

## Jamaica Plain Neighborhood Council

### November 24, 2015 Minutes

**JPNC Attendance:** Kevin Moloney, Gerard O'Connor, Michael Reiskind, David Baron, Anne Barrett, Anita Cooper, Jamey Lionette, Carolyn Royce, Kyle D. Smith, Gert Thorn, Jeffrey Wiesner, Sebastian Zapata.

**Other attendees:** Gerry Wright, Andrew Baldizon (City Councillor Matt O'Malley's Office), Joshua McFadden (Office of State Rep. Jeffrey Sánchez), and Richard Heath (JP News).

Meeting called to order at 7:10pm by Kevin Moloney at Farnsworth House.

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

**II. Approval of October minutes:** Motion by Gert Thorn to approve the October 27, 2015 minutes as submitted. Seconded by David Baron. Passed 12-0-0.

### III. Announcements:

- Gerry Wright invited folks to a double event on Sunday, December 6 from 3:00pm to 5:00pm to both celebrate Olmsted 2022 and honor Betsy Shure Gross. It will take place at the First Church of Jamaica Plain, Eliot and Centre Street (at The Monument). It is hoped this will encourage folks to be pro-active and protect Hellenic Hill from any future development.
- The annual Tree Lighting will take place at The Monument on Saturday, December 5 at 1:45pm.
- The second annual Shop w/a Cause will be on Saturday, December 5. Many businesses will be contributing a portion of their sales to different charities and non-profits. Co-sponsored by the Jamaica Plain Business & Professional Association.

**IV. Martha Rodriguez:** At last month's JPNC meeting, it was voted to accept the resignation of, or remove from the JPNC, the following members: Martha Rodriguez (Area A), Erin Colgan-Snyder (Area B), and Mike O'Connor (Area C). Martha Rodriguez has e-mailed the Council and would like it clarified that she had resigned. Motion by Kevin Moloney to clarify that the JPNC was accepting the resignation of Martha Rodriguez (Area A). Seconded by Anita Cooper. Passed 11-1-0.

**V. Nominations/Interviews for Vacancies:** The JP Neighborhood Council now has three vacancies, one in Area A, one in Area B, and one in Area C that were announced at the October meeting. This JPNC meeting is the first of two required meetings to accept nominations for the vacancies. No nominations were presented at the meeting. Since the next meeting is during the holidays of December, it is expected that nominations will remain open until January 2016. Members are encouraged to reach out and recruit candidates to fill the vacancies.

### VI. Committee Reports:

**a. Zoning Committee (ZC):** David Baron reported that the Committee met on November 4 and November 18. There is only one item that needs a vote of the JPNC: 12R Priesing Street, a request by Pedro and Maria Perez to rebuild an existing carport. This applicant came before the ZC at both November meetings because of a language issue. The Zoning Committee recommends approval.

Two other matters do not need a vote because they were already approved at the Zoning Board of Appeal (ZBA):

a) 89 Westchester Road, a request by Bradley and Maria Fredericks to construct a two-storey addition on the left side of house to create a first-floor sunroom/enclosed porch and expansion of second-floor master bedroom; convert existing garage to living space; confirm occupancy as single-family dwelling. The Jamaica Hills Association supported the proposal. The ZC recommended approval. b) 3381R Washington Street, a request by Lola Star, LLC to change occupancy from a mosque to three residential units with a third-floor dormer addition. Project will include complete renovation of building and two off-street parking spaces. This applicant also came before the ZC at both November meetings. Historically, the building has been used as a mosque, but the congregation outgrew the building for lack of parking, and has not been used for a few years. Lola Star - affiliated with City Realty - now controls the property. The proposal has the same footprint and same height (with added dormer) as the existing building. The abutting neighbors liked the change of use. At the second meeting in November, the developer reduced the number of bedrooms and number of bathrooms by one each. They also opened up the floor plan and added light to the units. Also at that meeting, plantings were added and a better parking lot design was presented. The Zoning Committee recommended approval. This proposal went before the JPNC Executive Committee and was heard today at the ZBA.

Motion by David Baron to accept the one recommendation of the ZC on 12R Priesing Street. Seconded by Michael Reiskind. Passed 12-0-0.

The next meeting of the Zoning Committee will be on Wednesday, December 16 at 7:00pm at Farnsworth House, 90 South Street. On the agenda will be the proposal for Bartlett Square II.

