

PLANNING BOARD
FOR THE
CITY OF CAMBRIDGE

GENERAL HEARING
TUESDAY, APRIL 11, 2023
6:30 p.m.

Remote Meeting
Cambridge, Massachusetts

Mary T. Flynn, Chair
Steven A. Cohen
H Theodore Cohen
Hugh Russell
Tom Sieniewicz
Ashley Tan

Community Development Staff
Daniel Messplay
Swaathi Joseph
Evan Spetrini
Mason Wells
Erik Thorkildsen
Suzannah Bigolin
Khalil Mogassabi
Adithi Moogoor



Precision, Speed, Reliability

617.547.5690

transcripts@ctran.com

I N D E X

CASE	PAGE
General Business	
Update from the Community Development Department	5
Public Hearings	
Craig Kelley et. al. Zoning Petition	8
PB-395 -- 425 Massachusetts Avenue (continued from 2/28/2023)	44
PB-9 Amendment -- 6 Lilac Court Request for Continuance	63
Board of Zoning Appeal Cases	
BZA-213774 - 60 Market Street	65

P R O C E E D I N G S

* * * * *

(6:30 p.m.)

Sitting Members: Mary T. Flynn, Steven A. Cohen, H Theodore
Cohen, Hugh Russell, Tom Sieniewicz, and
Ashley Tan

MARY FLYNN: Good evening. Welcome to the April
11, 2023 meeting of the Cambridge Planning Board. My name
is Mary Flynn, and I am the Chair.

Pursuant to Chapter 2 of the Acts of Chapter 2 in
the Acts of 2023 adopted by the Massachusetts General Court
and approved by the government, the City is authorized to
use remote participation at meetings of the Cambridge
planning Board.

All Board members, applicants, and members of the
public will state their names before speaking. All votes
will be taken by roll call.

Members of the public will be kept on mute until
it is time for public comment. I will give instructions for
public comment at that time, and you can also find
instructions on the City's webpage for remote Planning Board
meetings.

1 This meeting is being video and audio recorded and
2 is being streamed live on the City of Cambridge online
3 meeting portal and on cable television Channel 22, within
4 Cambridge. There will also be a transcript of the
5 proceedings.

6 I'll start by asking Staff to take Board member
7 attendance and verify that all members are audible.

8 DANIEL MESSPLAY: Louis Bacci, are you present,
9 and is the meeting visible and audible to you?

10 [Pause]

11 DANIEL MESSPLAY: Absent. H Theodore Cohen, are
12 you present, and is the meeting visible and audible to you?

13 H THEODORE COHEN: Visible, and audible.

14 DANIEL MESSPLAY: Steven Cohen, are you present,
15 and is the meeting visible and audible to you?

16 STEVEN A. COHEN: Present, visible, and audible.

17 DANIEL MESSPLAY: Tom Sieniewicz, are you present,
18 and is the meeting visible and audible to you?

19 TOM SIENIEWICZ: Present, visible, and audible.

20 DANIEL MESSPLAY: Hugh Russell, are you present,
21 and is the meeting visible and audible to you?

22 [Noise]

1 DANIEL MESSPLAY: Ashley Tan, are you present, and
2 is and is the meeting visible and audible to you?

3 ASHLEY TAN: Present, visible, and audible.

4 DANIEL MESSPLAY: Catherine Preston Connolly, are
5 you present, and is the meeting visible and audible to you?

6 [Pause]

7 DANIEL MESSPLAY: Absent. And Mary Flynn, are you
8 present, and is the meeting visible and audible to you?

9 MARY FLYNN: Present, visible, and audible.

10 DANIEL MESSPLAY: That is six members present and
11 two members absent, which constitutes a quorum.

12 MARY FLYNN: Great. Thank you, Daniel.

13 * * * * *

14 (6:32 p.m.)

15 Sitting Members: Mary T. Flynn, Steven A. Cohen, H Theodore
16 Cohen, Hugh Russell, Tom Sieniewicz, and
17 Ashley Tan

18 MARY FLYNN: The first item tonight is an
19 Update from the Community Development Department. For
20 that, we'll be going to Daniel. Daniel, if you'll also
21 introduce Staff present at the meeting, please.

22 DANIEL MESSPLAY: Thank you, Chair Flynn. Daniel

1 Messplay, Acting Director of the Zoning and Development
2 Division. With me here tonight also from the Zoning and
3 Development Division we have Swaathi Joseph, Evan Spetrini,
4 and Mason Wells.

5 We are also joined by our Urban Designers from
6 Community Planning Erik Thorkildsen and Suzannah Bigolin.
7 And also from the Zoning and Development Division Adithi
8 Moogoor, our Zoning and Development Intern.

9 I believe we will also be joined by Bill Deignan
10 from Environment and Transportation at some point this
11 evening.

12 Just a quick update for tonight: So I just wanted
13 to make a general announcement. If you're a member of the
14 public and you are in attendance this evening to discuss the
15 application for 6 Lilac Court, please be aware that the
16 applicant has requested that that hearing be continued to
17 May 2, 2023 so there will be no public comments this evening
18 on that case. So again, if you're here for 6 Lilac Court,
19 that's being continued until May 2.

20 Tonight, we will be discussing the Craig Kelley et
21 al. Zoning Petition, as well as having a continued public
22 hearing on 425 Mass Ave. We'll also be discussing a Board

1 of Zoning Appeal case for 60 Market Street.

2 Just a reminder that there will be no Planning
3 Board next week on the eighteenth, so Planning Board will
4 resume on April 25.

5 And at that meeting on the twenty-fifth we'll have
6 a public hearing on the Monestime et al. Zoning Petition as
7 well as a public hearing on 75 First Street. That takes us
8 to the end of the month.

9 Just a couple upcoming zoning hearings that may be
10 of interest this month: So on Thursday, there's a Housing
11 Committee hearing to discuss some potential amendments to
12 the Affordable Housing Overlay that begins at 9:30, followed
13 by an Ordinance Committee hearing on Thursday as well for
14 the Monestime et al. Zoning Petition, and that begins at
15 3:30 p.m.

16 And both of those meetings will be in the Sullivan
17 Chamber, with the ability to also view and participate
18 remotely.

19 And that concludes the CDD Update. And I will
20 turn it back to the Chair.

21 MARY FLYNN: Great. Thank you. Do Board members
22 have any questions before we move on? I don't see any.

* * * * *

(6:34 p.m.)

Sitting Members: Mary T. Flynn, Steven A. Cohen, H Theodore
Cohen, Hugh Russell, Tom Sieniewicz, and
Ashley Tan

MARY FLYNN: So we're moving onto the next item on
the agenda, which is a public hearing on a zoning petition
by Craig Kelley and others to amend the Zoning Ordinance to
define and regulate shared vehicle and publicly-accessible,
privately-owned electric vehicle charging systems in the
Table of Use Regulations.

And CDD Staff are going to start us off by giving
us a summary of why we are discussing this.

EVAN SPETRINI: Thank you, Chair. This is a new
zoning petition submitted by a group of at least 10
registered voters. The petition is substantially similar to
two citizen zoning petitions under the same name, reviewed
previously by this body. But this iteration removes an
element related to share mobility devices and platforms.

CDD Staff provided a memo with background and
commentary on the petition, which was assembled in
consultation with Staff from the Environment and

1 Transportation Planning Division and the Law Department.

2 The Board's action is to make a recommendation to
3 the City Council.

4 MARY FLYNN: All right. Thank you. Appreciate
5 that. I believe the presenter this evening is Craig Kelley.
6 Mr. Kelley, you'll have up to 30 minutes for your
7 presentation, and we hope you can be as concise as possible.
8 And if you would introduce yourself and other members of
9 your team and begin.

10 CRAIG KELLEY: Thank you very much. My name is
11 Craig Kelley. I'm here with Leonardi Aray, an Architect and
12 Urban Planner from Cambridge. Hearing what you all have on
13 your plate, I can see why you want us to be concise, and
14 we'll do our best to do so.

15 This is the Cambridge Transportation
16 Decarbonization and Congestion Mitigation bill. As Evan
17 noted, this is the third time something like this has been
18 submitted. This time we dropped the micro mobility part
19 because that just seemed to get in the way of people that
20 have the important issues around EV charging and car
21 sharing.

22 As the two previous iterations noted, though, this

1 is an attempt to allow platform-based commerce to intersect
2 with Traffic, Parking and similar issues in Cambridge to
3 make the city just a better place to live, work, visit, and
4 to make it function better.

5 Next slide, please?

6 LEONARDI ARAY: Hi, everybody. So as you heard
7 before, this is a two-part Planning -- Zoning change that
8 will help decarbonize transportation, reduce the number of
9 cars in Cambridge. And all that is going to be possible by
10 leveraging the power of platform-based commerce, that helps
11 us to get very easy access to services and products.

12 And by doing that, we're going to increase the
13 electric vehicles' ownership for people that are uninsured
14 and not getting the electrical vehicles because they don't
15 find a place to charge it.

16 It also is going to expand the opportunities for
17 people that don't own a car to have access to a vehicle as
18 needed.

19 These proposals can be framed in very different
20 ways. Craig and I have discussed this at length, as you can
21 imagine. But the truth is that this one will give residents
22 the ability to address climate change/congestion in other

1 related issues as they could do it in their own private
2 driveway or parking space.

3 Next?

4 The reason why a zoning change is needed is
5 because this essentially commercializes something that we
6 inherently think of as being residential. That is, the
7 parking spot in a residential district.

8 And I understand that the Board has expressed some
9 angst about why this is a zoning change: That's the reason.
10 If this were an allowed use already, we wouldn't need the
11 zoning change. But because it is commercializing this
12 space, we need to change the zoning.

13 A way to look at this is not hugely unlike home
14 occupations -- places where people do certain things. We've
15 allowed that for dentists and architects and even cooks.
16 And this is just expanding that to parking spots.

17 These are service transactions, right? You're
18 purchasing electricity and car usage. You're not actually
19 renting a parking spot.

20 So we're not altering anything actually having to
21 do with a parking spot; the parking spot just happens to be
22 where this stuff takes place. And thus they will be in

1 accessory parking spots.

2 Next, please?

3 There are two parts to this bill. One is the EV
4 charger part. And you don't have to spend hardly any time
5 online to realize that people are pushing EVs at all sorts
6 of levels. We want more EV users.

7 The problem is if you don't have more EV chargers,
8 you can't get the users. And you can go to CNET, you can go
9 to the New York Times, you can go to MIT, but I look at
10 those three ones in the middle: Cambridge sources.

11 Cambridge's Sustainability Dashboard, Cambridge Climate
12 Action Plan, and Cambridge Net Zero Action Plan.

13 These things all talk the importance of EVs and
14 the importance of, "Reliable access to electric vehicle
15 supply equipment." In other words, access to a charging
16 station.

17 So this isn't something that Craig and Leonardi
18 dreamed up, this is something that Cambridge is repeatedly
19 saying we need to move into the EV future.

20 Next, please?

21 Now the peer-to-peer car share is A) in this belt.
22 But B) it's something that the City of Cambridge has also

1 been talking about. You can see down at the bottom it says,
2 "From the Cambridge Community Development Department for
3 many people, car sharing is a more affordable alternative to
4 owning a car." The New York Times points out the same
5 thing. The National Equity Access points out the same
6 thing, and Zipcar.

7 And I'll admit, obviously Zipcar has a horse in
8 this race, although I don't think they're making up their
9 data. Zipcar says that 13 personally-owned cars are taken
10 off the road for each Zipcar. That was from 2020. If you
11 kick around the Internet, you'll see similar numbers put
12 there by other types of studies.

13 One thing that we want to remember is the City
14 already pushes peer-to-peer carshare. If you go onto CDD
15 website, they actually have a link to Turo, which is one of
16 the leading peer-to-peer carshare companies. And they will
17 say "carsharing in Cambridge linked to Turo."

18 So the City is already promoting Cambridge-based
19 carsharing. The problem is, as I noted earlier, we simply
20 don't have the ability to do that in a residential district.
21 And we see that with the EV chargers as well. The City when
22 you go to EV charging under the CDD dashboard: They will

1 send people to privately-owned links for privately-owned EV
2 charging systems.

3 So the City understands that this stuff is
4 important and is promoting it. The roadblock is the
5 residential district prohibiting this sort of commercial
6 use.

7 Next slide, please?

8 And it turns out that the two are actually
9 connected: Electric vehicles and shared vehicles have a
10 connection.

11 And we've seen it: The Puget Sound Clean Air
12 Agency, the Journal of Science and Policy, Salon. These and
13 other places are commenting on that if we want to allow
14 basically non rich people to use electric cars, we need to
15 start thinking about how to carshare better. Carshare,
16 carshare, carshare; EV, EV, EV is brought up all the time in
17 all sorts of forums. And it connects in Cambridge. Thank
18 you.

19 Next slide?

20 So the -- you saw the change itself. It will cost
21 nothing to the City of Cambridge. It would allow to expand
22 the EV charger infrastructure. It would expand automobile

1 access without increasing automobile ownership. It would
2 add three definitions and three uses and it's not waiving
3 any of the dimensional requirements or any other
4 requirements.

5 Next?

6 So this has been in front of you twice before.
7 It's been in front of the Ordinance Committee twice before.
8 Third time is the charm. We got a very favorable
9 recommendation from the Ordinance Committee last time we
10 were there.

11 Unfortunately, the timing because of the summer
12 and then Labor Day kicked in: The timing screwed up the
13 advertising, so we couldn't get it to the Council in time
14 before it expired. Hence, we have to jump through them
15 again. But this time we're going to make it happen.

16 Next slide, please?

17 So this is how EV charging looks like in Cambridge
18 right in City Hall, a historic building, a new device that
19 is attached to the wall fortunately will look like an old
20 payphone soon. It needs to be maintained. It needs to be
21 clear and safe for people to use it.

22 The participatory budgeting, which I participated

1 on a few years ago does a lot of great things. But it's
2 expanding a little bit of money to install these chargers.

3 Next, please?

4 Now, it could look a lot better, because when it comes
5 to these private properties, there's a likelihood that
6 people are going to maintain the property. They care for
7 their front yard; they're going to control access of who's
8 entering and leaving the site. So it could be very
9 organized and very simple to achieve.

10 Next?

11 [Indiscernible] are a very suburban structure. I
12 don't think that's the type of architecture in parking
13 patterns that we want to be seeing. They have a little
14 challenges; a lot of asphalt prices.

15 Next?

16 What it can look like is like this. You don't
17 even look at -- you're not going to even look at it, because
18 this is going to be done from your phone, from your
19 computer. You're going to see the image of the car that
20 you're looking for and then you find your destinations.

21 Next?

22 So this proposal is generically tailored. And as you

1 can see only full EVs would be allowed to charge to minimize
2 parking scams. And they have to be charging. The 10-hour
3 time limit reflects a rough estimate of what the full
4 charging time for many electric vehicles is. It takes
5 upwards of six, seven, eight -- sometimes even 12 hours at
6 this point in life to fully charge a Tesla, for example.
7 And very few people go to a gas station and get a quarter
8 tank. You go there, you want to leave with a full tank,
9 because that allows you to know more or less what your range
10 is going to be.

11 You're only allowed one car per dwelling unit, as far
12 as a share goes. So we're not going to have people running
13 free to rental cars out there. We're not changing the use
14 or the parking requirements or the dimensional requirements
15 or anything else. The car charger is a car charger; that's
16 all it is. The car that people are driving is still the car
17 that people are driving, except now they get to share to
18 other people.

19 And perhaps most importantly, this isn't
20 mandatory. We're not saying, "This has to be done." We are
21 simply saying, as Leonardi noted earlier, if people want to
22 participate in this part of their efforts to make the world

1 a better place, if they want to cut down on congestion, if
2 they want to help us get to a better, cleaner air quality
3 place, then they can do this. It's not mandatory. No
4 financial incentives or waivers or anything like that.

5 Next slide, please?

6 So there are downsides. And the real downside is
7 you might not know who is using the car that's parked in
8 your neighbor's driveway.

9 You know it's your neighbor's car, because it's
10 been there for forever; you might not know the exact person
11 who is walking up one day and driving off with it, or you
12 might not know who's going to the parking Station that your
13 neighbor has. You might not know them, but that's not the
14 same as being anonymous.

15 So if there are any issues with usage -- someone
16 say leaving coffee cups on the driveway or something like
17 that -- the user can be found through the platform.

18 So it's kind of like your FedEx delivery or anyone
19 else that accesses your driveway, your neighbors' driveway
20 or something like that as they're doing something. You
21 don't know who they are, but they're not anonymous. These
22 aren't just drifters coming in and out.

1 Next slide, please?

2 So we have done the right-to-charge rule. That
3 was signed by the Governor in December. Boston started it.
4 It keeps people from arbitrarily or completely saying you
5 cannot charge, put in an electric vehicle charger, in a
6 condo or a homeowner's association.

