

Jamaica Plain Neighborhood Council

May 22, 2018 Minutes

JPNC Attendance: Bernard Doherty, Michael Reiskind, Vicky Arroyo, David Baron, Robin Cheung, Brianne Connelly, Max Glikman, Kevin Leary, Samantha Montano, Kevin Rainsford, Carolyn Royce, Emily Tabor, Gert Thorn, Esther Tutella-Chen, Trevor Wissink-Adams, and Priscilla Yang.

Other attendees: Dana Gonsalves, Dottie Farrell, Sarah Cherry Rice, Omer Hecht, Kyle Smith, Kevin Murphy, Frank O'Brien, Wil I Poff-Webster (City Councillor Matt O'Malley's Office), Michael McLeish (Office of State Rep. Jeffrey Sánchez), Natalie Kaufman (Office of State Rep. Liz Malia), Kelly Ransom (City Councillor Annissa Essaibi-George's Office), and Richard Heath (Boston Bulletin).

Meeting called to order at 7:04pm by Bernard Doherty at Farnsworth House.

1. Introductions: Council members and representatives of elected officials introduced themselves.

2. Approval of April minutes: Dave Baron offered a minor correction to the April minutes: in the Zoning Committee report, the announcement of the agenda for the May 2 meeting should reflect that 16 Marmion Street was subsequently taken off the agenda. Motion by Bernard Doherty to approve the April 24, 2018 minutes as amended. Seconded by Michael Reiskind. Passed 13-0-2 (1 came late).

3. Announcements:

3.1. Second Announcement of Council vacancies: Bernard Doherty made the official announcement that there are two vacancies on the JP Neighborhood Council: one in Area A and one in Area C. According to the By-Laws, a vote for the vacancies can be taken at the June meeting.

3.1. 1. Nominations for Council vacancies: Nominated for an Area A seat at the May meeting was Omer Hecht of 54 Marmion Street. There were two nominations for Area C seats at this meeting: Sarah Cherry Rice of 251 Pond Street and Kyle Smith of 27 Clive Street. Mr. Hecht said that he owns CatLABS of JP. He was asked why he did not run during the April JPNC neighborhood election. Sarah Cherry Rice said she is interested in working on Boston schools; she has roots in Jamaica Plain and children in school. She said that the JPNC helps the neighborhood thrive. Carolyn Royce spoke in favor of Kyle Smith. She said he had been on the JPNC since 2013, and is experienced and active. While he does not live in Area C, the JPNC bylaws only say that "Every effort will be made to fill Council vacancies with persons who respond to the same residential or other constituency as their predecessors, however the Council may appoint any suitable person to fill a vacancy, regardless of their place of residence or other affiliation." Mr. Smith said that he has been active on the JPNC and its Zoning Committee. He is also active with Community Servings.

3.2. Other announcements:

- Frank O'Brien spoke about the proposed development at 64 Allandale Street. He said the project is too dense and is contrary to zoning since it has eighteen units and the underlying zoning allows only five units. The City's Zoning Board of Appeal approved the project in 2017 and the neighbors have brought a lawsuit in Superior Court to turn back the City decision. The City presented a motion to prevent the lawsuit moving forward, but that has been denied. Depositions have been finalized and there is about to be a decision on a summary judgment. Mr. O'Brien announced that the neighbors are having a fundraiser for a legal defense fund; they need \$25,000. The event will be on Sunday, June 3 at 6:00pm to 8:00pm at West on Centre, 1732 Centre Street in West Roxbury. More information is at allandalewoods.org.

- A second meeting will be held soon on the \$4.77 Million improvements to Jamaica Pond pathways and perimeter. Meanwhile, the Boston Parks and Recreation Department is conducting an on-line survey. The four-question survey can be answered at www.boston.gov/departments/parks-and-recreation/improvements-jamaica-pond-pathways-and-perimeter.

- City Councillor Matt O'Malley has a podcast called O'Pod. Two recent interesting podcasts have featured Jamaica Plain residents Sarah Freeman (episode 20) and Michael Reiskind (episode 28).

- The City of Boston Transportation Action Plan on Plan:JP/Rox will be having two more pop-up meetings on the streets in the Plan:JP/Rox district. They will be on Wednesday, May 23 from 4:00pm- to 6:00pm at Washington Street near Williams Street and Thursday, May 24 from 3:00pm- to 6:00pm In Egleston Square.

