

Jamaica Plain Neighborhood Council
December 19, 2017 Minutes

JPNC Attendance: Kevin Moloney, Bernard Doherty, Michael Reiskind, David Baron, Robin Cheung, Jacob Glickel, Max Glikman, Carmel Levy, Kevin Rainsford, Carolyn Royce, Kyle Smith, and Priscilla Yang.

Other attendees: Dana Gonsalves, Ryan Manganelli (Office of State Rep. Jeffrey Sánchez), Will Poff-Webster (City Councillor Matt O'Malley's Office), and Richard Heath (Boston Bulletin).

Meeting called to order at 7:08pm by Kevin Moloney at Farnsworth House.

1. Introductions: Council members introduced themselves and aides to public officials introduced themselves.

2. Approval of November minutes: There were three changes needed in the November minutes. In the section on the Boston Planning and Development Agency (BPDA), after the sentence, "Kevin Moloney asked why short-term leasing was not disallowed in the 105A Cooperation Agreement in late July 2014.", the next sentence should start "The BPDA's answer is that, legally," (emphasis added). Also in the BPDA section, after the sentence "Bruce Marks asked for the legal basis of this claim.", should be added the sentence, "The BPDA promised to send written evidence in one week of the legal basis for their position." Also in the BPDA section, the sentence "There will be interim milestones, such as when the locations of the housing are finalized, etc." should be changed to "There will be interim milestones after this, such as when the locations of the housing are finalized, etc., which could take several years." (emphasis added). Motion by Carmel Levy to approve the November 28, 2017 minutes, as amended. Seconded by Max Glikman. Passed 11-0-1.

3. Announcements: None

4. Follow-up on meeting with the Boston Planning and Development Agency (BPDA): Kevin Moloney related that the JPNC has received no communication following the JPNC meeting in November with the BPDA on the creation, supervision and administration of Zoning Code Article 80 Cooperation Agreements between the BPDA and developers. Specifically, the BPDA has not sent any written evidence of the legal basis for their position that the BPDA cannot include a denial of short-term rentals nor denial of student housing in Cooperation Agreements.

5. Committee Reports/Recommendations:

5.1. Zoning Committee (ZC): Dave Baron said that the Zoning Committee met on December 6. Five matters were considered and need a vote of the JPNC: 1) 11 Prince Street, a request by Gene Yoon and Amil Shah, to construct new roof dormers and expand living area into attic space; renovate kitchen and attic space. This request was not controversial. The Jamaica Pond Association voted not to oppose. The recommendation of the ZC was to approve. 2) 48-50 Green Street, a request by Dave Finn, to add three (formerly five) off-street parking spaces behind residential building; access from current driveway. This involves just a parking configuration for a shared driveway with adjoining neighbors. The recommendation of the ZC was to approve. 3) 5 Belmore Terrace, a request by Chris Rotti, to partially remove exterior walls to enlarge kitchen; construct deck. The recommendation of the ZC was to approve. 4) 50 Eldridge Road, #2, a request by Leila Simon Hayes, to enlarge existing third-floor dormer, construct new bathroom on third floor. There was a little problem with communication and information, but the neighbor on the dormer side is in support. The recommendation of the ZC was to approve. 5) 63-65 Sedgwick Street, a request by Lolastar LLC (City Realty), to combine lots, renovate existing building, and construct addition to create six-family residential building. This building appears very wide and looks like a six-family house, but is actually two three-family houses with a party wall on adjacent separate lots. There have been design changes in the rear to line up the building with other houses along the same side of the street. The immediate next-door neighbors had been against the request because it bothered their view in the rear. The Sumner Hill Association is in support, as long as it does not offend the abutting neighbors. The recommendation of the ZC was to approve. Motion by Carmel Levy to approve the recommendations on 11 Prince Street, 48-50 Green Street, 5 Belmore Terrace, and 50 Eldridge Road, #2. Seconded by Bernie Doherty. Passed 12-0-0. Motion by Carmel Levy to approve the recommendation on 63-65 Sedgwick Street. Seconded by Kyle Smith. There was a lot of discussion on the changes in square footage. This is because the developers are going back three feet. There was also a lot of discussion on why there were so many variances needed. This is because the developer is combining the lots. Passed 9-3-0.

The next Zoning Committee meeting will be on Wednesday, December 20 at 7:00pm at Farnsworth House. On the agenda will be 8 Wyman Street and 606-610 Centre Street (Fancy Schmancy). After that, the next meeting will be on January 3 at which 31-33 Woodlawn Street will be heard.

5.2. Housing & Development Committee (H&DC): Carolyn Royce reported that the Housing & Development Committee did not meet in December. The next H&DC meeting will be on Tuesday, January 16 at 7:00pm at the Bowditch School.

5.3. Environment, Parks & Energy Committee (EPE): Priscilla Yang reported that the Environment, Parks & Energy Committee did not meet in December. The Plastic Bag Ban Ordinance has been passed and was signed. The

next two Fixit Clinics will be on Saturday, January 27 and Saturday, April 7. Both will be from 10am-1pm at the JP Branch Library, 30 South Street.