7 And it's not an absolute, because sometimes there
8 are good reasons not to put it in. But if you have a condo
9 -- I don't know, say you're on Boylston Street or something,
10 you've got a condo, you can't put an electric vehicle
11 charger there absent some really solid reason not to.

12 That's the right-to-charge rule. That's where
13 this discussion is going: Removing the barriers to
14 installing electric vehicle chargers, removing the barriers
15 to using and owning electric vehicles.

16 Next slide, please?

17 Temporarily, we've removed a lot of parking
18 requirements. And I think that's fantastic. A city should
19 not be defined by how many parking spots it has. There are
20 so many other great things about being a city, it's
21 difficult to look at parking lots and think that's the best
22 use of our space.

1 Nonetheless, having a car is an important part of
2 living for an awful lot of people, for whatever reason. I'm
3 going to use one tomorrow to go visit a client and my dad
4 out in Newton and deliver something. Other people use it to
5 take their kids to the grocery store or to the doctor or
6 whatever it might be. There are times when you want a car.

7 More personally-owned cars that are offered will
8 allow a wider range of offerings. So I went without a car
9 for several -- me and my wife and our two kids -- for
10 something like 12 years, from when our youngest was, you
11 know, 5 on up. And it was most difficult figuring out how
12 to get our bicycles someplace, or how do we go camping,
13 because there weren't roof racks allowed for us to put our
14 camping gear on.

15 The more cars that are offered, the wider the
16 range of options those accessories will be. And it becomes
17 easier for people like me and my wife to say, "You know
18 what? We don't need a car."

19 And I'll tell you, if you don't own a car, you
20 don't drive as much. It's absolutely true.

21 Next slide, please?

22 So we've done this before a bunch of times. So

1 postoperative animal care and the home occupation amendments
2 of 2021 were when I wasn't on the Council, but there are
3 ones that are on there from when I was on the Council:
4 Short-term rentals were instrumental, and we've got the
5 beekeeping zoning petition.

6 The City and the Planning Board as well as the
7 City Council have looked at the things and said, "You know
8 what? The old rules don't work quite right anymore. We
9 need to change them." The home occupy amendments in
10 particular we are now commercializing private kitchens.
11 Didn't use to. But now in a certain circumstance we are.

12 Short-term rentals we put a lot of work into
13 making sure that we allowed that type of commercialization
14 of residential property in a narrowly defined way.

15 We even asked a zoning amendment to allow
16 carsharing. And in the discussion of that zoning amendment,
17 it was advertised that 85 percent of Cambridge residents
18 wanted carsharing, parking on private property. 85 percent.

19 So this isn't new stuff. This is stuff that we've
20 been doing a lot of over the years. And it's just the
21 natural extension for us to move into the electric vehicle
22 charging sharing and the peer-to-peer charging sharing -- or

1 not charging sharing, the peer-to-peer car sharing.

2 Next slide, please?

3 So there may be other things that need to happen -
4 - other hurdles to jump. One is the utility franchise law
5 that's come up, but if you look at the question and answer
6 in the discussion online, they specifically say yes, a Mass.
7 EVIP participant can charge a fee to use the EV charging
8 station.

9 So other people have decided that for us.
10 Insurance coverage may be something that is a bump, whether
11 people want to either rent out their EV charging spot and/or
12 car or to use someone else's: You know, I don't know
13 whether that's going to happen or not.

14 But none of this is even going to possibly be an
15 issue, unless we allow it through the zoning, so without the
16 zoning laws that keep people from going where they need to
17 go.

18 Next slide, please?

19 So the last time I ended with a picture of a
20 dinosaur, and that didn't go over all that well. So this
21 time I'm ending with a picture of my poor little kitty,
22 after he had had an operation.

1 And my poor little kitty is just an illustration
2 of if you don't change when the times change, then bad
3 things or inappropriate things or whatever are going to
4 happen. So the cat didn't like that, the cat got better.
5 We're in a place now where the world has changed, and we
6 need to change with it.

7 I would add, too, that in addition to the use and
8 definition changes, we're suggesting an amendment to 6.2
9 off-street parking to add the publicly accessible, privately
10 electric charging systems and maybe install at any parking
11 spot that conforms. We took that language right out of the
12 carsharing amendment, which I commented on earlier, because
13 we want to make sure that people are parking the way they're
14 supposed to park.

15 So we took language that has already been approved
16 to make sure that the parking we're talking about here is
17 appropriate. And I think that's it.

18 MARY FLYNN: Okay. Well, thank you very much for
19 the presentation. As I mentioned earlier, this is a public
20 hearing, so we are going to move onto public comment at this
21 time.

22 Any members of the public who wish to speak should

1 now click the button that says, "Raise hand." If you're
2 calling in by phone, you can raise your hand by pressing *9.

3 As of 5:00 p.m. yesterday, the Board has received
4 no written communications on this case. Additional written
5 communications received after 5:00 p.m. yesterday will be
6 entered into the record.

7 So let's see. I will -- I'm looking at the list.
8 I don't see any hands raised, but I will ask for Daniel to
9 confirm that.

10 DANIEL MESSPLAY: Thanks, Chair Flynn. I'm seeing
11 the same. We do have quite a few attendees in the audience,
12 but I don't see any raised hands at this time. So maybe
13 we'll just do one last call.

14 If any members of the public wish to provide
15 comment on the Craig Kelley et al. Zoning Petition. So
16 please use the "Raise Hand" function, or if you're dialing
17 in by phone, to press *9.

18 I do see a hand up here, so we'll go to Harold
19 Hayward. Harold, please begin by unmuting yourself and
20 giving your name and address.

21 HAROLD HAYWRD: Hi, can you hear me?

22 DANIEL MESSPLAY: Yes, we can.

1 HAROLD HAYWARD: Excellent. Harold Hayward, 30
2 Cambridgepark Drive. My spouse and I use carshare a lot,
3 and it is super convenient. So we are all for these
4 changes. That is all.

5 DANIEL MESSPLAY: Okay. Thank you very much. And
6 Chair Flynn, that concludes the speakers on the list. So
7 I'll turn it back to you. Thank you.

8 MARY FLYNN: All right. Thank you, Daniel. Okay.
9 So now I'm going to move from public comment to Board
10 discussion. If this hearing is continued to a future date,
11 and additional information is received, there will be an
12 opportunity for public comment on the additional comments ad
13 materials. Additional written comments may also be
14 submitted.

15 Do Board members have questions at all for
16 Community Development Department Staff or the -- well, let's
17 start with the Staff, and then we can go to the proponent if
18 there's follow-up for the proponent.

19 And I do believe that Bill Deignan has joined the
20 group, and he is the individual who is most closely involved
21 with the parking issues in the city at that moment in terms
22 of Community Development Staff.

1 So if you have any questions for him, he is
2 available as well.

3 Tom?

4 TOM SIENIEWICZ: Thank you, Chair. I had a
5 question for the parking specialist referenced in the memo
6 is the EPA's effort to control the absolute number of
7 parking spaces in Cambridge.

8 And I want to understand: It doesn't appear that
9 we're creating new parking spaces, but if we took them into
10 the commercial category, does that raise an issue?

11 BILL DEIGNAN: So good evening. I am Bill Deignan
12 from the Community Development Department, and through you
13 Madam Chair, I am not the parking specialist.

14 But I am the person who is responsible for working
15 with all the departments in the city to install EV charging
16 in publicly accessible locations. So I can talk to that.

17 In terms of your question about the parking freeze
18 and the EPA, what I do know is that that issue is getting
19 reexamined at some point soon.

20 And it really is my understanding -- under my
21 understanding pertains to commercially available parking, so
22 parking that's paid. I guess the proponents are saying this

1 is not paying for parking, it's for paying for electricity.
2 So I guess that's somewhat of an open issue maybe that will
3 need to be looked at further.

4 MARY FLYNN: Okay. Daniel, did you want to add to
5 that?

6 DANIEL MESSPLAY: Yes, thank you, Chair Flynn. We
7 did consult a bit with Stephanie Groll, who's our PTDM
8 Officer and is a bit more closely involved in issues related
9 to the parking freeze and the cap on commercial parking.

10 And it's a -- to kind of maybe jump back to Tom's
11 original question about whether or not sort of taking a
12 parking space that is currently sort of accessory parking
13 for residential use and then converting it to parking that
14 would be made more broadly available, and whether that would
15 constitute commercial parking, which would be subject to
16 that commercial parking cap and the freeze.

17 I think there was some concern about that, Tom. I
18 don't know if we have a definitive answer on that from our
19 Law Department, but I do know that that was an issue that
20 was raised previously and persisted, and per evaluation of
21 the petition.

22 TOM SIENIEWICZ: It may be a -- thank you for that

1 -- it may be a question of rhetoric, right?

2 The petitioner has referenced the fact that this
3 is properly before the Planning Board because it's an issue
4 of zoning, because it's commercializing a residential space.
5 And maybe if we could come up with a different Board, we
6 wouldn't trip ourselves into the zone. Because we don't
7 appear to be creating more spaces.

8 MARY FLYNN: Yeah. Good point. Any other
9 questions from the Planning Board?

10 I have one for the proponent, which is I'm curious
11 about this Turo platform. I was on it myself earlier today
12 just to check it out a little bit. And it seems as though
13 there are plenty of options in terms of using it.

14 I'm just curious as to whether other cities and
15 towns where you can get these carshares, is it -- are they
16 only available in business districts elsewhere, or have
17 other cities and towns changed the zoning to accommodate
18 other residential areas?

19 CRAIG KELLEY: That's impossible to tell for real,
20 because not everyone bans this sort of thing anyway. And
21 Turo registers the users.

22 MARY FLYNN: Okay.

1 CRAIG KELLEY: So already I could put my car on
2 Turo if I wanted to.

3 MARY FLYNN: Yeah.

4 CRAIG KELLEY: And they don't know what the zoning
5 says. They just assume, sort of, that they can do it. I
6 think there are probably -- when I looked yesterday or the
7 day before, I think there were three Turo cars. The
8 availability comes and goes when you search. People take
9 their cars in and out.

10 MARY FLYNN: Mm-hm.

11 CRAIG KELLEY: But this does tend to be a sticky
12 point, both with the EVs and their -- the carshare. It
13 tends to be a sticking point nationwide. And Cambridge
14 would definitely be leading the way in helping people
15 address the sort of progressive transportation need by
16 moving forward with this zoning change.

17 MARY FLYNN: Okay. All right. I just -- I just
18 was curious, because it seemed to me as though -- say, for
19 example, I wanted to do the car sharing, you know, putting
20 the electric vehicle charging aside for a minute -- it did
21 seem like I would go ahead and do it. So I wasn't really
22 sure why it was so important to kind of quietly get it in

1 zoning -- seeing and incorporate it.

2 But anyway, thank you for the answer.

3 Any -- Steve? Question or --

4 STEVEN A. COHEN: I just want to confirm the
5 fundamental issue here. And then this is not going to take
6 place in a public space? It's not going to be taking up
7 public parking spaces? It's taking a space in private
8 spaces. Is that correct?

9 CRAIG KELLEY: Absolutely. Absolutely. We don't
10 -- the City doesn't sort of zone the streets or whatever.
11 So I've got my parking spot. The zoning would allow me to
12 do something with that parking on my private property.

13 STEVEN A. COHEN: Right. So it's got to be
14 interesting that it even require approval of that since it's
15 in the private space. But it is interesting.

16 I guess that, you know, if you have a space and
17 want to make it available for people for energy, that you
18 have a car yourself and you ordinarily are parking it in
19 your own space that you might now be parking in the street
20 instead. And so, you know, it might have somewhat of an
21 impact on the neighborhood, more cars parking on the street.

22 I'm not criticizing it or opposing it for that,

1 but I'm just warning that it might have that impact in a
2 neighborhood. Is that correct?

3 CRAIG KELLEY: Arguably, it would be neutral.
4 Because if I have my electric car but no charging spot, I'm
5 parking it on the street, because if I didn't have to park
6 it on the street, I'd have my own charging spot, right?
7 Because that's the whole point of this, is for those
8 thousands of people that don't have on-street parking,
9 they're already on the street.

10 So if I move my car into someone's driveway to
11 charge it one night and they move their car onto the street,
12 it's a wash. So, you know, conceivably there's that one car
13 from the abutter car that's an electric car that maybe
14 wouldn't have bought one otherwise. But it's difficult to
15 see how this is going to be particularly impactful in that.

16 STEVEN A. COHEN: No, that's -- I understand. So
17 the owner's car may be on the street, but somebody else's
18 car will be off the street?

19 CRAIG KELLEY: Exactly.

20 STEVEN A. COHEN: I see. Thank you.

21 MARY FLYNN: Okay. Any other questions from Board
22 members? All right. Then let's move into our discussion.

1 Just note that in the past we have sent communications to
2 the City Council on these petitions with -- without a
3 specific recommendation, but just comments and thoughts on
4 the petition. So I think one of the -- one of the documents
5 was included in the package just for information.

6 Ted, what are your thoughts on the petition?

7 H THEODORE COHEN: Well, I am opposed to the
8 petition and think we ought to give it a negative
9 recommendation for a number of reasons. I certainly support
10 wholeheartedly the switch to electric vehicles.

11 However, I think the charging stations really
12 ought to be something that is a governmental function, and
13 that we're -- as they say -- commercializing. We're
14 privatizing what I think should be a governmental function.

15 Several years ago, I was in Oslo, Norway, which I
16 think at that time had the largest number of electrical
17 vehicles per population, and they had charging stations all
18 along the public streets. It was as though they were
19 parking meters.

20 And it seems to me that that is where we ought to
21 be going; that the city if it's committed to electric
22 vehicles, ought to be putting up charging stations

1 everywhere they can. And in that instance, they were in the
2 tree lawn or the sidewalks,

3 The other real opposition I have to it is in the
4 residential neighbors, because the proponents are correct,
5 it is akin to a home occupation. However, those home
6 occupations are generally indoors and do not impact upon the
7 neighbors and the other abutters who are suddenly going to
8 have cars coming and going next to their property for no
9 reason -- for no benefit to them, and probably a detriment
10 to them.

11 The proponent's comment that they're not anonymous
12 really does not address the fact that you're going to have
13 cars at -- for up to 10 hours at a time from people you
14 don't know and cars you don't know coming and going.

15 I just think that is inappropriate when we have
16 dealt with the issue in the past in terms of carsharing,
17 where generally it's not in residential neighborhoods, but
18 where it is, we were very explicit about how close it could
19 be to abutting properties, whether there needs to be
20 fencing, whether there needs to be other means of keeping it
21 private from the abutters and from the neighborhood.

22 It just seems to me that while the idea of moving

1 to electric vehicles is great and ought to be promoted, that
2 this is not the right way to do it.

3 I think all the comments in the Staff's memo of
4 all the rationales why this is not an appropriate place to
5 do it and appropriate time to do it without further input
6 and study is, you know, really relevant and ought to be
7 where we're going.

8 Yes, I suppose we should promote electric vehicle
9 charging stations in commercial and industrial districts,
10 and wherever there is already commercial property. But I
11 think commercializing every residential neighborhood in a
12 manner that's going to be exterior to the property owner's
13 property is wrong.

14 MARY FLYNN: All right. Thank you so much.
15 Ashley, what are your thoughts?

16 ASHLEY TAN: Thank you. I will start off by
17 saying I agree with the intent of the proponent, you know,
18 to find a way to increase shared vehicles. I personally use
19 a car a lot, I love it.

20 EV charging is going to be huge, but I agree with
21 Ted that what is currently proposed is -- I find it pretty
22 broad. It frankly scares me a little to be adding types of

1 vehicles into Table 4, which is really land uses and, you
2 know, building types.

3 If we're adding shared vehicle or charging systems
4 to this. Like, on the flip side, shouldn't we also need
5 nonshared vehicles. And this opens a can of worms and is
6 currently too broad.

7 And, you know, I note that home occupation is even
8 a use in our Table of Uses is a note and it's a section,
9 it's a note somewhere in Chapter 4 and -- so that's my
10 concern. Maybe it's nitpicking a little, but I think it
11 needs to be more carefully thought through how this works
12 with Zoning.

13 MARY FLYNN: Okay. Thank you. Other Board
14 members? Steve?

15 STEVEN A. COHEN: You know, I think that in
16 principle, this is a positive thing. And it's given our
17 politics and our values, I think that we can and should, you
18 know, permit this to happen. I do think that there might be
19 issues that we are not anticipating here.

20 And it seems to me as with many things in
21 politics, it would make sense to have certain rules and
22 restrictions by the government to define how and when, why

1 and so forth to make sure that there are no unanticipated
2 consequences. You know, there should always be detailed
3 rules by the government.

4 But in principle, I think this is okay. It's a
5 new world, we have new issues. We have new aspirations in
6 life. And I think this is a positive issue for us to be
7 moving into. Think it through carefully, deal with
8 restrictions, fine. But in principle, I think this is a
9 positive thing. And I would be, you know, positive for it.