- There will be a groundbreaking ceremony for the new \$21 million "Food Campus" at Community Servings adjacent to their present headquarters at Amory Street and Marbury Terrace. It will be on Wednesday, May 30 starting at 10:30am.

4. Committee Reports/Recommendations:

4.1. Environment, Parks & Energy Committee (EPE): Priscilla Yang reported that the EPE Committee advocates for parks, open space, and energy issues in the neighborhood. They need new members to revitalize the Committee.

The next EPE Committee meeting will be on Thursday, May 24 from 5:30pm to 6:30pm at JP Licks.

4.2. Public Service Committee: Michael Reiskind said that the Public Service Committee met on May 1. On the agenda was a request by Achilitos Taqueria for a common victualler license at 38 Hyde Park Avenue. Achilitos Taqueria is a 12-seat taqueria in a newly-constructed building at 38 Hyde Park Avenue on the corner of Weld Hill Street. The new building has been built and is now owned and managed by City Realty. The restaurant will be open from 7:00am to 11:00pm. There was no opposition from the audience at the meeting. The lack of parking in the area was an extreme concern of the neighbors. There was lots of discussion about enforcing the existing corner restriction on Hyde Park Avenue at Weld Hill Street, and requesting two 15-minute parking spaces on Weld Hill Street adjacent to the restaurant. The Committee felt a followup meeting one year after opening would be important to assess the effect of this restaurant after the planned construction in the Forest Hills area.

The Licensing Board hearing was early in May, so an Executive Committee vote was needed on two resolutions - one for the new restaurant license and the second for takeout. The Executive Committee passed the two resolutions with two provisos that 1) the take-out use will stay with the current business tenant at 38 Hyde Park Avenue, Sol Taquerias, Inc., doing business as "Achilitos Taqueria", and 2) Achilitos Taqueria has a follow-up community meeting with their neighbors and the JPNC in May 2019.

The Committee also discussed bicycle issues. A bike corral at the Blanchard's Lot is needed to accommodate the heavy bicycle usage in the main business district.

The Committee is also trying to add locations for the safe disposal of used syringes, mostly to accommodate legal users such as diabetics.

The next Public Service Committee meeting will be on Tuesday, June 5 at 7:00pm at Curtis Hall. On the agenda will be a request by Happy Market and Spirits at 128 South Street for a common victualler license with take-out, and a continuation of the discussion on bicycle issues. We will also nominate Council members and community members of the Public Service Committee.

4.3. Housing & Development Committee (H&DC): Carolyn Royce reported that the Housing & Development Committee met on May 15. The Committee worked on four topics: Affordable housing, Good Jobs, short-term rentals and the future of the Shattuck campus.

- There is presently proposed legislation both at the State House and at City Hall to regulate short-term rentals. The H&DC is asking the JPNC to send two letters - to the State and to the City. Carolyn Royce summarized the State letter as asking to move the bill out of committee, keep investors and professionally-managed hosts out of the short-term rentals, allow cities to make additional regulations, and collect and publish data on short-term rentals. The City letter asks to keep investors and non-owner-occupants out of the short-term rentals, asks for requirements to collect and publish data on short-term rentals, prohibits units which have code violations. The new Mayor Walsh ordinance does not allow investors to offer short-term rentals, except for medical, lodging houses and corporate stays. Motion by Max Glikman to send the two draft letters submitted. Seconded by Kevin Leary. All short-term landlords would have to register their units. Enforcement would be by a technologically advanced reporting system. Passed 15-1-0.

- Carolyn Royce reported on the future of the Lemuel Shattuck Hospital campus. The medical uses are moving out to Boston Medical Center and the addiction services (Victory Programs, Bay Cove, Pine Street Inn, and Boston Alcohol Detox Project) are staying on 11 acres. This effort will have a 12-month long community process. The remaining 2-acres (former nurses building footprint) is being proposed for low-threshold housing. A separate Division of Capital Asset Management and Maintenance (DCAMM) process on this supportive housing proposal is being fast-tracked. DCAMM does not want a long community process. After extensive discussion, the H&DC recommends to support the housing but ask a lot of questions about the process. The draft letter asks five specific questions. Motion by Dave Baron to send the draft comment letter to the DCAMM project manager, with the replacement of "trust" with "expect" in the fifth paragraph. Seconded by Max Glikman. There was discussion about DCAMM's meeting: why did eight state laws have to be changed to allow this proposal to go forward. Who will be the caretakers and what care will be extended to the proposed tenants, Gert Thorn thought that the letter needs to be stronger, with more emphasis on better planning first. It also needs a deadline to receive a response and a date for the next public meeting. Passed 9-3-3 (1 left early).

