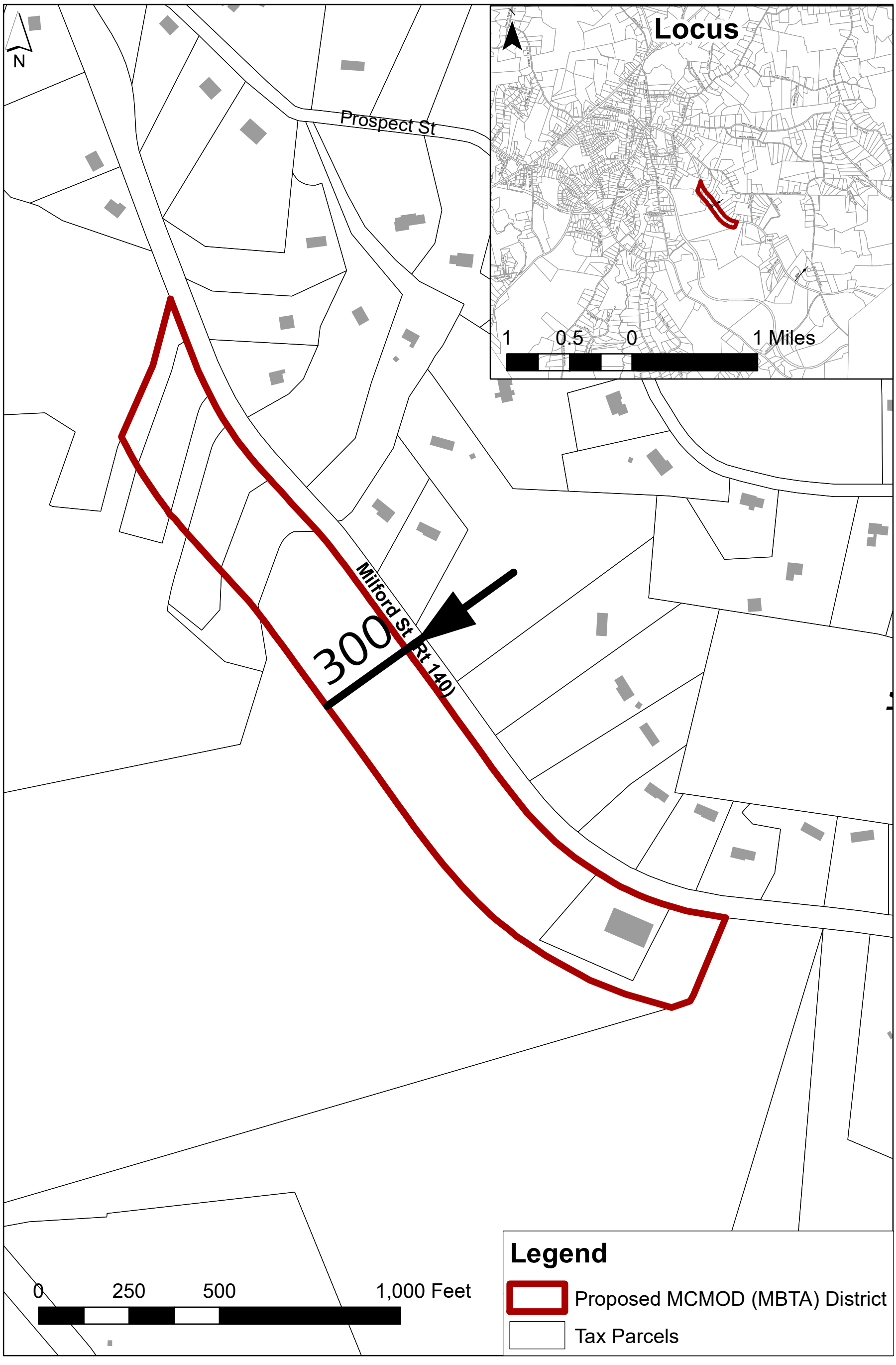MBTA Communities Multifamily Overlay District (MCMOD)