10 MARY FLYNN: Okay. Tom?

11 TOM SIENIEWICZ: Thank you. So this is the way I
12 see it. I find the arguments made by the petitioner pretty
13 cogent and powerful. I do believe this is an equity issue
14 to some degree. Actually, I think peer-to-peer
15 communication like this around cars and charging might even
16 build community.

17 So I'm not so afraid of the strangers in my
18 neighbors' driveways. It's an opportunity for me to get to
19 know more of my neighbors. And if I'm leasing my electric
20 car, I'll probably build relationships with the other 12
21 members that would be sharing -- 12 people who would be
22 sharing that vehicle if the statistics are correct.

1 So there are some very positive things about this
2 one, and the most powerful arguments may be that there are
3 only -- to Ted's point -- there are only 35 public EV
4 charging stations in this whole city. I -- learning that
5 tonight is shocking.

6 And I think that given the pressing issue of
7 climate change and greenhouse gas production, that we've got
8 to move quickly here, and this might be a way to do it to
9 harness free enterprise, which is the spirit of this nation,
10 unlike the oil rich country of Norway.

11 So this may be a way to do it, although -- you
12 know, I'd love it if the City of Cambridge would foot the
13 bill to charge a car.

14 So that said, I'm listening to my fellow Board
15 member Steve. I'm more close to him on this issue. I think
16 being a City Planner, I think there needs to be more
17 planning around -- I think there are unintended consequences
18 that we haven't flushed out here.

19 The petitioner, to their credit, has shown us the
20 bright side to this. And there definitely needs to be some
21 more thought. And I appreciate that the memo was put
22 together by both the Law Department, by our planners, by our

1 Urban Designers, by Transportation experts. It touches all
2 of those things.

3 And then the fundamental question that I think Ted
4 also raises: Whether it's appropriate for them, and Ashley
5 raised whether it's appropriate for this to actually lodge
6 in Zoning, rather than in some other ordinances, so that
7 perhaps that's a political issue which is beyond the purview
8 of this Board.

9 But I think what I would do tonight: Either give
10 a neutral recommendation or recommend strongly that the City
11 take this seriously and do a proper study to come up with
12 what the proper way is to move quickly to more charging
13 stations.

14 So it may be akin to this petition before us in
15 the end: I don't know. But that's where I am on it
16 tonight.

17 MARY FLYNN: Okay. Thank you. Hugh, do you have
18 anything you would like to add?

19 HUGH RUSSELL: I am finding it very difficult to
20 make up my mind on this one. I think the proposal is
21 unlikely to do much harm, and it's a step in the right
22 direction. I think -- I guess I'm also of the mind with my

1 colleague Tom in that this is a piece of the solution. And
2 we really need a bigger piece.

3 And, you know, I mean I can imagine all kinds of
4 scenarios. My house isn't on a street. My corridor would
5 have to be about 125 feet long across a public sidewalk in
6 order to get to the car. I don't think that's proper,
7 putting trip hazards on sidewalks.

8 I can see the City deciding that the alleyway that
9 abuts my house and abuts the pool would be a great place to
10 put a whole bunch of electric vehicle chargers so their
11 people would be coming and going all night using them. I
12 wouldn't much like that, because my bedroom is six feet away
13 from where the pool people park.

14 So I guess I would favor giving a favorable
15 recommendation with a provision that it needs to be part of
16 a larger system, and let the consult determine if they want
17 to -- they want to do this piece now and it makes sense to
18 them, let them do it. But if you only -- if you think this
19 is going to solve the problem for a lot of people, it's not.
20 So I don't know. I'm just kind of wandering around. You
21 can tell I really don't know what to do.

22 MARY FLYNN: Yeah. I hear what you're saying. I

1 think it is great, because I think we all support the goals.
2 And I think we are way behind in you getting electric
3 charging stations in the city. I mean, as Tom pointed out,
4 35 is -- you know, we're not going to be able to do anything
5 with that. We really need to ramp up production or find a
6 different way to do it.

7 But I do understand the concerns raised both in
8 the memo and with -- and, you know, Ted and others have
9 raised about impacts on neighbors or even on ourselves, in
10 terms of how our neighbors' decisions might impact us.

11 So I've heard everything from a definite no to
12 definite yesses to something in between, which is pretty
13 unusual for the Board, because we're usually much more in
14 sync on these things.

15 So let me see if this compromise, which is very
16 similar I think to what Tom was proposing, would do it for
17 the Board. And that would be to send a memo that talks
18 about the different issues that have been raised, and to say
19 that the Board is of varying opinions on this particular
20 petition as to whether or not these specific changes are the
21 right ones to accomplish the objectives that the -- was
22 trying to reach, and that we suggest that there be a

1 continuation of the studies that are underway now in regards
2 to parking, and much more of a concerted and determined
3 effort to increase vehicle charging stations throughout the
4 city.

5 And so, we wouldn't make a definite positive or
6 negative. It would be neutral, as the other correspondents
7 said, but just point out the positives and the negatives.
8 How does that sound to people?

9 HUGH RUSSELL: Well, that's where we are.

10 MARY FLYNN: Yeah. Right. Okay. Is there anyone
11 prepared to make a motion to send a correspondence to the
12 City Council with just a summary of the plusses and minuses,
13 and where the Board currently stands on this.

14 TOM SIENIEWICZ: So just to be clear, Chair Flynn,
15 you're saying no -- a neutral recommendation or a negative
16 or a positive recommendation -- a neutral recommendation?

17 MARY FLYNN: Neutral.

18 TOM SIENIEWICZ: -- recommendation with --

19 MARY FLYNN: Similar to what we've done before,
20 which is just to express the discussion the Planning Board
21 has had outlining the plusses and minuses, the problems that
22 we see, and suggesting further study on the parking issue,

1 et cetera.

2 Daniel, did you want to add to that?

3 DANIEL MESSPLAY: Yeah. I just wanted to be clear
4 that in the past the Planning Board has forwarded a report
5 with no positive or negative recommendations. So I -- that
6 might -- we might be saying the same thing, that's that's a
7 neutral recommendation.

8 MARY FLYNN: Okay.

9 DANIEL MESSPLAY: But I think the -- just the
10 technical action is forwarding the report with no positive
11 or negative.

12 MARY FLYNN: Or negative. Okay. Very good. All
13 right. So that's what we'll be doing. A motion to forward
14 communication to the City Council with neither a positive
15 nor a negative recommendation but with a summary of the
16 discussion that we've had here this evening.

17 TOM SIENIEWICZ: I would make that motion. I
18 think that's consistent with where the Board largely is.

19 MARY FLYNN: Okay. Thank you. Is there a second?

20 H THEODORE COHEN: I'll second it.

21 MARY FLYNN: All right. So I think I heard Ted
22 before I heard Hugh, although Ted, would you rather I pick

1 Hugh, since --

2 H THEODORE COHEN: No, I can live with that.

3 MARY FLYNN: Okay. All right. So Ted is --

4 DANIEL MESSPLAY: Roll call on that motion?

5 MARY FLYNN: Roll call, please, yes.

6 DANIEL MESSPLAY: H Theodore Cohen?

7 H THEODORE COHEN: Yes.

8 DANIEL MESSPLAY: Steve Cohen?

9 STEVEN A. COHEN: I guess with the understanding
10 that some felt positive about this: yes.

11 DANIEL MESSPLAY: Tom Sieniewicz?

12 TOM SIENIEWICZ: Yes.

13 DANIEL MESSPLAY: Hugh Russell?

14 HUGH RUSSELL: Yes.

15 DANIEL MESSPLAY: Ashley Tan?

16 ASHLEY TAN: Yes.

17 DANIEL MESSPLAY: And Mary Flynn?

18 MARY FLYNN: Yes.

19 [All vote YES]

20 DANIEL MESSPLAY: That's all members voting in
21 favor on that motion.

22 MARY FLYNN: Great. Thank you. All right, well

1 thank you so much to the proponents. We really appreciate
2 it your presentation --

3 COLLECTIVE: Thank you very much.

4 MARY FLYNN: -- and all of you who have been
5 working on this. It is an important issue. Appreciate it.
6 All right.

7 * * * * *

8 (7:26 p.m.)

9 Sitting Members: Mary T. Flynn, Steven A. Cohen, H Theodore
10 Cohen, Hugh Russell, Tom Sieniewicz, and
11 Ashley Tan

12 MARY FLYNN: We're going to move on then to the next
13 item on our agenda, which is a continued public hearing on
14 Case PB-395, a special permit application by Commonwealth
15 Specialty Baking C, LLC to establish a Formula Business at
16 425 Massachusetts Avenue.

17 Before we begin, I need to note for the record that
18 there are only six Planning Board members in attendance.
19 And my question to the applicant is are you prepared to
20 proceed with just the six members who are present here
21 today?

22 GREGORY RICHARD: Yes. This is Gregory Richard,

1 the Attorney for the applicant. We are prepared to move
2 forward.

3 MARY FLYNN: Great. All right. Thank you so
4 much. Appreciate it. All right. So then we are going to
5 start this discussion with an update from CDD Staff, then
6 we'll hear an update from the applicant followed by public
7 comment and the Board will discuss the application.

8 Our action is to grant or deny the requested
9 special permit, or we could ask for additional information
10 and continue the hearing to a future date, if we determine
11 that's necessary.

12 So CDD Staff will begin, and I'll turn it over to
13 Mason for this portion of it.

14 MASON WELLS: Thank you, Chair Flynn. So tonight
15 the Board -- the Board discussed this item at its meeting on
16 February 28. As a reminder, the proposal is to locate a
17 Formula Business in the Central Square Overlay District,
18 which requires a special permit.

19 At that time, the Board asked the applicant to
20 work with CDD Urban Design Staff to further develop the
21 design for the storefront, with a particular emphasis on
22 retaining transparency along the alleyway.

1 The applicant has developed new designs that are
2 responsive to the Board's comments, and we'll present them
3 tonight. Zoning and Urban Design Staff provided a memo
4 highlighting the proposed changes, and we are happy to
5 answer any questions the Board may have.

6 As mentioned in the introduction, the Board's
7 action is to approve or deny the requested special permit.
8 Thank you.

9 MARY FLYNN: Thank you, Mason. So we're going to
10 go back to Attorney Gregory Richard, who is representing the
11 applicant. You'll have up to 30 minutes for your
12 presentation. But please be as concise as possible. We can
13 allow more time at our discretion if need be.

14 And if you would please start by introducing
15 yourself and other members of your team who are present?

16 GREGORY RICHARD: Thank you, Madam Chair, yes.
17 And I hope we don't take up the whole 30 minutes here with
18 my presentation. My name is Gregory Richard, again. I'm
19 the attorney for the applicant, Commonwealth Specialty
20 Baking C, LLC. Joe Oppendisano, the manager for the
21 applicant LLC, is with us tonight.

22 Also with us tonight is Tony Williams from Sign

1 Design Lab and Jonathan Young, from JZW Architects, who were
2 involved with working with CDD STAFF to implement the
3 changes that we made that we've filed with the Board since
4 our last hearing.

5 Mason did a great job summarizing this, stole a
6 little bit of my thunder. But I'll let it stand because he
7 did a great job. And I don't want to rehash this too much,
8 but just to recap: We are here. Our application is for a
9 special permit to operate as a Formula Business.

10 And from the last meeting, it seemed that
11 generally -- and I don't want to speak for the Board, but
12 I'll just -- my general takeaway was that the application
13 for the Special Use Permit as a Formula Business seemed to
14 be generally okay.

15 The main focus and concern was on activating the
16 alleyway that runs down the alleyway between the McDonald's
17 and the proposed space off of Main Street.

18 And so, after the meeting we worked with CDD
19 Staff, with Tony Williams from Sign Design Lab, Jonathan
20 Young from JZW Architects, and we came up with a layout.

21 So I would like to, if you could please go to page
22 3 of my presentation: So essentially what we did was we

1 made some alterations to the floor layout that we feel are
2 very significant and address the Board's concerns in terms
3 of altering the floor plan.

4 So on the left side, we have the initial floor
5 layout which -- and the red triangular box, rectangular box
6 here, that was a storage area. That was on the left side.
7 The alleyway is on the left side of that red rectangle.

8 And the kitchen and the front counter were on the
9 right side of the space, which you could see here on the
10 yellow box.

11 Also I just want to note that in the front lobby
12 in the blue circle, there were countertop self-serving
13 stations that, you know, people can order from instead of
14 ordering at the counter.

15 So on the right side of this slide, we have the
16 updated floor layout. So essentially what we've done is
17 we've moved the kitchen to the left side, which is going to
18 allow for more open space along the alleyway. We've moved
19 the storage area to the inside demising wall of the unit, so
20 that's no longer on the -- along the windows, it's along the
21 inside demising wall, which is a -- you know, a wall there.

22 So if you could go to the next slide page 4?

1 With the altered site, what we've been able to
2 achieve is if you're looking at this if you're coming in
3 from the front door, you have the kiosk station here, which
4 is another improvement we made.

5 Instead of having a counter with the self-serving
6 station on top of counters, we've implemented a freestanding
7 kiosk, which opens up the space a lot more. There was going
8 to be a waist-high countertop that was going to block some
9 of the windows at the bottom. So with the freestanding
10 kiosk, we've opened up the bottom of those windows a lot
11 more.

12 Another thing was also the TV that's going to be
13 on top of the kiosk: We've raised that height so that it's
14 above eye level if you're looking from the outside looking
15 into the store from the alleyway. So we've created a lot
16 more visibility in that space.

17 And then you're looking at the kitchen area, which
18 is now on the left side of the space versus the right.

19 If you can go to the next slide, please?

20 So in addition to updating the -- altering the
21 floor plan, we also updated the signage, if you will, on the
22 alleyway. So originally, originally, we had had an opaque

1 vinyl application to all the windows that was going to cover
2 all the bottom windows -- not the transoms, but the large
3 windows. It's going to cover all these windows except for
4 the first -- you know, two and a half windows at the
5 alleyway, at the end of the alleyway.

6 So we've -- what we've done is we've removed any
7 application to about half of the windows. We've also,
8 instead of using the opaque pink vinyl, the pink wave that
9 we had in the original application, we've switched that to a
10 pink frosted etch vinyl, so a pink frosted glass
11 application.

12 And we've created the wave design instead of in
13 the pink wave design like we have with the opaque, which was
14 a different color screening and wave format: We're actually
15 creating the wave through some open space in the window, so
16 cutting that pink frosted glass to make that wave.

17 So we've opened up a lot more space. And the open
18 windows and open -- you're going to be looking into the
19 kitchen area now. You're going to be looking into the front
20 lobby area, as opposed to having -- those windows would have
21 had the back wall of the storage area, which would -- so
22 there really was nothing to look at. Now you're going to be

1 seeing some of the bakers creating their creations in the
2 back.

3 They are more -- we're still -- we still have
4 that, the pink frosted glass in the back A) you know, to
5 close off the back room, but also one of the main things is
6 by switching the floor plan -- and if you can go back to
7 Slide 3, please?

8 By switching the floor plan, what we've done is if
9 you look on the updated floor layout, on the left side where
10 the alleyway is you see the door towards the back, and then
11 you have two refrigerators, those R1 units. And then you
12 have a sink, a washing Station. So you're going to have the
13 back of two fridges and the sink station there.

14 So the pink frosted glass is creating a more fil -
15 - is a filtered application, not an opaque application. So
16 you can still see into it a little bit. But it's also
17 providing that coverage, so you don't see the back of the
18 refrigerator or, you know, you're not looking at the back of
19 the sink there. But you're still seeing some open space at
20 the top.

21 So if you can go back to -- or go to page 6,
22 please. This is just an updated rendering of the alleyway

1 with the pink frosted glass application showing the open
2 windows.

3 If you go to page 7, this is just what was
4 originally proposed. And this is the opaque vinyl. So if
5 you go back to page 6 and then to page 7 again, you can see
6 the big changes we made by having the pink frosted glass
7 creating that -- wave, as opposed to the -- the varying
8 colors to create the wave with the opaque vinyl.

9 If you go to page 8, please, you can see a
10 proposed rendering. Now, I will say that the final window -
11 - this is just a proposed rendering -- and, you know,
12 Jonathan Young did a great job putting this together, but,
13 you know, the -- please don't take this as 100 percent to
14 scale on that last window there that has the pink wave that
15 soups it up as opposed to in the actual design plans it
16 comes down more, creates more open space.

17 But this is just to give you a visual what it
18 would look like looking into the space. You know, so you're
19 going to see the front counter area. You're going to see
20 the -- you see the freestanding kiosk with the TV above eye
21 level. You see the mixing stations, which are that first
22 window to the left of the partition brick, and then in the

1 back you see some of the kitchen.

2 That first window with the pink frosted glass
3 application, it will be lower than that, but Jonathan did a
4 great job. So we can see what it would look like on this.

5 So essentially, we feel like we've made
6 significant improvements to address the Board's concerns to
7 activate the alleyway. There's going to be more viewing
8 into the space from the alleyway. We don't have the opaque
9 vinyl anymore, we have the pink frosted glass that's
10 creating a filtered look, as opposed to an opaque look.