The next EPE Committee meeting will be on Thursday, January 25 at 6:00pm at JP Licks. Zero Waste will be discussed.

5.4. Public Service Committee: Michael Reiskind said that the Public Service Committee met on December 5. There was a license request from Carrot Flower at 703 Centre Street for both a common victualler license and zoning relief for take-out. The proposed owner, Audrey White, said that the restaurant/café will feature quick, light, healthy lunches with salads, smoothies, juices and coffees. Ms. White's business partner, Cheri Clerkin, has extensive hospitality experience at Cheers, the Frog Pond concession, Durgin Park, Myers & Chang, and Cunard Tavern. There will be no extensive cooking needing a vent hood nor use of open flame. Ms. White promised to mark all take-out bags, cups and bowls with "Carrot Flower". There was unanimous neighborhood support from those attending. It was decided to take the requests for support for common victualler and take-out together. Motion by Michael Reiskind to support the petition of Carrot Flower, LLC, doing business as "Carrot Flower", at 703 Centre Street for a seven-day common victualler license, with the hours of 7:30am to 7:30pm, with Audrey White as manager; and also to support the petition of Patrick Byrne and Stephen Williamson at 701 Centre Street, No. 1 (also known as 703 Centre Street) to change the legal occupancy to include restaurant with #36A take-out use at this address, with the proviso that the take-out use will stay with the current business tenant at 703 Centre Street, Carrot Flower, LLC, doing business as "Carrot Flower." Seconded by Bernie Doherty. Passed 12-0-0. There was also discussion and a vote to send a letter to Mayor Walsh urging him to sign the Plastic Bag Ordinance. Since this matter needed to be approved before today's JPNC meeting, it was sent to the Executive Committee, which approved it. Support was transmitted and Mayor Walsh signed the Ordinance on December 15.

The next Public Service Committee meeting will be on Tuesday, January 2 at the J. F. Kennedy School. At the meeting, a request for a B.Y.O.B. (Bring Your Own Bottle) license for the Ethiopian Café at 377 Centre Street will be heard. Also on the agenda will be a discussion of good jobs in Jamaica Plain with the JP Jobs Committee.

6. Ad-Hoc Election Committee: Four ombudspersons have volunteered to monitor the bi-annual JPNC Election on Saturday, April 28. They are Dottie Farrell, Pam Bender, Marie Turley, and Rosemary Jones. Michael Reiskind will develop a timeline for the 2018 Election. There will be three polling locations: Stop & Shop, JP Licks and Harvest Co-op Markets. The Committee should work on obtaining enough tables and chairs, and lots of volunteers to man the polls on that day. A Committee meeting has not yet been scheduled.

7. Old Business/New Business:

7.1. Old Business: The Bus Priority Pilot Project along Washington Street from Forest Hills MBTA station to Roslindale Square was tried out on two days in December. On December 12 and December 19, orange cones were used to block off the inbound parking lane from the start of MBTA service until 9am, creating a dedicated street lane just for MBTA buses. It showed the one-mile bus trips along Washington Street between Roslindale Square and Forest Hills averaged about four minutes shorter than usual, dropping from 13 minutes to nine. The city chose those days because it was street cleaning day and parking is already prohibited on Tuesday mornings until 7am. The lane is expected to run on a daily basis next spring as part of a larger experiment involving off-bus fare collection and stop consolidation.

7.2. New Business:

- Carmel Levy proposed that the JPNC try moving the monthly meeting to a different time to encourage greater attendance, especially from folks with young children. Motion by Carmel Levy to move the time and date of JPNC meetings. Seconded by Bernie Doherty. Amended to read "to have the JPNC Executive Committee consider the feasibility of moving the time and date of JPNC meetings, and report back to the full JPNC". Passed 12-0-0.

- Kevin Rainsford brought up the changes to school times proposed for the Boston Public Schools. This led to a larger discussion of the lack of a JPNC committee covering schools and youth. There used to be a Health and Human Services Committee covering the issues of "youth and elderly, employment, education and training, day care services, the handicapped, and health and other social issues". Motion by Kevin Rainsford to create an Ad-Hoc Schools and Transportation Committee. Seconded by Carmel Levy. This committee would not cover health, youth issues or elderly issues. Passed 12-0-0. Priscilla Yang, Kevin Rainsford, Bernard Doherty and Kyle Smith volunteered for the Committee. Motion by Carmel Levy to name Kevin Rainsford as chair of the Ad-Hoc Schools and Transportation Committee. Seconded by Kyle Smith. Passed 12-0-0.

8. Adjournment: The meeting was adjourned at 8:02pm.

Minutes submitted by Michael Reiskind

Next JPNC meeting: Tuesday, January 23, 2018 at 7:00PM at Farnsworth House

Next Executive Committee meeting: Thursday, January 18, 2018 at 7:00PM at JP Licks, 659 Centre Street