

Jamaica Plain Neighborhood Council
April 28, 2015 Minutes

JPNC Attendance: Kevin Moloney, Michael Reiskind, David Baron, Benjamin Day, Dana Gonsalves, Jamey Lionette, Carolyn Royce, Kyle Smith, Gert Thorn, Jeffrey Wiesner.

Elected at the meeting: Meg Wood.

Other attendees: Helen Matthews, Sarah Freeman, Dottie Farrell, Lisa Owens Pinto (City Life/Vida Urbana), María Christina Blanco (City Life/Vida Urbana), Henry Allen (CPCAY), Merlin Southwick (CPCAY), Pam Bender (CPCAY), Red Burrows, Mary Gibson (Office of State Rep. Jeffrey Sánchez), and Richard Heath (JP News).

Meeting called to order at 7:17pm by Kevin Moloney at Farnsworth House.

I. Introductions: Members introduced themselves.

II. Approval of minutes: Motion by Benjamin Day to approve the March 24, 2015 minutes. Seconded by Gert Thorn. Passed 10-0-0.

III. Announcements:

- The Jamaica Plain Neighborhood Development Corporation will hold their Annual Meeting on Thursday, May 28 from 6:00pm-8:30pm at Our Lady of Lourdes Parish Hall, 45 Brookside Avenue.
- The annual Wake Up the Earth Parades and Festival will be on Saturday, May 2.
- The annual Boston Shines/JP Spring Clean-Up will be on Saturday, May 9 from 8:30am-1:00pm. Volunteers are being asked to clean up areas in your neighborhood.
- Urban Edge will hold their Annual Meeting on Wednesday, April 29 starting at 5:00pm at the large tent in Jackson Square, 1542 Columbus Avenue.
- The Franklin Park Coalition will hold their Annual Meeting on Saturday, May 9 from 10:00am-12noon at the Franklin Park Golf Clubhouse.
- There will be a MassDOT Casey Arborway Public Information Meeting on construction on Thursday, May 7 at 7:00pm at English High School.

IV. Interviews/nominations for Council Vacancies: The JPNC is recruiting people to fill the seats for one Area A vacancy and one At-Large vacancy. Last month, Meg Wood from 90 Forest Hills Street put her name in nomination for the At-Large seat. The Parkside neighborhood resident said that she is interested in being on the Council to become better involved in the community. Motion by David Baron to have Meg Wood fill the JPNC At-Large vacancy. Seconded by Dana Gonsalves. Passed 10-0-0. Meg Wood took a seat at the JPNC member table. The Council will take additional nominations, interview for a replacement, and vote to fill the Area A vacancy at the May meeting.

V. 161 So. Huntington Avenue: As required by the Settlement Agreement of the 161 So. Huntington Avenue litigation as mitigation for not being allowed by the Massachusetts Architectural Access Board to construct a walkway from So. Huntington Avenue to the Jamaicaway, Boston Residential Group is subject to direction from the JPNC to pay \$150,000 to non-profits in the community. Last month, City Life/Vida Urbana gave a presentation asking for the \$150,000 for the “Washington Street Corridor Tenant Organizing Project” to improve housing security for those in Jamaica Plain at risk of displacement. This month, the Jamaica Pond Association is asking for \$50,000 of the funds to be earmarked for the Emerald Necklace and be directed to the Fund for Boston Parks, a fund controlled by the City of Boston Parks and Recreation Department. In response to questions, two folks from City Life/Vida Urbana summarized and updated their proposal. They said that the organization does not target owner-occupied or small landlords (six units or fewer) with direct action. They promised quarterly reports to the JPNC. Because they sit on other coalition boards, they do general advocacy for Inclusionary Development Policy (IDP) reform and the Community Preservation Act (CPA). Kyle Smith asked that a vote be taken tonight on allocating the funds. Motion by Ben Day to direct Boston Residential Group to pay \$145,000 to City Life/Vida Urbana subject to a written agreement drafted by the JPNC Executive Committee, and to pay \$5,000 to the Fund for Boston Parks. Seconded by Gert Thorn. Carolyn Royce asked if parks funds could go to other Jamaica Plain parks beside the Emerald Necklace. Red Burrows asked if \$1,000 of the funds could go to the JPNC to pay for the 2015 neighborhood election. Helen Matthews said she was excited that this type of advocacy could be coming to the Washington Street corridor. Passed 10-1-0.

