

Jamaica Plain Neighborhood Council

July 24, 2018 Minutes

JPNC Attendance: Kevin Rainsford, Carmel Levy, Michael Reiskind, David Baron, Robin Cheung, Brianne Connelly, Max Glikman, Omer Hecht, Kevin Leary, Samantha Montano, Carolyn Royce, Kyle Smith, Emily Tabor, Gert Thorn, and Trevor Wissink-Adams.

Other attendees: Dana Gonsalves, Katre Wurman, Eytan Wurman, Carolyn Willander, Ryan Manganelli (Office of Rep. Jeffrey Sánchez), and Richard Heath (Boston Bulletin).

Meeting called to order at 7:06pm by Kevin Rainsford at Farnsworth House.

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

2. Approval of June minutes: Motion by Carmel Levy to approve the June 26, 2018 minutes. Seconded by Max Glikman. Passed 13-0-0 (2 came late).

3. Announcements:

- The Department of Conservation and Recreation (DCR) will have a community meeting on Proposals for Off-Leash Dog Recreation Areas within the Southwest Corridor Park on Thursday, August 2 at 7:00pm at Spontaneous Celebrations, 45 Danforth Street.

- The Boston City Council is having a hearing on Vacant Affordable Housing Units on Tuesday, August 7 at 2:00pm in the Iannella Chamber, fifth floor, Boston City Hall.

- The annual Jamaica Plain National Night Out celebration will be on Bickford Street at the Mildred Hailey Apartments on Monday, August 6 starting at 4:00pm.

4. Improvements of JPNC website and updating Council's presence on social media: At the last meeting, a Task Force was created to work on outreach and the JPNC website. One way to improve www.jpnc.org is to have new biographies of all the elected members and have their photographs/portraits on the website. Please send new biographies and portraits to the Chair, Kevin Rainsford. It was agreed that pictures would be taken at the next meeting so they are more uniform.

5. Brainstorming topics of interest: There was more discussion on where the JPNC should be heading over the next two-to-three years and to set four or five goals for that time frame. Gert Thorn said we should have written short-term and long-term goals, for example increasing affordable housing. Should the JPNC develop a strategic plan?

Folks thought we should increase outreach to the greater community by having an open house and invite the public. We can also get all the organized neighborhood groups together to exchange information. Kevin Leary thought this would be a good way to both increase our outreach, improve our relationship with neighborhood associations leaders and also use some of the ideas to extend the JPNC mission. It would also improve community awareness of the community organizations. Dave Baron said that the JPNC's main mission is to facilitate true community process and make it easy for community voices to be heard. Max Glikman hoped we can open up our Working Committees to community members, increase their number and/or put term limits on community members' terms.

Gert Thorn raised the issue of how much of an advocacy group should the JPNC be? Are we just too reactive to community concerns or should we be initiating ideas as well? The new Outreach Task Force/Working Group should work on this.

We usually schedule visits to the JPNC from our elected representatives between January to June; we should create the schedule for 2019. Should we also invite the Mayor to a JPNC meeting? Carmel Levy wants to bring in some experts on housing and development to address the full Council.

In December, the JPNC voted to create an Ad-Hoc Education Committee. Kevin Rainsford will have a planning meeting about this on Tuesday, August 14.

6. Committee Reports/Recommendations:

6.1. Public Service Committee: Michael Reiskind said that the Public Service Committee met on July 10. On the very busy agenda were five license requests. The first was for Jamaica Plain's first B.Y.O.B. (Bring Your Own Bottle) License for the Ethiopian Café at 377 Centre Street. This was time-sensitive and was sent to the JPNC Executive Committee. The Public Service Committee and the Executive Committee recommended approval. The other four issues were an extension of hours for the Blue Nile Restaurant, a new restaurant/bakery with take-out at 3381 Washington Street, and changes in ownership at two restaurants on Centre Street - Centre Street Café and Casa Verde. Centre Street Café will also be changing name and concept. The Public Service Committee is recommending approval for all four requests. It was decided to vote on all four requests together. Motion by Michael Reiskind that the Jamaica Plain Neighborhood Council supports 1) the request of Blue Nile, Inc., doing business as "Blue Nile Restaurant" at 389 Centre Street for a change in closing hour of its 7-Day Common Victualler Malt and Wine License to a 12:00 midnight closing, 2) the request of Santias Bakery LLC, doing business as "Santia's Bakery" at 3381 Washington Street for a 7-Day Common Victualler

