

Jamaica Plain Neighborhood Council

Minutes, May 29, 2012

JPNC Attendance: Karley Ausiello, David Baron, Red Burrows, Erin Colgan-Snyder, Benjamin Day, Oliver DeLeon, Fancesca Fordiani, Andrea Howley, Jessica Later, Cooper Renfro, Michael Reiskind, Araziliz Reyes, Martha Rodriguez, Kenneth Sazama, Jesse White, Jeffrey Wiesner, Joseph Wight

Community Attendance: Jullianne Doherty, Mayor's Office of Neighborhood Services; Kate-Marie Roycroft, Rep. Jeffrey Sanchez's office; Richard Heath; Francesco Prombrini; Dana Gonsalves, JPNDP/Pine Street Inn; Isabella Anguelorski, Universitat Autònoma de Barcelona; Logan Keck, Egleston Square Project; City Councillor At-Large Ayanna Pressley; Jessica Taubner, City Councillor Pressley's office; Heather Perez, City Councillor Felix G. Arroyo's office; Chris Helms, JP Patch; Tom Keiffer, Southern Jamaica Plain Community Health Center.

Meeting called to order at 7:06pm by Ben Day at Julia Martin House, 90 Bickford Street

I. **JPNC Member Introductions:** Members introduced themselves.

II. **Additions to/subtractions from Agenda:** None.

III. **Announcements:** See attached, incorporated herein. In addition: 6/2, 10am, fishing event at Jamaca Pond. June 10, JP Walk/Party. St. Andrew's Ukrainian Church annual plant sale, 6/2 9a-3p, 6/3 12p-2p, 24 Orchard Hill Road. MA Small Business Center Network workshop on getting started in business, 6/16, 10a-2p. 6/9 JPNDP 35th anniversary and annual meeting, at Blessed Sacrament. Rt 39 Corridor Final Design Meeting 6/12, 6:30pm, JF Kennedy School, Bolster Street. 6/3 Green Roots Festival/Bikes not Bombs Bike-a-Thon, Stonybrook T stop.

IV. **Presentation by City Councillor Ayanna Pressley on Plans for the Upcoming City Council Session:** Councillor Pressley discussed efforts related to workforce development, education, and creative economy, including: 1) pilot implementation of comprehensive sex and reproductive health curriculum by Boston Public Schools in 6 schools this spring; 2. advocacy to preserve affordable housing through City Council hearing regarding expiring use properties; 3. promoting creative economy through establishing neighborhood cultural districts. Councillor Pressley also reported that there will be a City Council hearing tomorrow regarding predatory for-profit colleges, which include some medical assistance schools, hairdressing schools, etc. that mislead people in order to access federal benefits. Councillor Pressley reported that she is requesting the city to do a public education program related to this. She also reported that she has been working with Councillor Connolly to improve access to social services in BPS.

V. **Committee Reports:**

A. Public Service: Michael Reiskind reported that the Committee met on 5/1 and heard the following matters: 1) Slice O'Pie, 378 Centre Street, Lamar Bozeman, manager, common victualler license did not transfer when business opened. Manager also asking for entertainment license for 1 TV. Committee recommended approval. Hearing with the city was the following day, so approved through Executive Committee. **Motion:** by Michael Reiskind to accept

recommendation of Committee and approval of Executive Committee. Second by Red Burrows. Passed 16-0-0 (16 present at time of vote.) Reiskind reported that CV license had been approved by the city. 2) Request of Fiore's Bakery, 55 South Street, 7-day common victualler license with beer and wine, 6am to 11pm, including outdoor patio with 16 seats, Charles Fiore, manager. Reiskind reported that Fiore's has been open for 7-8 years, and there was no support or opposition in the meeting. He reported that their plan is to stay a bakery until 6pm, then close and reopen at 7pm as restaurant, serving Italian food. Reiskind reports that the owner also owns private land Achorn Circle and is considering putting a patio there. Reiskind further reported that the owner agreed to proviso that beer and wine be served with food only. Committee recommends approval with patio. Motion by Michael Reiskind to recommend approval, second by Rd Burrows. In response to questions from the Council, Reiskind reported that they will not serve alcohol until 7pm, with the possible exception of Sunday brunches. Reiskind clarified that the request is for longer hours, beer and wine and a seasonal outdoor patio. Passed 15-0-1 (16 present at time of vote). Reiskind reported that the next meeting will be 6/5 at 363 Centre Street in the Cheverus School on the Blessed Sacrament campus. On the agenda currently is Sanctuary, 365 Centre Street, application for a CV license, seasonal outdoor patio, entertainment license for recorded music and TV.

