

April 2011
JPNC Minutes

April 26, 2011

Attendance: Andrea Howley, Pamela Bender, Michael Reiskind, David Baron, Red Burrows, Ben Knappmiller,

Orion Kriegman, Steven Laferriere, Stephen Lussier, Daniel Perez Lacera, Emily Wheelwright, Jay Zoldak.

Other Attendees: Glenn Cooper (Boston Public Works Department), Bryan Glascock (City of Boston Environmental Department), Harry Collings, David Fulton (SSG), David Goldman (New Boston Ventures),

Ellen Grubert, Sean Ryan, Jullianne Doherty (Mayor's Office of Neighborhood Services), Patrick Rosso (Boston

Bulletin), Chris Helms (Jamaica Plain Patch), Dave Taber (Jamaica Plain Gazette).

Called to Order at 7:20pm at the Agassiz School by Andrea Howley.

1. Introductions: Members of the JPNC introduced themselves.

2. Announcements:

- There will be a "Save Jamaica Pond/Hellenic Hill" meeting at First Church in Jamaica Plain (at the Monument) on Wednesday, April 27 at 7:00pm.

- There will be a meeting on a Treatment Program for the Asian Longhorned Beetle Pesticide at Faulkner Hospital auditorium on Thursday, April 28 at 7:00pm.

- The annual JP Spring Clean-Up/Boston Shines will be on Saturday, April 30 from 9:00am to 1:00pm.

- The JPNC Parks & Open Space Committee will also be participating with clean-ups of five playgrounds. Meet at 9:00am at Mozart Park.

- There will be a second meeting on a Treatment Program for the Asian Longhorned Beetle Pesticide at Franklin Park Clubhouse on Saturday, April 30 at 10:00am.

- First Thursday festivities will be on Thursday, May 5 from 6:00pm-8:00pm.

- The annual Wake Up the Earth Parade and Festival will be on Saturday, May 7.

- There will be a meeting to talk about a new park at 3 Woodlawn Street on Saturday, May 7 at Ultimate Kitchen & Bath, 18 Hyde Park Avenue.

- There will be a Casey Overpass Open House and Public Meeting on Wednesday, May 18 at 6:00pm at the Agassiz School.

- The Jamaica Plain Forum is sponsoring "Rising Cost of Food and Fuel: Are We Ready?" on Thursday, May 19 at Greater Egleston High School and on Thursday, May 26 at First Church in Jamaica Plain. Both events start at 7:00pm.

3. Neighborhood Input:

- Presentation on LED lights by Glenn Cooper of the City of Boston Public Works Department and Bryan Glascock from the City of Boston Environmental Department. Mr. Glascock said the City is replacing the "cobra head" style mercury vapor street lights, because they are the least efficient. There are presently 18,000 street in the City, and street lights alone constitute 18% of the City's emissions. The City is working with NStar, but the City is doing the installation, primarily on residential streets. There will be an immediate savings to the City, and the savings in energy costs will be \$1.5M/year when fully installed. Mr. Cooper said the lamps are made up of 40 individually-aimed LEDs (light-emitting diodes) which emit the same color light as the existing mercury vapor lamps, but the light is much more evenly distributed. They can light evenly from edge to edge and are "dark sky compliant". The lamps last ten years versus four years for mercury vapor, although at the end of ten years they will lose 30% of their brightness. The high pressure sodium vapor lights, such as those along main streets, are not being replaced – but individual streets could be replaced at the request of residents. Sodium vapor replacement saves only half as much as mercury vapor. The project is scheduled to be completed by the end of 2011. Jullieanne Doherty can provide the JPNC with a JP map with type of lighting.

- Presentation about new development at Washington, McBride and Burnett Streets (presently Flanagan & Seaton). Harry Collings, a consultant to the project, said that they are making informal presentations now to interested groups before they give a letter of intent to the City and start the Boston Redevelopment Authority (BRA) Article 80 process. They will then go through the BRA's Independent Advisory Group (IAG) process. They have already met with the Stonybrook Neighborhood Association. David Fulton of SSG, said the proposal is in two main parts – a commercial section with two buildings at Washington and McBride Streets, and a residential section with six buildings along the back of Burnett Street. SSG would own the two commercial buildings and use one for Class A self-storage and rent out the other building at the corner for retail use. There is a lot of demand for self-storage with about 30% being business use. The self-storage would have an office on the first floor and be 100% secure. There will be an underground loading dock. It will not be manned 14-hours-a-day. David Goldman of New Boston Ventures spoke about the residential portion. There are 30 units proposed in six buildings. He gave examples of New Boston Ventures excellent track record in building and rehabbing for affordable housing, and passed out drawings of the proposal.

Questions and recommendations from the JPNC were for larger 2- 3-bedroom units and affordable housing with permanent affordability and home-ownership. The Healthy Housing Guidelines, Transit

Oriented Development guidelines and Inclusionary Zoning were brought up. Folks asked to make the project look residential, not industrial, and whether having the residential portion along the noisiest part of the parcel was wise. Self-storage seemed like it was not street-friendly and a bad fit for such a prominent corner. Members asked that the developers coordinate with the plans for the Arborway yard and plans from the Forest Hills Improvement Initiative. Locally-owned retail is important to residents. There was a request to sign a Memorandum of Understanding to work with the neighbors. Questions were asked about allowing easier Burnett Street access to transit for pedestrians and bicycles with a cut-through along the back of the commercial buildings along the Southwest Corridor. Could there also be some car access through the property? Can the retail move to the corner? Perhaps a gym could be on the second storey. Should the retail building be three-storey instead of two and have residential above? The developers were thanked for coming to show their plans at such an early stage.