**b. Public Service Committee:** Michael Reiskind reported that the Committee met on November 3 at Bethel AME Church. There were two neighborhood hearings: 1) a request by Grass Fed for a second location with an all-alcohol license at 3698 Washington Street in Forest Hills. This location is the former site of Tonic Restaurant. There was strong neighborhood support from the community. The Public Service Committee recommended approval with the proviso that alcohol be served with food only. The Licensing Board hearing was on November 18 and the matter had to be sent to the JPNC Executive Committee. The Public Service Committee also considered three other requests of the applicant: for take-out, for an entertainment license for recorded music and three TVs, and for a 20-seat patio in the rear. These three matters were not before the Licensing Board, and so they are coming before the JPNC tonight. Motion by Michael Reiskind to support the request of KKCB, LLC, doing business as “Grass Fed” at 3698 Washington Street in Jamaica Plain to allow take-out at this address restricted to this applicant only, for an entertainment license for recorded music and three TVs only, and for a seasonal outdoor patio with 20 seats. Seconded by Carolyn Royce. Passed 12-0-0.

2) There was a request by Pink Samurai for a dumpling restaurant with a beer, wine and liqueurs license at 658 Centre Street. This is for a new restaurant at the former Charlie Chan’s location. The chef, Matt Cunningham, has lots of experience, having worked at Strip-Ts, The Sinclair and Upstairs on the Square. As a technical matter, the applicant is buying the old license from Centre Street Sanctuary/The Frogmore in Jamaica Plain at the same time as The Frogmore upgrades to an all-alcohol license. The Public Service Committee also considered take-out and entertainment licenses for this location and recommended approval of all requests with the proviso that alcohol be served with food only and alcohol sales end at midnight. Motion by Michael Reiskind to support the request of Centre Street Sanctuary, LLC, doing business as “The Frogmore” at 365 Centre Street in Jamaica Plain to transfer its seven-day common victualler beer & wine with liqueurs license to Pink Samurai LLC, doing business as “Pink Samurai” at 658 Centre Street with a 1:00am closing (alcohol sales to close at midnight), with Daniel Gerber as manager, with the proviso that alcohol be served with food only, to allow take-out at this address restricted to this applicant only, and to support an entertainment license for recorded music and one TV only. Seconded by Sebastian Zapata. Passed 11-0-0(1 left early).

The next meeting of the Public Service Committee will be on Tuesday, December 1 at 7:00pm at Curtis Hall. On the agenda will be a discussion on how to start a program for recycling of cigarette butts in the City.

**c. Election Committee:** Kevin Moloney reported that the ad-hoc Elections Committee will meet by January at the latest..

**d. Housing & Development Committee (H&DC):** Jamey Lionette reported that the H&DC met on November 17 at the Bowditch School. Discussed was the new proposal for the redevelopment of Goddard House at 201 So. Huntington Avenue. The developers propose to preserve the present building and add two adjoining buildings as bracing, forming a 107-unit structure. They will also build a new building with 60 units and create a view corridor between the two buildings. They promised to keep a lot of trees, and replace those lost at a more than two-to-one ratio.

The main point of contention is that the developer is proposing only 13% affordable units at 70% AMI while the JPNC goals for JP projects are 25% affordable units at 65% AMI. After a lot of attempts to convince by the H&DC, the developers did not budge. They said there were too many constraints on the site and they would not share any financials. Jamey Lionette said the Committee unanimously recommends opposition to the present proposal. He also said the H&DC voted to send a letter to the Boston Redevelopment Authority (BRA) asking for more affordable units.

Motion by Jamey Lionette to accept the recommendation of the H&D Committee to oppose the project at 201 South Huntington Avenue (Goddard House) at the BRA Article 80 process hearing and send a letter to the BRA expressing the opposition. Seconded by Gert Thorn. Passed 11-0-0(1 left early).

The next meeting of the H&DC will be on Tuesday, December 15 at 6:30pm at the Bowditch School, 82 Green Street. On the agenda will be an informational only presentation on 125 Amory Street by the Jamaica Plain NDC and Community Builders.

**e. Environment, Parks and Energy Committee (EPE):** No report. Anita Cooper said the Committee did not meet. Gert Thorn asked that the EPE Committee study and report on the history and future of Hellenic Hill.

## **VII. Old/New Business:**

- Kevin Moloney said that he will invite local elected representatives (City Councillors, State Representatives, and Senator) to come to the JPNC in January, February and March to give reports to the community on their planned 2016 activities.

- Richard Heath asked about whether anyone had information on 125 Amory Street: Is the planned redevelopment of this Boston Housing Authority (BHA) development going to have the BHA as a final owner or partner? How involved will the BHA be in the new development? Will the finished 125 Amory Street still be a BHA development?

Meeting was adjourned at 8:07pm.

*Minutes submitted by Michael Reiskind*

Next JPNC meeting: Tuesday, December 22 at 7:00PM at Farnsworth House

Next Executive Committee meeting: Monday, December 14 at 6:30PM (subsequently moved to 5:00 PM)  
at JP Licks, 659 Centre Street