License, with take-out (with the usual proviso) with the hours of 7:00am to 10:00pm, with Sergio Espinoza as manager, 3) the request of 669 Centre, LLC, doing business as “Centre Street Café” at 669A Centre Street for a change in ownership in its 7-Day Common Victualler Wines, Malt Beverages and Liqueurs License to add Robyn McGrath and Leila Asher as stockholders, and also to change its doing business as name to “Little Dipper” (at the same location), 4) the request of 711 Centre, LLC, doing business as “Casa Verde” at 711 Centre Street for a change in ownership in its 7-Day Common Victualler All Alcoholic Beverages License to add Justin Iantosca as stockholder. Seconded by Max Glikman. Passed 15-0-0.

The next Public Service Committee meeting will be on Tuesday, August 7 at 7:00pm at the Brewery, 31 Germania Street. On the agenda will be a request for a live entertainment license for the Boston Beer Company (Sam Adams) and a request for a retail package store beer & wine license for Pimentel Market at 340 Centre Street (subsequently deferred to September). Dana Gonsalves urged increased community outreach for the Boston Beer entertainment license request. He said that there had been complaints about outdoor entertainment in the past. Michael Reiskind said that the local crime watch, Brookside Neighborhood Association, and JP Co-Housing have already been notified.

6.2. Zoning Committee (ZC): Dave Baron said that the Zoning Committee met on July 11. Three matters were considered and need a vote of the JPNC. 1) 300-300C Centre Street, a request by Golden Rice Bowl, Inc. to remove the proviso "take-out use granted to this petitioner only" Haralambos Kosmidis & Young Kong Restaurant, to reflect change of ownership from Lidan Pan to Golden Rice Bowl, Inc. No work to be done. This was not controversial. The recommendation of the ZC was to approve, with the proviso that the take-out use stay with the new tenant, Golden Rice Bowl Inc. 2) 93 Westchester Road, a request by Nicole Kierein and David Cucchiara to construct a two-story kitchen addition to rear of existing single-family home; expand living space into basement. This issue was also not controversial. The recommendation of the ZC was to approve. 3) 21-23 Wyman Street, a request by Dar Sandler (Appian Communications LLC) to change occupancy from a two-family to a three-family dwelling; renovate existing unfinished basement to create one additional dwelling unit; construct new exterior entry to basement unit at front of house and add window wells for bedroom windows; building to be fully sprinklered. The owner has come again with changed plans. This issue had some controversy within the Zoning Committee, as it used to be an AirBnB. Most of the Committee considered only the zoning changes. No neighbors came to the meeting. There were thirteen letters of support. Gert Thorn asked how large the window wells are in relation to the floor area. They are expanding the window wells and the size of the basement windows. The recommendation of the ZC was to approve. Motion by Max Glikman to approve the ZC recommendations on 300-300C Centre Street, 93 Westchester Road, and 21-23 Wyman Street. Seconded by Kevin Leary. Passed 14-0-1. The next Zoning Committee meeting will be on Wednesday, July 25 at 7:00pm at Farnsworth House. On the agenda will be 368A Centre Street (Joose Boston) and the rest of the 125 Amory Street campus - Bldg. A (147 units) and Bldg. B (140 units). Bldg. C (137 Amory Street) was approved a few months ago. After that, the next meeting will be on Wednesday, August 8. On the agenda will be 3247 Washington Street.

