

Jamaica Plain Neighborhood Council

November 28, 2017 Minutes

JPNC Attendance: Kevin Moloney, Bernard Doherty, Michael Reiskind, David Baron, Robin Cheung, Jacob Glickel, Max Glikman, Eric Herot, Kelly Vaughan Husid, Kevin Leary, Carmel Levy, Bruce Marks, Kevin Rainsford, Carolyn Royce, and Kyle Smith.

Other attendees: Sarah Freeman, Dana Gonsalves, Adam Grenier, Bethany Reynolds, George Zinger, Marie Mercurio (Boston Planning and Development Agency - BPDA) Michael Christopher (BPDA), Timothy Davis (BPDA), Peter Sasso (BPDA), Aaron Hallquist (BPDA), Andrea Patton (City Council President Michelle Wu's Office), Ryan Mangarelli (Office of State Rep. Jeffrey Sánchez), Cecilia Nava (Office of State Rep. Jeffrey Sánchez), and Richard Heath (Boston Bulletin).

Meeting called to order at 7:05pm by Kevin Moloney at Farnsworth House.

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

2. Approval of October minutes: Motion by Carmel Levy to approve the October 24, 2017 minutes. Seconded by Bernard Doherty. Passed 12-0-1 (2 came late).

3. Announcements:

- The annual Tree Lighting will take place at The Monument on Saturday, December 2 at 2:30pm. The Tree Lighting at Hyde Square will take place on Saturday, December 2 at 1:45pm.
- Tomorrow, November 29 at 12noon, the Boston City Council is expected to vote on the Plastic Bag Ordinance.
- There will be a meeting on Saturday, December 9 at 10:00am at Franklin Park Golf Course Clubhouse on the plans for Franklin Park: Entrances and Pathways Phase V.
- The annual Pie in the Sky fund-raising event was a success this Thanksgiving. The event raised \$800,000 for Community Servings. There will be a capital campaign for Community Servings coming soon.
- There will be a meeting on the Casey Arborway project on Wednesday, December 6 starting at 6:30pm at The English High School. Participation is encouraged. The completion schedule is expected to be announced.

4. Report on November 27 Meeting on Streetscape Improvements: Kevin Moloney reported that Vineet Gupta and Josh Weiland from the Boston Transportation Department met with community leaders about restarting the design work for streetscape improvements on Centre and South Streets from Hyde Square to Forest Hills. They have found some money for the project and will be renegotiating the contract with the consultants over the winter 2017-2018, and will have a community meeting in the spring of 2018.

5. Boston Planning and Development Agency (BPDA): Kevin Moloney summarized the history of letters sent by the JPNC to the BPDA and asking about concerns about allowing sub-leasing or student housing, Cooperation Agreements, communications with Impact Advisory Groups (IAGs), and developer's obligations for affordability and community benefits. Introductions were made by Marie Mercurio (BPDA Jamaica Plain Planner) of Timothy Davis (BPDA Housing Policy Manager), Aaron Hallquist (BPDA Assistant Compliance Manager), Peter Sasso (BPDA Compliance Director), and Michael Christopher (BPDA Deputy Director for Development Review/Government Affairs). Mr. Christopher said that the BPDA is trying to do things differently, to focus on progress and improve dialogue with better technology and more information posted on-line. Mr. Hallquist said that the BPDA is trying to integrate compliance and communications among different parts of the agency. The KPMG audit of late 2014 showed how to do this, such as upgrading the old Windows programs and merging previous seven databases into one (Sales Force). Mr. Christopher admitted that it was a mistake that the IAG on the 105A So. Huntington Avenue project did not review the Cooperation Agreement. Kevin Moloney asked why short-term leasing was not disallowed in the 105A Cooperation Agreement in late July 2014. The BPDA's answer is that, legally, the BPDA cannot include a denial of short-term rentals nor denial of student housing in such agreements. They are not enforceable. Bruce Marks asked for the legal basis of this claim. The BPDA promised to send written evidence in one week of the legal basis for their position. Mr. Marks said that similar private agreements between developers and neighbors have been made. The City (out of the Mayor's Office) is now developing a policy on short-term rentals. It was noted that, in the Fenway, this type of short-term rental was not found to be a hotel use. The developer at 105A So. Huntington Avenue has given his final \$10,000 this year to the Emerald Necklace Conservancy as part of his promise for mitigation, The developer will get their final Certificate of Occupancy (CofO) in early 2018. Kyle Smith asked when the affordable housing requirement is tripped at 105A So. Huntington Avenue. The answer is January 7, 2018. There will be interim milestones after this, such as when the locations of the housing are finalized, etc., which could take several years. Also, it was announced that Inclusionary Development Policy (IDP) payments are now formalized: the first payment is required at the issuance of the building permit and other payments are due every year after that.

Bruce Marks asked whether the BPDA is looking back at past agreements and compliance with the Boston Jobs

Ordinance. The answers were yes. Jake Glickel asked about how to resolve agreements in the future.

6. Committee Reports/Recommendations:

6.1. Public Service Committee: Michael Reiskind said that the Public Service Committee met on November 7. There was a license request from Juicygreens at 61 South Street for both a common victualler license and zoning relief for take-out. The proposed owner, Ammy Lowney, said that the restaurant would offer healthy foods for both children and adults. The menu would be cold-pressed juices, smoothies, salads, quinoa bowls and Colombian arepas. There was strong neighborhood support. 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 Juicygreens, Inc., doing business as "Juicygreens", at 61 South Street in Jamaica Plain for a seven-day common victualler license, with the hours of 7:30am to 10:00pm, and with an outdoor patio for 12 seats, with Ammy Lowney as manager; and also to support the petition of Fifty-7-61 South Street Realty Trust of Marshfield Mass. (Dean Rusk, trustee) at 57-61 South Street in Jamaica Plain 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 61 South Street, Juicygreens, Inc., doing business as "Juicygreens". Seconded by Carmel Levy. Passed 12-0-3.

