

Jamaica Plain Neighborhood Council
February 24, 2015 Minutes

JPNC Attendance: Kevin Moloney, Michael Reiskind, David Baron, Anne Barrett, Anita Cooper, Benjamin Day, Dana Gonsalves, Jamey Lionette, Carolyn Royce, Kyle Smith.

Other attendees: Richard Heath, Sarah Freeman, Pam Bender, Kathy Brown, Meg Wood, Adam Detour, and Michael Baker (Office of State Rep. Jeffrey Sánchez).

Meeting called to order at 7:34pm by Kevin Moloney at Farnsworth House.

I. Introductions: Members introduced themselves.

II. Announcements:

- 2015 State of Our Neighborhood will be on Thursday, February 26 at 6pm at the John F. Kennedy School, 7 Bolster Street. The theme will be "Racial Equity through Housing Justice".

- There will be a special meeting about the 891 Centre Street/Orchard Street murder on Thursday, February 26 at 6:30pm at Curtis Hall. The meeting is called by the Boston Police Department.

- A lecture on Dr. Susan Dimock, the namesake of the Dimock Community Health Centre, will be given by Susan Wilson on Tuesday, March 3 at 6:30pm at the Loring-Greenough House. Co-sponsored by the Jamaica Plain Historical Society and the Boston Women's Heritage Trail during Women's History Month.

- There will be a celebration of Gerry Wright's 80th birthday on Sunday, March 1 from 3-6pm at The First Church in Jamaica Plain, Eliot and Centre Streets.

- Pam Bender, Massachusetts Association of CDCs, and Kathy Brown, Boston Tenant Coalition, spoke about a campaign for the City of Boston to improve its Inclusionary Development Policy (IDP), the City's affordable housing ordinance. They are trying to have a minimum 25% of units in a development affordable, instead of the present 13%, and trying to use the Boston median income (\$58,100 in 2014) for eligibility in the program, instead of the area median income (AMI) (\$94,100 in 2014). They are encouraging building on-site, instead of off-site or paying into an affordable housing fund, known as "buy out" (\$200,000 per unit). Mayor Walsh has promised to improve the IDP, but has not yet done so. The matter was sent to the JPNC Executive Committee for a recommendation. Ms. Bender and Ms. Brown also talked about increasing the linkage fee for new development, which has not increased in many years. They would like it to be indexed to the Consumer Price Index (CPI). These linkage funds go to subsidize rents in affordable housing units. Motion by Kevin Moloney to authorize the JPNC Executive Committee to sign on to the February 27, 2015 letter on linkage that was distributed. Seconded by Kyle Smith. Passed 9-0-0 (1 late).

- Sarah Freeman said that the Department of Conservation and Recreation (DCR) has begun a series of public meetings on the Arborway connection from Murray Circle (at the Arboretum) to Kelley Circle (at Jamaica Pond). The proposal is to make it safer for everyone. There is a link to all the presentations at: www.mass.gov/eea/agencies/dcr/public-outreach/public-meetings. Click on "See All" under "Material from Past 2015 Meetings" to find the Arborway materials from the February 3 and February 5 public meetings. The public comment period ends on March 6 (subsequently extended to March 23).

- There is one At-Large vacancy on the Jamaica Plain Neighborhood Council and the JPNC is recruiting people to fill the seat. The Council will take nominations and interview for a replacement at the next Council meeting and vote at the April meeting.

III. Approval of minutes: Motion by Kevin Moloney to approve the November 25, 2014 minutes. Seconded by Michael Reiskind. Passed 9-0-0(1 late).

IV. 161 So. Huntington Avenue: Benjamin Day reported that the Architectural Access Board did not give a waiver for the construction of a pedestrian walkway at 161 So. Huntington Avenue, to be built by Boston Residential Group. A waiver was needed because the steep grade at the site required steps. Benjamin Day said that the JPNC has a few things to decide: whether we have a formal competition for granting the funds; the criteria for what projects would fit. Dave Baron suggested evenly splitting the funds among applicants with a certain track record or years of history, Michael Reiskind still wants to see if it is possible to build the pathway. Sarah Freeman brought up that the MBTA builds comparable nearby alternatives if it isn't possible to build them in place. Dave Baron recommended having a working group of volunteers. The matter was assigned to the Executive Committee with Ben Day as chair of the working group.

V. BRA Reorganization: Benjamin Day reported nothing new has happened since the last meeting.

VI. Committee Reports:

a. Environment, Parks and Energy Committee (EPE): Ben Day reported that the Committee did not meet in February. Ben Day submitted a written list of proposed members of the Committee: In addition to the three officers, Kevin Moloney, Gerard O'Connor, and Michael Reiskind who are ex-officio on the Committee, the proposed

members are Ben Day (chair), Anita Cooper, Sarah Elizabeth Freeman, and Gerry Wright. Motion by David Baron to accept the proposed list as members of the JPNC Environment, Parks and Energy Committee. Seconded by Michael Reiskind. Passed 10-0-0. Motion by Ben Day to change the description of the EPE in Article 7 of the JPNC bylaws to read “The Environment, Parks and Energy Committee works to promote and protect open space in Jamaica Plain, raise awareness of green space issues in Jamaica Plain and advises on neighborhood energy issues. Responsibilities of the Committee include fostering community around parks and green space; networking with other existing organizations and programs related to maintaining and protecting open space and the environment; advocating for parks and open space and advising on matters related to environmental sustainability, protection and restoration.” Seconded by David Baron. Passed 10-0-0.