11 There's more open space to look into the kitchen
12 area, look into the front area, open up the lobby more with
13 a freestanding kiosk as opposed to having the counter with
14 the countertop self-serving stations.

15 So we're very excited about this. And in
16 activating the alleyway, we'll feel that we've actually
17 improved the floor layout of this; that -- so we're hoping
18 that not only are we excited, we're hoping that the Board,
19 you know, recognizes, you know, this -- what we've done to
20 address the concern of activating that alleyway.

21 So with that being said, we're hoping that the
22 Board will consider granting our requested relief from the

1 application from the special permit to operate as a Formula
2 Business in this site. And my client is very eager and
3 excited to begin construction on this and open the store.
4 So that's my presentation. Thank you.

5 MARY FLYNN: Thank you very much. Appreciate it.
6 All right. So we will now move on to the public comment
7 section of the hearing.

8 Any members of the public who wish to speak should
9 now click the button that says, "Raise hand." If you're
10 calling in by phone, you can raise your hand by pressing *9.

11 As of 5:00 p.m. yesterday, the Board had
12 received no written communication on this case. Additional
13 written communications received after 5:00 p.m. yesterday
14 will be entered into the record.

15 Okay, I see at least one person who's interested
16 in speaking. So Daniel, I'll ask you to unmute speakers one
17 at a time. Speakers should begin by saying your name and
18 address, and Staff will confirm that we can hear you. After
19 that you have up to three minutes to speak before I'll ask
20 you to wrap up,

21 So Daniel, over to you.

22 DANIEL MESSPLAY: Thank you, Chair Flynn. And I

1 do just -- I see one hand at the moment. I know we've got
2 a few more attendees. So I'll just take this opportunity to
3 quickly do again a last call, if anybody wants to speak on
4 the public hearing for 425 Mass Ave to please use the "Raise
5 Hand" function or if you're dialing in by phone to press *9.

6 Our first speaker on the list is Bob Flack. So
7 Bob, please begin by unmuting yourself and giving your name
8 and address.

9 BOB FLACK: Hi. Bob Flack, 49 Russell Avenue in
10 Watertown. I represent the landlord at Market Central. And
11 so I could -- I want to share my enthusiasm, by the way, for
12 this kind of broadly. But really for the solution to a very
13 difficult problem. I think the tenant has been fabulous to
14 work with for over 18 months.

15 And I think this is a terrific solution for the
16 tenant and for the city. This is a great product, a first-
17 class act in terms of having a new store in Central Square.
18 I think it will be a real hit for everyone.

19 And so, I encourage you to approve this at this
20 hearing. Thanks so much.

21 DANIEL MESSPLAY: Thank you. Chair Flynn, that
22 concludes the speakers on the list. So I will turn it back

1 to you.

2 MARY FLYNN: Okay. Thank you so much. Board
3 members, so are there any questions for either the project
4 team or our CDD Staff? If not, we can go directly into
5 discussion and comment. Who would like to start off?

6 Tom?

7 TOM SIENIEWICZ: Just quickly, I just wanted to
8 thank the applicant for working with us. I think the
9 proposal meets at least and addressed my concerns as
10 articulated in the last hearing. So very much appreciate
11 the time and effort you put into this and the thoughtful
12 response. Thank you.

13 MARY FLYNN: Okay. Steve?

14 STEVEN A. COHEN: Yeah, I agree. I think it looks
15 fine.

16 MARY FLYNN: Okay. And Hugh?

17 HUGH RUSSELL: Also in agreement. I'm very
18 pleased that they managed to -- make these changes.

19 MARY FLYNN: Okay. Any thoughts from Ted or
20 Ashley?

21 H THEODORE COHEN: I absolutely concur. I think
22 they've done a great job. And I'm looking forward to

1 another retail facility opening up --

2 MARY FLYNN: Okay.

3 H THEODORE COHEN: -- empty space.

4 MARY FLYNN: Exactly. All right. Well, it
5 sounds, then, like we're in agreement, because I saw Ashley
6 nodding her head up and down in a positive way. I agree. I
7 think the proponent's done a very nice job of responding to
8 what was discussed at the last -- the last part of the
9 hearing.

10 So in order to grant the special permit, the
11 Board needs to find that the proposal meets the following
12 criteria -- and we have criteria specified in the Central
13 Square Overlay District -- special permit, section 20.304 or
14 0.5(4) which states:

15 "The design reflects, amplifies and strengthens
16 the established historical character and existing buildings
17 and storefronts in Central Square.

18 "Particulars of the design is varied from the
19 formula, or standard design of the change in order to
20 reflect the unique character and conditions of Central
21 Square, either generally or at the specific location."

22 "And standard elements of the enterprise defining

1 it as a Formula Business are modified to respect and provide
2 unique expressions of Central Square history and traditions
3 a well as innovation in physical design and marketing that
4 will distinguish the Central Square location from other
5 locations of the Formula Business are modified."

6 And we can clearly mention tonight, as we've heard
7 at the last hearing, that many of the standard elements of
8 the signage center have been changed to make it more
9 meaningful to Central Square.

10 Does anyone have any problem finding in a positive
11 way for those? Good on those. Okay. All right.

12 Then we have to find that it meets the criteria of
13 the Central Square Overlay District, Section 20.300. We
14 have to find that the proposed development is consistent
15 with the goals and objectives of the Central Square Action
16 Plan and there are a number of specifics that are laid out.

17 I think the ones that apply mostly are strength in
18 the retail base to more completely serve the needs of the
19 neighborhoods, preserve the Square's cultural diversity,
20 create active, people-oriented space and provide retail
21 establishments that serve diverse economic and social groups
22 who live in the surrounding neighborhoods.

1 We also need to find that the building and site
2 designs are consistent with the Urban Design plan for
3 Central Square, as outlined in the Central Square Action
4 Plan and the Central Square Development Guidelines, and that
5 building, and site designs adequately screen the parking
6 provided and are sensitive to contributing buildings.

7 Is everyone in agreement that we can make those
8 findings? Yes, okay. I see many heads nodding and thumbs
9 up.

10 All right. And then the last finding we need to
11 make is with the General Special Permit Criteria, which is
12 Section 10.43. And I'm not going to go through those,
13 because everyone knows what they are. And I think in
14 general we can make those findings as well.

15 Daniel, if I need to read them into the record,
16 just let me know that. But I think we've not done that in
17 all cases. So.

18 Are we comfortable with the General Special Permit
19 findings? Okay. Once again, I see lots of thumbs up.

20 All right. Then, let's see. The Staff memos
21 contain suggested conditions, I think which pertain to
22 continuing Design Review and certification by Staff that

1 condition are met.

2 Are there any other conditions that Board members
3 would like to include?

4 Okay. Not seeing any. Any other suggestions from
5 Staff? Not seeing any of those either. Okay. So then is
6 there a motion to grant the requested special permits with
7 those conditions, based on the Board's finding that the
8 applicable special permit criteria are met?

9 STEVEN A. COHEN: Steve so moved.

10 MARY FLYNN: Is there a second?

11 H THEODORE COHEN: Second.

12 MARY FLYNN: Ted. All right. Ted seconds it.
13 Daniel, could we have a roll call vote, please?

14 DANIEL MESSPLAY: Roll call on that motion: H
15 Theodore Cohen?

16 H THEODORE COHEN: Yes.

17 DANIEL MESSPLAY: Steve Cohen?

18 STEVEN A. COHEN: Yes.

19 DANIEL MESSPLAY: Tom Sieniewicz?

20 TOM SIENIEWICZ: Yes.

21 DANIEL MESSPLAY: Hugh Russell?

22 HUGH RUSSELL: Yes.

1 DANIEL MESSPLAY: Ashley Tan?

2 ASHLEY TAN: Yes.

3 DANIEL MESSPLAY: Mary Flynn?

4 MARY FLYNN: Yes.

5 DANIEL MESSPLAY: Catherine Preston Connolly?

6 CATHERINE PRESTON CONNOLLY: Yes.

7 DANIEL MESSPLAY: And Mary Flynn?

8 MARY FLYNN: Yes.

9 [All vote YES]

10 DANIEL MESSPLAY: That is all members voting in
11 favor.

12 MARY FLYNN: Okay. And before we leave this
13 petition, or request for a special permit, we do need an
14 extension of time to draft and compile the decision. So
15 does the permittee agree to an extension of time to June 15,
16 2023 to file a decision? Is the applicant okay with that?

17 GREGORY RICHARD: We do -- we would request if the
18 -- if at all possible if it can be done sooner, we would
19 greatly appreciate it, just given the fact of how long this
20 process is taking -- has taken, and with the zoning at the
21 appeal period, after the decision is filed. It would push
22 this out into potentially July before the building permit

1 can be applied for.

2 So we do -- we are okay with it, but we just
3 request if there's anything that can be done to expedite
4 that, we would greatly appreciate it and we thank you.

5 MARY FLYNN: Sure. Yes. I mean I'm sure Staff
6 will do their best to accommodate whatever they can in terms
7 of the timing.

8 GREGORY RICHARD: Thank you.

9 MARY FLYNN: Great. So is there a motion, then,
10 to agree to an Extension of time to file the decision to
11 June 15, 2023?

12 STEVEN A. COHEN: So moved.

13 MARY FLYNN: Is there a second?

14 H THEODORE COHEN: Second.

15 MARY FLYNN: Thank you, Ted. All right. May we
16 have a roll call vote, please, Daniel?

17 DANIEL MESSPLAY: Roll call on that motion: H
18 Theodore Cohen?

19 H THEODORE COHEN: Yes.

20 DANIEL MESSPLAY: Steve Cohen?

21 STEVEN A. COHEN: Yes.

22 DANIEL MESSPLAY: Tom Sieniewicz?

1 TOM SIENIEWICZ: Yes.

2 DANIEL MESSPLAY: Hugh Russell?

3 [Pause]

4 Hugh Russell?

5 HUGH RUSSELL: Yes.

6 DANIEL MESSPLAY: Ashley Tan?

7 ASHLEY TAN: Yes.

8 DANIEL MESSPLAY: And Mary Flynn?

9 MARY FLYNN: Yes.

10 [All vote YES]

11 DANIEL MESSPLAY: That's all members voting in
12 favor.

13 MARY FLYNN: Excellent. All right. Our thanks to
14 the applicant and best of luck with the shop. Looking
15 forward to eating cookies.

16 GREGORY RICHARD: Thank you. We're looking
17 forward to seeing you. Thank you. Have a good night,
18 everyone.

19 (7:48 p.m.) * * * * *

20 Sitting Members: Mary T. Flynn, Steven A. Cohen, H Theodore
21 Cohen, Hugh Russell, Tom Sieniewicz, and
22 Ashley Tan

1 MARY FLYNN: The next item on the agenda is the
2 public hearing for Case PB-9, a townhouse modification at 6
3 Lilac Court. We've received from the applicant a request to
4 open the hearing and continue this case to May 2, 2023. Do
5 Board members have any questions?

6 No? Okay. Is there a motion, then, to open and
7 continue this hearing to May 2, 2023?

8 STEVEN A. COHEN: So moved.

9 MARY FLYNN: Thank you, Steve. Second, please?

10 TOM SIENIEWICZ: Tom, second.

11 MARY FLYNN: Thank you, tom. Roll call vote,
12 Daniel?

13 DANIEL MESSPLAY: Roll call on that motion: H
14 Theodore Cohen?

15 H THEODORE COHEN: Yes.

16 DANIEL MESSPLAY: Steve Cohen?

17 STEVEN A. COHEN: Yes.

18 DANIEL MESSPLAY: Tom Sieniewicz?

19 TOM SIENIEWICZ: Yes.

20 DANIEL MESSPLAY: Hugh Russell?

21 HUGH RUSSELL: Yes.

22 DANIEL MESSPLAY: Ashley Tan?

1 ASHLEY TAN: Yes.

2 DANIEL MESSPLAY: And Mary Flynn?

3 [All vote YES]

4 DANIEL MESSPLAY: That's all members voting in
5 favor. Thank you.

6 CATHERINE PRESTON CONNOLLY: Great. Thank you. All
7 right.

8 * * * * *

9 (7:49 p.m.)

10 Sitting Members: Mary T. Flynn, Steven A. Cohen, H Theodore
11 Cohen, Hugh Russell, Tom Sieniewicz, and
12 Ashley Tan

13 MARY FLYNN: So then we're going to move on
14 to the next item, which I believe is the final item on our
15 agenda. And that's a review of Board of Zoning Appeal case
16 -- a case to be heard this Thursday, April 13, 2023. It's a
17 matter of General Business, and our action is to decide
18 whether or not to make any recommendation to the BZA case on
19 this case.

20 Then one case is BZA-213774, which seeks a special
21 permit to construct a new mansard roof addition to an
22 existing structure at 60 Market Street.

1 Hugh, I can see your hand up. Would you like to
2 explain a little bit about this or comment?

3 HUGH RUSSELL: Yes. So it has a structural
4 problem in the organization of the City; it doesn't permit
5 the Staff of the Community Development Department --
6 directly through the Zoning Board. They're in different --
7 the City organization plan, they're quite far away from each
8 other.

9 So I think it would be appropriate to think of
10 that, and I've actually been part of a committee that's
11 recommended that to the City Manager.

12 But in this case, there was a proposal to
13 basically enlarge the attic area of the house to make it
14 more useable. We pretty much support that kind of thing,
15 adapting houses to make them work better for their
16 occupants. But I didn't like the drawings. You know I'm an
17 architect. And it seemed a little top-heavy.

18 And so, I made that comment that somehow that got
19 to the proponent as revise the building, so it is no longer
20 top-heavy. It looks high.

21 And so, we have -- all we have to do is tell the
22 Zoning Board we like the revised design over the original

1 one.

2 MARY FLYNN: Okay. We do have Adam Glassman here,
3 who is representing the owner. And I believe, Mr. Glassman,
4 that you have the revised plan. Do Board members have
5 questions for either Mr. Glassman or for CDD?

6 [Pause]

7 Okay. Does the Board want to make a
8 recommendation on the case?

9 H THEODORE COHEN: I'm a little confused. So the
10 materials that were posted on the website, are they the
11 original plans, or are those -- are they the revised plans?

12 MARY FLYNN: My understanding that the plans that
13 are on the website now are the original plans.

14 H THEODORE COHEN: So can we see the revised
15 plans?

16 MARY FLYNN: I believe Mr. Glassman has those. So
17 --

18 H THEODORE COHEN: Sure.

19 MARY FLYNN: Okay. Yeah. Okay. Can we see
20 those, Swaathi?

21 ADAM GLASSMAN: I'm about to share my screen.

22 MARY FLYNN: Oh, okay. Here we go.

1 ADAM GLASSMAN: All right. Are you seeing the
2 images with the curved Mansard?

3 MARY FLYNN: Yes, Mm-hm.

4 ADAM GLASSMAN: Okay. These are the new plans.
5 And Hugh, I completely agree with all your comments about
6 the top-heaviness, the geometry of it. Great suggestion.
7 Followed your recommendations. We raised the eave. We
8 introduced a fascia, we introduced a curve. So I think this
9 is what it wants to be.

10 MARY FLYNN: Okay. Any comments or questions from
11 the Board on these drawings? I think it was a good call by
12 Hugh, and the changes are very nice.

13 So my understanding is, Swaathi, that you have
14 been in touch with the Building Department and their recent
15 plans on file. So I guess we have the action of making a
16 recommendation for just not making anything, not saving
17 anything, and just letting the Board deal with the new set
18 of plans by the Board of Zoning Appeal.

19 What would the Board like to do? Hugh, you're
20 suggesting we send a recommendation?

21 HUGH RUSSELL: Yeah. I think why not?

22 MARY FLYNN: Okay.

1 HUGH RUSSELL: It looks nice. Doesn't have to be
2 lengthy or just -- in response to some, to our comments,
3 they improved the design. So I'm in.

4 MARY FLYNN: Okay. Yeah. I think that makes
5 sense, just to make it clear for the Board of Zoning Appeals
6 to why the applicant changed, and that it has the
7 recommendation of the Planning Board as positive to -- a
8 positive response to the question and concern that was
9 raised.

10 So let me take that as a motion to send a brief
11 note to the BZA in support of the revised plans. That's
12 from Hugh. Can I have a second?

