

**Jamaica Plain Neighborhood Council**  
**March 24, 2015 Minutes**

**JPNC Attendance:** Kevin Moloney, Michael Reiskind, Anne Barrett, Erin Colgan-Snyder, Anita Cooper, Bernard Doherty, Dana Gonsalves, Kristy Nardone, Carolyn Royce, Kyle Smith, Gert Thorn, Jeffrey Wiesner.  
**Other attendees:** Meg Wood, Helen Matthews, Laura Foner (City Life/Vida Urbana), Lisa Owens Pinto (City Life/Vida Urbana), Heather Gordon (City Life/Vida Urbana), María Christina Blanco (City Life/Vida Urbana), Steve Meacham (City Life/Vida Urbana), Rita Paul (City Life/Vida Urbana), Luis Gomez (City Life/Vida Urbana), Michael Baker (Office of State Rep. Jeffrey Sánchez), and Richard Heath (JP News).

Meeting called to order at 7:09pm by Kevin Moloney at Farnsworth House.

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

**II. Approval of minutes:** Motion by Bernie Doherty to approve the February 24, 2015 minutes. Seconded by Carolyn Royce. Passed 8-0-3(1 late).

**III. Announcements:**

- Joseph Pendarvis has resigned and so there is one Area A vacancy on the Jamaica Plain Neighborhood Council. This is in addition to one At-Large vacancy.
- The fifth meeting on the JP/South/Hyde/Jackson Design Projects will be on Thursday, March 26 at Curtis Hall, 20 South Street at 6:00pm. It will concentrate on the area around the Soldier's Monument.
- A design meeting for the Jamaica Plain Branch Library will take place tomorrow, Wednesday, March 25 at 6:00pm at the Branch Library, 12 Sedgwick Street.
- The Jamaica Plain Neighborhood Development Corporation will be having their Annual Meeting on Thursday, May 28 from 6pm-8:30pm at Our Lady of Lourdes Parish Hall, 39 Brookside Avenue.
- Detlev Koepke passed away on February 2. He was a former JPNC member. There will be a memorial to Detlev on Saturday, March 28 at 9:30am at The First Church in Jamaica Plain, Eliot and Centre Streets.

**IV. Interviews/nominations for At-Large Council Vacancy:** In addition to one Area A vacancy, there is one At-Large vacancy on the Jamaica Plain Neighborhood Council. The JPNC is recruiting people to fill the seats. Meg Wood from 90 Forest Hills Street put her name in nomination for the At-Large seat. She lives in the Parkside neighborhood, is an Airbnb host and works at Tufts Medical Center as an Ambulatory Program Manager. She is interested in being on the Zoning Committee to get a feeling for development in the community. The Council will take additional nominations and interview for a replacement and vote to fill the At-Large vacancy at the April meeting.

**V. 161 So. Huntington Avenue:** The Architectural Access Board did not give a waiver for the construction of a pedestrian walkway at 161 So. Huntington Avenue. As mitigation for not building the pathway, Boston Residential Group will direct \$150,000 to non-profits in the community. Benjamin Day, as chair of the working group, has e-mailed an attachment from City Life/Vida Urbana called "Health Through Housing Justice". Lisa Owens Pinto, executive director of City Life/Vida Urbana, gave a presentation for the \$150,000 in mitigation funds. She said that City Life/Vida Urbana is a 42-year-old organization. From 2008 to 2013, it focused on preventing foreclosures and saved 850 families from eviction. This project, "Health Through Housing Justice", will try to improve health outcomes and housing security for those in Jamaica Plain who are at risk of displacement. It will offer tenants or low-income homeowners in danger of losing their housing with legal and organizing support, as well as support for the health of the family. City Life will concentrate on privately-owned apartments along the Washington Street corridor. The two methods used to keep rents low would be collective bargaining between landlords and tenants or preservation by a non-profit community group (such as JP Neighborhood Development Corporation or Urban Edge). Two JP health centers and Greater Boston Legal Services would collaborate on the project. Ms. Owens Pinto said City Life has recently been denied funding for this project. She distributed a newer five-page proposal to Council members showing that the \$150,000 would fund half the salary of two organizers for two years. Ms. Owens Pinto introduced María Christina Blanco and Steve Meacham who spoke further about the good work that the organization has done. Gert Thorn added that it is critically important that the Boston Redevelopment Authority (BRA) get rid of the "buy out" option which allows developers to pay a fee instead of building affordable units. Discussion by the JPNC was to wait and allow Ben Day and the working group to work on this and allow a period of public comment. Motion by Bernie Doherty to table a decision on this proposal until the next meeting. Seconded by Gert Thorn. Passed 10-0-2. Erin Colgan-Snyder has asked that Ethos also present a proposal for the mitigation funds.