The next meeting of the EPE will be on the second Monday of the month, March 9, at 6:30pm at the John F. Kennedy School, 7 Bolster Street.

b. Zoning Committee: David Baron handed out a roster of current and proposed members of the Zoning Committee. In addition to the three officers, Kevin Moloney, Gerard O’Connor, and Michael Reiskind who are ex-officio on the Committee, the proposed members are David Baron (Chair), Anne Barrett, Bernard Doherty, Kyle Smith, Jesse Abair, James Greene, Jake Hart, Kevin Leary, Steve Lussier, Josh Muncey, James Seagle, Jon Truslow and Marie Turley. This leaves one JPNC vacancy available. Motion by David Baron to accept the proposed list as members of the JPNC Zoning Committee. Seconded by Michael Reiskind. Passed 10-0-0.

David Baron reported on the work that the Committee did over three months: December 2014, January 2015 and February 2015. In December 2014 there were two items that went before the JPNC Executive Committee because they appeared before the Zoning Board of Appeal (ZBA) before tonight: 1) 13-15 Dresden Street, a request to change occupancy from 2- to 3-family house and renovate first floor to create third unit. The Zoning and Executive Committees recommended approval. 2) 606-610 Centre Street, a request by Tails to change occupancy to pet grooming and pet day care with accessory retail. The Zoning and Executive Committees recommended approval with the usual provisos.

The following request needs a vote of the JP Neighborhood Council: 1 Park Place was heard again in December. The abutters are uniformly against the additional unit proposed for the owner’s elderly parents. This has already gone through and been recommended for denial at the Executive Committee, but the City hearing was deferred to March 24. Motion by Kyle Smith to accept the recommendation of the Zoning Committee of denial on 1 Park Place. Seconded by Kevin Moloney. Passed 10-0-0.

The issue of 271 Lamartine Street was heard in December at the Zoning Committee. The request was to combine the lot with 273-275 Lamartine and erect a new 3-storey 2-family dwelling and a 9-car enclosed garage on the combined 6488 sq. ft. lot. Some neighbors came to oppose and the petition was withdrawn by the applicant.

In January 2015 there was one item that went before the JPNC Executive Committee: 222-224 Amory Street, a request by Cocina Abreu, LLC to transfer take-out use to new owners. This is a new tacos place that cares about its corner location. The Zoning and Executive Committees recommended approval with the usual provisos.

The following five requests need a vote of the JP Neighborhood Council: 1) 3-5 Bremen Terrace, a request by Bryan Hirsch and Sonia Chang-Diaz to raise the roof line, refinish the attic to create second floor/additional living space in top unit of 2-family house, and perform renovations in existing unit. The Zoning Committee recommends approval. 2) 435-439 So. Huntington Avenue, a request by Canary Square restaurant to construct a 754 sq., ft. addition using a prefabricated operable aluminum wall/ceiling system on a 36-inch-high brick wall atop a cast concrete foundation, increase occupancy from 230 to 260 people, extend sprinkler system to addition. This is a new module to be built over an existing side patio. There were complaints about the rubbish and wood along the side of the restaurant. Neighbors were mixed on this issue. The Zoning Committee recommends approval. 3) 223-227 Centre Street, a request to change occupancy at the newly-built building at 225 Centre Street to allow a dental office along the side plaza. The Zoning Committee recommends approval with the usual provisos. 4) 196 Chestnut Avenue, Unit 13 and 196 Chestnut Avenue, Unit 14, requests to rehab and enlarge existing decks and install one new door at Unit 13. The Zoning Committee recommends approval. 5) 38-42 Hyde Park Avenue, a request by City Realty (Fred Starikov and Steve Whalen as principals of ATOD02130, LLC) to demolish an existing one-storey building and erect a new four-storey dwelling with nine residential units and ground-level retail space. This item was recommended denial by the JPNC the first time around in September 2014. Subsequently, they met with Councillor Tito Jackson and Rep. Malia and worked out an agreement on their other commercial property at 3152-3160 Washington Street. Now the Zoning Committee recommends approval provided a satisfactory Memorandum of Understanding (MOU) is reached with the developer (Rep. Malia and Councillor Jackson to determine) prior to the ZBA date of March 24 - otherwise recommend denial. Motion by David Baron to accept the five recommendations of the Zoning Committee on 3-5 Bremen Terrace, 435-439 So. Huntington Avenue, 223-227 Centre Street, 196 Chestnut Avenue, and 38-42 Hyde Park Avenue. Seconded by Ben Day. There was discussion of the City Realty agreement, the MOU and guarantees. A contract has been signed by City Realty. Passed 9-0-1.

