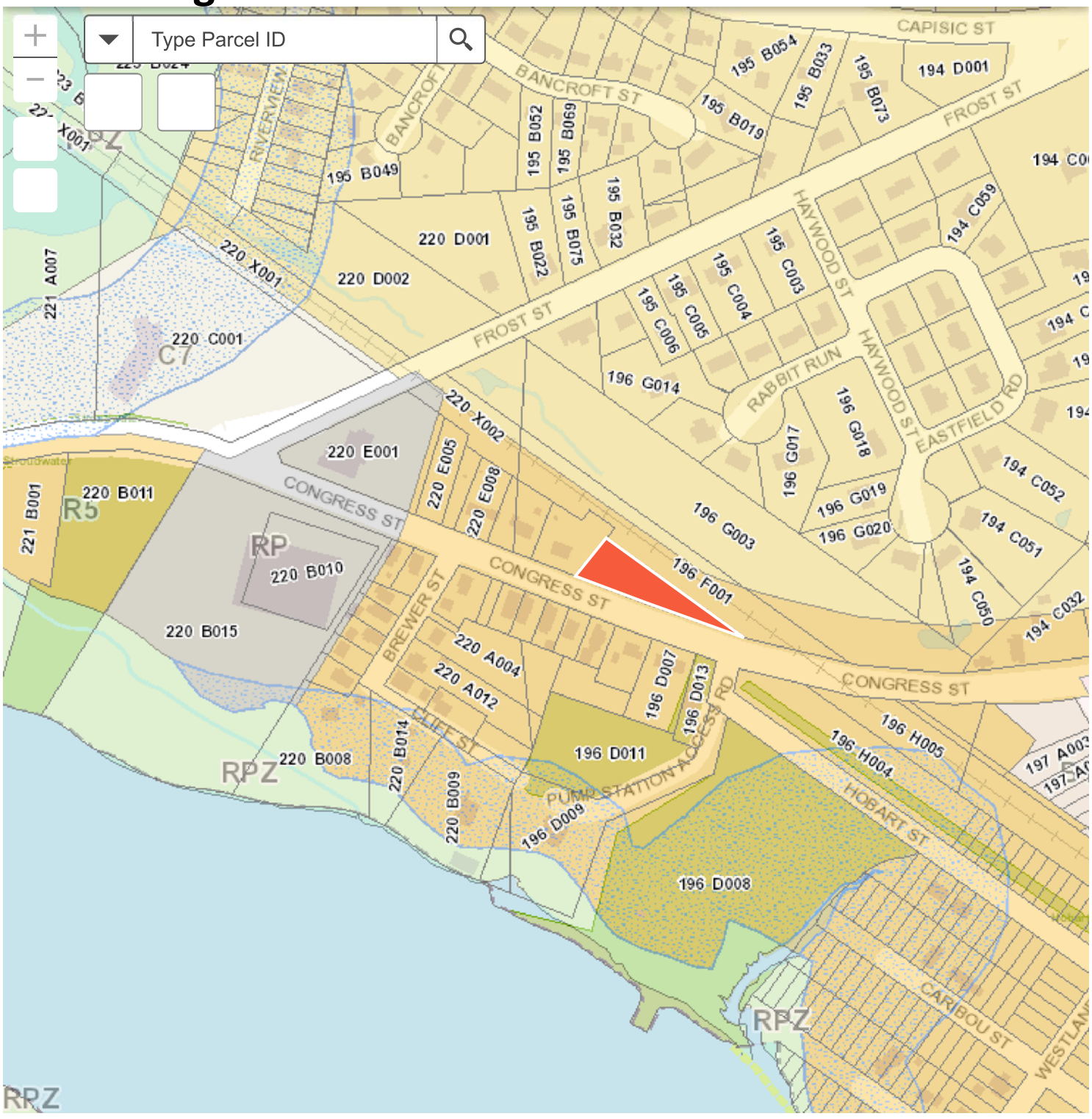1531 Congress St - Conditional Use