

Jamaica Plain Neighborhood Council December 18, 2018 Minutes

JPNC Attendance: Kevin Rainsford, Bernard Doherty, Michael Reiskind, Vicky Arroyo, David Baron, Robin Cheung, Max Glikman, Carmel Levy, Bruce Marks, Samantha Montano, Kyle Smith, Emily Tabor, Gert Thorn, Esther Tutella-Chen, and Trevor Wissink-Adams.

Other attendees: Sarah Freeman, Elizabeth Brown, Louise Robbins, Kristine Grimes, and Richard Heath (Boston Bulletin).

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

1. Introductions: Council members introduced themselves.

2. Approval of November minutes: Motion by Carmel Levy to approve the November 27, 2018 minutes. Seconded by Max Glikman. Passed 11-0-2 (2 came late).

3. Announcements:

3.1. Announcement of Council Vacancy in Area A: Kevin Rainsford announced that Brianne Connelly had to move out of town and so has resigned from the Council. There is now a vacancy in Area A and nominations are being solicited to fill the vacancy. The vacancy will be announced again at the January meeting and a vote will be scheduled for the January or February JPNC meeting.

3.2. Other Announcements:

- There will be a Shattuck Campus Planning Community Meeting on Wednesday, January 16 at 6:30pm at the Franklin Park Golf Course Clubhouse. An informational display will be open at 5:45pm.
- There will be a Boston School Committee vote on BuildBPS on Wednesday, December 19. The Community Meeting for Jamaica Plain will be on Thursday, January 10 at The English High School at 5:45pm.
- At the next JPNC meeting on Tuesday, January 22, the featured speaker will be Rep. Liz Malia.

4. Discussion of Bylaws: A member had asked to update Article 4 of the Bylaws to require Jamaica Plain residency for a JPNC member. The discussion centered on whether a JPNC member can be committed to the neighborhood if they move out after being elected. Some members thought that neighbors can be committed to Jamaica Plain if they are living nearby. It was agreed to send this question to the Executive Committee or a special subcommittee for recommendations. Also, should Article 12 on continued absences be updated? Most members were comfortable with the Bylaws language, but thought better enforcement is needed. Motion by David Baron to audit the last twelve months of JPNC membership and contact any members not in compliance. Seconded by Kyle Smith. Passed 14-0-0 (1 came late).

5. Committee Reports/Recommendations:

5.1. Public Service Committee: Michael Reiskind said that the Public Service Committee met on December 4 at Curtis Hall. On the agenda was supposed to be space savers, but at the request of a proponent it was moved to the January 2019 meeting. Some folks did attend and spoke at the December meeting.

The next Public Service Committee meeting will be on Tuesday, January 8 at 7:00pm at Curtis Hall. On the agenda will be the discussion of space savers and a request from the Ethiopian Café for a beer & wine license.

5.2. Zoning Committee (ZC): David Baron reported that the Zoning Committee met on December 5 and one request needs a vote: 401A-405 Centre Street, a request by Core Empowerment LLC to change occupancy to include a retail cannabis facility. This was a well-attended meeting. Those in favor thought this use would be good in this vacant storefront. Those in opposition were mostly concerned about traffic and parking. Leicester Massachusetts had 100 spaces and had to add 70 more, and they are still growing every day. Core Empowerment does not plan on opening until late 2019, when concentrated demand should be abated. There are restrictions on cannabis facilities: they cannot be within a 1/2-mile of another retail cannabis facility, and they cannot be too close to a school. Core Empowerment's proposal is for a basement space with an entrance at the corner of Centre Street and Perkins Street. There will also be a museum in the center of the basement facility. As a community benefit, Core Empowerment is offering up to \$100,000/year to local groups such as the Hyde Square Task Force and Mildred Hailey Tenants' Task Force. They have also agreed with five-to-seven nearby parking lots to use spaces for valet parking for customers. Also, the City of Boston has insisted that any retail cannabis facility get total site control - including zoning relief - before they would talk to them about community benefits. There has been one person designated to speak for the City about any community benefits. This is Alexis Tkachuk, the Director of Emerging Industries at the City of Boston. The Zoning Committee recommended approval with the proviso that valet parking be in effect at the start. Gert Thorn said that this site is very prominent and has a lack of parking. The proposal also lacks employee ownership or low-income owners. There seems to be too many ex-public employees involved. Gert Thorn mentioned that the H&DC had come up with a Good Jobs Standard and the Public Service Committee had developed a Good Community Business Agreement with Caffè Nero. He thought the JPNC could build on those documents. Motion by Gert Thorn to defer any vote on 401A-405 Centre Street until the January meeting to discuss community benefits, good job standards, and to advertise the issue to the community at large to attract folks to

the JPNC meeting. Seconded by Bernie Doherty. Bruce Marks would like to have a clear promise of community benefits and who Core Empowerment would hire. Bernie Doherty was most interested in the financials and how much money would come to the community. Passed 12-1-2.

