAU: Yeah. This is an  
14 emergency access fire lane.

15                        MR. MEIKLEJOHN: It's not a paved  
16 surface, it's something else?

17                        MR. MARTINEAU: What's the material,  
18 again, Theo?

19                        MR. KINDERMANS: This is Theo again.  
20 This is just a paved fire lane in the rear with a  
21 hammer hand (?), and I think that zigzag line  
22 really signifies the rock cut that's there. So  
23 that's the edge of the cut.

24                        MR. MARTINEAU: I'm just confused

1 looking at the drawing, because it seems like  
2 you're describing something that's a pretty  
3 ordinary roadway, but I just don't see two lines  
4 that look like a roadway or a driveway back  
5 there. That's not what the zigzag is supposed to  
6 represent?

7 MR. KINDERMANS: Correct, and it's a  
8 little bit tough. There is a line in front of  
9 that zigzagging, but then what's indicating as  
10 the walkway is really part of that fire lane. So  
11 the right -- the inside, yeah. So that's why it  
12 looks a little bit --

13 MR. MEIKLEJOHN: So in an emergency,  
14 the emergency vehicles can drive on that walk  
15 also?

16 MR. KINDERMANS: Yeah. It's also  
17 paved, yeah.

18 MR. MEIKLEJOHN: That's what I wasn't  
19 getting.

20 MR. MARTINEAU: Just picking up where  
21 we left off, coming around the Asheville  
22 building, you'll note this is where we are  
23 proposing to add the bike storage and dog wash  
24 area, whereas we now have those large retaining

1 walls in the approved condition, some  
2 adjustments to this retaining wall, and here, as  
3 well, and then moving over to Building 10, some  
4 minor adjustments to the walkways around  
5 Building 10, across from Building 10. This  
6 curve comes out a little bit, instead of this  
7 being a parking space, two parking spaces added  
8 here, and one parking space added there, and  
9 that's it.

10 MR. ZUROFF: So to summarize, you're  
11 taking some spaces out of the Asheville building  
12 and spreading them out?

13 MR. MARTINEAU: Correct. In the upper  
14 garage level, we're eliminating a one-bedroom  
15 and a two-bedroom unit. So that's how we keep  
16 the total number of units the same while  
17 changing the unit mix, and then some of the  
18 garage parking -- and we showed it before, but we  
19 can review it again if that's the will of the  
20 board -- some of the garage parking on the upper  
21 garage level is converted to amenity space and  
22 storage, but there's no change in the building  
23 footprint there. It's space that's already  
24 interior to the approved footprint.

1 MS. POVERMAN: You had mentioned at  
2 the last meeting that where the bicycles had  
3 previously been hung or stored was moved, in  
4 part, to make it more convenient for people, and  
5 I was never able to -- if you could show us the  
6 before and after of where you're storing --

7 MR. MARTINEAU: Yeah, so that will  
8 require -- I'll need to get to the floor plan.  
9 Just before I do that, just one piece that we  
10 didn't get to cover last time, but it was on the  
11 docket. So these are the proposed changes to the  
12 windows in the infill buildings. So this is  
13 Building 3. You can see we have two windows.  
14 We're proposing one, and same thing on Building  
15 11, two windows, proposing the one. Again, the  
16 window wall is lining up with the interior  
17 layout of the units. These are cabinet walls.

18 I'll come back. So your question  
19 about the bike storage, either level will do. So  
20 currently, as proposed, the bike storage --  
21 there's racks. So these are the parking spaces.  
22 There's bike racks on the interior of the  
23 parking space. So, you know, that certainly  
24 meets the comp permit with respect to the number

1 of spaces that we're required to have.

2 But just in looking at the  
3 functionality of it a little bit closer, we felt  
4 like not only could we improve it, so for folks  
5 that want to store their bike in a safe and  
6 secure place, rather than having to come in and  
7 navigate around a parked car, or perhaps they  
8 don't have a garage space but would like to store  
9 their bike somewhere secure, adding the bike  
10 storage here outside where it's immediately  
11 accessible, and we're also adding additional  
12 bike storage.

13 I think we're required to store 50  
14 bikes, or have storage for 50 bikes in the comp  
15 permit. This additional area will provide  
16 storage for about 150, I believe.

17 MS. POVERMAN: So previously, your  
18 bike was in the back of a parking space that  
19 wasn't your parking space?

20 MR. MARTINEAU: That's part of the  
21 issue. Correct.

22 MS. POVERMAN: This must have been  
23 clear to you guys when you were initially  
24 presenting it, though, but that was kind of not

1 optimal?

2 MR. MARTINEAU: Well, we needed to  
3 provide the storage. We felt that that was the  
4 best solution at the time, and then looking at a  
5 way to not only improve the storage, but also  
6 just to improve the functionality, even if it is  
7 your parking space. This is a better solution,  
8 in our opinion.

9 MS. POVERMAN: I don't disagree. I  
10 think it is.

11 MR. MARTINEAU: Your point is well  
12 taken.

13 MR. MEIKLEJOHN: Kate, are you all  
14 done? I have a question about this plan?

15 MS. POVERMAN: Yeah, I am.

16 MR. MEIKLEJOHN: Again, this is tying  
17 back to my question about the retaining wall  
18 with the windows in it. If I remember right from  
19 the last time, the area that's filled in green,  
20 from a point of view outside the building, it was  
21 always behind a wall, because it was a retaining  
22 wall holding back earth, right?

23 MR. MARTINEAU: Right.

24 MR. MEIKLEJOHN: But now you're

1 changing it to the lowest story is -- it's still  
2 a wall -- it's going to have some windows in it  
3 now, and now it's the wall of an area of  
4 building, which is the green square footage  
5 added here, okay.

6 MR. MARTINEAU: Correct.

7 MR. MEIKLEJOHN: Thank you.

8 MS. POVERMAN: I do have one question.  
9 So the fitness center -- I was just reviewing  
10 some past plans and things. There's a rooftop  
11 area that was closed in to be a fitness what? I  
12 know it's for fitness. I just don't remember  
13 what it was. Do you know what I'm talking about?

14 MR. MARTINEAU: Yeah.

15 MS. POVERMAN: It's 1,250 square feet,  
16 something like that.

17 MR. MARTINEAU: Yeah. So you might  
18 actually want to go back to the -- so  
19 previously, this was all roof deck. You only can  
20 see this side of it because that's the side we  
21 have. So we enclosed what was previously open  
22 roof deck area, so it was this area, and I  
23 believe it was about 1,200-ish feet, if you're  
24 doubting my memory. So going back to the floor



1 plan -- so it was here. So you see the open roof  
2 deck, and then we closed in approximately this  
3 portion.

4 MS. POVERMAN: I'm having trouble. So  
5 the fitness center is in the basement or on a  
6 roof deck? That's what I'm getting confused by.

7 MR. MARTINEAU: So this is the lower  
8 garage level -- sorry, here it is. This is the  
9 one. I'm sorry. I had to go one more slide.  
10 Upper garage. So this is the area that was  
11 enclosed.

12 MS. POVERMAN: But it was supposed to  
13 be for a fitness center, wasn't it?

14 MR. MARTINEAU: There's still a  
15 fitness center.

16 MS. POVERMAN: I know, but I'm saying  
17 it was -- as I recall, and I was just looking at  
18 this briefly today -- those changes were  
19 proposed at some point to -- I don't know if it  
20 was modification 1 earlier to make it a fitness  
21 center.

22 MR. MARTINEAU: Amenity space. It was  
23 proposed to be amenity space, which amenity  
24 space can be fitness, it can be a function room,

1 it can be a multipurpose room.

2 MS. POVERMAN: For whatever reason, my  
3 recollection is that it was a fitness center,  
4 which the only reason I bring it up is because if  
5 you put it over there, then you wouldn't need the  
6 additional space below it and displacing the  
7 proportion of amount of cars, but I was not -- I  
8 mean, Mark, you were on the original case. I  
9 don't think any of us were on modification 1 or  
10 2.

11 MR. ZUROFF: Frankly, I don't remember  
12 us making an issue out of the use of the space.  
13 It was just there.

14 MS. POVERMAN: My only comment was if  
15 they're creating an additional -- if they'd  
16 already had a modification to create a fitness  
17 area, but down below it (inaudible) there's the  
18 fitness area, and it's also displacing some  
19 cars, which would then take up the room that  
20 trees were previously planned for, that's what  
21 I'm trying to figure out.

22 MR. MARTINEAU: I would say that area  
23 of the site plan where we are converting a small  
24 curb extension where there was a shade tree or to

1 -- I think we more than likely made up for that  
2 in this area, where we've pulled this lot back  
3 considerably in the name of open space and  
4 landscaped area.

5 MS. POVERMAN: I do think that's a  
6 great idea, and the only quibble I had is that  
7 it's -- you know, instead of straight paths of  
8 concrete, like you're at a Walmart, and parking,  
9 it's nice to have little bits of trees in  
10 between, like you'd originally planned. That  
11 was my main point.

12 MR. MARTINEAU: And you'll still have  
13 that in many areas, except for that one.

14 MS. POVERMAN: Thank you.

15 MR. ZUROFF: And you're retaining the  
16 same number of trees?

17 MR. MARTINEAU: Yeah, we are. We're  
18 not adjusting the landscape plan, and as it  
19 relates to improving the landscape plan, we have  
20 already gotten some comments from the  
21 neighborhood about, you know, what the future  
22 conditions are going to look like, and we plan to  
23 supplement it, as needed, to further screen  
24 headlights, walkways, whatever the case may be.