13 TOM SIENIEWICZ: This is Tom. Second.

14 MARY FLYNN: All right. Tom will second. And
15 then a roll call vote, please, Daniel?

16 DANIEL MESSPLAY: Roll call on that motion: H
17 Theodore Cohen?

18 H THEODORE COHEN: Yes.

19 DANIEL MESSPLAY: Steve Cohen?

20 STEVEN A. COHEN: Yes.

21 DANIEL MESSPLAY: Tom Sieniewicz?

22 TOM SIENIEWICZ: Yes.

1 DANIEL MESSPLAY: Hugh Russell?

2 HUGH RUSSELL: Yes.

3 DANIEL MESSPLAY: Ashley Tan?

4 ASHLEY TAN: Yes.

5 DANIEL MESSPLAY: And Mary Flynn?

6 MARY FLYNN: Yes.

7 [All vote YES]

8 DANIEL MESSPLAY: That's all members voting in
9 favor.

10 MARY FLYNN: wonderful. Thank you very much, Mr.
11 Glassman, for --

12 ADAM GLASSMAN: Thank you very much.

13 MARY FLYNN: -- being here tonight. Yes, Steve?

14 ADAM GLASSMAN: Goodnight.

15 MARY FLYNN: Goodnight. Steve, your hand is up.
16 Did you have a question or a comment?

17 STEVEN A. COHEN: No, I'm sorry. I will --

18 MARY FLYNN: Well, that's -- no, no, no, that's
19 all right. But we're finished with the business on our
20 agenda, unless there are additional comments from Planning
21 Board members. Is there anything further from Staff? No
22 meeting next week.

1 DANIEL MESSPLAY: Correct. That was my only
2 update, and I don't believe we have any other updates at
3 this time.

4 MARY FLYNN: Very good. All right. Well, thank
5 you everyone. See you all soon. Goodnight.

6 COLLECTIVE: Goodnight.

7 [07:57 p.m. End of proceedings.]

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

E R R A T A S H E E T

Page	Line	'Change From'	'Change To'	Reason for change
------	------	---------------	-------------	-------------------

I have read the foregoing transcript of the
Planning Board meeting, and except for any corrections or
changes noted above, I hereby subscribe to the transcript
as an accurate record of the proceedings.

Name

Date

CERTIFICATE

Commonwealth of Massachusetts

Middlesex, ss.

I, Catherine Burns, Notary Public in and for the
Commonwealth of Massachusetts, do hereby certify that the
above transcript is a true record, to the best of my
ability, of the proceedings.

I further certify that I am neither related to nor
employed by any of the parties in or counsel to this action,
nor am I financially interested in the outcome of this
action.

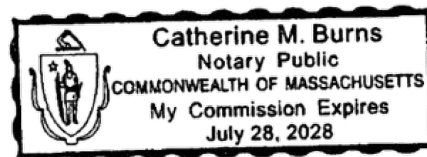
In witness whereof, I have hereunto set my hand this
8th day of May, 2023.



Notary Public

My commission expires:

July 28, 2028



A				
ability 7:17 10:22 13:20 73:7 able 40:4 49:1 absent 4:11 5:7 5:11 19:11 absolute 19:7 26:6 absolutely 20:20 30:9,9 56:21 abuts 39:9,9 abutter 31:13 abutters 33:7,21 abutting 33:19 access 10:11,17 12:14,15 13:5 15:1 16:7 accesses 18:19 accessible 23:9 26:16 accessories 20:16 accessory 12:1 27:12 accommodate 28:17 62:6 accomplish 40:21 accurate 72:17 achieve 16:9 49:2 act 55:17 Acting 6:1 action 9:2 12:12 12:12 42:10 45:8 46:7 58:15 59:3 65:17 68:15 73:9,11 activate 53:7 activating 47:15 53:16,20 active 58:20 Acts 3:10,11 actual 52:15 ad 25:12 Adam 67:2,21 68:1,4 70:12 70:14	adapting 66:15 add 15:2 23:7,9 27:4 38:18 42:2 adding 34:22 35:3 addition 23:7 49:20 65:21 additional 24:4 25:11,12,13 45:9 54:12 70:20 address 10:22 24:20 29:15 33:12 48:2 53:6,20 54:18 55:8 addressed 56:9 adequately 59:5 Adithi 1:14 6:7 admit 13:7 adopted 3:11 advertised 21:17 advertising 15:13 affordable 7:12 13:3 afraid 36:17 Agency 14:12 agenda 8:7 44:13 64:1 65:15 70:20 ago 16:1 32:15 agree 34:17,20 56:14 57:6 61:15 62:10 68:5 agreement 56:17 57:5 59:7 ahead 29:21 air 14:11 18:2 akin 33:5 38:14 al 2:6 6:21 7:6 7:14 24:15 alleyway 39:8 45:22 47:16,16 48:7,18 49:15 49:22 50:5,5	51:10,22 53:7 53:8,16,20 allow 10:1 14:13 14:21 20:8 21:15 22:15 30:11 46:13 48:18 allowed 11:10 11:15 17:1,11 20:13 21:13 allows 17:9 alterations 48:1 altered 49:1 altering 11:20 48:3 49:20 alternative 13:3 amend 8:8 amendment 2:8 21:15,16 23:8 23:12 amendments 7:11 21:1,9 amplifies 57:15 and/or 22:11 angst 11:9 animal 21:1 announcement 6:13 anonymous 18:14,21 33:11 answer 22:5 27:18 30:2 46:5 anticipating 35:19 anybody 55:3 anymore 21:8 53:9 anyway 28:20 30:2 appeal 2:10 7:1 61:21 65:15 68:18 Appeals 69:5 appear 26:8 28:7 applicable 60:8 applicant 6:16 44:19 45:1,6 45:19 46:1,11	46:19,21 56:8 61:16 63:13 64:3 69:6 applicants 3:15 application 6:15 44:14 45:7 47:8,12 50:1,7 50:9,11 51:15 51:15 52:1 53:3 54:1 applied 62:1 apply 58:17 appreciate 9:4 37:21 44:1,5 45:4 54:5 56:10 61:19 62:4 appropriate 23:17 34:4,5 38:4,5 66:9 approval 30:14 approve 46:7 55:19 approved 3:12 23:15 April 1:4 3:7 7:4 65:16 Aray 9:11 10:6 arbitrarily 19:4 architect 9:11 66:17 architects 11:15 47:1,20 architecture 16:12 area 48:6,19 49:17 50:19,20 50:21 52:19 53:12,12 66:13 areas 28:18 Arguably 31:3 arguments 36:12 37:2 articulated 56:10 Ashley 1:9 3:6 5:1,3,17 8:5 34:15,16 38:4 43:15,16 44:11 56:20 57:5	61:1,2 63:6,7 63:22 64:22 65:1,12 70:3,4 aside 29:20 asked 21:15 45:19 asking 4:6 asphalt 16:14 aspirations 36:5 assembled 8:21 association 19:6 assume 29:5 attached 15:19 attempt 10:1 attendance 4:7 6:14 44:18 attendees 24:11 55:2 attic 66:13 attorney 45:1 46:10,19 audible 4:7,9,12 4:13,15,16,18 4:19,21 5:2,3,5 5:8,9 audience 24:11 audio 4:1 authorized 3:12 automobile 14:22 15:1 availability 29:8 available 26:2 26:21 27:14 28:16 30:17 Ave 6:22 55:4 Avenue 2:7 44:16 55:9 aware 6:15 awful 20:2
				B
				B 12:22 Bacci 4:8 back 7:20 25:7 27:10 46:10 50:21 51:2,4,5 51:6,10,13,17 51:18,21 52:5 53:1 55:22 background

8:20	42:4,18 44:18	BZA-213774	30:21 33:8,13	challenges 16:14
bad 23:2	45:7,15,15,19	2:10 65:20	33:14 36:15	Chamber 7:17
bakers 51:1	46:5 47:3,11		carshare 13:14	change 10:7
Baking 44:15	53:18,22 54:11	C	13:16 14:15,15	11:4,9,11,12
46:20	56:2 57:11	C 3:1 44:15	14:16,16 25:2	14:20 21:9
bans 28:20	60:2 64:5	46:20	29:12	23:2,2,6 29:16
barriers 19:13	65:15 66:6,22	cable 4:3	carshares 28:15	37:7 57:19
19:14	67:4,7 68:11	call 3:17 24:13	carsharing	72:2,2,2
base 58:18	68:17,18,19	43:4,5 55:3	13:17,19 21:16	change/conges...
based 60:7	69:5,7 70:21	60:13,14 62:16	21:18 23:12	10:22
basically 14:14	72:16	62:17 64:11,13	33:16	changed 23:5
66:13	Board's 9:2 46:2	68:11 69:15,16	case 2:3 6:18 7:1	28:17 58:8
bedroom 39:12	46:6 48:2 53:6	calling 24:2	24:4 44:14	69:6
beekeeping 21:5	60:7	54:10	54:12 64:2,4	changes 23:8
begins 7:12,14	Bob 55:6,7,9,9	Cambridge 1:2	65:15,16,18,19	25:4 40:20
believe 6:9 9:5	body 8:18	1:6 3:8,13 4:2	65:20 66:12	46:4 47:3 52:6
25:19 36:13	Boston 19:3	4:4 9:12,15	67:8	56:18 68:12
65:14 67:3,16	bottom 13:1	10:2,9 12:10	cases 2:10 59:17	72:16
71:2	49:9,10 50:2	12:11,12,18,22	cat 23:4,4	changing 17:13
belt 12:21	bought 31:14	13:2,17 14:17	category 26:10	Channel 4:3
benefit 33:9	box 48:5,5,10	14:21 15:17	Catherine 5:4	Chapter 3:10,10
best 9:14 19:21	Boylston 19:9	21:17 26:7	61:5,6 65:6	35:9
62:6 63:13	brick 52:22	29:13 37:12	73:4	character 57:16
73:6	brief 69:10	Cambridge's	CDD 7:19 8:12	57:20
better 10:3,4	bright 37:20	12:11	8:20 13:14,22	charge 10:15
14:15 16:4	broad 34:22	Cambridge-b...	45:5,12,20	17:1,6 19:5
18:1,2 23:4	35:6	13:18	47:2,18 56:4	22:7 31:11
66:15	broadly 27:14	Cambridgepark	67:5	37:13
beyond 38:7	55:12	25:2	center 58:8	charger 12:4
bicycles 20:12	brought 14:16	camping 20:12	Central 45:17	14:22 17:15,15
big 52:6	budgeting 15:22	20:14	55:10,17 57:12	19:5,11
bigger 39:2	build 36:16,20	cap 27:9,16	57:17,20 58:2	chargers 12:7
Bigolin 1:13 6:6	building 15:18	car 9:20 10:17	58:4,9,13,15	13:21 16:2
bill 6:9 9:16	35:2 59:1,5	11:18 12:21	59:3,3,4	19:14 39:10
12:3 25:19	61:22 66:19	13:3,4 16:19	certain 11:14	charging 8:10
26:11,11 37:13	68:14	17:11,15,15,16	21:11 35:21	9:20 12:15
bit 16:2 27:7,8	buildings 57:16	17:16 18:7,9	certainly 32:9	13:22 14:2
28:12 47:6	59:6	20:1,6,8,18,19	CERTIFICA...	15:17 17:2,4
51:16 66:2	bump 22:10	22:1,12 29:1	73:1	21:22,22 22:1
block 49:8	bunch 20:22	29:19 30:18	certification	22:7,11 23:10
blue 48:12	39:10	31:4,10,11,12	59:22	26:15 29:20
Board 1:1 2:10	Burns 73:4	31:13,13,17,18	certify 73:5,8	31:4,6 32:11
3:8,14,15,21	business 2:4	34:19 36:20	cetera 42:1	32:17,22 34:9
4:6 6:22 7:3,3	28:16 44:15	37:13 39:6	Chair 1:7 3:9	34:20 35:3
7:21 11:8 21:6	45:17 47:9,13	care 16:6 21:1	5:22 7:20 8:14	36:15 37:4
24:3 25:9,15	54:2 58:1,5	carefully 35:11	24:10 25:6	38:12 40:3
28:3,5,9 31:21	65:17 70:19	36:7	26:4,13 27:6	41:3
35:13 37:14	button 24:1 54:9	cars 10:9 13:9	41:14 45:14	charm 15:8
38:8 40:13,17	BZA 65:18	14:14 17:13	46:16 54:22	check 28:12
40:19 41:13,20	69:11	20:7,15 29:7,9	55:21	circle 48:12

circumstance 21:11	64:17 65:10,11 67:9,14,18 69:17,18,19,20 70:17	26:21	confused 67:9	41:11
cities 28:14,17	colleague 39:1	commission 73:17	congestion 9:16 18:1	correspondents 41:6
citizen 8:17	COLLECTIVE 44:3 71:6	committed 32:21	connected 14:9	corridor 39:4
city 1:2 3:12 4:2 9:3 10:3 12:22 13:13,18,21 14:3,21 15:18 19:18,20 21:6 21:7 25:21 26:15 30:10 32:2,21 37:4 37:12,16 38:10 39:8 40:3 41:4 41:12 42:14 55:16 66:4,7 66:11	color 50:14 colors 52:8 come 22:5 28:5 38:11 comes 16:4 29:8 52:16 comfortable 59:18 coming 18:22 33:8,14 39:11 49:2	committee 7:11 7:13 15:7,9 66:10 Commonwealth 44:14 46:19 73:2,5 communication 36:15 42:14 54:12 communicatio... 24:4,5 32:1 54:13 community 1:10 2:4 5:19 6:6 13:2 25:16,22 26:12 36:16 66:5	connection 14:10 connects 14:17 Connolly 5:4 61:5,6 65:6 consequences 36:2 37:17 consider 53:22 consistent 42:18 58:14 59:2 constitute 27:15 constitutes 5:11 construct 65:21 construction 54:3 consult 27:7 39:16 consultation 8:22 contain 59:21 Continuance 2:8 continuation 41:1 continue 45:10 64:4,7 continued 2:7 6:16,19,21 25:10 44:13 continuing 59:22 contributing 59:6 control 16:7 26:6 convenient 25:3 converting 27:13 cookies 63:14 cooks 11:15 correct 30:8 31:2 33:4 36:22 71:1 corrections 72:16 correspondence	counters 48:8,14 49:5 52:19 53:13 countertop 48:12 49:8 53:14 country 37:10 couple 7:9 Court 2:9 3:11 6:15,18 64:3 cover 50:1,3 coverage 22:10 51:17 Craig 2:6 6:20 8:8 9:5,10,11 10:20 12:17 24:15 28:19 29:1,4,11 30:9 31:3,19 create 52:8 58:20 created 49:15 50:12 creates 52:16 creating 26:9 28:7 50:15 51:1,14 52:7 53:10 creations 51:1 credit 37:19 criteria 57:12,12 58:12 59:11 60:8 criticizing 30:22 cultural 58:19 cups 18:16 curious 28:10,14 29:18 currently 27:12
City's 3:21	comment 3:19 3:20 23:20 24:15 25:9,12 33:11 45:7 54:6 56:5 66:2 66:18 70:16 commentary 8:21 commented 23:12 commenting 14:13 comments 6:17 25:12,13 32:3 34:3 46:2 68:5 68:10 69:2 70:20 commerce 10:1 10:10 commercial 14:5 26:10 27:9,15,16 34:9,10 commercializ... 21:13 commercializes 11:5 commercializi... 11:11 21:10 28:4 32:13 34:11 commercially	community 1:10 2:4 5:19 6:6 13:2 25:16,22 26:12 36:16 66:5 companies 13:16 compile 61:14 completely 19:4 58:18 68:5 compromise 40:15 computer 16:19 conceivably 31:12 concern 27:17 35:10 47:15 53:20 69:8 concerns 40:7 48:2 53:6 56:9 concerted 41:2 concise 9:7,13 46:12 concludes 7:19 25:6 55:22 concur 56:21 condition 60:1 conditions 57:20 59:21 60:2,7 condo 19:6,8,10 confirm 24:9 30:4 54:18 conforms 23:11	confused 67:9 congestion 9:16 18:1 connected 14:9 connection 14:10 connects 14:17 Connolly 5:4 61:5,6 65:6 consequences 36:2 37:17 consider 53:22 consistent 42:18 58:14 59:2 constitute 27:15 constitutes 5:11 construct 65:21 construction 54:3 consult 27:7 39:16 consultation 8:22 contain 59:21 Continuance 2:8 continuation 41:1 continue 45:10 64:4,7 continued 2:7 6:16,19,21 25:10 44:13 continuing 59:22 contributing 59:6 control 16:7 26:6 convenient 25:3 converting 27:13 cookies 63:14 cooks 11:15 correct 30:8 31:2 33:4 36:22 71:1 corrections 72:16 correspondence	correspondents 41:6 corridor 39:4 cost 14:20 Council 9:3 15:13 21:2,3,7 32:2 41:12 42:14 counsel 73:9 counter 48:8,14 49:5 52:19 53:13 counters 49:6 countertop 48:12 49:8 53:14 country 37:10 couple 7:9 Court 2:9 3:11 6:15,18 64:3 cover 50:1,3 coverage 22:10 51:17 Craig 2:6 6:20 8:8 9:5,10,11 10:20 12:17 24:15 28:19 29:1,4,11 30:9 31:3,19 create 52:8 58:20 created 49:15 50:12 creates 52:16 creating 26:9 28:7 50:15 51:1,14 52:7 53:10 creations 51:1 credit 37:19 criteria 57:12,12 58:12 59:11 60:8 criticizing 30:22 cultural 58:19 cups 18:16 curious 28:10,14 29:18 currently 27:12

