

**Jamaica Plain Neighborhood Council**  
**September 22, 2015 Minutes**

**JPNC Attendance:** Kevin Moloney, Michael Reiskind, Anne Barrett, Anita Cooper, Benjamin Day, Jamey Lionette, Kristy Nardone, Carolyn Royce, Kyle Smith, Meg Wood, Sebastian Zapata.

**Other attendees:** 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 7:15pm by Kevin Moloney at Farnsworth House.

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

**II. Approval of June and July minutes:** Since there was no quorum present at the last meeting, the June 2015 which were passed as a "sense of the meeting" still need official approval. Motion by Kevin Moloney to approve the June 23, 2015 minutes as amended and to approve the July 28, 2015 minutes as submitted. Seconded by Sebastian Zapata. Passed 8-0-3.

**III. Announcements:**

- The Boston Redevelopment Authority's (BRA) new planning study of the Washington Street corridor, PLAN:JP/ROX, will have its first public workshop on Wednesday, September 30 at English High School Cafeteria from 6:00pm to 8:00pm.
- There will be an Arborway Advisory Committee meeting on Thursday, September 24 at the Hennigan School starting at 6:30pm (subsequently moved to Tuesday September 29 at the old Cheverus School, 361 Centre Street).
- The first meeting about Arborway Access Improvements to present plans for Perkins Street and Parkman Drive crossings will be on Thursday, October 1 at the Hunnewell Building of the Arnold Arboretum starting at 6:30pm. Hosted by the Department of Conservation and Recreation (DCR).
- There will be a TEDx conference in Jamaica Plain at the First Church at the Monument on Saturday afternoon October 3 from 1:00pm to 5:00pm. The theme is "Joy and Purpose". This is a ticketed event.
- The second meeting on Arborway Access Improvements to present plans for the Centre Street Corridor from VFW Parkway to Murray Circle will be on Wednesday, October 7 at the Hunnewell Building of the Arnold Arboretum starting at 6:30pm. Hosted by DCR.
- The annual BAA Half Marathon will be on Sunday, October 11 with streets closed from 7:45am to 10:30am. This year Washington and South Streets will have to be closed at Forest Hills.
- The third meeting on Arborway Access Improvements to present plans for Arborway from Forest Hills to Murray Circle to Kelley Circle will be on Wednesday, October 14 at the Hunnewell Building of the Arnold Arboretum starting at 6:30pm. Hosted by DCR (subsequently moved to the Faulkner Hospital auditorium, 1153 Centre Street).
- The 32nd annual Jamaica Pond Lantern Parade will be on Saturday, October 17 and Sunday, October 18 starting at 6:00pm from the Jamaica Pond boathouse.

**IV. Committee Reports:**

**a. Election Committee:** Kevin Moloney reported that the ad-hoc Elections Committee met on August 25. The recommendation from the Committee is to not have the JPNC Election this fall. The proposal is to conduct the election on a single day in April 2016 on a Saturday (either April 9, April 16, April 23, or April 30), have three polling places (Stop & Shop, Curtis Hall or JP Licks, and Forest Hills MBTA Station or Harvest Coop Market). There is an important need for ombuds people to supervise and referee the election. - either three or five. The Committee (Sebastian Zapata, Meg Wood, Carolyn Royce, Michael Reiskind, Anne Barrett and Kevin Moloney) will meet again in October. It was suggested that either Harvest Coop Market or Fazenda Coffee Roasters could be the Forest Hills area polling place.

- Before the election is held, it was suggested that the Council should ask that the three members with poorest attendance resign so that the JPNC has a better chance of gaining a quorum at its monthly meetings. There was discussion on whether Martha Rodriguez had resigned earlier in 2015. Motion by Michael Reiskind that the following members be considered for removal because of their lack of attendance according to Article 12 of the JPNC By-Laws, and that notices be sent to them informing them that they are being considered for removal: Martha Rodriguez (Area A), Erin Colgan-Snyder (Area B), Gerard O'Connor (Area B), and Mike O'Connor (Area C). Seconded by Kristy Nardone. Passed 11-0-0.

**b. Housing & Development Committee (H&DC):** Jamey Lionette reported that the H&DC met on September 15 at the Brewery. There was a presentation by the JP Neighborhood Development Corporation (NDC) and Back of the Hill (BOTH) about the General Heath Square Apartments project at New Heath Bromley Streets. This is a 100% affordable project - in perpetuity - for tenants at various Area Median Income (AMI) levels from 80% down to 30%. There will be 47 units (11 one-bedroom, 22 two-bedroom, and 14 three-bedroom). It will be a Transit-Oriented Development (TOD) and have community space and a small amount of commercial space. Construction will be from 2017 to 2019. The sense was that folks at the meeting were happy with the project. Motion by Jamey Lionette to

support the proposed development at General Heath Square. Seconded by Carolyn Royce. Passed 11-0-0.  
The next meeting of the H&DC will be on Tuesday, October 20 at 6:30pm at the Bowditch School, 82 Green Street. On the agenda will be the Goddard House proposal at 201-205 So. Huntington Avenue.