1 So even once we install what is a pretty robust  
2 landscaping plan, we're going to supplement it  
3 accordingly, as well, in the future.

4 MS. POVERMAN: Now, you said -- since  
5 I haven't been on the other panels. E2 is  
6 permeable, as I understand it, but Lot E1 is not?

7 MR. MARTINEAU: It is not.

8 MR. KINDERMANS: That is correct.

9 MS. POVERMAN: Why is that?

10 MR. KINDERMANS: It separates the  
11 ground water and storage. So it's physically  
12 impossible to do it in E1 because it's too close  
13 to the ground water, and we could do it in E2.  
14 So that's where we did it.

15 MS. POVERMAN: Thanks.

16 MR. ZUROFF: Anything else?

17 MR. MARTINEAU: That's all I have.

18 MR. ZUROFF: Further questions from  
19 the board?

20 MS. POVERMAN: I have a question again  
21 about changing the Grasscrete area to regular  
22 pavement, and I understand -- one, I don't  
23 remember if that's supposed to be permeable, but  
24 the reason proposed was because it would be

1 easier for plowing, and the -- I looked into a  
2 bit, because like Arlene, I'd never heard of  
3 Grasscrete, and from what I saw, it has a record  
4 of just being as easy to plow, but it's certainly  
5 more attractive. And if it were kept there,  
6 then, again, it would be easier to tell what was  
7 allowed parking and what was not and might  
8 obviate the future need for gates, which I don't  
9 think will necessarily be very attractive. So  
10 could you just go through for me again the reason  
11 for changing from Grasscrete to pavement?

12 MR. MARTINEAU: So I don't know what  
13 your source was for maintenance, but this was a  
14 request from our guys that are -- it's not just a  
15 function of plowing, but also maintaining them,  
16 generally. And Theo, I don't know if you want to  
17 speak to the durability of them, as well, but  
18 we've had some experience with alternative  
19 paving materials, and our horticulture and  
20 maintenance crew didn't think that the  
21 aesthetics, however -- whatever the duration of  
22 that may be, outweighed the maintenance of it,  
23 and added to that, the ease of plowing it to that  
24 equation, our maintenance folks felt that this

1 would be more desirable, rather than add  
2 Grasscrete.

3 MS. POVERMAN: So the folks who  
4 designed this hadn't had sufficient experience  
5 with Grasscrete in the past to know that?

6 MR. LEVIN: This is Marc Levin. We had  
7 designed a Grasscrete design in our project  
8 nearby in Newton, and the fire department came  
9 back to us and requested it be actually asphalt,  
10 that they felt as though it was easier for them  
11 to locate and identify the roadway when it was an  
12 actual roadway.

13 MR. ZUROFF: Now, just to confirm,  
14 there's no change in the ground water spill-off  
15 or the drainage?

16 MR. MARTINEAU: No. We had a call  
17 earlier this week with staff to preview the  
18 plans, which included an engineer from public  
19 works. He asked that question, specifically,  
20 and we walked him through how the adjustments to  
21 the site plan balance out the storm water  
22 management. So there's no change.

23 MR. ZUROFF: Maria, you can confirm  
24 that?

1 MS. MORELLI: Yes. I just wanted to  
2 weigh in. I attended that meeting with Dan  
3 O'Donnell, the engineer in DPW, who attended  
4 this meeting. So there is no concern about the  
5 storm water management plan being affected here.

6 MR. ZUROFF: Thank you.

7 MS. POVERMAN: I think it's a shame.  
8 Grasscrete, now that I know what it is, is  
9 actually pretty attractive.

10 MR. ZUROFF: Anything else?

11 MR. MEIKLEJOHN: Not from me.

12 MS. POVERMAN: No.

13 MR. ZUROFF: Maria, is Judi around?

14 MS. MORELLI: Unfortunately, she just  
15 texted me, and she is still hung up in this other  
16 meeting. So she is probably not going to be here  
17 until, I guess, another five or ten minutes.

18 MR. ZUROFF: Well, rather than suffer  
19 the sounds of silence, Maria, since you're  
20 staff, do you have anything to add to what we've  
21 heard?

22 MS. MORELLI: No. I just want to say,  
23 in general, we have been looking at the proposed  
24 modifications, each one, and we do look at how

1 they're changing since what was initially  
2 approved in 2015. And I understand with the  
3 different layers of modifications, it might not  
4 be easy to understand what the magnitude of the  
5 changes are, but the bedroom compound is still  
6 less than what was initially approved for the  
7 2015 permit.

8 So there are 315 bedrooms that would  
9 be the reduction with this modification, and  
10 what was approved in the 2015 permit was 333. So  
11 that will just give you the big picture. The  
12 gross floor area is still less, I think about --  
13 over 1,300 square feet less than what was  
14 initially approved under the 2015 permit.

15 The height of the Asheville building  
16 is not changing. There is no change to the  
17 height of the infill buildings. There's no  
18 change to the trees -- the number of trees. The  
19 storm water management plan is not changing.  
20 The trees and the tree protection plan are not  
21 being affected, and certainly, the units aren't  
22 changing. That went up with one of the earlier  
23 modifications, and that remains at 175.

24 Certainly, then there's the parking.



1           There is the redistribution of the parking, but  
2           remember, there is about 20-foot setbacks, or  
3           more in some cases, and that is not changing. So  
4           even though there are individual pockets where  
5           those 15 parking spaces are going to be  
6           distributed, they're not going to be aggregated  
7           in one place, and therefore, affecting the  
8           overall open space count or allocation. I hope  
9           that's helpful.

10                   MR. ZUROFF: I think that sums it up  
11           fairly well. Well, I don't think we have to wait  
12           around for Judi, unless the board feels that her  
13           input is crucial.

14                   MS. POVERMAN: Actually, I had one  
15           question. Have you guys gone through  
16           everything, or can we expect a modification  
17           number 4 down the road?

18                   MR. LEVIN: No, we're good.

19                   MR. ZUROFF: By the way, Kate, we  
20           cannot say to them that they cannot come back  
21           again.

22                   MS. POVERMAN: I didn't say that. I  
23           didn't say that, but I would ask for some  
24           continuity in panels, because it's extremely

1           confusing to those of us -- and this is my first  
2           one, trying to accumulate what was originally  
3           there and what's been changed since then.  
4           That's my only request.

5                     MR. ZUROFF: Understood. Randolph,  
6           any comments, questions?

7                     MR. MEIKLEJOHN: No. I actually  
8           really appreciate the side by side presentation,  
9           the previously approved, the now proposed. I  
10          think that was a good way to do it, and it helps  
11          substantiate the applicant's assertion that they  
12          went back to what -- mostly went back to what was  
13          previously proposed.

14                    I just have a question, and maybe this  
15          is for Maria. I'm just trying to -- I have  
16          another window open on the screen. At the last  
17          meeting, we were getting -- we were looking  
18          directly at the language in 760 CMR for the  
19          definition or examples of what is substantial,  
20          and I just can't find it right now. Do you have  
21          the passage for that?

22                    MS. POVERMAN: You put it in a letter.

23                    MS. MORELLI: If you look at the  
24          letter, there was --

1 MS. POVERMAN: Sorry, Maria.

2 MS. MORELLI: That's okay. So in  
3 Mr. Schwartz's letter, if you look at the  
4 footnote --

5 MR. ZUROFF: Footnote.

6 MS. POVERMAN: But also one thing I  
7 was looking at, as well, and it says how paint  
8 colors and things like that are not substantial,  
9 design is not mentioned. So it does not say that  
10 design is insubstantial specifically, as the  
11 others did. So since we were talking about  
12 design changes, I felt that helped us, and I also  
13 do want to say I appreciate the changes you made  
14 going back in response to what we said, Mr.  
15 Zuroff.

16 MR. ZUROFF: I do appreciate that the  
17 applicant came back to us and basically restored  
18 what we had already approved.

19 To summarize, if it's appropriate, I  
20 think that the applicant has presented a  
21 slightly different design, all of which are  
22 calculated clearly to improve the usability of  
23 their project, but I don't believe that any of  
24 these changes, as proposed, are substantial

1           enough to require a further hearing. So I'm  
2           voicing my support that this is not a  
3           substantial change and that the modification  
4           should be allowed.

5                       MR. MEIKLEJOHN: Mark, I'll add to  
6           that. I share your opinion that it's not  
7           substantial.

8                       MR. ZUROFF: And Kate?

9                       MS. POVERMAN: I think that given what  
10          we've been presented with today and the changes  
11          that were made to bring things back, taking away  
12          some of the changes that were made, I agree that  
13          these are not substantial changes that are being  
14          requested, and they are redemption and  
15          substantial, as well.

16                      MR. ZUROFF: So to the applicant, it  
17          is a unanimous decision of the board that these  
18          changes are not substantial and that the  
19          comprehensive permit can be modified as you have  
20          presented it. All of this is subject to the  
21          building department's oversight of the project  
22          and construction management. None of that has  
23          changed. The original permit remains the same,  
24          except for the changes that have been approved

1 in the three modifications. So good luck going  
2 forward. Thank you very much for your time.  
3 Maria, unless we have something else, we can  
4 adjourn the meeting, I believe.