34:21 35:6 41:13 curve 68:8 curved 68:2 cut 18:1 cutting 50:16	define 8:9 35:22 defined 19:19 21:14 defining 57:22 definite 40:11 40:12 41:5 definitely 29:14 37:20 definition 23:8 definitions 15:2 definitive 27:18 degree 36:14 Deignan 6:9 25:19 26:11,11 deliver 20:4 delivery 18:18 demising 48:19 48:21 dentists 11:15 deny 45:8 46:7 Department 2:4 5:19 9:1 13:2 25:16 26:12 27:19 37:22 66:5 68:14 departments 26:15 design 45:20,21 46:3 47:1,19 50:12,13 52:15 57:15,18,19 58:3 59:2,22 66:22 69:3 Designers 6:5 38:1 designs 46:1 59:2,5 destinations 16:20 detailed 36:2 determine 39:16 45:10 determined 41:2 detriment 33:9 develop 45:20 developed 46:1 development 1:10 2:4 5:19 6:1,3,7,8 13:2 25:16,22 26:12	58:14 59:4 66:5 device 15:18 devices 8:19 dialing 24:16 55:5 different 10:19 28:5 40:6,18 50:14 66:6 difficult 19:21 20:11 31:14 38:19 55:13 dimensional 15:3 17:14 dinosaur 22:20 direction 38:22 directly 56:4 66:6 Director 6:1 discretion 46:13 discuss 6:14 7:11 45:7 discussed 10:20 45:15 57:8 discussing 6:20 6:22 8:13 discussion 19:13 21:16 22:6 25:10 31:22 41:20 42:16 45:5 56:5 distinguish 58:4 district 11:7 13:20 14:5 45:17 57:13 58:13 districts 28:16 34:9 diverse 58:21 diversity 58:19 Division 6:2,3,7 9:1 doctor 20:5 documents 32:4 doing 10:12 18:20 21:20 42:13 door 49:3 51:10 downside 18:6 downsides 18:6	draft 61:14 drawings 66:16 68:11 dreamed 12:18 drifters 18:22 drive 20:20 25:2 driveway 11:2 18:8,16,19,19 31:10 driveways 36:18 driving 17:16,17 18:11 dropped 9:18 dwelling 17:11	elements 57:22 58:7 else's 22:12 31:17 emphasis 45:21 employed 73:9 empty 57:3 encourage 55:19 ended 22:19 energy 30:17 enlarge 66:13 entered 24:6 54:14 entering 16:8 enterprise 37:9 57:22 enthusiasm 55:11 Environment 6:10 8:22 EPA 26:18 EPA's 26:6 equipment 12:15 equity 13:5 36:13 Erik 1:12 6:6 essentially 11:5 47:22 48:16 53:5 establish 44:15 established 57:16 establishments 58:21 estimate 17:3 et 2:6 6:20 7:6 7:14 24:15 42:1 etch 50:10 EV 9:20 12:3,6,7 12:19 13:21,22 14:1,16,16,16 14:22 15:17 22:7,11 26:15 34:20 37:3 evaluation 27:20 Evan 1:11 6:3 8:14 9:16
D D 2:1 3:1 dad 20:3 Daniel 1:13 4:8 4:11,14,17,20 5:1,4,7,10,12 5:20,20,22,22 24:8,10,22 25:5,8 27:4,6 42:2,3,9 43:4,6 43:8,11,13,15 43:17,20 54:16 54:21,22 55:21 59:15 60:13,14 60:17,19,21 61:1,3,5,7,10 62:16,17,20,22 63:2,6,8,10 64:12,13,16,18 64:20,22 65:2 65:4 69:15,16 69:19,21 70:1 70:3,5,8 71:1 dashboard 12:11 13:22 data 13:9 date 25:10 45:10 72:22 day 15:12 18:11 29:7 73:13 deal 36:7 68:17 dealt 33:16 Decarbonizati... 9:16 decarbonize 10:8 December 19:3 decide 65:17 decided 22:9 deciding 39:8 decision 61:14 61:16,21 62:10 decisions 40:10	E E 2:1 3:1,1 72:1 72:1,1 eager 54:2 earlier 13:19 17:21 23:12,19 28:11 easier 20:17 easy 10:11 eating 63:14 eave 68:7 economic 58:21 effort 26:6 41:3 56:11 efforts 17:22 eight 17:5 eighteenth 7:3 either 22:11 38:9 56:3 57:21 60:5 67:5 electric 8:10 10:13 12:14 14:9,14 17:4 19:5,10,14,15 21:21 23:10 29:20 31:4,13 32:10,21 34:1 34:8 36:19 39:10 40:2 electrical 10:14 32:16 electricity 11:18 27:1 element 8:19			

evening 3:7 6:11 6:14,17 9:5 26:11 42:16 everybody 10:6 EVIP 22:7 EVs 12:5,13 17:1 29:12 exact 18:10 Exactly 31:19 57:4 example 17:6 29:19 Excellent 25:1 63:12 excited 53:15,18 54:3 existing 57:16 65:22 expand 10:16 14:21,22 expanding 11:16 16:2 expedite 62:3 experts 38:1 expired 15:14 expires 73:17 explain 66:2 explicit 33:18 express 41:20 expressed 11:8 expressions 58:2 extension 21:21 61:14,15 62:10 exterior 34:12 eye 49:14 52:20	February 45:16 FedEx 18:18 fee 22:7 feel 48:1 53:5,16 feet 39:5,12 fellow 37:14 felt 43:10 fencing 33:20 figuring 20:11 fil 51:14 file 61:16 62:10 68:15 filed 47:3 61:21 filtered 51:15 53:10 final 52:10 65:14 financial 18:4 financially 73:10 find 3:20 10:15 16:20 34:18,21 36:12 40:5 57:11 58:12,14 59:1 finding 38:19 58:10 59:10 60:7 findings 59:8,14 59:19 fine 36:8 56:15 finished 70:19 first 5:18 7:7 50:4 52:21 53:2 55:6 first- 55:16 Flack 55:6,9,9 flip 35:4 floor 48:1,3,4,16 49:21 51:6,8,9 53:17 flushed 37:18 Flynn 1:7 3:4,7 3:9 5:7,9,12,15 5:18,22 7:21 8:3,6 9:4 23:18 24:10 25:6,8 27:4,6 28:8,22 29:3,10,17 31:21 34:14	35:13 36:10 38:17 39:22 41:10,14,17,19 42:8,12,19,21 43:3,5,17,18 43:22 44:4,9 44:12 45:3,14 46:9 54:5,22 55:21 56:2,13 56:16,19 57:2 57:4 60:10,12 61:3,4,7,8,12 62:5,9,13,15 63:8,9,12,20 64:1,9,11 65:2 65:10,13 67:2 67:12,16,19,22 68:3,10,22 69:4,14 70:5,6 70:10,13,15,18 71:4 focus 47:15 follow-up 25:18 followed 7:12 45:6 68:7 following 57:11 foot 37:12 foregoing 72:15 forever 18:10 format 50:14 formula 44:15 45:17 47:9,13 54:1 57:19 58:1,5 forth 36:1 fortunately 15:19 forums 14:17 forward 29:16 42:13 45:2 56:22 63:14,16 forwarded 42:4 forwarding 42:10 found 18:17 framed 10:19 franchise 22:4 frankly 34:22 free 17:13 37:9 freestanding	49:6,9 52:20 53:13 freeze 26:17 27:9,16 fridges 51:13 From' 72:2 front 15:6,7 16:7 48:8,11 49:3 50:19 52:19 53:12 frosted 50:10,10 50:16 51:4,14 52:1,6 53:2,9 full 17:1,3,8 fully 17:6 function 10:4 24:16 32:12,14 55:5 fundamental 30:5 38:3 further 27:3 34:5 41:22 45:20 70:21 73:8 future 12:19 25:10 45:10	55:7 glass 50:10,16 51:4,14 52:1,6 53:2,9 Glassman 67:2 67:3,5,16,21 68:1,4 70:11 70:12,14 go 12:8,8,9 13:14,22 17:7 17:8 20:3,12 22:17,20 24:18 25:17 29:21 46:10 47:21 48:22 49:19 51:6,21,21 52:3,5,9 56:4 59:12 67:22 goals 40:1 58:15 goes 17:12 29:8 going 5:20 8:12 10:9,12,16 15:15 16:6,7 16:17,18,19 17:10,12 18:12 19:13 20:3 22:13,14,16 23:3,20 25:9 30:5,6 31:15 32:21 33:7,8 33:12,14 34:7 34:12,20 39:11 39:19 40:4 44:12 45:4 46:9 48:17 49:7,8,12 50:1 50:3,18,19,22 51:12 52:19,19 53:7 59:12 65:13 good 3:7 19:8 26:11 28:8 42:12 58:11 63:16 68:11 71:4 Goodnight 70:14,15 71:5 71:6 government 3:12 35:22
--	--	--	---	---

36:3 governmental 32:12,14 Governor 19:3 grant 45:8 57:10 60:6 granting 53:22 great 5:12 7:21 16:1 19:20 34:1 39:9 40:1 43:22 45:3 47:5,7 52:12 53:4 55:16 56:22 62:9 65:6 68:6 greatly 61:19 62:4 greenhouse 37:7 Gregory 44:22 44:22 46:10,16 46:18 61:17 62:8 63:15 grocery 20:5 Groll 27:7 group 8:15 25:20 groups 58:21 guess 26:22 27:2 30:16 38:22 39:14 43:9 68:15 Guidelines 59:4	70:15 73:12 hands 24:8,12 happen 15:15 22:3,13 23:4 35:18 happens 11:21 happy 46:4 harm 38:21 harness 37:9 Harold 24:18,19 24:21 25:1,1 Hayward 24:19 25:1,1 HAYWRD 24:21 hazards 39:7 head 57:6 heads 59:8 hear 24:21 39:22 45:6 54:18 heard 10:6 40:11 42:21,22 58:6 65:16 hearing 1:3 6:16 6:22 7:6,7,11 7:13 8:7 9:12 23:20 25:10 44:13 45:10 47:4 54:7 55:4 55:20 56:10 57:9 58:7 64:2 64:4,7 hearings 2:5 7:9 height 49:13 help 10:8 18:2 helping 29:14 helps 10:10 hereunto 73:12 Hi 10:6 24:21 55:9 high 66:20 highlighting 46:4 historic 15:18 historical 57:16 history 58:2 hit 55:18 home 11:13 21:1 21:9 33:5,5	35:7 homeowner's 19:6 hope 9:7 46:17 hoping 53:17,18 53:21 horse 13:7 hours 17:5 33:13 house 39:4,9 66:13 houses 66:15 Housing 7:10,12 huge 34:20 hugely 11:13 Hugh 1:8 3:5 4:20 5:16 8:4 38:17,19 41:9 42:22 43:1,13 43:14 44:10 56:16,17 60:21 60:22 63:2,4,5 63:21 64:20,21 65:11 66:1,3 68:5,12,19,21 69:1,12 70:1,2 hurdles 22:4	impossible 28:19 improved 53:17 69:3 improvement 49:4 improvements 53:6 inappropriate 23:3 33:15 incentives 18:4 include 60:3 included 32:5 incorporate 30:1 increase 10:12 34:18 41:3 increasing 15:1 Indiscernible 16:11 individual 25:20 indoors 33:6 industrial 34:9 information 25:11 32:5 45:9 infrastructure 14:22 inherently 11:6 initial 48:4 innovation 58:3 input 34:5 inside 48:19,21 install 16:2 23:10 26:15 installing 19:14 instance 33:1 instructions 3:19,21 instrumental 21:4 Insurance 22:10 intent 34:17 interest 7:10 interested 54:15 73:10 interesting 30:14,15 Intern 6:8 Internet 13:11	intersect 10:1 introduce 5:20 9:8 introduced 68:8 68:8 introducing 46:14 introduction 46:6 involved 25:20 27:8 47:2 issue 22:15 26:10,18 27:2 27:19 28:3 30:5 33:16 36:6,13 37:6 37:15 38:7 41:22 44:5 issues 9:20 10:2 11:1 18:15 25:21 27:8 35:19 36:5 40:18 item 5:18 8:6 44:13 45:15 64:1 65:14,14 iteration 8:18 iterations 9:22
H H 1:8 3:4 4:11 4:13 5:15 8:3 32:7 42:20 43:2,6,7 44:9 56:21 57:3 60:11,14,16 62:14,17,19 63:20 64:13,15 65:10 67:9,14 67:18 69:16,18 72:1 half 50:4,7 Hall 15:18 hand 24:1,2,16 24:18 54:9,10 55:1,5 66:1	H	I idea 33:22 illustration 23:1 image 16:19 images 68:2 imagine 10:21 39:3 impact 30:21 31:1 33:6 40:10 impactful 31:15 impacts 40:9 implement 47:2 implemented 49:6 importance 12:13,14 important 9:20 14:4 20:1 29:22 44:5 importantly 17:19	impossible 28:19 improved 53:17 69:3 improvement 49:4 improvements 53:6 inappropriate 23:3 33:15 incentives 18:4 include 60:3 included 32:5 incorporate 30:1 increase 10:12 34:18 41:3 increasing 15:1 Indiscernible 16:11 individual 25:20 indoors 33:6 industrial 34:9 information 25:11 32:5 45:9 infrastructure 14:22 inherently 11:6 initial 48:4 innovation 58:3 input 34:5 inside 48:19,21 install 16:2 23:10 26:15 installing 19:14 instance 33:1 instructions 3:19,21 instrumental 21:4 Insurance 22:10 intent 34:17 interest 7:10 interested 54:15 73:10 interesting 30:14,15 Intern 6:8 Internet 13:11	J job 47:5,7 52:12 53:4 56:22 57:7 Joe 46:20 joined 6:5,9 25:19 Jonathan 47:1 47:19 52:12 53:3 Joseph 1:11 6:3 Journal 14:12 July 61:22 73:18 jump 15:14 22:4 27:10 June 61:15 62:11 JZW 47:1,20
				K keep 22:16

keeping 33:20 keeps 19:4 Kelley 2:6 6:20 8:8 9:5,6,10,11 24:15 28:19 29:1,4,11 30:9 31:3,19 kept 3:18 kick 13:11 kicked 15:12 kids 20:5,9 kind 18:18 27:10 29:22 39:20 55:12 66:14 kinds 39:3 kiosk 49:3,7,10 49:13 52:20 53:13 kitchen 48:8,17 49:17 50:19 53:1,11 kitchens 21:10 kitty 22:21 23:1 know 17:9 18:7 18:9,10,12,13 18:21 19:9 20:11,17 21:7 22:12,12 26:18 27:18,19 29:4 29:19 30:16,20 31:12 33:14,14 34:6,17 35:2,7 35:15,18 36:2 36:9,19 37:12 38:15 39:3,20 39:21 40:4,8 48:13,21 50:4 51:4,18 52:11 52:13,18 53:19 53:19 55:1 59:16 66:16 knows 59:13	language 23:11 23:15 large 50:2 largely 42:18 larger 39:16 largest 32:16 law 9:1 22:4 27:19 37:22 lawn 33:2 laws 22:16 layout 47:20 48:1,5,16 51:9 53:17 leading 13:16 29:14 learning 37:4 leasing 36:19 leave 17:8 61:12 leaving 16:8 18:16 left 48:4,6,7,17 49:18 51:9 52:22 length 10:20 lengthy 69:2 Leonardi 9:11 10:6 12:17 17:21 let's 24:7 25:16 31:22 59:20 letting 68:17 level 49:14 52:21 levels 12:6 leveraging 10:10 life 17:6 36:6 likelihood 16:5 Lilac 2:9 6:15 6:18 64:3 limit 17:3 Line 72:2 link 13:15 linked 13:17 links 14:1 list 24:7 25:6 55:6,22 listening 37:14 little 16:2,13 22:21 23:1	28:12 34:22 35:10 47:6 51:16 66:2,17 67:9 live 4:2 10:3 43:2 58:22 living 20:2 LLC 44:15 46:20,21 lobby 48:11 50:20 53:12 locate 45:16 location 57:21 58:4 locations 26:16 58:5 lodge 38:5 long 39:5 61:19 longer 48:20 66:19 look 11:13 12:9 15:19 16:4,16 16:17,17 19:21 22:5 50:22 51:9 52:18 53:4,10,10,11 53:12 looked 21:7 27:3 29:6 looking 16:20 24:7 49:2,14 49:14,17 50:18 50:19 51:18 52:18 56:22 63:13,15 looks 15:17 56:14 66:20 69:1 lot 16:1,4,14 19:17 20:2 21:12,20 25:2 34:19 39:19 49:7,10,15 50:17 lots 19:21 59:19 Louis 4:8 love 34:19 37:12 lower 53:3 luck 63:13	<hr/> M <hr/> Madam 26:13 46:16 main 47:15,17 51:5 maintain 16:6 maintained 15:20 making 13:8 21:13 68:15,16 managed 56:18 manager 46:20 66:11 mandatory 17:20 18:3 manner 34:12 mansard 65:21 68:2 Market 2:10 7:1 55:10 65:22 marketing 58:3 Mary 1:7 3:4,7,9 5:7,9,12,15,18 7:21 8:3,6 9:4 23:18 25:8 27:4 28:8,22 29:3,10,17 31:21 34:14 35:13 36:10 38:17 39:22 41:10,17,19 42:8,12,19,21 43:3,5,17,18 43:22 44:4,9 44:12 45:3 46:9 54:5 56:2 56:13,16,19 57:2,4 60:10 60:12 61:3,4,7 61:8,12 62:5,9 62:13,15 63:8 63:9,12,20 64:1,9,11 65:2 65:10,13 67:2 67:12,16,19,22 68:3,10,22 69:4,14 70:5,6 70:10,13,15,18 71:4 Mason 1:12 6:4	45:13,14 46:9 47:5 Mass 6:22 22:6 55:4 Massachusetts 1:6 2:7 3:11 44:16 73:2,5 materials 25:13 67:10 matter 65:17 McDonald's 47:16 mean 39:3 40:3 62:5 meaningful 58:9 means 33:20 meeting 1:5 3:8 4:1,3,9,12,15 4:18,21 5:2,5,8 5:21 7:5 45:15 47:10,18 70:22 meetings 3:13 3:22 7:16 meets 56:9 57:11 58:12 member 4:6 6:13 37:15 members 3:4,15 3:15,18 4:7 5:10,11,15 7:21 8:3 9:8 23:22 24:14 25:15 31:22 35:14 36:21 43:20 44:9,18 44:20 46:15 54:8 56:3 60:2 61:10 63:10,20 64:5 65:4,10 67:4 70:8,21 memo 8:20 26:5 34:3 37:21 40:8,17 46:3 memos 59:20 mention 58:6 mentioned 23:19 46:6 Messplay 1:13 4:8,11,14,17 4:20 5:1,4,7,10
---	---	--	--	---