VI. BRA Reorganization: No report.

VII. Committee Reports:

a. Housing & Development Committee (H&DC): Jamey Lionette reported that the H&DC met with members of the Community Planning Committee for the Arborway Yard (CPCAY). They are bringing a proposal to the Neighborhood Council for a formal arrangement. The CPCAY, formed by 22 neighborhood and business groups - including the JPNC - has been working a long time on design and community use for the Arborway Yard area. After

design and cleanup was done, there has no progress on plans to build the MBTA facility at the site. It was supposed to be an 18-acre environmentally-friendly transit facility with 8 acres to be given for neighborhood use such as parks, housing, local business and youth facilities. The CPCAY is asking the JPNC to take stewardship of the effort and carry the fight forward with new blood. The CPCAY submitted a 7-point agreement and over the next two months will give more in-depth background on the main agreements that have been worked out. There was some discussion on how much documentation there is (several boxes of files) and when the temporary facility was built on the site (2007). Motion by Jamey Lionette to accept the 7-point agreement. Seconded by Ben Day. Passed 11-0-0. Jamey Lionette reported on changes in the makeup of the H&DC because of a resignation. Motion by Jamey Lionette to remove Joseph Pendarvis from the H&DC and to add Sarah Horsley, a community organizer living at 34 Brookside Avenue. Seconded by Carolyn Royce. Passed 10-0-1.

Jamey Lionette reported on the Economy Plumbing project at 3190-3204 Washington Street. The density and height (a six- or seven-storey proposed building) were the main topics of community discussion. The Article 80 comment period has been extended until May 1. The proposal - if the 52 Montebello Road parcel is incorporated - is now at 18 units of affordable housing. Adding one more affordable unit would bring the affordable unit percentage to 25%. Motion by Jamey Lionette to send a letter to the developer of the 3190-3204 Washington Street project and the Boston Redevelopment Authority saying that a prerequisite to a positive recommendation from the Housing & Development Committee is to have 25% of units affordable and asking the developer to add one more affordable unit to the present modified proposal. Seconded by Carolyn Royce. Carolyn Royce said that there is still a lot of neighborhood contention about the project, and the H&DC should make it clear that they are looking narrowly at affordability only. Gert Thorn said the exterior design is not attractive and needs changes. Passed 10-0-1. The next meeting of the H&DC will be on Tuesday, May 19 at 6:30pm at the Bowditch School, 82 Green Street.

b. Public Service Committee: Michael Reiskind reported that the Committee met on April 1 at Curtis Hall and discussed how the Committee deals with licensing issues. Bicycle safety and art murals were also discussed. The next meeting of the Public Service Committee will be on Tuesday, May 5 at 7:00pm at Curtis Hall. This will be a followup community meeting with Ten Tables on the previously allowed extension of their closing time from 10:00pm to midnight. Also at that time, a request from Ghazal Indian Cuisine at 711 Centre Street to transfer its beer & wine with liqueurs license will be considered.

c. Ad-Hoc Committee on Forest Hills Construction and Development Projects: Kyle Smith reported that the Committee is concentrating on the Casey Arborway Project. The Committee met with MassDOT and Howard Stein Hudson Associates, the transportation consultant, on April 27. The Committee's individual sub-committees are scheduled to meet before the overall Committee meets in May.

d. Environment, Parks and Energy Committee (EPE): Ben Day said that the Committee did not meet in April. The Franklin Park Coalition will come to the next Committee meeting to talk about the proposal for the 2024 Olympics at Franklin Park.

The next meeting of the EPE will be on Monday, May 11 at 6:30pm at the JF Kennedy School, 7 Bolster Street.

e. Zoning Committee: Dave Baron reported that the Committee met on April 1 and April 22. The April 1 meeting was taken up with internal matters only. On April 22, there were four matters heard and two of those items were deferred: First, 26 Union Avenue, a request by Frederick Vetterlein to add 3' x 7' second-floor bay window and construct a structure over the basement bulkhead entrance. Second, 209 Chestnut Avenue, a request by Richard Elmore to extend living space into basement from Unit 1, enclose front porch and construct new front mudroom and front porch/deck.

The following two requests need a vote of the JP Neighborhood Council: 1) 29-31 South Street, a request by 29-31 South Street LLC to add dormers and expand attic living space in existing 2-family (to remain 2-family). There was no opposition to this request. The Zoning Committee recommends approval. 2) 431 Pond Street, a request by the Armenian Nursing and Rehabilitation Center to construct a 487 square-foot addition to the basement level of the building for purpose of record storage. The Zoning Committee recommends approval. Motion by David Baron to accept the recommendations of the Zoning Committee on both 29-31 South Street and 431 Pond Street. Seconded by Dana Gonsalves. Passed 11-0-0.

The next Zoning Committee meetings will be on Wednesday, May 6 and May 20 at Farnsworth House. The Economy Plumbing project will be on the May 20 meeting.

VIII. Old/New Business: none

IX. Adjournment: Motion by Dana Gonsalves to adjourn the April 2015 meeting of the JPNC. Seconded by Michael Reiskind. Passed 11-0-0. Meeting was adjourned at 8:45pm.

Minutes submitted by Michael Reiskind

Next JPNC meeting: Tuesday, May 26 at 7:00PM at Farnsworth House

Next Executive Committee meeting: Monday, May 18 at 6:30PM, JP Licks, 659 Centre Street