5 MS. MORELLI: Yes.

6 MR. ZUROFF: Thank you to all of you  
7 who have listened to us. It wasn't terribly  
8 interesting, but it was important to hear. So  
9 hopefully we won't see you again soon.

10 MR. KINDERMANS: Thank you all.

11 MR. ZUROFF: Have a happy holiday to  
12 everybody. Thank you very much. Have a good  
13 night.

14 MS. POVERMAN: Goodnight.

15  
16  
17  
18  
19  
20  
21  
22  
23  
24

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

C E R T I F I C A T E

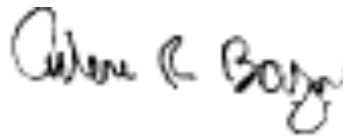
COMMONWEALTH OF MASSACHUSETTS

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 17th day of December 2020.



Arlene R. Boyer, CVR  
Notary Public  
My Commission Expires  
November 21, 2025

<b>0</b>	<b>617</b> 2:8	<b>addition</b> 17:21,22	<b>appearing</b> 18:1
<b>0445</b> 2:7	<b>7</b>	<b>additional</b> 8:24 21:24 22:2,9,10 24:10,12,20 25:11 25:15 30:11,15 34:6,15	<b>apples</b> 10:7,7 <b>applicant</b> 3:11 4:20 5:22 43:17 43:20 44:16 <b>applicant's</b> 42:11 <b>applicants</b> 5:8 <b>appreciate</b> 42:8 43:13,16 <b>appropriate</b> 43:19 <b>approved</b> 7:14 11:15,17 15:2,17 16:21 19:15 20:16 20:20 21:5,7,15 22:5 28:1,24 40:2 40:6,10,14 42:9 43:18 44:24 <b>approximately</b> 11:7 33:2 <b>apron</b> 22:13 24:9 <b>arborvitae</b> 23:22 <b>architectural</b> 6:21 7:3,9 10:2 11:14 14:14,23 <b>archway</b> 15:11 <b>area</b> 6:24 8:12 9:13,19 12:3,21 13:6 17:2,13 18:16 19:19 24:18 27:24 30:15 31:19 32:3,11,22,22 33:10 34:17,18,22 35:2,4 36:21 40:12 <b>areas</b> 17:12 35:13 <b>arlene</b> 37:2 46:5 46:19 <b>asheville</b> 6:22 8:7 8:11 9:22 13:10 15:4 16:15,17,18 21:2 25:20,21
<b>1</b>	<b>7</b> 1:16 8:2 24:16 24:23 <b>730-2670</b> 2:8 <b>760</b> 5:12 42:18 <b>7:05</b> 1:17 <b>7:50</b> 1:17	<b>address</b> 18:18 <b>addresses</b> 3:22 12:17 <b>adjourn</b> 45:4 <b>adjusted</b> 15:14 <b>adjusting</b> 35:18 <b>adjustment</b> 21:22 24:24 <b>adjustments</b> 7:23 7:24 9:15 21:18 22:1,12,13 24:8,9 24:11,22 25:4 26:2 28:2,4 38:20 <b>admitted</b> 3:24 <b>aesthetic</b> 11:24 <b>aesthetics</b> 37:21 <b>aggregated</b> 41:6 <b>ago</b> 17:9 <b>agree</b> 44:12 <b>ahead</b> 6:11 17:7 <b>aicp</b> 2:3 <b>allocation</b> 41:8 <b>allow</b> 5:24 16:1 <b>allowed</b> 37:7 44:4 <b>alluded</b> 17:18 <b>alternative</b> 37:18 <b>amenity</b> 8:12 28:21 33:22,23,23 <b>amount</b> 15:9 18:6 24:4 34:7 <b>andy</b> 2:18 6:5,9,15 <b>answer</b> 6:6 18:23 <b>appeals</b> 1:6 2:11 3:5	
<b>1</b> 21:16,19 33:20 34:9 <b>1,200</b> 32:23 <b>1,250</b> 32:15 <b>1,300</b> 40:13 <b>1-46</b> 1:1 <b>10</b> 28:3,5,5 <b>11</b> 6:24 9:18 29:15 <b>15</b> 41:5 <b>150</b> 30:16 <b>175</b> 40:23 <b>17th</b> 46:14	<b>8</b> <b>8</b> 8:2 25:3		
<b>2</b>	<b>9</b> <b>9</b> 5:4 7:8 <b>9th</b> 6:20 7:13		
<b>2</b> 21:23 22:2 34:10 <b>20</b> 41:2 <b>2015</b> 40:2,7,10,14 <b>2020</b> 1:16 5:5 46:15 <b>2025</b> 46:22 <b>21</b> 46:22 <b>21414</b> 46:17	<b>a</b> <b>ability</b> 46:12 <b>able</b> 29:5 <b>abutters</b> 24:17 <b>acceptable</b> 8:19,22 <b>access</b> 8:14 9:1 12:22 19:8 26:14 <b>accessibility</b> 21:20 <b>accessible</b> 19:11 30:11 <b>accommodate</b> 10:22 13:15 <b>accumulate</b> 42:2 <b>acknowledging</b> 4:10 <b>actual</b> 38:12 <b>add</b> 8:24 18:15 27:23 38:1 39:20 44:5 <b>added</b> 7:9 10:1 11:15 12:7 13:18 14:13 15:13 19:23 22:9,17 25:11 28:7,8 32:5 37:23 <b>adding</b> 7:3 12:19 19:9 30:9,11		
<b>3</b>			
<b>3</b> 6:24 9:18 29:13 <b>315</b> 40:8 <b>333</b> 2:6 40:10			
<b>4</b>			
<b>4</b> 41:17 <b>40a</b> 5:14			
<b>5</b>			
<b>5</b> 24:10 <b>50</b> 30:13,14 <b>56</b> 5:12			
<b>6</b>			
<b>6</b> 24:12,15			

<p>26:3 27:21 28:11 40:15 <b>asked</b> 8:17 10:16 21:4 38:19 <b>asphalt</b> 8:15,22 38:9 <b>assertion</b> 42:11 <b>assume</b> 13:24 <b>attended</b> 39:2,3 <b>attorney</b> 2:16 <b>attractive</b> 37:5,9 39:9 <b>available</b> 4:3,6 6:6</p>	<p><b>bear</b> 4:5 <b>becoming</b> 13:1 <b>bed</b> 16:3 <b>bedroom</b> 28:14,15 40:5 <b>bedrooms</b> 40:8 <b>beginning</b> 25:19 <b>believe</b> 5:24 11:9 23:14 30:16 32:23 43:23 45:4 <b>believed</b> 22:5 <b>best</b> 31:4 46:12 <b>better</b> 7:21 11:18 13:6 31:7</p>	<p><b>boyer</b> 46:5,19 <b>brick</b> 10:12,14 <b>briefly</b> 33:18 <b>bring</b> 34:4 44:11 <b>brookline</b> 1:5,7 2:5,7 3:7 5:6 <b>brooklinema.gov</b> 2:9 <b>building</b> 6:22 7:14 8:7,11 9:18,22 10:24 11:4 12:4,6 13:19 14:5,7,12,19 14:20 15:2,9 16:19 17:3 19:13 19:14 20:10 21:1 21:16,19,23 22:2 24:10,12,23 25:3 25:21 26:3 27:22 28:3,5,5,11,22 29:13,14 31:20 32:4 40:15 44:21</p>	<p><b>centered</b> 16:4 <b>certainly</b> 18:15,17 29:23 37:4 40:21 40:24 <b>certified</b> 46:5 <b>certify</b> 46:8 <b>chair</b> 3:4 <b>chairman</b> 2:12 6:19 <b>change</b> 8:1,6,22 9:12 10:16 11:24 12:16 13:5 14:13 15:5 16:11 17:3 28:22 38:14,22 40:16,18 44:3 <b>changed</b> 7:4 24:3 42:3 44:23 <b>changes</b> 5:11 6:20 6:21,23,23 7:7,19 7:22 8:4,18 10:20 12:24 13:3 14:5 15:1,5 20:24 29:11 33:18 40:5 43:12,13,24 44:10 44:12,13,18,24</p>
<p><b>b</b></p>	<p><b>beyond</b> 9:1 <b>bicycles</b> 29:2 <b>big</b> 40:11 <b>bigger</b> 23:11 <b>bike</b> 9:12 12:3,20 13:5 17:15,16,17 18:16 19:10,18 27:23 29:19,20,22 30:5,9,9,12,18 <b>bikes</b> 30:14,14 <b>bit</b> 5:14 10:20 11:7 11:10 18:12,13 24:20 25:1 27:8 27:12 28:6 30:3 37:2 <b>bits</b> 20:12 35:9 <b>black</b> 20:11,15 21:15 26:9 <b>board</b> 1:6 2:11,13 2:14 3:5,9,23 4:8 6:17 7:1 8:16,23 10:15,15 15:10 21:19 28:20 36:19 41:12 44:17 <b>bottom</b> 12:1 13:11 25:18</p>	<p><b>buildings</b> 6:24 8:2 24:15 29:12 40:17 <b>bump</b> 22:22</p>	<p><b>changing</b> 8:15 25:1 28:17 32:1 36:21 37:11 40:1 40:16,19,22 41:3 <b>chestnut</b> 2:17 5:18 6:17 <b>chime</b> 18:20 <b>clear</b> 30:23 <b>clearly</b> 43:22 <b>close</b> 36:12 <b>closed</b> 32:11 33:2 <b>closer</b> 30:3 <b>cmr</b> 5:12 42:18 <b>code</b> 3:13 <b>coincide</b> 15:21</p>
<p><b>back</b> 7:3,8,9 8:5 10:1,17 11:15 14:12,13,18,24 15:2,3,7,13 16:17 16:19 20:2 21:6 24:17 27:4 29:18 30:18 31:17,22 32:18,24 35:2 38:9 41:20 42:12 42:12 43:14,17 44:11 <b>backside</b> 14:20 <b>baker</b> 21:16 <b>balance</b> 38:21 <b>banding</b> 10:3 15:1 15:6,17 <b>barrett</b> 5:13 <b>based</b> 3:12 <b>basement</b> 33:5 <b>basic</b> 3:16 <b>basically</b> 43:17 <b>bay</b> 10:12,12,13 10:13,20,20 11:6 11:10 12:24 13:2 14:21,21 16:23,24 <b>bays</b> 9:16 11:8 14:22 16:23</p>	<p><b>c</b></p> <p><b>c</b> 2:1 3:1 46:1,1 <b>cabinet</b> 29:17 <b>cabinets</b> 16:2 <b>calculated</b> 43:22 <b>caliper</b> 23:15,18 <b>call</b> 38:16 <b>cantor</b> 8:20 9:3 <b>captain</b> 8:20 9:3 <b>car</b> 30:7 <b>carry</b> 10:11 20:21 <b>cars</b> 34:7,19 <b>case</b> 34:8 35:24 <b>cases</b> 41:3 <b>cement</b> 10:13,15 <b>center</b> 32:9 33:5 33:13,15,21 34:3</p>	<p><b>c</b></p>	<p><b>changing</b> 8:15 25:1 28:17 32:1 36:21 37:11 40:1 40:16,19,22 41:3 <b>chestnut</b> 2:17 5:18 6:17 <b>chime</b> 18:20 <b>clear</b> 30:23 <b>clearly</b> 43:22 <b>close</b> 36:12 <b>closed</b> 32:11 33:2 <b>closer</b> 30:3 <b>cmr</b> 5:12 42:18 <b>code</b> 3:13 <b>coincide</b> 15:21</p>