B. Parks & Open Space: Andrea Howley reported that the Committee met on 5/17, reported that the Committee's Facebook page has launched and would like more followers. Howley thanked everyone who assisted with Boston Shines. Howley reported that the Committee is asking for installation of trash bins in high-traffic parks, and has reached out to the Mayor's Office of Neighborhood Services, which has not responded formally. Jullianne Doherty stated that she will make the request to the Parks Department. Howley further reported on the tree inventory along the Centre and South St. corridor. She reported that the traffic calming sign on the Jamaica way in memory of Georgina Tynan has not yet been installed and the city has no further traffic calming measures under discussion for the next budget. She reported that the Committee has received a grant for matching funds and now have \$3000 of \$7000 needed. She reported the next meeting will be 6/21 at JP Licks.

C. Zoning: David Baron reported that the Committee met on 4/26, 5/10 and 5/24 and heard the following matters: 1) 65 Walk Hill Street, construct new 3rd floor dormer. Baron reported the dormer had already been constructed, but the contractor had not gotten the appropriate permits. He reported that the contractors have received a stop work order, and the neighbors are in support. He reported the Committee recommended approval. 2) 29 Brookside Avenue, change legal occupancy from 3-family dwelling to 4-family dwelling during renovations and condo conversion. Baron reported that there were concerns regarding the parking plan, and it is not certain if the BTM will approve the current plan. Baron reported that the neighbors are in support of 4 parking spaces are provided and the Committee recommended approval with the proviso that approval is provided the parking plan is approved as shown. 3) 12 South Street (Loring-Greenough House), request to park food trucks in vacant lot to sell food. Baron reported that petitions at Inspectional Services were made by food truck owners and not by the property owners. Baron reported that there is a draft agreement between the food truck owners and Loring-Greenough's Tuesday Club for food trucks 2 days/week from May to October, 3 trucks at a time, 3p-8:30p. Baron reported that the neighbors were not wholly in support. He reported the Committee recommends approval with provisos that trucks be allowed

every Thursday during June, July and August and on the first Thursday of the month only in May, September and October, with a maximum of two trucks. Baron reported that the two applicants, Bon Me, and BBQ Smith had been in attendance, and if a different food truck wanted to be at this location, the owner would have to go through a new community process. Motion to approve Committee recommendations on both matters by Red Burrows, second by Michael Reiskind. Passed 16-0-0 (16 present at time of vote).

Baron reported that two other matters heard by the Committee had already been heard by the Boston Zoning Commission prior to tonight's Council meeting and therefore did not require a vote of the Council. Those were: 1) 41 Amory Street, change legal occupancy from repair garage and display of vehicles to a parking lot for 84 vehicles. Baron reported the Committee recommended approval with provisos (accepted by the application): not for use as a public parking lot; implementation of comprehensive landscaping plan. 2) 14 Arborway Terrace, construct new third-floor dormer and interior staircase, creating new living space on third floor. Baron reported the Committee recommended approval. Baron further reported that request of 11 Robeson Street to reconstruct porch/deck was a Neighborhood Design Overlay District review and no action was required of the Committee or the Council.

