

Jamaica Plain Neighborhood Council

October 27, 2020 Minutes

JPNC Attendance: Kevin Rainsford, Max Glikman, Michael Reiskind, Vicky Arroyo, David Baron, Robin Cheung, Will Cohen, Marvin Mathelier, Peg Preble, Carolyn Royce, Kyle Smith, and Gert Thorn.

Other attendees: Sarah Freeman, Dottie Farrell, Leroy Stoddard, Louise Johnson, Louise Robbins, Carmel Levy & Jaqueline Youngblood, Robert Kordenbrock, Pat Feeley, Kat Eschel, Derek Campbell, Kathy Holland, Matthew Hayes, Aria, Maya, Natalie Kaufman (Office of Rep. Liz Malia), Lena Shapiro (Office of Sen. Chang-Diaz), Rachel Nagin (Office of City Councillor Annessa Essaibi-George), Justin McClarey (Office of City Councillor Matt O'Malley), Lindsey Santana (Mayor's Office of Neighborhood Services), Lauren Bennett (Jamaica Plain Gazette), Richard Heath (Boston Bulletin), and two by phone number only.

Meeting called to order at 7:05pm by Kevin Rainsford via Zoom.

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

2. Approval of September minutes: Motion by Max Glikman to approve the minutes from the September 22, 2020 meeting. Seconded by Gert Thorn. Passed 9-0-2 (1 came late).

3. Announcements:

- The City released guidance on celebrating Halloween safely during the COVID-19 pandemic, urging residents to take extra precautions to keep themselves and others safe.

- The Department of Conservation and Recreation (DCR) hosted a community meeting on Wednesday, October 21 at which were presented three proposed alternatives for the Arborway Parkway Improvements Project. Written comments will be accepted until November 6.

- Northeastern University student are working on a Human-Centered Design Thinking Studio to improve community meetings during COVID-19 restrictions. There will be a survey for members to take following tonight's meeting. The link is in the Zoom Chat.

- The neighborhood outreach by the Boston Transportation Department (BTD) for the Egleston Square Redesign has been excellent. This project, a part of Plan:JP/Rox, is to improve safety for all road users traveling through the Egleston Square area. There have been virtual meetings and in-person pop-up meetings in different locations in English and Spanish with bilingual staff. They really want the 'particularities' of residents' streets.

- There will be an Article 80 Public Meeting about the major rebuilding of the Mildred Hailey Apartments. It will be on Thursday, November 5 on Zoom.

- For folks interested in the DCR's Arborway Parkway Improvements Project, you can go to the main Project website www.mass.gov/service-details/arborway-parkways-improvement-project and click on the 'Arborway Design Alternative Comparison' link at the bottom to make a comparison of all three alternatives. The features are interchangeable.

- The Lantern Parade around Jamaica Pond has been cancelled for this year.

- The National Election will take place on Tuesday, November 3. Early voting ends this Friday, October 30.

- Emily Tabor has resigned from the JP Neighborhood Council. Nominations for a replacement for her Area B seat may take place starting at the December meeting.

4. Committee Reports/Recommendations:

4.1. Public Service Committee: Michael Reiskind said that the Public Service Committee met on October 6 via Zoom. The Committee is continuing its discussion on reforming the Boston Police Department. There is a Subcommittee on Police Procedures that has been meeting regularly, co-chaired by Dottie Farrell and Paige Sparks. The Subcommittee is working on police officer trauma and diverting Police Department funding to different uses. Also how to improve diversity within the Department. The Committee also discussed the requests for streets and sidewalks needing repair and crosswalks and bicycles lanes needing restriping. Only 7 out of 25 requests have been completed. Gert Thorn asked that we send a formal letter and ask why they have not completed the longest requests.

There was a request for a letter of support for LANA (the Longfellow Area Neighborhood Association) and the Roslindale Wetlands Task Force's efforts to encourage the City to purchase 104 and 108 Walter Street in Roslindale to permanently protect the largest privately owned parcel in the designated Roslindale Wetlands Urban Wild area and to create up to four units of affordable home ownership. It is in two parts: The proposals are for 104 Walter Street to become affordable housing and 108 Walter Street to become an addition to the Wetlands Urban Wild. The request was sent back to the Public Service Committee for some clarification and written language.