<p><b>colleagues</b> 18:3  <b>colors</b> 43:8  <b>combination</b> 23:2  <b>come</b> 29:18 30:6              41:20  <b>comes</b> 28:6  <b>coming</b> 19:12              27:21  <b>comment</b> 9:24,24              17:24 18:5,18              34:14  <b>comments</b> 35:20              42:6  <b>commission</b> 46:21  <b>commonwealth</b>              3:19 46:2,7  <b>community</b> 2:4  <b>comp</b> 12:15 29:24              30:14  <b>comparison</b> 7:17              10:7 13:7 14:9  <b>comparisons</b> 7:15              8:3  <b>completely</b> 16:4  <b>compound</b> 40:5  <b>comprehensive</b>              5:6 9:2 44:19  <b>concern</b> 10:6 39:4  <b>concerns</b> 12:17  <b>concluded</b> 4:4  <b>concrete</b> 22:23              35:8  <b>condition</b> 11:17,23              12:23 13:16,20              16:22 19:15,23              21:5 28:1  <b>conditions</b> 35:22  <b>conducted</b> 3:17  <b>confirm</b> 22:16              38:13,23</p>	<p><b>confirmed</b> 8:20              9:4  <b>confused</b> 26:24              33:6  <b>confusing</b> 42:1  <b>considerably</b> 35:3  <b>construction</b>              44:22  <b>consultant</b> 5:14  <b>continuation</b> 5:3  <b>continued</b> 21:22  <b>continues</b> 12:3              25:3  <b>continuity</b> 41:24  <b>convenient</b> 29:4  <b>conversation</b> 8:17  <b>converted</b> 19:18              24:19 28:21  <b>converting</b> 18:10              34:23  <b>corner</b> 12:1,8              13:12 20:19  <b>correct</b> 14:2 27:7              28:13 30:21 32:6              36:8  <b>count</b> 41:8  <b>couple</b> 6:23 11:16              11:22 13:3,7 17:9              20:8 21:6 22:13  <b>court</b> 46:5  <b>cover</b> 29:10  <b>covered</b> 9:13  <b>create</b> 34:16  <b>creating</b> 34:15  <b>crew</b> 37:20  <b>crucial</b> 41:13  <b>curb</b> 34:24  <b>currently</b> 9:2              29:20  <b>cursor</b> 13:12 19:7              19:15</p>	<p><b>curve</b> 22:21 28:6  <b>cut</b> 26:22,23  <b>cvr</b> 46:19</p> <hr/> <p style="text-align: center;"><b>d</b></p> <hr/> <p><b>d</b> 3:1 13:9  <b>dan</b> 39:2  <b>day</b> 46:14  <b>december</b> 1:16              46:14  <b>deciduous</b> 23:23              24:1  <b>decision</b> 44:17  <b>deck</b> 32:19,22 33:2              33:6  <b>decreasing</b> 8:8  <b>defer</b> 18:2  <b>definition</b> 42:19  <b>department</b> 4:16              5:2 8:18 38:8  <b>department's</b> 9:7              44:21  <b>describing</b> 27:2  <b>design</b> 12:14 38:7              43:9,10,12,21  <b>designed</b> 25:9 38:4              38:7  <b>desirable</b> 38:1  <b>desire</b> 9:8  <b>details</b> 7:3,10 10:2              11:14 14:14,23  <b>determine</b> 3:10              5:10,11  <b>development</b> 2:4              6:16  <b>different</b> 20:21              24:5 40:3 43:21  <b>directly</b> 42:18  <b>disagree</b> 31:9  <b>discretion</b> 9:7  <b>discuss</b> 8:23</p>	<p><b>discussed</b> 8:5              18:19  <b>discussion</b> 7:18              12:14 15:10 17:19              17:20 18:6  <b>displacing</b> 34:6,18  <b>distributed</b> 41:6  <b>divided</b> 22:19  <b>division</b> 5:1  <b>docket</b> 29:11  <b>dog</b> 9:13 12:2 13:6              17:2,13 18:16              19:6 27:23  <b>doing</b> 10:9  <b>doorway</b> 12:22  <b>double</b> 11:2,6,12              14:17  <b>doubting</b> 32:24  <b>dpw</b> 39:3  <b>drainage</b> 38:15  <b>drawing</b> 17:11              25:7 27:1  <b>drawn</b> 20:11,12  <b>drive</b> 22:8,14 24:7              27:14  <b>driveway</b> 8:14,21              25:20,23 27:4  <b>drop</b> 11:8 16:23  <b>durability</b> 37:17  <b>duration</b> 37:21</p> <hr/> <p style="text-align: center;"><b>e</b></p> <hr/> <p><b>e</b> 2:1,1 3:1,1 14:11              46:1,1  <b>e1</b> 36:6,12  <b>e2</b> 25:13 36:5,13  <b>earlier</b> 33:20              38:17 40:22  <b>earth</b> 31:22  <b>ease</b> 37:23  <b>easier</b> 21:12 37:1,6              38:10</p>
---	---	--	--