There was a second license request from Delicias 100% Express at 660A Centre Street, but they have not completed their community process, so no request for a vote is being requested at this time. There was also a follow-up meeting on Turtle Swamp Brewing's farmer-brewery pouring license with an 11:00pm closing time and with a seasonal outdoor patio. They had been supported for this license with the proviso that they have a follow-up meeting in November 2017. There have been no community complaints about Turtle Swamp Brewing.

The next Public Service Committee meeting will be on Tuesday, December 5. At the meeting, a request for a new restaurant called Carrot Flower at 703 Centre Street will be heard.

6.2. Zoning Committee (ZC): Dave Baron said that the Zoning Committee met on November 15. Three matters were considered and need a vote of the JPNC: 1) 55 McBride Street, a request by Mark Collins, to construct a side addition to add two bedrooms, one bath, kitchen, and garage; building to remain a two-family dwelling. The recommendation of the ZC was to approve. 2) 279 Lamartine Street, a request by 279 Lamartine LLC and Nik Ligris, to erect a new three-family residential structure with parking on a vacant lot; and 3) 281 Lamartine Street, a request by 279 Lamartine LLC and Nik Ligris, to raze the existing house and construct new two-family, 2.5-story residential structure with parking on basement level. Nik Ligris originally proposed a six-unit house on the combined lot with ground-level parking, but the neighbors hated it. Mr. Ligris came back with the lots split and two buildings: a two-family (at #281) and a three-family (at the larger parcel #279). There is ledge in the back. The two-family and the three-family made a lot of sense, but the three-family needed a lot of variances. There were complaints about the massing. The developer did not want to continue delaying the projects. The consensus in the neighborhood was against the proposal. The recommendation of the ZC was to deny on both. Motion by David Baron to approve the recommendation on 55 McBride Street. Seconded by Carolyn Royce. Passed 13-0-0 (2 left early). Motion by David Baron to approve the recommendations to deny on 279 Lamartine Street and 281 Lamartine Street. Seconded by Carolyn Royce. There was a lot of discussion on whether the Zoning Board of Appeal would listen and agree with a JPNC recommendation of denial. Passed 9-4-0 (2 left early).

The next Zoning Committee meeting will be on Wednesday, December 6 at 7:00pm at Farnsworth House. On the agenda will be 11 Prince Street, 48-50 Green Street, 5 Belmore Terrace, and 63-65 Sedgwick Street.

6.3. Housing & Development Committee (H&DC): Carolyn Royce reported that the Housing & Development Committee met on November 21. She handed out a written list of MassDOT's seven parcels being disposed of in Jamaica Plain along with the winners of the bids.

Team Arborway summarized their strategy for the Arborway Yard. They hope to get the Massachusetts Bay Transportation Authority (MBTA) to mitigate the environmental concerns of neighbors and release the surplus 8 acres. Their main goal is to inform decision-makers on the Memorandum of Understanding already agreed to and ask for a working group with all agencies and community folks. The difficult issues are the environmental concerns, the MBTA's plan to privatize the bus maintenance at the Arborway Yard and the loss of parking in the area from the LAZ parking lot development and the Casey Arborway taking of Courthouse parking.

6.4. Environment, Parks & Energy Committee (EPE): Priscilla Yang was not present. Kevin Moloney read a written report from EPE Committee. The Committee met on November 16. 1) The next Fixit Clinic will be on Saturday, January 27 10am-1pm at the JP Branch Library. 2) The EPE applied for a small grant from the New England Grass Roots Environment Fund to purchase tools/supplies for the Fixit Clinic. The grant will come through the Eliot School acting as fiscal agent for the EPE. 3) The EPE has become involved in the ZeroWaste plans for Boston. Commercial waste in the City of Boston is not regulated, only residential waste. The City is forming a community advisory committee and the EPE was invited to have someone sit on the committee. 4) A vote on the Plastic Bag Ban is scheduled for tomorrow. The JPNC submitted a letter earlier in the year in support of this ban. 5) There will be a meeting on January 18 at 6:45pm at the First Church sponsored by the A.R.T. (Jane Addams/Ellen

Swallow Richards/Harriet Tubman Institute) with the theme: "Health: Humanity & Environment". Participants will include State Rep. Jeffrey Sánchez, Department of Conservation and Recreation Commissioner Leo Roy, State Rep. Liz Malia, City Councillor Matt O'Malley, and Boston Parks & Recreation Commissioner Chris Cook. The focus will be on funding projects at Jamaica Pond and the surrounding landscape.

7. Ad-Hoc Election Committee: No report.

8. New Business:

- The next regularly-scheduled meeting of the JPNC is Tuesday, December 26. It was proposed to move the meeting to one week earlier and to cancel the December H&DC meeting. Motion by David Baron that the December meeting of the JPNC be on Tuesday, December 19. Seconded by Eric Herot. Passed 13-0-0 (2 left early).

9. Adjournment: The meeting was adjourned at 9:07pm.

Minutes submitted by Michael Reiskind

Next JPNC meeting: Tuesday, December 19, 2017 at 7:00PM at Farnsworth House

Next Executive Committee meeting: Thursday, December 14, 2017 at 7:00PM at JP Licks, 659 Centre Street