The next Public Service Committee meeting will be on Tuesday, November 10 at 7:00pm via Zoom. On the agenda will be the Walter Street issue as well as a request from La Patrona for a common victualler license at 360 Centre Street.

4.2. Housing & Development Committee (H&DC): Carolyn Royce reported that the H&DC met on October 20 via Zoom. The Subcommittee on Net Zero Carbon Construction continues to meet. It is an exciting time, as new standards for net zero carbon construction for affordable housing has been developed, and new zoning is coming for net zero construction.

The H&DC is recommending a letter go out commenting on the Article 80 submission on the Mildred Hailey Apartments redevelopment proposal, Phase 1. The whole project is huge; it involves seven buildings with close to 700 housing units; they are preserving 253 units of public housing (at 30% AMI). It will be mixed use with market rate and three levels of affordability. The consortium (JP NDC, Urban Edge, and The Community Builders) will own all the buildings going forward. They are focusing on street connections (Lamartine Street and Bickford Street) to reknit Mildred Hailey Apartments back into the neighborhood. It will also include commercial space. For sustainability, it will be all-electric or "electric-ready". Phase 1 is the first two buildings out of seven. Comments from neighbors were to pay special attention to the pedestrian and bicycle flow at the Lamartine Street/Centre Street intersection on the Jackson Square Station side and improve the bike crossing there. Motion by Kevin Rainsford to submit an Article 80 comment letter to the Boston Planning and Development Agency (BPDA) regarding the Mildred Hailey Apartments Redevelopment proposal, Phase 1. Seconded by Michael Reiskind. There was a recommendation that a sentence be added that the JPNC supports the project. Passed 8-0-2 (2 left early).

The Net Zero Carbon Construction subcommittee will meet next on Monday, November 16 at 7:00pm via Zoom.

The next H&DC meeting will be on Tuesday, November 17 at 7:00pm via Zoom.