4. Minutes: The minutes from the previous (March 29, 2011) JPNC meeting were then handed out. Motion by Red Burrows to approve the minutes from the March 2011 meeting with the one amendment. Seconded by Jay Zoldak. Passed 11-0-1.

5. Committee Reports: Because of the time restriction at the Agassiz School and the length of the presentations, the Committee reports were abbreviated and limited to necessary business.

Public Service Committee — Michael Reiskind reported that the Public Service Committee met on April 5 at the Agassiz School at which four licensing issues were considered. There was a petition from Church Square SRO LLC at 35 Creighton Street for a lodging house license, and also a request from Millenium Restaurant and Grill at 3094 Washington Street for a common victualler License with Efre Moreta as manager, as well as a petition for an entertainment license for recorded music & TV only. These first two issues were considered and passed by the Executive Committee because they came before the Licensing Board earlier in April. The other issues were a request from City Feed and Supply at 672 Centre Street for a beer & wine package store license, and a request from JP Seafood Café at 730 Centre Street for five changes: an expansion of its common victualler beer & wine license into 734 Centre Street, to add a service bar and a bar for patrons, to change the manager to Phil Paik, to add a seasonal outdoor patio for 15 seats, and to add cordials to its existing beer & wine license. Since neither business has yet applied at the Licensing Board, neither needs to be acted on by the JPNC today.

- The JPNC's newest member, Orion Kriegman, has been attending Public Service Committee meetings and would like to join as a voting member. When the list of members was presented to the JPNC for approval, the maximum five JPNC slots were filled. However, the bylaws have since been amended to exempt the JPNC Secretary (as ex-officio) from the JPNC slots. This opens up an vacancy on the Public Service Committee, and the Committee has recommended Orion Kriegman, public policy coordinator, of 23 Egleston Street as a voting member. Motion by Michael Reiskind to approve Orion Kriegman as a Public Service Committee member. Seconded by David Baron. Passed 12-0-0.

- Until now, the policy has been to have the Public Service Committee hold a neighborhood hearing on any petition that requires an advertised public hearing at the Licensing Board or Entertainment Board.

Michael Reiskind offered a change in policy for the Public Service Committee in that the Public Service Committee not hold a neighborhood hearing on an application before the Licensing Board if the only request is for the pledge of an alcohol license to a bank. Motion by Michael Reiskind that the Public Service Committee not hold neighborhood hearings on applications before the Licensing Board if the only request is for the pledge of an alcohol license to a legitimate bank. Seconded by David Baron. Passed 11-0-1.

The next meeting of the Public Service Committee will be Tuesday, May 3 at the Agassiz School.

Parks & Open Space Committee (POSC) — Jay Zoldak reported that there is no necessary business.

The next meeting of the POSC will be Tuesday, May 17 at 6:30pm at JP Licks.

Housing & Development Committee (H&DC) — No report.

The next meeting of the H&DC will be Tuesday, May 17 at 6:30pm at the Bowditch School.

Ad-Hoc Outreach/Communications Committee – No report.

Ad-Hoc Youth/Violence Committee – No report.

Zoning Committee – David Baron reported that the Zoning Committee had two meetings this month – on April 7 and April 21. Two matters went before the Executive Committee: 47-49 Catherine Street, a request by Gilberte Ganthier to change a 2-family dwelling to a 3-family dwelling. The Executive Committee recommended approval with the provisos that the wall-to-wall carpeting be removed in the basement bedroom, and there be no expansion of the basement unit. No JPNC action is needed.

358C-358 Centre Street, a request by Alejandro Castillo, doing business as Alex Chimis, to allow take-out and expand use to allow catering. All attending, including state representative Jeffrey Sánchez, spoke in favor. The Executive Committee recommended approval. No JPNC action is needed.

- 45 Custer Street; request by Joseph Bock, acting as agent for the owner Cora Holt, to finish attic space, enlarge a dormer and erect an enclosed three-season porch. The Zoning Committee recommended approval.

- 43 Malcolm Road; request by John and Susan Field, to erect a one-storey addition and additions to the rear and side. The Zoning Committee recommended approval.

- 35 Brookley Road; request by Jerome Mello, doing business as Mello Fuel Co., to operate a heating oil storage facility for 24-hour operation, seven days a week. The Zoning Committee recommended approval.

Motion by Red Burrows to recommend approval of these three petitions (45 Custer, 43 Malcolm, 35 Brookley). Seconded by Jay Zoldak. Passed 12-0-0.

The Zoning Committee will next meet on Thursday, May 5 and Thursday, May 19 at Farnsworth House.

Jackson CAC — No report.

Centre/South Corridor CAC — No report.

CPCAY — No report.

Elections Committee – No report.

Ad-Hoc Whole Foods Committee – No report.

7. New/Old Business: No new business.

Meeting was adjourned at 8:51pm.

The next meeting of the full JPNC will be on Tuesday, May 31 at 7:00pm at First Baptist Church in Jamaica Plain.

The next meeting of the JPNC Executive Committee will be on Thursday, May 26 at 8:00am at Ula Café.

(Minutes submitted by Michael Reiskind)