**c.** Environment, Parks and Energy Committee (EPE): Ben Day reported that the Committee did not meet in September. Members will be attending the three DCR meetings on Arborway Access Improvements.

**d.** Zoning Committee (ZC): Anne Barrett and Kevin Moloney reported that the Committee met on September 2 and September 16. There are three items that need a vote of the JPNC. 1) 7 Brewer and 7R Brewer Street, a request by Steven Cohen to convert upper floor of existing carriage house into dwelling unit. This was not controversial. The abutters in the rear wanted no deck on the rear and smaller windows, and the applicant complied. The applicant had support from the local Jamaica Pond Association (JPA). There was a question about whether a second means of egress is needed. The Zoning Committee recommends approval. 2) 68 Halifax Street, a request by Sheila Keith to remove existing hip roof and construct new gable roof with two shed dormers as shown on plans. This is a two-family house owned by long-term residents who want to finish the attic for guest bedrooms. They came twice to the JPA and received support. The Zoning Committee recommends approval. 3) 9 Hampstead Lane, a request by Brian and Sarah Kaney to renovate kitchen, build a second-story bedroom addition, and renovate rear porch per plans. This was not controversial. It involves enclosing an existing porch and adding a bedroom above. The Zoning Committee recommends approval.

Three matters do not need a vote because they were already approved at the Zoning Board of Appeal (ZBA) - all without community process: a) 46 Eliot Street, a request to demolish an old garage and build a new garage. This proposal was to remove an old garage not in style with the house and build one more in style. The applicant agreed to ask for a deferral at the September 1 meeting of the ZBA in order to come before the JPA and the Zoning Committee. The ZBA did not grant deferral and approved it without community process. b) 40 Lochstead Avenue, a request to add a new master bedroom suite on second floor over existing first floor roof area, per plans. This was similar to 46 Eliot Street. The ZBA did not grant deferral and approved it without community process.

c) 248 Amory Street, a request to renovate an existing 2-family structure; extend living space of ground-floor unit into basement and construct rear decks at first and second levels of building. This is a relatively small house in disrepair. There is no change of grade allowing residents natural light or easy egress. The applicant did go before a local crime watch before the ZBA. The ZBA approved it before the applicants appeared before the ZC. The applicants did come to the Zoning Committee after their approval at the ZBA. Motion by Michael Reiskind to accept the three recommendations of the ZC on 7/7R Brewer Street, 68 Halifax Street, and 9 Hampstead Lane. Seconded by Carolyn Royce. Passed 11-0-0.

Ben Day spoke about the lack of communications between the Mayor's Office of Neighborhood Services and the JP Neighborhood Council that leads to these problem votes at the ZBA. Anne Barrett spoke about problems with the Inspectional Services Department web pages that even make it difficult for the Boston Redevelopment Authority to give timely recommendations on zoning requests. Motion by Ben Day to ask for a meeting with the director of the Mayor's Office of Neighborhood Services, elected representatives and a representative group from the JPNC. Seconded by Kristy Nardone. Passed 11-0-0.

Michael Reiskind noted that at the July JPNC meeting, the Zoning Committee report passed only as a sense of the meeting because of a lack of quorum. Motion by Kevin Moloney to approve the July 23 recommendation of the ZC (20 Brookley Road, a request by Peter Janis to change use from office to day care in existing commercial building). Seconded by Anne Barrett. Passed 10-0-1.

**e.** Public Service Committee: Michael Reiskind reported that the Committee met both in August and September. In August, the Committee met on August 4 at the Bethel AME Church. This was a neighborhood hearing on a request from El Fogon Tipico Dominicano at 264 Hyde Park Avenue for a Seven-Day Common Victualler license with Julio Mendez as manager, with take-out and with an entertainment license for recorded music and one TV only. The Licensing Board request was sent to and approved by the Executive Committee in August because of time constraints. The Entertainment License request will come to the JPNC when needed.