5:22 6:1 24:10 24:22 25:5 27:6 42:3,9 43:4,6,8,11,13 43:15,17,20 54:22 55:21 60:14,17,19,21 61:1,3,5,7,10 62:17,20,22 63:2,6,8,10 64:13,16,18,20 64:22 65:2,4 69:16,19,21 70:1,3,5,8 71:1 met 60:1,8 meters 32:19 micro 9:18 middle 12:10 Middlesex 73:3 mind 38:20,22 minimize 17:1 minuses 41:12 41:21 minute 29:20 minutes 9:6 46:11,17 54:19 MIT 12:9 Mitigation 9:16 mixing 52:21 Mm-hm 29:10 68:3 mobility 8:19 9:18 modification 64:2 modified 58:1,5 moment 25:21 55:1 Monestime 7:6 7:14 money 16:2 month 7:8,10 months 55:14 Moogoor 1:14 6:8 motion 41:11 42:13,17 43:4 43:21 60:6,14 62:9,17 64:6 64:13 69:10,16	move 7:22 12:19 21:21 23:20 25:9 31:10,11 31:22 37:8 38:12 44:12 45:1 54:6 65:13 moved 48:17,18 60:9 62:12 64:8 moving 8:6 29:16 33:22 36:7 mute 3:18 <hr/> N <hr/> N 2:1 3:1 name 3:8 8:17 9:10 24:20 46:18 54:17 55:7 names 3:16 narrowly 21:14 nation 37:9 National 13:5 nationwide 29:13 natural 21:21 necessary 45:11 need 11:10,12 12:19 14:14 20:18 21:9 22:3,16 23:6 27:3 29:15 35:4 39:2 40:5 44:17 46:13 59:1,10,15 61:13 needed 10:18 11:4 needs 15:20,20 33:19,20 35:11 37:16,20 39:15 57:11 58:18 negative 32:8 41:6,15 42:5 42:11,12,15 negatives 41:7 neighbor 18:13 neighbor's 18:8	18:9 neighborhood 30:21 31:2 33:21 34:11 neighborhoods 33:17 58:19,22 neighbors 33:4 33:7 36:19 40:9 neighbors' 18:19 36:18 40:10 neither 42:14 73:8 Net 12:12 neutral 31:3 38:10 41:6,15 41:16,17 42:7 new 8:14 12:9 13:4 15:18 21:19 26:9 36:5,5,5 46:1 55:17 65:21 68:4,17 Newton 20:4 nice 57:7 68:12 69:1 night 31:11 39:11 63:16 nitpicking 35:10 nodding 57:6 59:8 Noise 4:22 non 14:14 nonshared 35:5 Norway 32:15 37:10 Notary 73:4,16 note 32:1 35:7,8 35:9 44:17 48:11 69:11 noted 9:17,22 13:19 17:21 72:16 number 10:8 26:6 32:9,16 58:16 numbers 13:11 <hr/> O <hr/>	O 3:1 objectives 40:21 58:15 obviously 13:7 occupants 66:16 occupation 21:1 33:5 35:7 occupations 11:14 33:6 occupy 21:9 off-street 23:9 offered 20:7,15 offerings 20:8 Officer 27:8 Oh 67:22 oil 37:10 okay 23:18 25:5 25:8 27:4 28:22 29:17 31:21 35:13 36:4,10 38:17 41:10 42:8,12 42:19 43:3 47:14 54:15 56:2,13,16,19 57:2 58:11 59:8,19 60:4,5 61:12,16 62:2 64:6 67:2,7,19 67:19,22 68:4 68:10,22 69:4 old 15:19 21:8 on-street 31:8 Once 59:19 ones 12:10 21:3 40:21 58:17 online 4:2 12:5 22:6 opaque 49:22 50:8,13 51:15 52:4,8 53:8,10 open 27:2 48:18 50:15,17,18 51:19 52:1,16 53:11,12 54:3 64:4,6 opened 49:10 50:17 opening 57:1 opens 35:5 49:7	operate 47:9 54:1 operation 22:22 opinions 40:19 Oppendisano 46:20 opportunities 10:16 opportunity 25:12 36:18 55:2 opposed 32:7 50:20 52:7,15 53:10,13 opposing 30:22 opposition 33:3 options 20:16 28:13 order 39:6 48:13 57:10,19 ordering 48:14 Ordinance 7:13 8:8 15:7,9 ordinances 38:6 ordinarily 30:18 organization 66:4,7 organized 16:9 original 27:11 50:9 66:22 67:11,13 originally 49:22 49:22 52:4 Oslo 32:15 ought 32:8,12 32:20,22 34:1 34:6 outcome 73:10 outlined 59:3 outlining 41:21 outside 49:14 Overlay 7:12 45:17 57:13 58:13 owner 67:3 owner's 31:17 34:12 ownership 10:13 15:1 owning 13:4
---	---	---	---	--

19:15	57:18	pertain 59:21	platform 18:17	61:22
P	parties 73:9	pertains 26:21	28:11	power 10:10
P 3:1	partition 52:22	petition 2:6 6:21	platform-based	powerful 36:13
p.m 1:4 3:3 5:14	parts 12:3	7:6,14 8:7,15	10:1,10	37:2
7:15 8:2 24:3,5	patterns 16:13	8:16,21 21:5	platforms 8:19	prepared 41:11
44:8 54:11,13	Pause 4:10 5:6	24:15 27:21	please 5:21 6:15	44:19 45:1
63:19 65:9	63:3 67:6	32:4,6,8 38:14	10:5 12:2,20	present 4:8,12
71:7	paying 27:1,1	40:20 61:13	14:7 15:16	4:14,16,17,19
package 32:5	payphone 15:20	petitioner 28:2	16:3 18:5 19:1	4:20 5:1,3,5,8
page 2:3 47:21	PB-395 2:7	36:12 37:19	19:16 20:21	5:9,10,21
48:22 51:21	44:14	petitions 8:17	22:2,18 24:16	44:20 46:2,15
52:3,5,5,9 72:2	PB-9 2:8 64:2	32:2	24:19 43:5	presentation 9:7
paid 26:22	peer-to-peer	phone 16:18	46:12,14 47:21	23:19 44:2
park 23:14 31:5	12:21 13:14,16	24:2,17 54:10	49:19 51:7,22	46:12,18 47:22
39:13	21:22 22:1	55:5	52:9,13 55:4,7	54:4
parked 18:7	36:14	physical 58:3	60:13 62:16	presenter 9:5
parking 10:2	people 9:19	pick 42:22	64:9 69:15	preserve 58:19
11:2,7,16,19	10:13,17 11:14	picture 22:19,21	pleased 56:18	press 24:17 55:5
11:21,21 12:1	12:5 13:3 14:1	piece 39:1,2,17	plenty 28:13	pressing 24:2
16:12 17:2,14	14:14 15:21	pink 50:8,8,10	plusses 41:12,21	37:6 54:10
18:12 19:17,19	16:6 17:7,12	50:10,13,16	point 6:10 17:6	Preston 5:4 61:5
19:21 21:18	17:16,17,18,21	51:4,14 52:1,6	26:19 28:8	61:6 65:6
23:9,10,13,16	19:4 20:2,4,17	52:14 53:2,9	29:12,13 31:7	pretty 34:21
25:21 26:5,7,9	22:9,11,16	place 10:3,15	37:3 41:7	36:12 40:12
26:13,17,21,22	23:13 29:8,14	11:22 18:1,3	pointed 40:3	66:14
27:1,9,9,12,12	30:17 31:8	23:5 30:6 34:4	points 13:4,5	previous 9:22
27:13,15,16	33:13 36:21	39:9	Policy 14:12	previously 8:18
30:7,11,12,18	39:11,13,19	places 11:14	political 38:7	27:20
30:19,21 31:5	41:8 48:13	14:13	politics 35:17,21	prices 16:14
31:8 32:19	people-oriented	plan 12:12,12	pool 39:9,13	principle 35:16
41:2,22 59:5	58:20	48:3 49:21	poor 22:21 23:1	36:4,8
part 9:18 12:4	percent 21:17	51:6,8 58:16	population	private 11:1
17:22 20:1	21:18 52:13	59:2,4 66:7	32:17	16:5 21:10,18
39:15 57:8	period 61:21	67:4	portal 4:3	30:7,12,15
66:10	permit 35:18	Planner 9:12	portion 45:13	33:21
participant 22:7	44:14 45:9,18	37:16	positive 35:16	privately 23:9
participate 7:17	46:7 47:9,13	planners 37:22	36:6,9,9 37:1	privately-own...
17:22	54:1 57:10,13	planning 1:1 3:8	41:5,16 42:5	8:10 14:1,1
participated	59:11,18 60:8	3:14,21 6:6 7:2	42:10,14 43:10	privatizing
15:22	61:13,22 65:21	7:3 9:1 10:7	57:6 58:10	32:14
participation	66:4	21:6 28:3,9	69:7,8	probably 29:6
3:13	permits 60:6	37:17 41:20	positives 41:7	33:9 36:20
participatory	permittee 61:15	42:4 44:18	possible 9:7 10:9	problem 12:7
15:22	persisted 27:20	69:7 70:20	46:12 61:18	13:19 39:19
particular 21:10	person 18:10	72:15	possibly 22:14	55:13 58:10
40:19 45:21	26:14 54:15	plans 52:15	posted 67:10	66:4
particularly	personally	67:11,11,12,13	postoperative	problems 41:21
31:15	34:18	67:15 68:4,15	21:1	proceed 44:20
Particulars	personally-ow...	68:18 69:11	potential 7:11	proceedings 4:5
	13:9 20:7	plate 9:13	potentially	71:7 72:18

73:7	6:14,17,21 7:6	quorum 5:11	42:7,15 65:18	50:6
process 61:20	7:7 8:7 23:19		67:8 68:16,20	removes 8:18
product 55:16	23:20,22 24:14	R	69:7	removing 19:13
production 37:7	25:9,12 30:6,7	R 3:1 72:1,1	recommendat...	19:14
40:5	32:18 37:3	R1 51:11	42:5 68:7	rendering 51:22
products 10:11	39:5 44:13	race 13:8	recommended	52:10,11
progressive	45:6 54:6,8	racks 20:13	66:11	rent 22:11
29:15	55:4 64:2 73:4	raise 24:1,2,16	record 24:6	rental 17:13
prohibiting 14:5	73:16	26:10 54:9,10	44:17 54:14	rentals 21:4,12
project 56:3	publicly 23:9	55:4	59:15 72:18	renting 11:19
promote 34:8	26:16	raised 24:8,12	73:6	repeatedly
promoted 34:1	publicly-acces...	27:20 38:5	recorded 4:1	12:18
promoting	8:9	40:7,9,18	rectangle 48:7	report 42:4,10
13:18 14:4	Puget 14:11	49:13 68:7	rectangular	represent 55:10
proper 38:11,12	purchasing	69:9	48:5	representing
39:6	11:18	raises 38:4	red 48:5,7	46:10 67:3
properly 28:3	Pursuant 3:10	ramp 40:5	reduce 10:8	request 2:8
properties 16:5	purview 38:7	range 17:9 20:8	reexamined	61:13,17 62:3
33:19	push 61:21	20:16	26:19	64:3
property 16:6	pushes 13:14	rationales 34:4	referenced 26:5	requested 6:16
21:14,18 30:12	pushing 12:5	reach 40:22	28:2	45:8 46:7
33:8 34:10,12	put 13:11 19:5,8	read 59:15	reflect 57:20	53:22 60:6
34:13	19:10 20:13	72:15	reflects 17:3	require 30:14
proponent	21:12 29:1	real 18:6 28:19	57:15	requirements
25:17,18 28:10	37:21 39:10	33:3 55:18	refrigerator	15:3,4 17:14
34:17 66:19	56:11	realize 12:5	51:18	17:14 19:18
proponent's	putting 29:19	really 19:11	refrigerators	requires 45:18
33:11 57:7	32:22 39:7	26:20 29:21	51:11	residential 11:6
proponents	52:12	32:11 33:12	regards 41:1	11:7 13:20
26:22 33:4		34:6 35:1 39:2	registered 8:16	14:5 21:14
44:1		39:21 40:5	registers 28:21	27:13 28:4,18
proposal 16:22	Q	44:1 50:22	regulate 8:9	33:4,17 34:11
38:20 45:16	quality 18:2	55:12	Regulations	residents 10:21
56:9 57:11	quarter 17:7	reason 11:4,9	8:11	21:17
66:12	question 22:5	19:11 20:2	rehash 47:7	respect 58:1
proposals 10:19	26:5,17 27:11	33:9 72:2	related 8:19	responding 57:7
proposed 34:21	28:1 30:3 38:3	reasons 19:8	11:1 27:8 73:8	response 56:12
46:4 47:17	44:19 69:8	32:9	relationships	69:2,8
52:4,10,11	70:16	recap 47:8	36:20	responsible
58:14	questions 7:22	received 24:3,5	relevant 34:6	26:14
proposing 40:16	25:15 26:1	25:11 54:12,13	Reliable 12:14	responsive 46:2
provide 24:14	28:9 31:21	64:3	relief 53:22	restrictions
58:1,20	46:5 56:3 64:5	recognizes	remember	35:22 36:8
provided 8:20	67:5 68:10	53:19	13:13	resume 7:4
46:3 59:6	quick 6:12	recommend	reminder 7:2	retail 57:1 58:18
providing 51:17	quickly 37:8	38:10	45:16	58:20
provision 39:15	38:12 55:3	recommendat...	remote 1:5 3:13	retaining 45:22
PTDM 27:7	56:7	9:2 15:9 32:3,9	3:21	review 59:22
public 2:5 3:16	quietly 29:22	38:10 39:15	remotely 7:18	65:15
3:18,19,20	quite 21:8 24:11	41:15,16,16,18	removed 19:17	reviewed 8:17
	66:7			