<p><b>easy</b> 37:4 40:4  <b>edge</b> 26:23  <b>effectively</b> 19:18  <b>either</b> 3:11 7:10              29:19  <b>elaborate</b> 6:1  <b>elevation</b> 7:15              10:10  <b>elevations</b> 9:14,20              10:1 17:9 19:22  <b>eliminate</b> 7:5  <b>eliminated</b> 7:11  <b>eliminating</b> 9:17              28:14  <b>emergency</b> 8:14              25:24 26:14 27:13              27:14  <b>enables</b> 16:6  <b>enclosed</b> 32:21              33:11  <b>engineer</b> 2:19              38:18 39:3  <b>entire</b> 25:13  <b>entrance</b> 15:12              19:5 22:14 25:19              25:23  <b>equation</b> 37:24  <b>etcetera</b> 11:14              14:15 15:6 24:20  <b>evening</b> 3:2,10,23  <b>everybody</b> 6:12              45:12  <b>examples</b> 42:19  <b>expanse</b> 11:21              18:7  <b>expansive</b> 12:9,18              13:21 18:11  <b>expect</b> 41:16  <b>experience</b> 37:18              38:4</p>	<p><b>expires</b> 46:21  <b>expressed</b> 10:6  <b>extension</b> 34:24  <b>extensions</b> 22:21  <b>extent</b> 18:18  <b>extremely</b> 41:24</p> <p style="text-align: center;"><b>f</b></p> <p><b>f</b> 14:19 46:1  <b>facing</b> 9:23  <b>fair</b> 15:9 18:5  <b>fairly</b> 12:9 18:8              41:11  <b>far</b> 10:19 11:1              14:16  <b>feel</b> 11:17,21 12:16  <b>feels</b> 41:12  <b>feet</b> 10:21 11:7,9              11:11 13:2 32:15              32:23 40:13  <b>felt</b> 10:15 30:3              31:3 37:24 38:10              43:12  <b>fiber</b> 10:15  <b>figure</b> 23:20 34:21  <b>filled</b> 31:19  <b>finally</b> 11:24  <b>find</b> 42:20  <b>fire</b> 8:1,17 9:6              24:24 25:6,9,24              26:10,14,20 27:10              38:8  <b>first</b> 5:20,21 19:10              42:1  <b>fitness</b> 32:9,11,12              33:5,13,15,20,24              34:3,16,18  <b>five</b> 11:9 39:17  <b>flavor</b> 14:8  <b>floor</b> 15:24 29:8              32:24 40:12</p>	<p><b>folks</b> 12:11 18:13              30:4 37:24 38:3  <b>foot</b> 41:2  <b>footage</b> 32:4  <b>footnote</b> 43:4,5  <b>footprint</b> 17:3              28:23,24  <b>forth</b> 3:13 16:19              21:6  <b>forward</b> 45:2  <b>found</b> 8:19  <b>four</b> 10:21 11:7,9              11:10 13:2  <b>frankly</b> 34:11  <b>friendly</b> 18:13  <b>front</b> 11:3 16:1              19:14 25:3 27:8  <b>full</b> 14:6  <b>function</b> 33:24              37:15  <b>functionality</b> 30:3              31:6  <b>further</b> 9:1 21:9              21:12 35:23 36:18              44:1  <b>future</b> 9:6,11              35:21 36:3 37:8</p> <p style="text-align: center;"><b>g</b></p> <p><b>g</b> 3:1 15:3  <b>garage</b> 8:11 11:20              12:20 15:11,13              17:12 28:14,18,20              28:21 30:8 33:8              33:10  <b>gates</b> 8:24 9:5,8              37:8  <b>general</b> 39:23  <b>generally</b> 37:16  <b>geometry</b> 25:1  <b>getting</b> 5:15 17:20              27:19 33:6 42:17</p>	<p><b>ghosted</b> 19:21  <b>give</b> 3:16 4:22              40:11  <b>given</b> 23:21 44:9  <b>global</b> 9:24  <b>go</b> 5:8 6:11 17:7              25:22 32:18 33:9              37:10  <b>goes</b> 11:1,5,11              14:16  <b>going</b> 6:5,9 9:4,21              11:4 23:7,15,18              32:2,24 35:22              36:2 39:16 41:5,6              43:14 45:1  <b>good</b> 3:2 10:16              11:23 20:1 41:18              42:10 45:1,12  <b>goodnight</b> 45:14  <b>gotten</b> 35:20  <b>governor</b> 3:19  <b>graphics</b> 16:20  <b>grass</b> 23:8  <b>grasscrete</b> 36:21              37:3,11 38:2,5,7              39:8  <b>great</b> 35:6  <b>green</b> 22:19,24              31:19 32:4  <b>gross</b> 40:12  <b>ground</b> 36:11,13              38:14  <b>grow</b> 23:19  <b>guess</b> 39:17  <b>guidance</b> 7:1,12  <b>guidelines</b> 3:13  <b>guys</b> 30:23 37:14              41:15</p>
--	--	---	--

<p style="text-align: center;"><b>h</b></p> <p><b>half</b> 23:15,17  <b>hammer</b> 26:21  <b>hand</b> 12:1 13:12  26:21 46:13  <b>handicap</b> 21:24  22:11 24:10,12  25:15,16  <b>happy</b> 6:4 9:10  45:11  <b>head</b> 23:14  <b>headlights</b> 35:24  <b>hear</b> 45:8  <b>heard</b> 37:2 39:21  <b>hearing</b> 1:6 3:6  5:3,20 44:1  <b>height</b> 40:15,17  <b>held</b> 3:20  <b>helped</b> 43:12  <b>helpful</b> 41:9  <b>helps</b> 12:22 18:17  42:10  <b>hereunto</b> 46:13  <b>hill</b> 2:17 5:18 6:17  <b>holding</b> 31:22  <b>holiday</b> 45:11  <b>hope</b> 41:8  <b>hopefully</b> 21:12  45:9  <b>horticulture</b> 37:19  <b>host</b> 3:24 4:15  <b>human</b> 18:12  <b>hung</b> 11:2,2,6,6,12  11:12 14:16,17  29:3 39:15</p>	<p><b>illustrate</b> 18:5  <b>image</b> 10:5  <b>immediate</b> 9:5  19:11  <b>immediately</b> 22:1  30:10  <b>important</b> 45:8  <b>impossible</b> 36:12  <b>improve</b> 30:4 31:5  31:6 43:22  <b>improvement</b>  24:21  <b>improving</b> 7:6  35:19  <b>inaudible</b> 34:17  <b>inch</b> 23:15,17  <b>include</b> 12:24  <b>included</b> 9:2 38:18  <b>increasing</b> 8:7  <b>independence</b>  22:7,14 24:7  <b>indicated</b> 8:1  <b>indicating</b> 27:9  <b>individual</b> 41:4  <b>infill</b> 6:24 9:18  29:12 40:17  <b>initially</b> 30:23  40:1,6,14  <b>initiated</b> 5:4  <b>input</b> 41:13  <b>inside</b> 27:11  <b>inspection</b> 4:7  <b>install</b> 9:5,8 36:1  <b>insubstantial</b> 3:12  5:11 43:10  <b>intention</b> 18:4  <b>interested</b> 20:19  <b>interesting</b> 45:8  <b>interior</b> 10:22,24  13:10,15 14:19  15:16,23 16:6</p>	<p>19:7,13 28:24  29:16,22  <b>introduce</b> 4:23  <b>introduction</b> 12:2  17:1  <b>ish</b> 32:23  <b>issue</b> 30:21 34:12  <b>issues</b> 16:9  <b>item</b> 8:16</p> <p style="text-align: center;"><b>j</b></p> <p><b>job</b> 7:21  <b>join</b> 5:14  <b>judi</b> 5:13 39:13  41:12</p> <p style="text-align: center;"><b>k</b></p> <p><b>kate</b> 2:13 4:9  31:13 41:19 44:8  <b>keep</b> 28:15  <b>kept</b> 37:5  <b>key</b> 20:8  <b>kind</b> 26:11 30:24  <b>kindermans</b> 2:19  23:5,9,13,17,24  24:3 26:19 27:7  27:16 36:8,10  45:10  <b>know</b> 5:9 12:10,16  16:2,3 17:2 18:9  18:19 20:10 29:23  32:12,13 33:16,19  35:7,21 37:12,16  38:5 39:8  <b>knowledge</b> 46:12</p>	<p><b>landscaping</b> 14:7  19:20 36:2  <b>lane</b> 8:1 24:24  25:6,9,24 26:10,14  26:20 27:10  <b>language</b> 42:18  <b>large</b> 11:21 12:9  13:21 18:7 19:16  26:4 27:24  <b>lastly</b> 15:8  <b>lawn</b> 24:19  <b>layers</b> 40:3  <b>layout</b> 10:22 13:15  15:16,23 29:17  <b>leading</b> 22:13  <b>left</b> 10:19 11:4  12:1,6 13:13  16:16 17:11 24:7  27:21  <b>lentils</b> 10:3  <b>letter</b> 42:22,24  43:3  <b>level</b> 11:20 13:5  28:14,21 29:19  33:8  <b>levin</b> 2:17 6:9 38:6  38:6 41:18  <b>line</b> 10:23 21:2  24:16 26:9,21  27:8  <b>lines</b> 27:3  <b>lining</b> 29:16  <b>listened</b> 45:7  <b>little</b> 5:14 10:20  11:7,10 18:12,13  20:11 23:8 25:1  27:8,12 28:6 30:3  35:9  <b>locate</b> 38:11  <b>locations</b> 9:16</p>
<p style="text-align: center;"><b>i</b></p> <p><b>idea</b> 35:6  <b>identify</b> 4:1,20  38:11</p>	<p><b>intention</b> 18:4  <b>interested</b> 20:19  <b>interesting</b> 45:8  <b>interior</b> 10:22,24  13:10,15 14:19  15:16,23 16:6</p>	<p style="text-align: center;"><b>l</b></p> <p><b>label</b> 25:13  <b>laid</b> 16:6  <b>landscape</b> 35:18  35:19  <b>landscaped</b> 23:3,5  35:4</p>	<p><b>landscaping</b> 14:7  19:20 36:2  <b>lane</b> 8:1 24:24  25:6,9,24 26:10,14  26:20 27:10  <b>language</b> 42:18  <b>large</b> 11:21 12:9  13:21 18:7 19:16  26:4 27:24  <b>lastly</b> 15:8  <b>lawn</b> 24:19  <b>layers</b> 40:3  <b>layout</b> 10:22 13:15  15:16,23 29:17  <b>leading</b> 22:13  <b>left</b> 10:19 11:4  12:1,6 13:13  16:16 17:11 24:7  27:21  <b>lentils</b> 10:3  <b>letter</b> 42:22,24  43:3  <b>level</b> 11:20 13:5  28:14,21 29:19  33:8  <b>levin</b> 2:17 6:9 38:6  38:6 41:18  <b>line</b> 10:23 21:2  24:16 26:9,21  27:8  <b>lines</b> 27:3  <b>lining</b> 29:16  <b>listened</b> 45:7  <b>little</b> 5:14 10:20  11:7,10 18:12,13  20:11 23:8 25:1  27:8,12 28:6 30:3  35:9  <b>locate</b> 38:11  <b>locations</b> 9:16</p>