In September, the Committee met on September 8 at the old Cheverus School in Hyde Square. There were four neighborhood hearings. The first was a request from AA Market at 140B South Street for a beer & wine package store license. This location is a relatively new convenience store that would like to add craft beers and wines to their grocery offerings. The issue of public need was important, since there is already a package store in the next block. Comments from the audience members were almost completely in opposition. Neighbors, all of whom lived nearby, emphasized that there was not a public need for another package store in this area, would just be a duplication of services and not add to the neighborhood. There were repeated comments about having another package store across the street from a housing development. Folks thought that the housing development with lots of kids created an extra-sensitive area which would not be enhanced by an additional package store within a grocery/convenience store. Motion by Kevin Moloney to oppose the petition of AA Market, Inc., doing business as "AA Market", at 138-142 South Street in Jamaica Plain for a retail package store malt & wine license with the hours of 7:00am to 11:00pm,

with Marcia Peguero Mojica as manager. Seconded by Michael Reiskind. Passed 8-2-1.

The second was a request from The Frogmore at 365 Centre Street for an all-alcohol license with a 2:00am closing. This is the old Centre Street Sanctuary location in the Blessed Sacrament campus with one of four partners being the previous owner. They have already reopened under the old license with three new partners, a new menu and new name. They also want to keep the same outdoor patio and entertainment license. Motion by Michael Reiskind to support the petition of The Frogmore, LLC, doing business as "The Frogmore", at 365 Centre Street for a 7-day common victualler all-alcoholic beverages license with seasonal outdoor patio for 20 seats with the following hours: Monday - Friday: 5:00pm-2:00am, Saturday & Sunday: 10:00am-2:00am (outdoor patio to shut down at 11:00pm all nights), and an entertainment license for live entertainment, recorded music and widescreen TVs, with Alex Homans as manager. Seconded by Kristy Nardone. Passed 10-0-1.

The third was a request from Aurum restaurant at 377A Centre Street for a beer & wine license with the hours of 11:00am to 12:00midnight. This is an existing restaurant that wants to upgrade and become more of a sit-down restaurant. They also want an entertainment license for live entertainment and TVs. Motion by Michael Reiskind to support the petition of BostonBuddy LLC, doing business as "Aurum", at 377A Centre Street for a seven-day common victualler beer & wine license with the hours of 11:00am to 12:00midnight, with Matt Virzi as manager, with the two provisos that alcohol be served with food only or while waiting for a table, and all food and drink be served by wait staff, and also support the request of an entertainment license for live entertainment and TVs. Seconded by Kristy Nardone. Passed 10-0-1.

The fourth was a request from the present Fazenda Coffee Roasters at 3710 Washington Street in Forest Hills who want to have a double concept restaurant at that location. From 6:00am until 3:00pm, they would keep the present coffee shop/lunch café menu. After 3:00pm, there would be a sit-down restaurant under the name Brassica Kitchen + Café with a 7-course tasting menu every night. On the evening menu, drinks would be paired with different local foods. This is a brand new concept for Boston. The three partners have years of experience operating the pop-up restaurant "Whisk" in several locations in Boston. This experience has shown them that they need the flexibility to serve a wide variety of drinks to pair with their concept of different foods. Folks attending were strongly in favor of the addition of all-alcohol at this establishment. Motion by Michael Reiskind to support the petition of KeanKruta LLC, doing business as "Brassica Kitchen + Café" at 3710 Washington Street for a seven-day common victualler all-alcoholic beverages license, with the hours of 6:00am to 12midnight (no alcohol service before 10am), with Phillip Kruta as manager. Seconded by Kristy Nardone. Passed 10-0-1.

The next meeting of the Public Service Committee will be on Tuesday, October 6 at 7:00pm at Farnsworth House.

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

- BRA Principles: There was a discussion on the draft letter that Benjamin Day transmitted in July titled "Guiding Principles for Imagine Boston 2013". Since July, there has been one sentence changed and twenty organizations are now signatories. Since planning efforts have increased at the Boston Redevelopment Authority (BRA), we have to make planning responsive to the neighborhoods. The goal is to right the BRA ship and make housing fulfill the needs of poor communities. Full reform of the BRA might require state legislation with a home rule petition. Motion by Kevin Moloney to have the JPNC sign the current letter dated July 14, 2015. Seconded by Jamey Lionette. Passed 7-3-1

- 3200 Washington: Kevin Moloney reported on the results of the September 15 public hearing at the Zoning Board of Appeal on the 3200 Washington Street project. There was a good turnout in opposition, but the ZBA voted almost unanimously (one opposed) to support the request for zoning relief. The project reduced the height by eight feet from the original plans. The adjoining property at 52 Montebello was successfully bid on by the developers and will be included as part of the affordable units in the project.

**Meeting was adjourned at 9:02pm.**

*Minutes submitted by Michael Reiskind*

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

Next Executive Committee meeting: Monday, October 19 at 6:30PM, JP Licks, 659 Centre Street