**VI. BRA Reorganization:** No report.

**VII. Committee Reports:**

a. Zoning Committee: Anne Barrett reported on the work that the Committee did at their March 4 and March 18 meetings. In March 2015 there was one item that went before the JPNC Executive Committee: 22-26 Plainfield

Street/58 Brookley Road, a request by 58 Brookley Road LLC (Svetlana Mogilevsky and Boris Yablonovsky) to demolish an existing building and erect a new 3-story townhouse dwelling with three residential condominium units on existing 5,670 square foot lot, create off-street parking at grade and beneath each dwelling unit. This project was stopped by the City's Inspectional Services Department and has been an eyesore for two years. It has had three Zoning Committee meetings and many meetings with the Stonybrook Neighborhood Association (SNA). The SNA now supports the proposal. The Zoning and Executive Committees recommended approval subject to a MOU/letter of agreement dated March 22, a landscape plan and construction plan approved by the BRA, and an affidavit stamped by a structural engineer that the existing foundation which has been exposed to the elements for two years is sufficient to support the buildings shown on the above-mentioned plans dated March 17.

The following four requests need a vote of the JP Neighborhood Council: 1) The Flanagan & Seaton project: Requests by SSG JP LOT 1, LLC and SSG JP LOT 2, LLC (as agents for the owner Burnett Realty Co. Inc.) at three addresses: at 3531-3541 Washington Street to construct a five-story mixed-use building -- 88 residential condominium units with ground-floor retail - with underground parking for 80 vehicles; at 141 McBride Street to construct a four-story self-storage building; at 45 Burnett Street to construct a new four-story residential building with 44 residential condominium units, roof deck and roof garden, and underground parking for 36 vehicles. There are only 15 units of affordable housing proposed - the minimum the City requires. There have been major changes throughout the Article 80 process, with a bicycle path, curb cut changes, and a new pick-up location for English High School. There was a wish that the Zoning Committee had put in for better affordability. The Zoning Committee recommends approval of all the variances, three of the conditional uses and denial of the other requested uses. There was discussion on adding one proviso so that any business tenant has to come for community approval. Motion by Anne Barrett to recommend approval as to all variances for 3531-3541 Washington Street, 141 McBride Street, and 45 Burnett Street, and recommend approval as to Multi-Family and Ancillary Parking conditional uses, recommend approval as to General Retail Business conditional use, but restricted to this developer only, and denial as to all other requested conditional/forbidden uses. Seconded by Michael Reiskind. Passed 10-0-2. Helen Matthews urged the JPNC to stick to its goal of 25% affordable housing units. 2) 55 Woodlawn Street, a request by Kevin Joyce (as agent for the owner Sugarloaf Development Inc. - Brian Crowley) to erect a 2-family building on a currently-vacant lot. This request came to the Zoning Committee many times and the proposal has had many changes. The Zoning Committee recommends approval. Motion by Anne Barrett to accept the recommendation of the Zoning Committee on 55 Woodlawn Street. Seconded by Carolyn Royce. Passed 12-0-0. 3) 3708-3710 Washington Street, a request by KeanKruta LLC, doing business as Fazenda Coffee Roasters (as agents for the owner West Realty Trust) to remove proviso limited to "this petitioner only" for take-out, and increase occupancy from 26 to 42 persons. The Zoning Committee recommends approval with the usual provisos. Motion by Anne Barrett to accept the recommendation of the Zoning Committee on 3708-3710 Washington Street and add the proviso that the take-out variance is limited to this business owner only. Seconded by Bernie Doherty. Passed 12-0-0. 4) 13 Bishop Street, a request by Jason & Cynthia Frangos to extend living space into basement. The Zoning Committee recommends approval. Motion by Anne Barrett to accept the recommendation of the Zoning Committee on 13 Bishop Street. Seconded by Gert Thorn. Passed 12-0-0.