<p><b>locus</b> 13:11  <b>long</b> 12:18  <b>longer</b> 12:12 18:4  <b>look</b> 7:6,14 9:9,14              10:16 27:4 35:22              39:24 42:23 43:3  <b>looked</b> 37:1  <b>looking</b> 16:16 20:8              21:2 26:11 27:1              30:2 31:4 33:17              39:23 42:17 43:7  <b>looks</b> 8:3 27:12  <b>lot</b> 12:13 17:18              24:14 25:12,13              35:2 36:6  <b>lower</b> 13:4 33:7  <b>lowest</b> 32:1  <b>luck</b> 45:1</p>	<p><b>martineau</b> 2:18              6:11,15,16 14:2,11              15:22 16:13 17:7              17:15 18:2 19:2,4              19:8 20:4,15,23              22:21 23:1,22              24:6 25:8 26:13              26:17,24 27:20              28:13 29:7 30:20              31:2,11,23 32:6,14              32:17 33:7,14,22              34:22 35:12,17              36:7,17 37:12              38:16  <b>massachusetts</b>              46:2,7  <b>match</b> 15:15  <b>material</b> 7:4,11              8:15,22 10:4,17              11:13 15:5 26:17  <b>materials</b> 20:9              37:19  <b>matter</b> 3:7 5:21  <b>mean</b> 18:22,23              34:8  <b>meant</b> 17:23 18:23  <b>measures</b> 9:1  <b>meeting</b> 3:4,5,15              3:16 4:2,3,4 5:2,4              5:10,16,21 6:18              20:10 29:2 39:2,4              39:16 42:17 45:4  <b>meetings</b> 3:20  <b>meets</b> 29:24  <b>meiklejohn</b> 2:14              4:13,14 16:10              17:5,8,17 18:22              19:3 20:6,18 25:6              26:9,15 27:13,18              31:13,16,24 32:7              39:11 42:7 44:5</p>	<p><b>member</b> 2:13,14  <b>memory</b> 32:24  <b>mentioned</b> 29:1              43:9  <b>met</b> 6:19  <b>mimic</b> 11:23 13:20              19:23  <b>mind</b> 4:5  <b>minor</b> 6:22,23 8:4              22:13 28:4  <b>minutes</b> 39:17  <b>mix</b> 8:6 28:17  <b>mmorelli</b> 2:9  <b>modification</b> 3:8              3:11 5:5 33:20              34:9,16 40:9              41:16 44:3  <b>modifications</b> 5:23              39:24 40:3,23              45:1  <b>modified</b> 7:11              44:19  <b>moment</b> 20:17  <b>monday</b> 1:16  <b>monolithic</b> 12:10  <b>morelli</b> 2:3 4:1,17              4:18,24,24 39:1,14              39:22 42:23 43:2              45:5  <b>motivation</b> 18:17  <b>move</b> 13:17  <b>moved</b> 29:3  <b>moving</b> 9:20 11:3              12:5 13:9 14:11              14:18 15:3 16:13              22:7 24:6 28:3  <b>multipurpose</b> 34:1  <b>municipal</b> 3:13</p>	<p><b>n</b>  <b>n</b> 2:1 3:1  <b>name</b> 3:3 35:3  <b>navigate</b> 30:7  <b>nearby</b> 38:8  <b>nearly</b> 7:9  <b>necessarily</b> 37:9  <b>need</b> 22:4 29:8              34:5 37:8  <b>needed</b> 6:7 31:2              35:23  <b>neighborhood</b>              9:23 16:18 35:21  <b>net</b> 8:9  <b>never</b> 29:5 37:2  <b>newton</b> 38:8  <b>nice</b> 35:9  <b>night</b> 45:13  <b>norfolk</b> 46:3  <b>notarial</b> 46:14  <b>notary</b> 46:6,20  <b>note</b> 9:23 13:2,4              14:12,21 15:4,13              24:8,14 25:14              27:22  <b>noted</b> 17:1  <b>november</b> 5:4 7:8              8:5 46:22  <b>number</b> 8:7,8,9,10              28:16 29:24 35:16              40:18 41:17</p>
<p><b>m</b></p>			
<p><b>ma</b> 2:7  <b>magnitude</b> 40:4  <b>main</b> 35:11  <b>maintaining</b> 37:15  <b>maintenance</b>              37:13,20,22,24  <b>making</b> 7:2 15:20              19:10 21:12 34:12  <b>management</b>              38:22 39:5 40:19              44:22  <b>manager</b> 2:18              6:16  <b>map</b> 13:11  <b>marc</b> 2:17 6:6,8              18:19 38:6  <b>maria</b> 2:3 4:1,16              4:22,24 8:1 38:23              39:13,19 42:15              43:1 45:3  <b>mark</b> 2:12 3:3              15:19 34:8 44:5</p>			<p><b>o</b>  <b>o</b> 3:1  <b>o'donnell</b> 39:3  <b>obviate</b> 37:8  <b>offered</b> 7:1  <b>okay</b> 6:10,13              17:17 32:5 43:2  <b>once</b> 36:1</p>

<p><b>one's</b> 8:8  <b>ones</b> 23:10,11  <b>open</b> 24:19 32:21  33:1 35:3 41:8  42:16  <b>opinion</b> 31:8 44:6  <b>optimal</b> 31:1  <b>order</b> 3:19  <b>ordinary</b> 27:3  <b>orient</b> 21:17  <b>orientation</b> 3:16  <b>oriented</b> 25:22  <b>original</b> 34:8  44:23  <b>originally</b> 35:10  42:2  <b>ornamental</b> 23:23  <b>outs</b> 22:22  <b>outside</b> 8:13 12:22  19:9,11 22:1  30:10 31:20  <b>outweighed</b> 37:22  <b>overall</b> 41:8  <b>overarching</b> 7:12  <b>oversight</b> 44:21  <b>overview</b> 4:22</p>	<p>28:18,20 29:21,23  30:18,19 31:7  35:8 37:7 40:24  41:1,5  <b>part</b> 27:10 29:4  30:20  <b>particular</b> 10:10  18:20  <b>passage</b> 42:21  <b>patches</b> 22:19  <b>paths</b> 35:7  <b>paved</b> 26:15,20  27:17  <b>pavement</b> 25:14  36:22 37:11  <b>paving</b> 25:12  37:19  <b>people</b> 29:4  <b>permeable</b> 36:6,23  <b>permit</b> 5:7 9:3  12:15 25:10 29:24  30:15 40:7,10,14  44:19,23  <b>person</b> 3:21,22  <b>perspective</b> 18:12  26:7</p>	<p>40:20  <b>planned</b> 34:20  35:10  <b>planner</b> 2:3 5:1  <b>planning</b> 2:4 4:16  5:2  <b>plans</b> 7:2,18 20:9  20:16 21:10,12  32:10 38:18  <b>planting</b> 24:4,20  <b>platform</b> 3:17  <b>pleased</b> 6:1  <b>plow</b> 37:4  <b>plowing</b> 37:1,15  37:23  <b>pockets</b> 41:4  <b>point</b> 5:16 18:20  19:9 31:11,20  33:19 35:11  <b>pointing</b> 17:10  <b>porous</b> 25:12,14  <b>portion</b> 14:20 16:6  33:3  <b>positive</b> 17:22  <b>poverman</b> 2:13  4:9,11 15:19 16:8  16:12 19:5 20:2,5  22:16,23 23:3,7,12  23:16,19 24:2  29:1 30:17,22  31:9,15 32:8,15  33:4,12,16 34:2,14  35:5,14 36:4,9,15  36:20 38:3 39:7  39:12 41:14,22  42:22 43:1,6 44:9  45:14  <b>presence</b> 4:9  <b>presentation</b> 5:23  7:6 21:9 42:8</p>	<p><b>presented</b> 7:20  43:20 44:10,20  <b>presenting</b> 7:22  30:24  <b>pretty</b> 12:10 27:2  36:1 39:9  <b>preview</b> 38:17  <b>previous</b> 22:19  <b>previously</b> 7:5 8:5  9:17 10:11 12:8  14:24 15:7 16:15  17:1 24:15 26:4  29:3 30:17 32:19  32:21 34:20 42:9  42:13  <b>primarily</b> 7:2,23  <b>primary</b> 18:17  <b>probably</b> 39:16  <b>proceedings</b> 46:9  46:11  <b>programmatic</b>  6:21  <b>progress</b> 21:23  <b>project</b> 2:18 6:16  8:10 12:12 38:7  43:23 44:21  <b>projecting</b> 11:8  <b>property</b> 21:2  24:16  <b>proportion</b> 34:7  <b>proposal</b> 8:21  <b>proposed</b> 6:20 7:5  7:10,13,22 8:18  14:6,24 16:22  19:17 20:14,15  21:6,7,14 22:6  29:11,20 33:19,23  36:24 39:23 42:9  42:13 43:24  <b>proposing</b> 5:9 7:7  8:6 10:11 15:7</p>
<p style="text-align: center;"><b>p</b></p>			
<p><b>p</b> 2:1,1 3:1  <b>p.m.</b> 1:17,17  <b>package</b> 21:11  <b>pages</b> 1:1  <b>paint</b> 43:7  <b>panel</b> 10:13  <b>panels</b> 36:5 41:24  <b>parapets</b> 10:4  14:15  <b>parked</b> 30:7  <b>parking</b> 7:24 8:13  21:24 22:3,9,11,18  24:13,14 25:11,12  25:15,17 28:7,7,8</p>	<p><b>perspectives</b> 9:15  13:7 14:9 16:14  <b>physically</b> 36:11  <b>picking</b> 27:20  <b>picks</b> 25:23  <b>picture</b> 40:11  <b>piece</b> 29:9  <b>place</b> 22:18 30:6  41:7  <b>plan</b> 6:22 7:7 8:3  15:18,24 20:22  21:8 29:8 31:14  33:1 34:23 35:18  35:19,22 36:2  38:21 39:5 40:19</p>		