6.3. Housing & Development Committee (H&DC): Carolyn Royce reported that the Housing & Development Committee met on July 17 and discussed the future of the Lemuel Shattuck Hospital campus. The Division of Capital Management and Maintenance (DCAMM) had a board meeting that members attended. They deferred a vote, perhaps due to community concerns. The board asked good questions, some of which came from the JPNC letter. The DCAMM board now wants to tour the site to know more about the issues. Carolyn Royce asked board chair Carol Gladstone to answer questions more fully. JPNC should reach out to the City of Boston, especially Sheila Dillon from the Department of Neighborhood Development (DND), to clarify the process. Motion by Carolyn Royce to send a letter to DND with the same questions and concerns as sent to DCAMM. Seconded by Dave Baron. Passed 15-0-0. Health Resources in Action (HRiA) has been selected as the consultant on the rest of the campus - outside of the two acres.

- The Committee discussed Nesterly, an intergenerational housing application, run by a for-profit company, which links up graduate college students to live with the elderly in extra rooms in their houses for short-term periods. It provides companionship to the elderly and provides housing to the graduate students. This has been done in other cities, too. Gert Thorn was apprehensive about working with a for-profit company, even though it is working closely with the City of Boston.

- The Mayor’s Housing Innovation Lab has a new application: a project that will educate residents about development, density, and all the variables that affect development.

- There was an Impact Advisory Group (IAG) meeting on July 19 on a request of the developers of Parcel U at Forest Hills (now called Trulia) to change the bedroom mix of the project. The meeting was not well-attended. There are three phases to the project. Phase A is market rate closest to Ukraine Way. Phase B is town houses and Phase C is all-affordable. The developers are asking to allow a change in Phase B to increase the number of units by changing the bedroom mix to have more units with fewer bedrooms.. They will also add one more affordable unit.

- There have been some recent accidents on Arborway near the Arborway Yard.

There will be no H&DC meeting in August. The next meeting will be on Tuesday, September 18 at 7:00pm at the Bowditch School, 82 Green Street.

6.4. Environment, Parks & Energy Committee (EPE): Emily Tabor reported that the EPE Committee met on July 19 They reported on the Fix-it Clinic to be held on July 21. There will also be a mini-Fixit Clinic at the Mildred Hailey

Apartments on August 6 and EPE members will be there to manage it. Also discussed was an education campaign for the upcoming implementation of the plastic bag ban. The EPE wants to help lead the education campaign in Boston Public Schools and after school programs.

There will be no EPE meeting in August. The next meeting will be on Thursday, September 27 at 6:00pm at JP Licks.

8. Old Business/New Business:

- Kyle Smith brought up the Serenity Apartments (105A So. Huntington Avenue). The affordable units were allowed to be built off-site. During the community discussions, the JPNC and H&DC opposed the change, but the City allowed it and 42 units were promised to be built by the developer in Mission Hill or Jamaica Plain. If they are not built, \$8.4 Million must be paid to the Inclusionary Development Policy (IDP) fund. The whole building is now advertised for sale. All these changes hurt the neighborhoods of Mission Hill and Jamaica Plain. Dave Baron thought we should write a letter to the Mayor and the Boston Planning and Development Agency (BPDA). Rep. Sánchez has asked for a public meeting on this issue in a letter he sent on July 23. Motion by Kevin Rainsford to write a letter (drafted by the Executive Committee and former Chair Kevin Moloney) to the BPDA asking that a meeting be held to answer concerns. Seconded by Dave Baron. Carolyn Royce said that a deadline of March 2019 has been set by the BPDA to build the housing or get the money. Passed 15-0-0.

- The Eliot School of Fine & Applied Arts is in the middle of an open process studying their future. There have been three community meetings. If the School wants our help, the JPNC is open to offering it.

9. Adjournment: The meeting was adjourned at 8:55pm.

Minutes submitted by Michael Reiskind

Next JPNC meeting: Tuesday, August 28, 2018 at 7:00PM at Farnsworth House

Next Executive Committee meeting: Thursday, August 23, 2018 at 7:00PM at JP Licks, 659 Centre Street