The next H&DC meeting will be on Tuesday, June 19 at 7:00pm at the Bowditch School.

4.4. Zoning Committee (ZC): Dave Baron said that the Zoning Committee met on May 2 and May 16. Four matters were considered and need a vote of the JPNC. 1) 7 Atherton Street, a request by Sean Kelly-Rand to create additional conditioned living space in basement level of Unit 1, including two new bedrooms and play space; create roof access from existing stairs and roof deck for Unit 2. This building has three push-out windows and lots of light in the basement. There was no opposition at the meeting. The recommendation of the ZC was to approve. 2) 97 Green Street, a request by Carlos Otoni (as agent for 97 Green Street LLC) to construct a new 3-story rear addition and side deck on an existing 3-family dwelling; full interior renovation; removal of existing garage; installation of new fire sprinkler system. This proposal adds a 2 1/2-story addition on top of an existing one-story extension on the

back of the 3-family building. It will stay a 3-family. The neighbors liked the design and there was no opposition. The recommendation of the ZC was to approve. 3) 101 Forbes Street, a request by Casey and Karen Diehl to add two dormers on existing roof, demolish chimney and refinish attic space, adding bathroom; keep existing stairs to attic; new roof shingles and siding; repair basement floor. This proposal adds space for family growth in the home. The design is similar to other buildings on Forbes Street. The recommendation of the ZC was to approve. 4) 51-53 Heath Street, a request by Carina Lopez (as agent for Xutao LLC) to change occupancy from three-family residence plus retail store to three-family residence with office and accessory retail. No work to be done. This building already had the office space. It will become shared office space for rent by the hour or by the day. It is on the same block as the new JP Neighborhood Development Corporation (JP NDC) construction at General Heath Square. The owners are working with their JP NDC neighbors. The recommendation of the ZC was to approve. Motion by David Baron to approve the ZC recommendations on 7 Atherton Street, 97 Green Street, 101 Forbes Street, and 51-53 Heath Street. Seconded by Michael Reiskind. Passed 15-0-0 (1 left early).

There are two vacancies for Council members in the Zoning Committee

The next Zoning Committee meeting will be on Wednesday, June 6 at 7:00pm at Farnsworth House. On the agenda will be 21-23 Wyman Street, four Call Street parcels, 31-33 Woodlawn is scheduled again, and 196 Boylston Street. After June 6, the next Zoning Committee meeting will be on Wednesday, June 20. On the agenda will be 106 Forest Hills Street, a request to demolish an existing structure and build a new nine-unit building. Since it is only nine units, no affordable units

are required by the City. The developer is Alan Sharif who is sometimes affiliated with City Realty.

5. Orientation for Council Members: Michael Reiskind gave a brief orientation of the workings of the JP Neighborhood Council for the new and old members, concentrating on the community process. There were comments on how to improve outreach of the Council to encourage folks from areas underrepresented on the Council to join the JPNC.

6. Nominations/Election of Council Officers: Motion by Dave Baron to table all nominations and votes for Council officers and interim chairs of committees until the next meeting. Seconded by Bernie Doherty. Passed 13-0-2 (1 left early).

7. Nominations/Election of Interim Chairs of the Committees:

8. Old Business/New Business:

- There was a question on whether DCAMM could be invited to the June JPNC meeting. It was felt that the JPNC agenda may be too busy.
- There was discussion on the JPNC setting up a special meeting or two to brainstorm on where the JPNC should be heading and to set goals for the next few years.

9. Adjournment: The meeting was adjourned at 8:58pm.

Minutes submitted by Michael Reiskind

Next JPNC meeting: Tuesday, June 26, 2018 at 7:00PM at Farnsworth House

Next Executive Committee meeting: Thursday, June 21, 2018 at 7:00PM at JP Licks, 659 Centre Street