

Jamaica Plain Neighborhood Council

January 28, 2020 Minutes

JPNC Attendance: Kevin Rainsford, Max Glikman, Michael Reiskind, David Baron, Robin Cheung, Will Cohen, Valerie Coimbra, Bernard Doherty, Marvin Mathelier, Peg Preble, Carolyn Royce, Kyle Smith, Emily Tabor, Gert Thorn, Esther Tutella-Chen, Trevor Wissink-Adams, and Sam Wohlforth.

Other attendees: Dana Gonsalves, Matthew Skelly (Greater Mattapan Neighborhood Council), Fatimah Ali-Salaam (Greater Mattapan Neighborhood Council), Isabel Torres (Office of Rep. Nika Elugardo), Rachel Nagin (Office of City Councillor Annissa Essaibi-George), Justin McClarey (Office of Councillor Matt O'Malley), Lindsey Santana (Mayor's Office of Neighborhood Services), Lauren Bennett (Jamaica Plain Gazette), and Richard Heath (Boston Bulletin).

Meeting called to order at 7:09pm by Kevin Rainsford at Farnsworth House.

1. Introductions: Council members introduced themselves. Aides of elected officials introduced themselves..

2. Approval of December minutes: There was one correction requested to the December minutes: Emily Tabor should be in attendance. Motion by Bernie Doherty to approve the minutes from the December 17, 2019 meeting, as amended. Seconded by Max Glikman. Passed 15-0-0 (2 came late).

3. Announcements:

- There will be a community meeting about the storefront at 701 Centre Street (Chase Bank). It will take place on Thursday, January 30 at 7:00pm at Farnsworth House. Motion by Gert Thorn to have the JPNC be a co-sponsor of the meeting. Seconded by Kevin Rainsford. Passed 12-0-3 (2 came late).

- Bernie Doherty announced that there will be a meeting on Tuesday, February 11 at 7:00pm at the State Laboratory, 305 South Street, to discuss the proposed demolition of the red brick buildings on the property.

- There will be a second Open House to look at the proposal to create bus lanes down the center of Columbus Avenue. It will be at the Egleston Square Library on Thursday, January 30 from 3:00pm to 6:00pm. Carolyn Royce went to the first one on January 27 at the Egleston YMCA and said that the format was very good. Attendees could look at the plans and speak with the teams.

- Rachel Nagin said that City Councillor Annissa Essaibi-George will be restarting her Annissa At-Large Days of Action this season. The Councillor will be spending one whole day in Jamaica Plain visiting with constituents where they work, play and gather in community centers, libraries, schools, parks, and businesses.

- A community meeting on the redesign of the Mildred C. Hailey Apartments will take place on Thursday, February 6 from 6pm to 8pm at the Anna Mae Cole Center, 10 Lamartine Street, extension.

- The first public meeting for the Franklin Park Master Plan is happening tonight, January 28, at the Franklin Park Golf Clubhouse from 6:00pm to 8:00pm.

4. Committee Reports/Recommendations:

4.1. Ad Hoc Parks + Committee: Esther Tutella-Chen said that the next Parks + Committee meeting will be on Monday, February 10 at 7:30pm at JP Licks. The vision plan for the Shattuck Campus Redevelopment and the Franklin Park Master Plan will be discussed.

4.2. Ad Hoc Education Committee: Trevor Wissink-Adams said that there was no January meeting of the Education Committee. Boston Public Schools (BPS) released a draft of their strategic plan; deadline for comments is February 14. Motion by Trevor Wissink-Adams to continue the Education Committee as an Ad Hoc Committee with Trevor Wissink-Adams as chair. Seconded by David Baron. Passed 17-0-0.

The next Education Committee meeting will be on Wednesday, February 12 at 7:00pm at JP Licks.

4.3. Zoning Committee (ZC): David Baron reported that the Zoning Committee met on December 18, January 8 and January 22 and seven votes are needed tonight: 1) 79 Moss Hill Road, a request by Sashi Mara and Minita Shah-Mara to add a second story to an existing single-family residence on existing footprint. [Kyle Smith recused himself on this issue.] This proposal had a lengthy community process with the Jamaica Hills Association (JHA), which resulted in a very different design. The JHA is now in support and likes the design and size. The recommendation of the ZC is to approve. 2) 7-9 Wenham Street, a request by Andrew Yung to change from a two-family to a three-family; existing condition. This house has been taxed as a three-family since the late 1970s. There was no opposition. The recommendation of the ZC is to approve. 3) 25 McBride Street, a request by Round Tower Real Estate LLC (Gerard Brennan) to change occupancy from a two-family residence with retail store to a three-family residence, consistent with current use; no work to be done. The proposal is to get rid of the retail use and legalize the building as a three-family residence. The recommendation of the ZC is to approve. 4) 56 Lochstead Avenue, a request by Frank Schillace to finish approximately 2/3 of basement in existing single-family residence, adding a bathroom, laundry room, home gym, and office space. No exterior work is to be done. The local Jamaica Pond Association did not oppose. The recommendation of the ZC is to approve. 5) 11 Halifax Street, #2, a request by Ashley Rao for interior and exterior renovation of attic with installation of dormers and new exterior windows. The owner is an architect, and the neighbors on both sides are in support. The recommendation of the ZC is to approve. 6) 387-389 Centre Street, a request by Rob Murphy (Rockstar Body Piercing LLC) to convert existing beauty

