

Jamaica Plain Neighborhood Council
January 26, 2016 Minutes

JPNC Attendance: Kevin Moloney, Gerard O'Connor, Michael Reiskind, David Baron, Anita Cooper, Bernard Doherty, Dana Gonsalves, Jamey Lionette, Kristy Nardone, Kyle Smith, Gert Thorn, Meg Wood and Sebastian Zapata.

Elected at the Meeting: Priscilla Yang and Kevin Rainsford.

Other attendees: Dorothy Farrell, Don Haber, Lindsey Vanosky, Shaikh Hasib (City Councillor Michael Flaherty's Office), Andrew Baldizon (City Councillor Matt O'Malley's Office), Joshua McFadden (Office of State Rep. Jeffrey Sánchez), Emily Huizenga (JP Gazette), and Richard Heath (JP News).

Meeting called to order at 7:03pm by Kevin Moloney at Farnsworth House.

I. Introductions: Council members and other attendees introduced themselves.

II. Approval of December minutes: Motion by Bernard Doherty to approve the December 22, 2015 minutes as submitted. Seconded by Gert Thorn. Passed 11-0-1 (1 late).

III. Announcements:

- The City of Boston is in the middle of doing a City Hall and Plaza Study. The Property and Construction Management Department is managing the project and Utile, an architecture and planning firm, is leading the design team. Information is at www.rethinkcityhall.org.

IV. Old Business: Don Haber, a resident of Avon Street talked about the plans to construct a ninth elementary school for the Town of Brookline. They had their first meeting in November 2015, by which time the consultants had selected two best sites: Cottage Farm and Larz Anderson Park. The Larz Anderson proposal would involve moving a Brookline Public Works Yard to the Jamaica Plain portion of the Park along Avon Street and building the school building right along the Jamaica Plain border. Mr. Haber said that there may be hurdles preventing the choice of the Larz Anderson site because of a Federal grant for the Park, already accepted by Brookline, guaranteeing a certain amount of open space. The Cottage Farm site also has hurdles as it would involve taking a play area from blind children. Motion by Bernard Doherty to oppose the siting of a school in Larz Anderson Park along the Jamaica Plain border. Seconded by Gert Thorn. Passed 11-0-1 (1 late).

V. Nominations/Interviews/Elections for Council Vacancies: Priscilla Yang, of 26 Greenview Avenue, said that she moved to the neighborhood in 2006. She has three children, two of whom attend the Curley School. She loves Jamaica Plain and would like to get involved in ways that make the neighborhood better. She is interested in the Housing and Development, Zoning or Environment, Parks and Energy Committees. Motion by Bernard Doherty to have Priscilla Yang fill the JPNC Area B vacancy. Seconded by Dana Gonsalves. Passed 12-0-0 (1 late). Priscilla Yang took a seat at the JPNC member table.

Kevin Rainsford, of 70 Paul Gore Street said his wife was born and raised in Jamaica Plain. He worked in JP at the Massachusetts Society for the Prevention of Cruelty to Children and Compass School as a mental health worker. He moved to the neighborhood in 2006. He is interested in the Public Service or Zoning Committees. Motion by Bernard Doherty to have Kevin Rainsford fill the JPNC Area A vacancy. Seconded by Kristy Nardone. Passed 12-0-1 (1 late). Kevin Rainsford took a seat at the JPNC member table.

VI. Committee Reports:

a. Zoning Committee (ZC): The Zoning Committee met at Farnsworth House on January 6 and January 20. The following projects need votes of the JPNC: (1) 61 Heath Street, a request by the JP Neighborhood Development Corporation (JPNDC) and Back of the Hill Corporation to construct a new building consisting of 47 residential apartments with one potential commercial unit. Kyle Smith (real estate dealings with JPNDC) and Dana Gonsalves (employee of JPNDC) recused themselves on this issue. The developers have already presented at the Housing and Development Committee. This will be a Transit-Oriented Development. All 47 units will be affordable units - some deeply affordable. The developers reconfigured the parking and trash dumpster location. There was no opposition at the two JPNC Committee meetings. The Zoning Committee recommends approval. Motion by Bernard Doherty to accept the recommendation of the ZC on 61 Heath Street. Seconded by Kristy Nardone. Gert Thorn observed that there were nine variances requested on this one project, which seems to be a lot. Passed 13-0-0 (2 recusals).
(2) 152-154 Brookside Avenue/19 Union Avenue, a request by Lawrence Hanscomb to combine adjoining parcels and construct a new two-family dwelling per plans. The developer came back twice to the ZC and other meetings coordinated by Jullianne Doherty of the Mayor's Office of Neighborhood Services. The developers will live in one of the two houses. All changes in the following written provisos were agreed to accommodate a neighbor whose house is set back much further than the rest of the street. The Zoning Committee recommends approval, provided that plans are modified as follows: (1) house to be moved 2 feet closer to southerly side-line, such that side-yard setbacks are 10 feet (southerly) and 8 feet (northerly); and (2) front porch to be reduced from 8 feet (from façade of