<p>27:23 29:14,15  <b>prospect</b> 8:24  <b>protection</b> 40:20  <b>provide</b> 12:23  30:15 31:3  <b>provides</b> 16:5  <b>public</b> 1:6 3:20 4:6  5:2,4 38:18 46:6  46:20  <b>pull</b> 24:18  <b>pulled</b> 24:17 35:2  <b>purposes</b> 21:8,11  <b>pursuant</b> 5:12  <b>put</b> 34:5 42:22</p>	<p><b>recall</b> 21:19 26:6  33:17  <b>received</b> 7:13  21:11  <b>recognized</b> 4:21  <b>recollection</b> 34:3  <b>recommendations</b>  5:22  <b>record</b> 4:3,6,23  5:20 37:3 46:11  <b>recorded</b> 4:2 46:9  <b>red</b> 20:12,13,15  21:14 22:6  <b>redemption</b> 44:14</p>	<p><b>reprogrammed</b>  17:13  <b>reprogramming</b>  8:11  <b>request</b> 3:8,10 6:2  37:14 42:4  <b>requested</b> 38:9  44:14  <b>require</b> 9:5 29:8  44:1  <b>required</b> 30:1,13  <b>requirement</b>  25:10  <b>residences</b> 1:7 3:7  5:6  <b>respect</b> 7:17 10:2  13:5 29:24  <b>response</b> 43:14  <b>responsive</b> 6:2  <b>restored</b> 43:17  <b>restrict</b> 9:1  <b>result</b> 8:9  <b>retaining</b> 12:9,13  12:18 13:21 17:19  17:23 18:6,8  19:16,17,24 22:3,6  22:10,12 26:4,5,8  27:24 28:2 31:17  31:21 35:15</p>	<p><b>road</b> 9:23 13:10  15:4 16:16,17  21:3 25:21 41:17  <b>roadway</b> 22:15  25:23 27:3,4  38:11,12  <b>robust</b> 36:1  <b>rock</b> 26:22  <b>role</b> 3:9  <b>roof</b> 32:19,22 33:1  33:6  <b>rooftop</b> 32:10  <b>room</b> 33:24 34:1  34:19  <b>rotary</b> 16:16  <b>ruling</b> 3:18  <b>running</b> 6:3  <b>runs</b> 25:20 26:1</p>
<p style="text-align: center;"><b>q</b></p>	<p><b>redistributing</b>  8:13</p>	<p><b>reverted</b> 11:15  14:24 15:2,6</p>	<p style="text-align: center;"><b>s</b></p>
<p><b>quality</b> 10:5  <b>question</b> 7:19  13:23 17:6 20:7  29:18 31:14,17  32:8 36:20 38:19  41:15 42:14  <b>questions</b> 5:17 6:7  36:18 42:6  <b>quibble</b> 35:6  <b>quick</b> 13:23  <b>quite</b> 25:7</p>	<p><b>redistribution</b>  41:1  <b>reduction</b> 40:9  <b>regard</b> 10:8  <b>regular</b> 36:21  <b>regulations</b> 3:14  <b>regulatory</b> 5:1  <b>relates</b> 15:10  35:19  <b>relief</b> 12:23  <b>remains</b> 40:23  44:23</p>	<p><b>result</b> 8:9  <b>retaining</b> 12:9,13  12:18 13:21 17:19  17:23 18:6,8  19:16,17,24 22:3,6  22:10,12 26:4,5,8  27:24 28:2 31:17  31:21 35:15  <b>reverted</b> 11:15  14:24 15:2,6  <b>reverting</b> 10:17  <b>review</b> 6:20 8:18  12:14 28:19  <b>reviewing</b> 32:9  <b>revisions</b> 7:2  <b>right</b> 11:1,5 12:6  13:11,13,17 14:16  17:14 22:8 27:11  31:18,22,23 42:20</p>	<p><b>s</b> 2:1 3:1  <b>safe</b> 30:5  <b>saw</b> 37:3  <b>saying</b> 19:1 33:16  <b>says</b> 43:7  <b>scale</b> 18:12  <b>school</b> 21:16  <b>schwartz</b> 2:16 6:3  6:4 18:21  <b>schwartz's</b> 43:3  <b>screen</b> 6:12 21:17  25:19 35:23 42:16  <b>screening</b> 14:1  <b>seal</b> 46:14  <b>secure</b> 30:6,9  <b>see</b> 6:12 7:15 12:1  12:3,7 13:11,13  14:1,3,5 16:22  17:1 19:15,17,20  20:10 21:17 25:1  25:13 27:3 29:13  32:20 33:1 45:9</p>
<p style="text-align: center;"><b>r</b></p>	<p><b>remember</b> 10:11  26:11 31:18 32:12  34:11 36:23 41:2</p>	<p><b>reverted</b> 11:15  14:24 15:2,6</p>	<p><b>screening</b> 14:1</p>
<p><b>r</b> 2:1 3:1 46:1,5,19  <b>racks</b> 29:21,22  <b>randolph</b> 2:14  4:12 16:8 42:5  <b>real</b> 20:24  <b>really</b> 7:20 10:7  26:22 27:10 42:8  <b>realty</b> 2:17 5:18  6:17  <b>rear</b> 26:20  <b>reason</b> 9:8 34:2,4  36:24 37:10</p>	<p><b>remind</b> 20:13  <b>reminded</b> 12:10  <b>remote</b> 1:11  <b>rentals</b> 14:14  <b>reporter</b> 46:6  <b>represent</b> 27:6  <b>representative</b>  4:16  <b>represents</b> 26:10</p>	<p><b>reverted</b> 11:15  14:24 15:2,6  <b>reverting</b> 10:17  <b>review</b> 6:20 8:18  12:14 28:19  <b>reviewing</b> 32:9  <b>revisions</b> 7:2  <b>right</b> 11:1,5 12:6  13:11,13,17 14:16  17:14 22:8 27:11  31:18,22,23 42:20</p>	<p><b>screening</b> 14:1  <b>seal</b> 46:14  <b>secure</b> 30:6,9  <b>see</b> 6:12 7:15 12:1  12:3,7 13:11,13  14:1,3,5 16:22  17:1 19:15,17,20  20:10 21:17 25:1  25:13 27:3 29:13  32:20 33:1 45:9</p>