The next Zoning Committee meetings will be on Wednesday, April 1 and April 15 at Farnsworth House.

b. Public Service Committee: Michael Reiskind reported that the Committee met on March 3 at E-13 Police station, and considered a request from Bartlett Square 2 at 450 Amory Street (corner Green Street) for an all-alcohol license. After a presentation by the developer, there was a lot of discussion on whether this license proposal was brought too early to be considered. The Committee split evenly on two 4-4 votes, so no recommendation is forthcoming from the Public Service Committee and no vote is needed at this time by the JPNC. The developer has since withdrawn the request in order to go back to the community.

The next meeting of the Public Service Committee will be on Tuesday, April 7 at 7:00pm at Curtis Hall.

c. Ad-Hoc Committee on Forest Hills Construction and Development Projects: Kyle Smith reported that Barletta Heavy Division, the contractor on the Casey Arborway Project, met with the Committee. The Committee is concentrating on the Casey Arborway Project. It plans to meet earlier than normal in April.

d. Housing & Development Committee (H&DC): Kyle Smith reported that the Committee met and most of their effort was on the Economy Plumbing project at 3190-3204 Washington Street. The height and affordable housing at the project were the main topics. The community has a mixed response to the project. There have been lots of meetings, but a lack of close abutters to the development. Egleston Square Main Street is in support, but has concerns on the height and density. The Housing & Development Committee has voted to recommend approval of the Economy Plumbing site proposal, provided the developers get control of the adjoining 52 Montebello Road, 52 Montebello be deeply affordable, and two more affordable units are added on the original parcels. Gert Thorn said the JPNC has to stand firm on a minimum of 25% affordable housing units. Kevin Moloney spoke about the lack of community meetings for nearby residents. Carolyn Royce said that there is still a lot of movement on the design.

Motion by Kyle Smith to table any vote on the 3190-3204 Washington Street project. Seconded by Carolyn Royce. Passed 12-0-0. This project is scheduled to go before the Zoning Board of Appeal on April 7. The developer will be asked to defer. Should the JPNC send a letter to the BRA asking why there is no JPNC representative on the Economy Plumbing IAG (Impact Advisory Group)? The sense of the meeting was to send a letter if the language of the IAG executive orders requires a Neighborhood Council representative.

The next meeting of the H&DC will be on Tuesday, April 21 at 6:30pm at the Bowditch School, 82 Green Street.

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

**VIII. Old/New Business:** Kyle Smith reported that the Urban Land Institute, a national group, is studying the Washington Street corridor in Jamaica Plain. They will report to the City on Thursday, April 2 at 9:30am in the BRA Board Room. A few folks from the JPNC have been invited.

**IX. Adjournment:** Motion by Dana Gonsalves to adjourn the March 2015 meeting of the JPNC. Seconded by Kyle Smith. Passed 11-0-0 (1 left early). Meeting was adjourned at 9:01pm.

Minutes submitted by Michael Reiskind

Next JPNC meeting: Tuesday, April 28 at 7:00PM at Farnsworth House

Next Executive Committee meeting: Monday, April 20 at 6:30PM, JP Licks, 659 Centre Street