

Jamaica Plain Neighborhood Council

November 22, 2016 Minutes

JPNC Attendance: Kevin Moloney, Michael Reiskind, David Baron, Jacob Glickel, Kevin Rainsford, Carolyn Royce, Kyle Smith, Peter Steiger, Gert Thorn, Meg Wood, and Priscilla Yang.

Other attendees: Sarah Freeman, Dana Gonsalves, Eric Herot, and Richard Heath (Boston Bulletin).

Meeting called to order at 7:13pm by Kevin Moloney at Farnsworth House.

1. Introductions: Council members introduced themselves.

2. Approval of October minutes: Carolyn Royce offered one correction to the October 25 minutes: In **Section 5.3 Zoning Committee**, the address should be “26 School Street” not “86 Prince Street”. Motion by Michael Reiskind to approve the October 25, 2016 minutes, as corrected. Seconded by David Baron. Passed 10-0-1.

3. Announcements:

3.1. Council vacancies: Kevin Moloney said that the following four JPNC seats are still vacant: Area A: two; Area B one; At-Large: one.

3.2. Other Announcements:

- The annual Tree Lighting will take place at The Monument on Saturday, December 3 at 2:45pm. The Tree Lighting at Hyde Square will take place on Saturday, December 3 at 2:00pm. The third annual Shop w/a Cause will also take place on December 3.
- “History of Moxie”, an illustrated lecture by Merrill Lewis, will take place on Sunday, December 11 starting at 2:00pm at JP Co-Housing, 65 Cornwall Street.
- There will be a working session on Vision Zero and traffic calming measures held by the City Council’s Committee on Parks, Recreation and Transportation on Thursday, December 1 starting at 3:00pm at the Piemonte Room, fifth floor, Boston City Hall.
- Pie in the Sky is over, but pies are still available for cash and carry at Community Servings at 18 Marbury Terrace.

4. Committee Reports/Recommendations:

4.1. Environment, Parks & Energy Committee (EPE): Priscilla Yang reported that the Committee met on November 10. The Committee met with Susan Cascino, former director of recycling for the City of Boston. The Committee is hoping to sponsor an electronics recycling day in JP. One problem is there is no vendor that accepts all electronics for recycling. The ultimate goal is to get the City to have a permanent electronics recycling facility. The EPE Committee also talked about business recycling in JP.

There was a discussion of airplane noise in the neighborhood. The BOS Fair Skies Coalition is a local organization working to mitigate airplane noise. Congressman Capuano may have more influence on this issue.

The EPE Committee discussed the issue of a local off-leash dog park. The Committee will facilitate connections to the groups working on this issue.

The results from the Plastic Bag Ordinance online survey were shared. Councillors Matt O’Malley and Michelle Wu will introduce a draft ordinance to the City Council in December.

The next meeting of the EPE Committee will be on December 8 at 6:00pm at JP Licks.

4.2. Public Service Committee: Michael Reiskind reported that the Public Service Committee met on November 1. There was one license request on the agenda, but it was scheduled to appear before the Licensing Board at City Hall before today’s JPNC meeting, so it was sent to the Executive Committee: It was a request of American Craft Brewery, LLC, doing business as “The Boston Beer Company”, for a Farmer-Brewery Pouring License at 30 Germania Street (Samuel Adams Brewery) from 11:00am to 9:00pm, with Jennifer Glanville as manager. They presently have a Farmer-Brewery License which allows free tastings of their own beers, but they are planning to expand and hope to be able to sell more of their many brews. The Public Service and Executive Committees recommended approval. The Committee also discussed their initiatives for the upcoming two years.

The next meeting of the Public Service will be on December 6 at 7:00pm at Curtis Hall.