<p><b>seen</b> 26:6  <b>segmented</b> 21:10  <b>semi</b> 14:4  <b>senior</b> 2:3 4:24  <b>sense</b> 13:6  <b>separates</b> 36:10  <b>series</b> 10:24 11:11 14:15  <b>serving</b> 4:8  <b>set</b> 3:13 46:13  <b>setbacks</b> 41:2  <b>shade</b> 23:24 34:24  <b>shame</b> 39:7  <b>share</b> 6:12 44:6  <b>sharpened</b> 10:5  <b>sheer</b> 18:11  <b>shift</b> 24:5  <b>shifted</b> 13:14  <b>shifting</b> 16:1,4  <b>shifts</b> 22:10  <b>show</b> 8:2 21:4 29:5  <b>showed</b> 17:9 26:7 28:18  <b>showing</b> 13:24 21:4  <b>shown</b> 16:14 21:3  <b>side</b> 9:21,21,22 11:3 12:4,5 13:9 13:19 14:11,12,18 15:3 16:18 17:11 19:12 20:24 21:1 24:24 32:20,20 42:8,8  <b>sides</b> 15:8  <b>sidewalks</b> 25:4  <b>signature</b> 46:17  <b>significant</b> 23:20  <b>signifies</b> 26:22  <b>signify</b> 4:9  <b>silence</b> 39:19</p>	<p><b>silhouette</b> 14:3  <b>similar</b> 13:1 14:22 24:8  <b>single</b> 9:18 11:2,6 11:12 14:16 17:3  <b>site</b> 6:22 7:7,17 8:3 13:10 18:14 19:13 20:8,16,22 21:8,10 34:23 38:21  <b>sitting</b> 3:4  <b>sizable</b> 18:9 22:4  <b>size</b> 15:21,22 23:12  <b>skill</b> 46:12  <b>slide</b> 25:22 33:9  <b>slides</b> 17:9  <b>slightly</b> 11:9 13:14 13:17 14:22 16:24 16:24 43:21  <b>slopes</b> 21:21  <b>small</b> 26:5,7 34:23  <b>smaller</b> 15:20 23:10  <b>solution</b> 11:18 31:4,7  <b>soon</b> 45:9  <b>sorry</b> 20:6 33:8,9 43:1  <b>sort</b> 14:2  <b>sounds</b> 39:19  <b>source</b> 37:13  <b>south</b> 1:7 3:7 5:6  <b>space</b> 8:12 10:24 11:18,19 12:20 15:24 16:2 21:24 22:11 24:11,13,19 25:15,17 28:7,8,21 28:23 29:23 30:8 30:18,19 31:7 33:22,23,24 34:6 34:12 35:3 41:8</p>	<p><b>spaces</b> 22:3,9,18 22:20 23:6 24:18 25:11,16,16 28:7 28:11 29:21 30:1 41:5  <b>speak</b> 8:20 37:17  <b>specifically</b> 38:19 43:10  <b>specified</b> 23:14  <b>spill</b> 38:14  <b>spoke</b> 9:3  <b>spots</b> 24:5  <b>spreading</b> 28:12  <b>square</b> 32:4,15 40:13  <b>ss</b> 46:3  <b>staff</b> 38:17 39:20  <b>start</b> 3:15 12:2,8 24:23  <b>starting</b> 21:15  <b>statute</b> 3:18  <b>statutes</b> 3:14  <b>stay</b> 25:22  <b>steve</b> 2:16 18:19  <b>stone</b> 10:14,17 11:22 13:21 18:8 18:11  <b>storage</b> 8:12 9:12 11:19 12:3,20 13:5 17:15,16,17 18:16 19:10,19 27:23 28:22 29:19 29:20 30:10,12,14 30:16 31:3,5 36:11  <b>store</b> 30:5,8,13  <b>stored</b> 29:3  <b>storing</b> 29:6  <b>storm</b> 38:21 39:5 40:19</p>	<p><b>story</b> 17:4 32:1  <b>straight</b> 35:7  <b>straighten</b> 8:21 25:2  <b>straightening</b> 8:14  <b>street</b> 2:6 24:9  <b>style</b> 12:21 13:3 14:13 15:4  <b>styles</b> 9:16  <b>subject</b> 12:13 44:20  <b>substantial</b> 3:12 5:12 42:19 43:8 43:24 44:3,7,13,15 44:18  <b>substantiate</b> 42:11  <b>substantive</b> 20:24  <b>successful</b> 10:8  <b>suffer</b> 39:18  <b>sufficient</b> 38:4  <b>suggesting</b> 17:21  <b>summarize</b> 28:10 43:19  <b>summary</b> 5:9  <b>sums</b> 41:10  <b>supplement</b> 35:23 36:2  <b>support</b> 44:2  <b>supposed</b> 27:5 33:12 36:23  <b>sure</b> 3:23 8:19 17:23 19:2 20:4  <b>surface</b> 7:24 26:16</p> <p style="text-align: center;"><b>t</b></p> <p><b>t</b> 46:1,1  <b>take</b> 6:9 9:21 34:19  <b>taken</b> 31:12  <b>talking</b> 32:13 43:11</p>
---	---	---	---

<p><b>tall</b> 18:8  <b>tell</b> 25:7 37:6  <b>ten</b> 39:17  <b>terribly</b> 45:7  <b>testimony</b> 3:24  <b>texted</b> 39:15  <b>thank</b> 6:5,15,17  14:10 19:3 20:7  32:7 35:14 39:6  45:2,6,10,12  <b>thanks</b> 16:12 20:5  24:2 36:15  <b>theo</b> 2:19 18:21  23:1 26:18,19  37:16  <b>thing</b> 29:14 43:6  <b>things</b> 17:14 19:6  32:10 43:8 44:11  <b>think</b> 4:21 6:2  7:15,21 10:5,8  14:7 16:11 17:12  18:17 26:21 30:13  31:10 34:9 35:1,5  37:9,20 39:7  40:12 41:10,11  42:10 43:20 44:9  <b>third</b> 3:8 5:5  <b>thought</b> 18:23  <b>three</b> 22:2 45:1  <b>time</b> 5:16 7:21  10:6 20:3,7 26:12  29:10 31:4,19  45:2  <b>times</b> 21:7  <b>today</b> 33:18 44:10  <b>toggle</b> 16:19 20:2  20:20 21:6  <b>tonight</b> 3:4,5 4:8  6:18  <b>top</b> 23:13</p>	<p><b>total</b> 10:21 11:7  28:16  <b>tough</b> 27:8  <b>town</b> 1:5 2:5 4:4  <b>transcribed</b> 46:10  <b>transcript</b> 46:11  <b>transom</b> 12:21  17:10,22  <b>transoms</b> 19:19  <b>transparent</b> 14:4  19:21  <b>tree</b> 23:21 34:24  40:20  <b>trees</b> 23:10,11,12  24:1,1,4,4,20  34:20 35:9,16  40:18,18,20  <b>trouble</b> 33:4  <b>true</b> 46:11  <b>trying</b> 23:20 25:2  34:21 42:2,15  <b>turn</b> 5:17 6:5  <b>turns</b> 22:4  <b>tv</b> 16:3  <b>two</b> 11:8 16:20,23  19:22 23:14,16,17  25:15,16 27:3  28:7,15 29:13,15  <b>two's</b> 8:8  <b>tying</b> 31:16  <b>type</b> 16:11</p> <p style="text-align: center;"><b>u</b></p> <p><b>unanimous</b> 44:17  <b>understand</b> 16:11  21:13 36:6,22  40:2,4  <b>understanding</b>  22:17  <b>understood</b> 42:5  <b>unfortunately</b>  39:14</p>	<p><b>unit</b> 8:6 28:15,17  <b>units</b> 8:9,10 10:22  11:20 13:15 15:16  15:21,23 16:5  28:16 29:17 40:21  <b>universal</b> 9:24  <b>unpaved</b> 26:10  <b>unrelieved</b> 11:22  13:22 18:9  <b>upper</b> 11:20 15:12  28:13,20 33:10  <b>usability</b> 43:22  <b>use</b> 16:6 34:12  <b>user</b> 18:11,13</p> <p style="text-align: center;"><b>v</b></p> <p><b>variation</b> 15:6  <b>variations</b> 7:4,12  10:4 11:13  <b>vegetation</b> 13:24  14:3  <b>vehicles</b> 27:14  <b>version</b> 20:20  <b>view</b> 16:14,15 17:6  21:1,3 24:21  31:20  <b>virtually</b> 3:17,20  <b>voicing</b> 44:2</p> <p style="text-align: center;"><b>w</b></p> <p><b>wait</b> 20:22 41:11  <b>walk</b> 27:14  <b>walked</b> 38:20  <b>walking</b> 19:6  <b>walkway</b> 21:23  27:10  <b>walkways</b> 7:23  21:18 22:1 24:10  24:11,22 25:5  26:2 28:4 35:24  <b>wall</b> 12:9,19 13:21  16:7 17:19,23</p>	<p>18:1,8 19:16,18,24  22:3,6,10,12 26:4  26:5,8 28:2 29:16  31:17,21,22 32:2,3  <b>walls</b> 10:23 12:13  18:7 28:1 29:17  <b>walmart</b> 35:8  <b>want</b> 3:23 5:19  18:20 22:16 30:5  32:18 37:16 39:22  43:13  <b>wanted</b> 8:23 18:24  39:1  <b>wash</b> 9:13 12:2  13:6 17:2 18:16  27:23  <b>washington</b> 2:6  <b>water</b> 36:11,13  38:14,21 39:5  40:19  <b>way</b> 16:5 31:5  41:19 42:10  <b>we've</b> 7:16,21 10:1  10:4,8 11:15  13:18 14:4,13  15:2,13 16:14  21:3 35:2 37:18  39:20 44:10  <b>website</b> 4:4  <b>week</b> 38:17  <b>weigh</b> 39:2  <b>went</b> 7:8 24:15  40:22 42:12,12  <b>whereof</b> 46:13  <b>white</b> 11:8 16:23  <b>who've</b> 18:3  <b>wider</b> 10:21 11:7  11:10 13:1 14:22  16:23,24 25:7,8  <b>window</b> 9:16,16  9:18 10:3,23 11:2</p>
--	---	---	---



11:5 12:7,19 13:3 13:18 14:13,17 15:4 29:16 42:16 <b>windows</b> 6:24 11:1,11,16,23 12:21 13:13,17 14:16 15:14,15,20 16:1,4 17:10,22,24 19:22 29:12,13,15 31:18 32:2 <b>witness</b> 46:13 <b>work</b> 11:4 21:21 <b>working</b> 12:6,11 13:12 18:3 <b>works</b> 38:19
<b>y</b>
<b>yeah</b> 19:4 26:13 27:11,16,17 29:7 31:15 32:14,17 35:17
<b>z</b>
<b>zba</b> 5:10,17 <b>zba's</b> 5:14 <b>ziggy</b> 26:9 <b>zigzag</b> 26:21 27:5 <b>zigzagging</b> 27:9 <b>zoning</b> 3:5,9 <b>zoom</b> 1:11 3:17 <b>zuroff</b> 2:12 3:2,3 4:12,15,19 5:19 6:8,10,14 13:23 14:10 28:10 34:11 35:15 36:16,18 38:13,23 39:6,10 39:13,18 41:10,19 42:5 43:5,15,16 44:8,16 45:6,11