revise 66:19	64:20,21 65:11	24:10 30:1	62:22 63:1,21	sounds 57:5
revised 66:22	66:3 68:21	51:1,19 60:4,5	64:10,18,19	soups 52:15
67:4,11,14	69:1 70:1,2	63:16 68:1	65:11 69:13,21	sources 12:10
69:11		seeks 65:20	69:22	space 11:2,12
rhetoric 28:1	S	seen 14:11	Sign 46:22 47:19	19:22 27:12
rich 14:14 37:10	S 3:1 72:1	self-serving	signage 49:21	28:4 30:6,7,15
Richard 44:22	safe 15:21	48:12 49:5	58:8	30:16,19 47:17
44:22 46:10,16	Salon 14:12	53:14	signed 19:3	48:9,18 49:7
46:18 61:17	saving 68:16	send 14:1 40:17	significant 48:2	49:16,18 50:15
62:8 63:15	saw 14:20 57:5	41:11 68:20	53:6	50:17 51:19
right 9:4 11:17	saying 12:19	69:10	similar 8:16	52:16,18 53:8
15:18 21:8	17:20,21 19:4	sense 35:21	10:2 13:11	53:11 57:3
23:11 25:8	26:22 34:17	39:17 69:5	40:16 41:19	58:20
28:1 29:17	39:22 41:15	sensitive 59:6	simple 16:9	spaces 26:7,9
30:13 31:6,22	42:6 54:17	sent 32:1	simply 13:19	28:7 30:7,8
34:2,14 38:21	says 13:1,9 24:1	seriously 38:11	17:21	speak 23:22
40:21 41:10	29:5 54:9	serve 58:18,21	sink 51:12,13,19	47:11 54:8,19
42:13,21 43:3	scale 52:14	service 11:17	site 16:8 49:1	55:3
43:22 44:6	scams 17:2	services 10:11	54:2 59:1,5	speaker 55:6
45:3,4 48:9,15	scares 34:22	set 68:17 73:12	Sitting 3:4 5:15	speakers 25:6
49:18 54:6	scenarios 39:4	seven 17:5	8:3 44:9 63:20	54:16,17 55:22
57:4 58:11	Science 14:12	share 8:19 12:21	65:10	speaking 3:16
59:10,20 60:12	screen 59:5	17:12,17 55:11	six 5:10 17:5	54:16
62:15 63:12	67:21	67:21	39:12 44:18,20	special 44:14
65:7 68:1	screening 50:14	shared 8:9 14:9	slide 10:5 14:7	45:9,18 46:7
69:14 70:19	screwed 15:12	34:18 35:3	14:19 15:16	47:9,13 54:1
71:4	search 29:8	sharing 9:21	18:5 19:1,16	57:10,13 59:11
right-to-charge	second 42:19,20	13:3 21:22,22	20:21 22:2,18	59:18 60:6,8
19:2,12	60:10,11 62:13	22:1,1 29:19	48:15,22 49:19	61:13 65:20
road 13:10	62:14 64:9,10	36:21,22	51:7	specialist 26:5
roadblock 14:4	69:12,13,14	shocking 37:5	social 58:21	26:13
roll 3:17 43:4,5	seconds 60:12	shop 63:13	solid 19:11	Specialty 44:15
60:13,14 62:16	section 35:8	Short-term 21:4	solution 39:1	46:19
62:17 64:11,13	54:7 57:13	21:12	55:12,15	specific 32:3
69:15,16	58:13 59:12	showing 52:1	solve 39:19	40:20 57:21
roof 20:13 65:21	see 7:22 9:13	shown 37:19	somebody 31:17	specifically 22:6
room 51:5	13:1,11,21	side 35:4 37:20	someone's 31:10	specifics 58:16
rough 17:3	16:19 17:1	48:4,6,7,9,15	someplace 20:12	specified 57:12
rule 19:2,12	24:7,8,12,18	48:17 49:18	somewhat 27:2	spend 12:4
rules 21:8 35:21	31:15,20 36:12	51:9	30:20	Spetrini 1:11
36:3	39:8 40:15	sidewalk 39:5	soon 15:20	6:3 8:14
running 17:12	41:22 48:9	sidewalks 33:2	26:19 71:5	spirit 37:9
runs 47:16	51:10,16,17	39:7	sooner 61:18	spot 11:7,19,21
Russell 1:8 3:5	52:5,9,19,19	Sieniewicz 1:9	sorry 70:17	11:21 22:11
4:20 5:16 8:4	52:20,21 53:1	3:5 4:17,19	sort 14:5 27:11	23:11 30:11
38:19 41:9	53:4 54:15	5:16 8:4 26:4	27:12 28:20	31:4,6
43:13,14 44:10	55:1 59:8,19	27:22 36:11	29:5,15 30:10	spots 11:16 12:1
55:9 56:17	59:20 66:1	41:14,18 42:17	sorts 12:5 14:17	19:19
60:21,22 63:2	67:14,19 71:5	43:11,12 44:10	sound 14:11	spouse 25:2
63:4,5,21	seeing 16:13	56:7 60:19,20	41:8	Square 45:17

55:17 57:13,17 57:21 58:2,4,9 58:13,15 59:3 59:3,4 Square's 58:19 ss 73:3 Staff 1:10 4:6 5:21 8:12,20 8:22 25:16,17 25:22 45:5,12 45:20 46:3 47:2,19 54:18 56:4 59:20,22 60:5 62:5 66:5 70:21 Staff's 34:3 stand 47:6 standard 57:19 57:22 58:7 stands 41:13 start 4:6 8:12 14:15 25:17 34:16 45:5 46:14 56:5 started 19:3 state 3:16 states 57:14 station 12:16 17:7 18:12 22:8 49:3,6 51:12,13 stations 32:11 32:17,22 34:9 37:4 38:13 40:3 41:3 48:13 52:21 53:14 statistics 36:22 step 38:21 Stephanie 27:7 Steve 30:3 35:14 37:15 43:8 56:13 60:9,17 62:20 64:9,16 69:19 70:13,15 Steven 1:7 3:4 4:14,16 5:15 8:3 30:4,13 31:16,20 35:15 43:9 44:9	56:14 60:9,18 62:12,21 63:20 64:8,17 65:10 69:20 70:17 sticking 29:13 sticky 29:11 stole 47:5 storage 48:6,19 50:21 store 20:5 49:15 54:3 55:17 storefront 45:21 storefronts 57:17 strangers 36:17 streamed 4:2 street 2:10 7:1,7 19:9 30:19,21 31:5,6,9,11,17 31:18 39:4 47:17 65:22 streets 30:10 32:18 strength 58:17 strengthens 57:15 strongly 38:10 structural 66:3 structure 16:11 65:22 studies 13:12 41:1 study 34:6 38:11 41:22 stuff 11:22 14:3 21:19,19 subject 27:15 submitted 8:15 9:18 25:14 subscribe 72:17 substantially 8:16 suburban 16:11 suddenly 33:7 suggest 40:22 suggested 59:21 suggesting 23:8 41:22 68:20 suggestion 68:6 suggestions 60:4	Sullivan 7:16 summarizing 47:5 summary 8:13 41:12 42:15 summer 15:11 super 25:3 supply 12:15 support 32:9 40:1 66:14 69:11 suppose 34:8 supposed 23:14 sure 21:13 23:13 23:16 29:22 36:1 62:5,5 67:18 surrounding 58:22 Sustainability 12:11 Suzannah 1:13 6:6 Swaathi 1:11 6:3 67:20 68:13 switch 32:10 switched 50:9 switching 51:6,8 sync 40:14 system 39:16 systems 8:10 14:2 23:10 35:3	takes 7:7 11:22 17:4 talk 12:13 26:16 talking 13:1 23:16 talks 40:17 Tan 1:9 3:6 5:1 5:3,17 8:5 34:16 43:15,16 44:11 61:1,2 63:6,7,22 64:22 65:1,12 70:3,4 tank 17:8,8 team 9:9 46:15 56:4 technical 42:10 Ted 32:6 34:21 38:3 40:8 42:21,22 43:3 56:19 60:12,12 62:15 Ted's 37:3 television 4:3 tell 20:19 28:19 39:21 66:21 Temporarily 19:17 tenant 55:13,16 tend 29:11 tends 29:13 terms 25:21 26:17 28:13 33:16 40:10 48:2 55:17 62:6 terrific 55:15 Tesla 17:6 thank 5:12,22 7:21 8:14 9:4 9:10 14:17 23:18 25:5,7,8 26:4 27:6,22 30:2 31:20 34:14,16 35:13 36:11 38:17 42:19 43:22 44:1,3 45:3,14 46:8,9,16 54:4 54:5,22 55:21	56:2,8,12 62:4 62:8,15 63:15 63:16 64:9,11 65:5,6 70:10 70:12 71:4 thanks 24:10 55:20 63:12 Theodore 1:8 3:4 4:11,13 5:15 8:3 32:7 42:20 43:2,6,7 44:9 56:21 57:3 60:11,15 60:16 62:14,18 62:19 63:20 64:14,15 65:10 67:9,14,18 69:17,18 thing 13:5,6,13 28:20 35:16 36:9 42:6 49:12 66:14 things 11:14 12:13 16:1 19:20 21:7 22:3 23:3,3 35:20 37:1 38:2 40:14 51:5 think 11:6 13:8 16:12 19:18,21 23:17 27:17 29:6,7 32:4,8 32:11,14,16 33:15 34:3,11 35:10,15,17,18 36:4,6,7,8,14 37:6,15,16,17 38:3,9,20,22 39:6,18 40:1,1 40:2,16 42:9 42:18,21 55:13 55:15,18 56:8 56:14,21 57:7 58:17 59:13,16 59:21 66:9,9 68:8,11,21 69:4 thinking 14:15 third 9:17 15:8
--	---	---	--	---

Thorkildsen 1:12 6:6 thought 35:11 37:21 thoughtful 56:11 thoughts 32:3,6 34:15 56:19 thousands 31:8 three 12:10 15:2 15:2 29:7 54:19 thumbs 59:8,19 thunder 47:6 Thursday 7:10 7:13 65:16 time 3:19,20 9:17,18 12:4 14:16 15:8,9 15:13,15 17:3 17:4 22:19,21 23:21 24:12 32:16 33:13 34:5 45:19 46:13 54:17 56:11 61:14,15 62:10 71:3 times 12:9 13:4 20:6,22 23:2 timing 15:11,12 62:7 To' 72:2 today 28:11 44:21 tom 1:9 3:5 4:17 4:19 5:16 8:4 26:3,4 27:17 27:22 36:10,11 39:1 40:3,16 41:14,18 42:17 43:11,12 44:10 56:6,7 60:19 60:20 62:22 63:1,21 64:10 64:10,11,18,19 65:11 69:13,13 69:14,21,22 Tom's 27:10 tomorrow 20:3 tonight 5:18 6:2	6:12,20 37:5 38:9,16 45:14 46:3,21,22 58:6 70:13 Tony 46:22 47:19 top 49:6,13 51:20 top-heaviness 68:6 top-heavy 66:17 66:20 touch 68:14 touches 38:1 townhouse 64:2 towns 28:15,17 traditions 58:2 Traffic 10:2 transactions 11:17 transcript 4:4 72:15,17 73:6 transoms 50:2 transparency 45:22 transportation 6:10 9:1,15 10:8 29:15 38:1 tree 33:2 triangular 48:5 trip 28:6 39:7 true 20:20 73:6 truth 10:21 trying 40:22 TUESDAY 1:4 turn 7:20 25:7 45:12 55:22 turns 14:8 Turo 13:15,17 28:11,21 29:2 29:7 TV 49:12 52:20 twenty-fifth 7:5 twice 15:6,7 two 5:11 8:17 9:22 12:3 14:8 20:9 50:4 51:11,13 two-part 10:7	type 16:12 21:13 types 13:12 34:22 35:2 <hr/> U <hr/> unanticipated 36:1 understand 11:8 26:8 31:16 40:7 understanding 26:20,21 43:9 67:12 68:13 understands 14:3 underway 41:1 Unfortunately 15:11 uninsured 10:13 unintended 37:17 unique 57:20 58:2 unit 17:11 48:19 units 51:11 unmute 54:16 unmuting 24:19 55:7 unusual 40:13 upcoming 7:9 update 2:4 5:19 6:12 7:19 45:5 45:6 71:2 updated 48:16 49:21 51:9,22 updates 71:2 updating 49:20 upwards 17:5 Urban 6:5 9:12 38:1 45:20 46:3 59:2 usage 11:18 18:15 use 3:13 8:11 11:10 14:6,14 15:21 17:13 19:22 20:3,4 21:11 22:7,12 23:7 24:16 25:2 27:13	34:18 35:8 47:13 55:4 useable 66:14 user 18:17 users 12:6,8 28:21 uses 15:2 35:1,8 usually 40:13 utility 22:4 <hr/> V <hr/> values 35:17 varied 57:18 varying 40:19 52:7 vehicle 8:9,10 10:17 12:14 19:5,10,14 21:21 29:20 34:8 35:3 36:22 39:10 41:3 vehicles 10:14 14:9,9 17:4 19:15 32:10,17 32:22 34:1,18 35:1,5 vehicles' 10:13 verify 4:7 versus 49:18 Vice 1:7 video 4:1 view 7:17 viewing 53:7 vinyl 50:1,8,10 52:4,8 53:9 visibility 49:16 visible 4:9,12,13 4:15,16,18,19 4:21 5:2,3,5,8 5:9 visit 10:3 20:3 visual 52:17 vote 43:19 60:13 61:9 62:16 64:11 65:3 69:15 70:7 voters 8:16 votes 3:16 voting 43:20	61:10 63:10 65:4 70:8 <hr/> W <hr/> waist-high 49:8 waivers 18:4 waiving 15:2 walking 18:11 wall 15:19 48:19 48:21,21 50:21 wandering 39:20 want 9:13 12:6 13:13 14:13 16:13 17:8,21 18:1,2 20:6 22:11 23:13 26:8 27:4 30:4 30:17 39:16,17 42:2 47:7,11 48:11 55:11 67:7 wanted 6:12 21:18 29:2,19 42:3 56:7 wants 55:3 68:9 warning 31:1 wash 31:12 washing 51:12 wasn't 21:2 29:21 Watertown 55:10 wave 50:8,12,13 50:14,15,16 52:7,8,14 way 9:19 11:13 21:14 23:13 29:14 34:2,18 36:11 37:8,11 38:12 40:2,6 55:11 57:6 58:11 ways 10:20 we'll 5:20 6:22 7:5 9:14 24:13 24:18 42:13 45:6 46:2 53:16 we're 8:6 10:12
--	---	---	--	--

11:20 15:15 17:12,13,20 23:5,8,16 26:9 32:13,13 34:7 35:3 40:4,13 44:12 46:9 50:14 51:3 53:15,17,18,21 57:5 63:15 65:13 70:19 we've 11:14 14:11 19:17 20:22 21:4,19 37:7 41:19 42:16 47:3 48:16,17,18 49:1,6,10,13 49:15 50:6,6,6 50:7,9,12,17 51:8 53:5,16 53:19 55:1 58:6 59:16 64:3 webpage 3:21 website 13:15 67:10,13 week 7:3 70:22 Welcome 3:7 Wells 1:12 6:4 45:14 went 20:8 weren't 20:13 whereof 73:12 wholeheartedly 32:10 wider 20:8,15 wife 20:9,17 Williams 46:22 47:19 window 50:15 52:10,14,22 53:2 windows 48:20 49:9,10 50:1,2 50:3,3,4,7,18 50:20 52:2 wish 23:22 24:14 54:8 witness 73:12 wonderful 70:10	words 12:15 work 10:3 21:8 21:12 45:20 55:14 66:15 worked 47:18 working 26:14 44:5 47:2 56:8 works 35:11 world 17:22 23:5 36:5 worms 35:5 wouldn't 11:10 28:6 31:14 39:12 41:5 wrap 54:20 written 24:4,4 25:13 54:12,13 wrong 34:13 <hr/> X X 2:1 72:22 <hr/> Y yard 16:7 Yeah 28:8 29:3 39:22 41:10 42:3 56:14 67:19 68:21 69:4 years 16:1 20:10 21:20 32:15 yellow 48:10 yesses 40:12 yesterday 24:3,5 29:6 54:11,13 York 12:9 13:4 Young 47:1,20 52:12 youngest 20:10 <hr/> Z Zero 12:12 Zipcar 13:6,7,9 13:10 zone 28:6 30:10 zoning 2:6,10 6:1,2,7,8,21 7:1,6,9,14 8:7 8:8,15,17 10:7 11:4,9,11,12	21:5,15,16 22:15,16 24:15 28:4,17 29:4 29:16 30:1,11 35:12 38:6 46:3 61:20 65:15 66:6,22 68:18 69:5 <hr/> 0 0.5(4) 57:14 07:57 71:7 <hr/> 1 10 8:15 33:13 10-hour 17:2 10.43 59:12 100 52:13 11 1:4 3:8 12 17:5 20:10 36:20,21 125 39:5 13 13:9 65:16 15 61:15 62:11 18 55:14 <hr/> 2 2 3:10,10 6:17 6:19 64:4,7 2/28/2023 2:7 20.300 58:13 20.304 57:13 2020 13:10 2021 21:2 2023 1:4 3:8,11 6:17 61:16 62:11 64:4,7 65:16 73:13 2028 73:18 22 4:3 25 7:4 28 45:16 73:18 <hr/> 3 3 47:22 51:7 3:30 7:15 30 9:6 25:1 46:11,17 35 37:3 40:4 <hr/> 4	4 35:1,9 48:22 425 2:7 6:22 44:16 55:4 44 2:7 49 55:9 <hr/> 5 5 2:4 20:11 5:00 24:3,5 54:11,13 <hr/> 6 6 2:9 6:15,18 51:21 52:5 64:2 6.2 23:8 6:30 1:4 3:3 6:32 5:14 6:34 8:2 60 2:10 7:1 65:22 63 2:8 65 2:10 <hr/> 7 7 52:3,5 7:26 44:8 7:48 63:19 7:49 65:9 75 7:7 <hr/> 8 8 2:6 52:9 85 21:17,18 <hr/> 9 9 24:2,17 54:10 55:5 9:30 7:12
--	---	---	--