In February 2015 there were two items that went before the JPNC Executive Committee: 1) 3385-3389 Washington

Street, a request to raze the existing building, combine two parcels, and construct a new 4-story mixed-use building with two retail spaces on the first floor, 21 residential units, and 23 on-site parking spaces. The Zoning and Executive Committees recommended approval. 2) 67 South Street, a request to change occupancy from 1-family and plumbing shop to 4-family residential dwelling, total renovation including new sprinkler system, and install dormer on roof. This plumbing business is to be redeveloped within the same building. Discussion was about the parking plan. The Zoning and Executive Committees recommended approval, provided the final site plan shows 4 off-street parking spaces.

The following request needs a vote of the JP Neighborhood Council: Parcel U proposal (consisting of these ten parcels: 93-95, 119-125, 127-131, 133-135, 137-141, 143-145, 153-155, 157-159, 161-165, and 167-171 Hyde Park Avenue) was heard again in February. The request is to construct one five-story mixed-use building with retail and community use on the ground floor, 76 residential units on upper floors, an underground parking garage; also construct five 4-story buildings with 8 residential units each and four 3-story buildings with 6 residential units each. This has already gone through many meetings. The Zoning Committee recommends approval. Motion by David Baron to accept the recommendation of the Zoning Committee on the Parcel U ten parcels. Seconded by Carolyn Royce. Passed 10-0-0.

The next Zoning Committee meetings will be on Wednesday, March 4 and March 18 at Farnsworth House. At the March 4 meeting, the Flanagan & Seaton proposal will be considered. Jamey Lionette asked what happens if the Zoning Committee and the Housing & Development Committee disagree on this proposal. Jamey Lionette asked that the Zoning Committee put in for better affordability at Flanagan & Seaton.

c. Public Service Committee: Michael Reiskind reported that there was no February meeting. The Public Service Committee did meet on November 4 and December 2 and considered two license requests. Both requests went before the JPNC Executive Committee because they appeared before the Licensing Board before tonight: 1) a petition of Ula Café at 284 Amory Street for a Common Victualler 7-Day Malt & Wine License and patio. Since Ula Café has started open mic nights, patrons have been requesting a glass of wine or beer with the evening entertainment. They plan to keep the same hours and only have the beer and wine supplement the successful business plan now in place. The audience members were completely in favor of the proposal. The Public Service and Executive Committees recommended approval, with the proviso that alcohol be served with food only. 2) a petition of Tres Gatos at 470 Centre Street for a Common Victualler 7-Day All-Alcoholic Beverages License and patio. David Doyle, co-owner of Tres Gatos, said because of many requests from customers they would like to add all-alcoholic beverages. He said that Tres Gatos would not become a bar. Hours and patio will remain the same as the present operation. Folks attending were wholeheartedly in favor of the addition of all-alcohol at this establishment. The Public Service and Executive Committees recommended approval, provided that alcohol be served with food only.

Michael Reiskind submitted a written list of proposed members of the Committee: In addition to the three officers, Kevin Moloney, Gerard O'Connor, and Michael Reiskind who are ex-officio on the Committee, the proposed members are Dana Gonsalves, Mike O'Connor, Carolyn Royce, Gert Thorn, Jeffrey Wiesner, Constance Cervone, Dorothy Farrell, Jeremy Harold, Jake Hart, Marge Houy, Michael Iceland, Louise Johnson, and Raymond Soohoo. Motion by Kevin Moloney to accept the proposed list as members of the JPNC Public Service Committee. Seconded by Michael Reiskind. Passed 9-0-0(1 left early).

The next meeting of the Public Service Committee will be on Tuesday, March 3 at 7:00pm at E-13 Police station, 3345 Washington Street. At that time, a request from Bartlett Square 2 at 450 Amory Street (corner Green Street) for an all-alcohol license will be considered.

d. Ad-Hoc Committee on Forest Hills Construction and Development Projects: No report.

e. Housing & Development Committee (H&DC): Jamey Lionette reported that the community has met and discussed the Economy Plumbing project at 3190-3204 Washington Street. The Committee has been invited to the State of Our Neighborhood and will speak on Thursday, February 26. The meeting by the Department of Neighborhood Development (DND) about the project at General Heath Square was postponed because of snow.

Jamey Lionette submitted a written list of proposed members of the Committee: In addition to the three officers, Kevin Moloney, Gerard O'Connor, and Michael Reiskind who are ex-officio on the Committee, the proposed members are Jamey Lionette (Chair), Kyle Smith, Carolyn Royce, Joseph Pendarvis, Erin Colgan-Snyder, Kathy Brown, Red Burrows, and Pam Bender. Motion by Kevin Moloney to accept the proposed list as members of the JPNC Housing & Development Committee. Seconded by Michael Reiskind. Passed 9-0-0(1 left early).

The next meeting of the H&DC will be on March 17 at 6:30pm at 31 Germania St. when Economy Plumbing will be discussed with the developer. The height and affordable housing at the project will be the main topics.

VII. Old/New Business: none

Meeting was adjourned at 8:54pm.

Minutes submitted by Michael Reiskind

Next JPNC meeting: Tuesday, March 24 at 7:00PM at Farnsworth House

Next Executive Committee meeting: Monday, March 16 at 6:30PM, JP Licks, 659 Centre Street