D. Housing and Development: Joseph Wight reported that the Committee met 5/15 and used the meeting to prepare for the Committee's meeting with the Boston Residential Group on 5/21 regarding the proposed development at 161 So Huntington Street. Wight reported on the 5/21 meeting with BRG's CEO and President Curtis Kemeny and his attorney Larry DiCara. Ben Day reported that Kemeny had not filled out the Healthy Housing Guidelines asthma reduction checklist at the time of the meeting, but reported that BRG stated that most are standard practice, but that BRG will have to consider using hardwood floors instead of carpeting in the bedrooms. Day reported that he had reached out to City Councillor Felix Arroyo's office to request that Councillor Arroyo send BRG a letter from himself and/or the Asthma Task Force encouraging BRG to use hardwood flooring. Wight reported on the proposed project's inclusionary zoning plans, and that the current plan adheres to city requirements, but that Kemeny stated he would consider including a greater number of affordable units, and would consider deeper affordability. He reported that Kemeny stated that the affordable units would be located with the market-rate units and would be sized proportionally to the market-rate units. Wight presented a draft of JPNC's public comments to the BRA. Motion by Dave Baron to approve and send letter. Second by Red Burrows. Friendly amendment by Francesca Fordiani to include a direct statement that this letter is a public comment under Article 80. Accepted by Baron. Passed 17-0-0. Joseph Wight then reported that Kemeny was firmly opposed to including a community room or any public space, but did plan to use all union construction labor, would hire locally, expected to meet or exceed Women and Minority Business Enterprise requirements, and would include jobs for youth and union apprenticeships. Wight reported that the next meeting would be 6/19 at the Bowditch School, 82 Green Street at 7pm.

E. Ad Hoc Outreach and Communications Committee: Ben Day reported that this Committee has not met, but has implemented a new email list. He reported that the volunteer web designer who designed the website is not available to redesign, but that we have access to redesign ourselves.

F. Casey Design Advisory Group: Francesca Fordiani reported on the 4/30 meeting, and stated that there continue to be questions from some community members regarding the design's ability to accommodate the expected traffic, as well as frustration regarding the amount of information available related to traffic studies. Michael Reiskind reported on the 5/17 meeting, and reported DOT is planning to use warm-mix asphalt which is more environmentally friendly than hot-mix. Reiskind also reviewed several specific possible alterations to the current design, including proposed signalized intersection at Shea Circle, possible u-turn through that intersection to accommodate the Stony Brook neighborhood, move of roadway at bottom of Southwest Corridor to the south, elimination of mid-block crossing at what is now New Washington Street, and re-routing of buses on Washington Street. Reiskind reported that the next meeting in 6/18.

G. Jackson Square CAC: Ara Reyes reported that the last meeting including discussion of the project's retail component and the intention to draw a group of credit-worthy tenants and keeping turnover low. She reported that retail space is expected to be leased at \$30-\$35/sf, and that \$8-\$14/sf is the current average in that area. Reyes reported that this will be discussed further by the CAC. She reported that there is discussion regarding bringing a CVS to the project. She further reported that she has started an initiative with community groups to increase participation on the CAC. Reyes provided an update on the construction and on W/MBE hiring goals. She stated that the project has met or exceeded some goals.

VI. New/Old Business:

A. JP Equity Collaborative: Motion by Ben Day to support the values statement of the JP Equity Collaborative and to create an ad hoc racial justice committee to discuss implementation of supporting equity on the Council and in the community. Second by Jesse White. Friendly amendment by Francesca Fordiani to split motion into two separate votes. Original motion withdrawn by Day. Motion by Red Burrows for the JPNC to support the values statement of the JP Equity Collaborative, which includes only the bullet points under Shared Values and Beliefs in The Equity Collaborative Statement of Commitment for Collaborative Members, attached and incorporated herein. Second by Jesse White. Passed 16-1-1. Motion by Red Burrows to create an ad hoc committee whose mission will be guided by the values statement. Second by Ara Reyes. Passed 17-0-0. Ken Sazama, Martha Rodriguez, Oliver DeLeon, Red Burrows and Courtney Snegroff volunteered to participate.

B. Mission Hill School K-8 and Agassiz building renovation: Ben Day reported that the Mission Hill parents were not successful in their efforts to keep the school in Mission Hill.

C. Whole Foods: Ben Day reported on a discussion by the Executive Committee regarding an issue that was noted following last month's vote recommending denial of Whole Foods application for a common victualler license for indoor and outdoor seating. Day reported that it has come to light that at the time of the vote there had been no application pending, so the Executive Committee discussed the appropriateness of the vote. Motion by Red Burrows to rescind the previous month's vote. Second by Francesca Fordiani. Passed 14-0-0 (16 present at time of vote).

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VII. Next JPNC meeting: Tuesday, June 26 at 7pm at Julia Martin House, 90 Bickford Street.
Next Executive Committee meeting: TBA

Meeting adjourned.

Respectfully submitted,

Francesca Fordiani, Secretary