4.3. Zoning Committee (ZC): Committee Chair Dave Baron reported that the Zoning Committee met on November 2 and November 16. Five matters were considered and need a vote by the JPNC. Two items went before the JPNC Executive Committee: 1) 152 Brookside Avenue, a request by Lawrence Hanscomb, to construct a new one-family dwelling as per plans. This parcel is a double-length lot. The owner wants to build the second dwelling a his own retirement home. The neighbors were in support. The ZC recommends approval. 2) 12-14 Revere Street, a request by Alondra Batista and Carol Marsh (Helios Design Group), to construct a new two-story addition including family room on first floor and office space on second floor. The ZC recommends approval. 3) 77-79 South Street, a request by Mark Lepler, to install new dormer at third floor as per plans. The Zoning Committee recommends approval. 4) 78-80 Jamaica Street, a request by Sha Li to extend living space into basement, finish walk-out basement of rear unit (at 80 Jamaica Street) with 3/4 bath and family room. The Zoning Committee recommends approval. 5) 9 Arborway Terrace, #2, a request by Leo Eguchi and Sasha Callahan, to renovate existing attic space,

add shed dormer to gable roof structure, with new space to include one bathroom, two bedrooms, and living room. The Zoning Committee recommends approval. Motion by Jacob Glickel to approve the five recommendations on 152 Brookside Avenue, 12-14 Revere Street, 77-79 South Street, 78-80 South Street and 9 Arborway Terrace, #2. Seconded by Michael Reiskind. Passed 11-0-0.

David Baron submitted five recommendations with map as to the zoning aspects of Plan:JP/Rox. Motion by David Baron to approve the five submitted recommendations. Seconded by Carolyn Royce. Gert Thorn said that the worst part of the Plan is the lack of a traffic plan, even with the proposed increased density. He also said that many other cities have community boards with more power. Kyle Smith thought that JPNC should ask for more traffic studies to back up Plan:JP/Rox. Jake Glickel thinks the JPNC may be perceived as saying “no” too much. Passed 9-2-0.

4.4. Housing & Development Committee (H&DC): Carolyn Royce reported that the Housing & Development Committee met on November 15 and discussed the 125 Amory Street proposal. This proposal has three developers: JP Neighborhood Development Corporation, Urban Edge, and The Community Builders (TCB) acting as Amory Street Partners. The promise is to rehabilitate all 209 units with the tenants in place. They will also build two more buildings on the site, one by Urban Edge which will be completely affordable and a second by TCB that will be mixed affordable and market-rate. Most discussion centered on the land ownership. The Boston Housing Authority (BHA) will retain ownership underneath the present 125 Amory Street building and will sell the rest of the land with restrictions to Amory Street Partners. There will be one new street built within the site parallel to the Orange Line and Amory Street, and another extending West Walnut Park. The Massachusetts Bay Transportation Authority will have to approve the new street on its land.

The Housing & Development Committee also discussed affordability and community stability with members of the Neighborhood Alliance.

The next meeting of the H&DC will be at a date out of their regular schedule to accommodate a presentation by Criterion Development Partners, developers of The Residences at Forest Hills (former LAZ Parking site). It will be on Tuesday, December 13 at the Bowditch School, 82 Green Street.

5. New Business: Kyle Smith asked whether the JPNC should insist on studies underlying the proposed Plan:JP/Rox be done before the Plan is approved. Studies needed are traffic, parking, public safety and environment impact. Dave Baron was concerned that this request may be perceived as a delaying tactic. Carolyn Royce agreed with Mr. Baron, but thought that the JPNC should add to the recommendations about DBAs that they be proactive with traffic and parking studies being done for the 15-story DBA sites. Gert Thorn added that he was worried that the DBA sites’ developers are still able to build the required affordable units off-site.

6. Adjournment: Motion by Meg Wood to adjourn the November 2016 JPNC meeting. Passed 11-0-0 The meeting was adjourned at 8:40pm.

Minutes submitted by Michael Reiskind.

Next JPNC meeting: Tuesday, December 27, 2016 at 7:00PM at Farnsworth House

Next Executive Committee meeting: Thursday, December 22, 2016 at 7:00PM at JP Licks, 659 Centre Street