salon to body piercing studio. This was a difficult meeting, with issues of new and old tenants and unpaid rent, and other landlord/tenant issues. No action is needed as the applicant will defer. 7) 35 Brookley Road/10 Stonley Road, a request by Brooksted LLC to demolish existing structure to erect a new 46-unit residential development. This was a very well-attended meeting. The developer had a lengthy process with the local Stonybrook Neighborhood Association (SNA) - more than fifteen meetings. There are substantial changes made in the design, with added setbacks, stepbacks and affordable units. There was a great deal of opposition. The SNA objected to the size, massing, and the sideyard facade facing the adjacent 12 Stonley Road development. There was disagreement whether the proposal meets the guidelines of Plan:JP/Rox. The recommendation of the ZC is to deny. 8) 3305 Washington Street, a request by Brian Murkland to combine existing lots into one 9,378 sq. ft. lot; construct a four-story, mixed-use building with commercial space, fourteen (14) residential units, and garage with 12 parking spaces; upper floor units to have individual roof decks; building to be fully sprinklered. The developer matched the old house for the new proposal, making it bigger (triple size) while retaining part of the existing structure. Three of the 14 units are affordable. Some of the neighbors had concerns. The driveway access will be on Ophir Street. There are lifts for the parked cars to increase the off-street parking. The ZC voted to approve. Motion by David Baron to support the recommendations of the Zoning Committee as presented on 7-9 Wenham Street, 25 McBride Street, 56 Lochstead Avenue, 11 Halifax Street, and 3305 Washington Street. Seconded by Peg Preble. Passed 17-0-0. Motion by David Baron to support the recommendation of the Zoning Committee on 79 Moss Hill Road. Seconded by Max Glikman. Passed 16-0-0 (1 recusal). Motion by David Baron to support the recommendation of the Zoning Committee to deny on 35 Brookley Road/10 Stonley Road. Seconded by Bernie Doherty. Passed 15-1-1. The next Zoning Committee meeting will be on Wednesday, February 5 at 7:00pm at Farnsworth House. On the agenda will be 84 Southbourne Road, 493 Walnut Avenue, 91 Green Street, and 150 Chestnut Avenue.

4.4. Public Service Committee: Michael Reiskind reported that the Public Service Committee met on January 7. On the agenda had been a request by Jamaica Mi Hungry at 225 Centre Street for a beer & wine license. The applicants were not ready for the community meeting, but attended anyway. They said they are planning to change the request to an all-alcohol license and add an outdoor patio. There was a presentation by Soofa on their Soofa Signs, electronic bulletin boards proposed for the business district. It was informational only. There was also a preview presentation on the proposed Columbus Avenue bus lane that will run from Walnut Avenue to Jackson Square.

The next Public Service Committee meeting will be on Tuesday, February 4 at 7:00pm at Curtis Hall. On the agenda will be the request of Jamaica Mi Hungry at 225 Centre Street.

4.5. Housing & Development Committee (H&DC): Carolyn Royce reported that the H&DC met on January 21 at the Bowditch School. There was a discussion of the process for Article 80 developments.

Motion by Carolyn Royce to update the membership roster of the H&DC by adding Aidan Foley as a community member. Seconded by Bernie Doherty. Mr. Foley lives at 40 Chestnut Square and is a developer of solar energy projects. He ran for a vacancy on the JPNC in November 2019. Passed 17-0-0.

The H&DC submitted a draft letter to be sent to the BPDA asking to meet with the community regarding PLAN: JP/Rox. Members thought the letter's language could be rearranged to not emphasize the word "amend". Motion by Carolyn Royce to send the draft letter, with changes to be approved by the Executive Committee. Seconded by David Baron. The BPDA meeting would be a discussion of how the Plan:JP/Rox guidelines fit with the underlying zoning and would clarify what would happen if the guidelines were codified into the Zoning Code. Passed 17-0-0.

The next H&DC meeting will be on Tuesday, February 18 at 7:00pm at the Bowditch School.

4.6. Ad Hoc Outreach Task Force: Max Glikman said that the Outreach Task Force met on January 13 at JP Licks. The JPNC website has been recreated in a demonstration mode. The updates are in functionality, design and language; the content has not changed very much. Folks on the Outreach Task Force thought the new presentation was better and really liked the new calendar of meetings. JPNC members can view it at a "sandbox site" (<https://jpnc.design.blog>) and send comments about the new site to maxglikman51@gmail.com by the second Monday in February.

JPNC Election: The next biennial JPNC Election is scheduled for April 2020. Motion by Kevin Rainsford to have the JPNC Election on Saturday, April 25 from 10:00am to 5:00pm with polls at the Stop and Shop, JP Licks, and Forest Hills T Station. Seconded by David Baron. Passed 17-0-0. Motion by David Baron to have the Outreach Task Force take on the role of the Election Committee. Seconded by Kyle Smith. Passed 17-0-0. It was agreed that there would be an Open House at the February 25 JPNC meeting to recruit candidates to run in the Election. It would be helpful if the Outreach Task Force had a written brochure available at that meeting. Robin Cheung volunteered to produce one.

The next Outreach Task Force meeting will be on Monday, February 10 at 6:30pm at JP Licks.

5. New Business:

- Nesterly, a group that works on intergenerational homesharing, might be coming to the February JPNC meeting.

6. Adjournment: The meeting was adjourned at 8:50pm.

Minutes submitted by Michael Reiskind

Next JPNC meeting: Tuesday, February 25, 2020 at 7:00PM at Farnsworth House
Next Executive Committee meeting, Thursday, February 20, 2020 at 7:00pm at JP Licks.