The next Zoning Committee meeting will be on Wed., January 2 at 7:00pm at Farnsworth House. On the agenda will be 7-15 Catherine Street, a request to construct five townhouses.

5.3. Housing & Development Committee (H&DC): Carmel Levy and Kevin Rainsford reported that the H&DC met on December 11. Two agenda items were discussed: The Committee first heard from Jonathan Scott, President of Victory Programs at the Shattuck campus. He said that the biggest problem of the opioid crisis in Boston is the lack of services to replace facilities that were at Long Island. Devin Larkin, Director of Boston Public Health Commission's Bureau of Recovery Services said that patients that are both homeless and addicted create a major back up the whole system of support services. There will be a Shattuck Campus Planning Community Meeting on Wednesday, January 16 at 6:30pm at the Franklin Park Golf Course Clubhouse.

Then, there was an informational presentation by the Jamaica Plain Neighborhood Development Corporation (JPNDC) on the current proposal for the Mildred C. Hailey Apartments. The plan is to renovate some of the development and triple the density by creating two market rate units for each present affordable unit; 250 of the units will become 763 units. There are presently 840 units in the whole development. The final configuration of the buildings will be mixed with market/affordable units - mostly 6-storey buildings. Most of the buildings will be razed, but some will be rebuilt. It will be done in three phases. The plan is to integrate the development into the community with better design and a new through road. The next H&DC meeting will be on Tuesday, January 15 at 7:00pm at the Bowditch School, 82 Green Street.

5.4. Environment, Parks & Energy Committee (EPE): Esther Tutella-Chen reported that the Committee met on Thursday, November 29. The next Fixit Clinic will be on Saturday, March 23, 2019 from 10:00am to 1:00pm at the JP Branch Library.

The Department of Conservation and Recreation (DCR) has proposed an off-leash dog park at a site on the Southwest Corridor Park off Oakdale Street. There is tension between the folks who want a dog park and folks who think Oakdale Street is the wrong site. The process feels rushed. There may be grant money available from the Stanton Foundation to develop an enclosed dog park. But a municipality has to own the site and state-owned land may not qualify. Motion by Bruce Marks to send a letter to DCR supporting a dog park at Site A at Oakdale Street, urging them to continue engaging with the community and to get the design firm to hold additional community meetings as the design phase moves forward. Seconded by Max Glikman. Bernie Doherty asked the Council to defer a vote to allow more community process.

Passed 12-0-3.

Since Priscilla Yang announced that she would like to step down as chair of the EPE Committee, a volunteer is needed to chair the EPE. David Baron and Kevin Rainsford urged somebody to step forward for this important position.

There will be no December EPE meeting. The next meeting will be on Thursday, January 31 at 6:00pm at JP Licks.

5.5. Ad-Hoc Education Committee: Trevor Wissink-Adams reported that the Boston Public Schools (BPS) BuildBPS, (their ten-year Educational and Facilities plan) community meeting for Jamaica Plain will be on January 10, 2019 at The English High School from 5:45pm to 8:30pm. BPS is working with the Education Committee on outreach and planning. There will be flyering of local businesses and all local schools, as well as placement in social media and newspapers.

Please reach out to Trevor if you have additional ideas. The meeting will have concurrent breakout sessions with a JPNC member in each one. Spanish translation will be available in one room. There will be follow-up after the event.

There was discussion about the potential for a new school building being built in Jackson Square, with either the Mendell School or J.F. Kennedy School moving into the new building.

6. Old Business/New Business: None

7. Adjournment: The meeting was adjourned at 9:03pm.

Minutes submitted by Michael Reiskind

Next JPNC meeting: Tuesday, January 22, 2019 at 7:00PM at Farnsworth House
Next Executive Committee meeting, Thursday, January 17, 2019 at 7:00pm at JP Licks.