house) to 6 feet. Motion by Michael Reiskind to accept the recommendation of the ZC on 152-154 Brookside Avenue/19 Union Avenue. Seconded by Jerry O'Connor. Passed 15-0-0. (3) 370 Arborway, a request by Elizabeth and Robert Van Sickle to build a mudroom and modify adjoining kitchen per plans. This is a street where the rear of the house is actually used as the front entrance. The neighbors had not seen the plans until the Zoning Committee meeting. They supported the plans at the meeting. The Zoning Committee recommends approval. (4) 73 Jamaica Street, a request by Francisco de la Rosa and Jennifer Perry de la Rosa to enclose existing second-floor rear porch, add new windows, drywall, insulation, electrical, and flooring. There was unanimous support to approve this at the Zoning Committee. (5) 250 Amory Street, a request by Boris Kuritnik to change occupancy from one-family to two-family dwelling; add living area to basement and renovate. This is the same developer as other recent projects on Jess and Porter Streets. There was a relatively lengthy community process with the local neighbors resulting in a written Memorandum of Understanding (MOU). Therefore the meeting at the Zoning Committee was straightforward. In effect, this would change a 3-family to a 2-family dwelling. The Zoning Committee recommends approval, subject to a MOU and proviso to include additional egress from basement level "airway" to grade. (6) 29 Arborview Road, a request by Michael Oratovsky to construct single-family house on existing lot. This is a controversial issue because the neighbors were opposed even though the local Jamaica Hills Association did not oppose. The issue has been deferred for redesign - the proposal is much larger than other houses on comparable lots. No action was taken by the Zoning Committee; a motion to recommend approval by the ZC failed to pass. Motion by Dana Gonsalves to accept the recommendations of the ZC on 370 Arborway, 73 Jamaica Street, and 250 Amory Street. Seconded by Bernie Doherty. Passed 15-0-0.

The next meeting of the Zoning Committee will be at 7:00pm on Wednesday, February 3 at Farnsworth House, 90 South Street. On the agenda will be 14-16 Miles Street, 41 Rossmore Road, 36 Cheshire Street, and 19 Oakdale Street. After that the next meeting of the ZC will be on Wednesday, February 17.

b. Election Committee: The Committee will have a meeting on Monday, February 8. Dave Baron is concerned that the JPNC is way over its two-year normal term.

c. Housing & Development Committee (H&DC): Jamey Lionette reported that the Committee met on Tuesday, January 19, 2016 and had a discussion on the Boston Jobs Coalition led by City Life/Vida Urbana. Real wages for construction workers in Boston and a long discussion on job creation dominated the agenda. Should the JPNC support union wages? A portion of the meeting was also devoted to the Arborway Yard. Should the Community Planning Committee for the Arborway Yard (CPCAY) advocate for including the Yard in the JP/ROX planning process? The next meeting of the H&DC will take place on Tuesday, February 16 at 6:30pm at the Bowditch School, 82 Green Street. On the agenda will be further discussion of real wages for construction workers in Boston.

d. Environment, Parks and Energy Committee (EPE): No report.

e. Public Service Committee: Michael Reiskind reported that the Committee met at Curtis Hall on January 5, 2016. There were no neighborhood hearings. The members discussed a pilot program for recycling cigarette butts in the neighborhood and how to remove billboards in the business districts. It was also reported that Coco's Lounge at 3169 Washington Street has closed and sold their all-alcohol license outside of Jamaica Plain.

The City Council recently voted to end a ban on Bring Your Own Bottle (BYOB). The Council did not create regulations for the new practice, but did make suggestions to the Licensing Board who will make the regulations. Suggestions were that restaurants: do not have a current liquor license; have 30 or fewer seats; apply for an annual BYOB license; allow only beer and wine; obtain liquor liability insurance; provide staff training for safe serving. Also, licensees may set a corkage fee. Expectations are for a community process similar to the one for new licenses or transfers. There are expected to be only a handful of establishments in JP that will apply.

The next meeting of the Public Service Committee will be on Tuesday, February 2 at 7:00 pm at the E-13 Police Station, Green and Washington Streets. The agenda will include two neighborhood hearings: a request by La Rana Rossa for a new beer & wine license at 154 Green Street (former Bartlett Square Café location), and a transfer of the package store all-alcoholic beverages license at 18-24 Hyde Park Avenue (now Forest Hills Mart) to a new operator doing business as "Forest Hills Fine Wine". Bernie Doherty requested that the new package store have a proviso that no nips or "single" beers be sold there.

VII. New Business:

- Kevin Moloney said that State Rep. Liz Malia has been invited to attend and speak at the February JPNC meeting.
- Kyle Smith said that the Plan:JP/ROX planning process could use a good explanation of Boston zoning.

Meeting was adjourned at 8:12pm.

Minutes submitted by Michael Reiskind

Next JPNC meeting: Tuesday, February 23, 2016 at 7:00PM at Farnsworth House

Next Executive Committee meeting: Monday, February 15, 2016 at 6:30PM, JP Licks, 659 Centre Street