4.3. Zoning Committee (ZC): David Baron reported that the Zoning Committee met on October 7 and October 21 as virtual meetings. Eight matters were heard and need votes tonight. 1) 12 and 29 Rock Hill Road, a petition by MDH Nominee Trust (Matthew Hayes) to combine three existing lots into one 10,138 square foot lot and erect a new, four-story building with twelve (12) residential units and thirty two (32) off-street parking spaces. These are the lots adjacent to JP Auto Body and have the same owner - Matt Hayes. They are off Paul Gore Street. There is a high cliff behind the property with Cranston Street at the top. The Zoning Committee spent a lot of time on this matter going back to the end of 2018. Neighbors on Paul Gore Street said they care a lot about having enough parking, and the original proposal was for 15 units with about 25 parking spaces. There were meetings in March and September of 2019 and the ZC and JPNC recommended approval for 14 units and 26 parking spaces. This was denied at the Zoning Board of Appeal because they wanted to see fewer units and a better design. Cranston Street neighbors cared a lot about the design. The newest proposal at the October 7 ZC meeting was for 12 residential units (two affordable) and 32 off-street parking spaces (20 on-site and 12 across the street on a different parcel). It was a very lively meeting. Comments were about traffic, parking, and design, as well as access for trucks during construction. There was also talk about any unused parking spaces might be rented out to non-residents of the building. The first level is largely given over to parking and garage doors (hidden from Paul Gore). The recommendation of the ZC is to recommend approval, but some of the nay votes were because of too few housing units and too much parking. Kevin Rainsford says that there is no organized neighborhood association in this area, and he is hearing a lot of opposition from non-immediate abutting residents who did not get heard. He urged more community meetings with a larger focus area. Gert Thorn thought there were many, many meetings, and this led to some bad design (no balconies). Motion by Carolyn Royce to support the recommendation of the Zoning Committee on 12 and 29 Rock Hill Road. Seconded by Gert Thorn. Failed 5-5-1 (1 left early). Motion by Max Glikman to recommend approval of the project on 12 and 29 Rock Hill Road with 12 residential units and only 20 parking spaces. Seconded by Gert Thorn. Failed 5-5-1 (1 left early). 2) 304 Centre Street, a petition by Adenil de Silva to remove proviso from previous owner and change to new owner's name. This establishment is Cappy's Pizza. The new owner is a longtime employee. The recommendation of the ZC is to recommend approval, with proviso that the special permit use is for this business and this applicant only. 3) 7 Arborview Road, a petition by Anne Hurd to construct a 268 square foot two-story addition in rear yard with landscape terrace and a 62 square foot entry vestibule addition in front yard. At the abutters meeting, one abutter to the north was concerned about inadvertent damage to his property. The recommendation of the ZC is to recommend approval with proviso that the applicant restore landscape on north side of property. 4) 83 Wyman Street, #3 a petition by Luca Pinello and Nadin Rohland Pinello to renovate the attic to accommodate an office and a family room. This is a COVID-era renovation. The neighboring condominium owners are in favor. The recommendation of the ZC is to recommend approval. 5) 36 Neillian Crescent, a petition by 36 Neillian LLC (James and Sheila McCabe with Gary Martell) to demolish an existing one-story structure off of the existing foundation and construct a new 2.5 story new construction addition. The developer came to the local Jamaica Hills Association with three different design proposals for their consideration. The recommendation of the ZC is to recommend approval. 6) 66 Pershing Road, a petition by Tiffany Paul and Ricky Engelberg to ~~demolish an existing garage, add a new garage attached to the existing house with new mudroom, finish living area in basement with new entrance and patio, extend existing dormers to create additional third-floor living space~~; renovate kitchen and bedroom. The applicant has voluntarily limited her application to the basement and patio area. The neighbor in the rear was worried about the new garage and mudroom construction. The neighbor is OK with the new limited project. The local Jamaica Pond Association voted not to oppose. The recommendation of the ZC is to recommend approval. 7) 32 Perkins Street, a petition by Dar Sandler to change existing three-family dwelling to a two-family dwelling and expand into basement to create two kitchens for Unit 1; construct addition for rear deck and stair; complete renovation. This had come to the Zoning Committee a few years ago as a new "boutique hotel" (instead of an AirBnB). Originally the proposal had a second kitchen in the basement, but they could not adequately explain the purpose of the second kitchen so it has been eliminated. These are large, luxury units. There will be no major exterior changes. The recommendation of the ZC is to recommend approval with the proviso that there be no second kitchen for

Unit 1. 8) 32R Perkins Street, a petition by Dar Sandler to demolish the existing carriage house/garage and construct a single-family residential dwelling. Neighbors appreciated the fact that the new building's location will give them more setback. This is a pork chop lot, but the driveway is wide and the building will be sprinklered, so fire safety is good. The recommendation of the ZC is to recommend approval. Motion by Dave Baron to support the recommendations of the Zoning Committee on 304 Centre Street, 7 Arborview Road, 83 Wyman Street, #3, 36 Neillian Crescent, 66 Pershing Road, 32 Perkins Street, and 32R Perkins Street. Seconded by Peg Preble. Gert Thorn said we should watch the developer of 32 and 32R Perkins Street very carefully. Passed 10-0-1 (1 left early).

3-5 Meyers Street generated a lot of letters because it is in Woodbourne/Jamaica Plain but has a Roslindale zip code. The neighbors are upset that it did not go through a community process - which it should have. The applicant's lawyer did not want to go through a Jamaica Plain community process. The JPNC Executive Committee agreed to send a letter strongly urging denial. They were denied at the Zoning Board of Appeal this morning. 12 Everett Street had a close vote at the Zoning Committee and was denied at the ZBA today. 1589 Columbus Avenue (corner Amory Street) is being proposed as a location of an adult-use cannabis establishment and will come to the JPNC shortly.

The next Zoning Committee meeting will be on Wednesday, November 4 at 7:00pm via Zoom.

5. Old Business/New Business:

- Michael Reiskind asked whether Dave Baron knew anything about a proposal by the BPDA at the Zoning Commission to change the rules for accessory parking in Neighborhood Business Subdistricts. He had not heard about it.

- Max Glikman said he is restarting the ad hoc Outreach Task Force. The meeting will be on the second Monday in November (Nov. 9). The April 2021 JPNC election will be the major topic.

9. Adjournment: The meeting was adjourned at 8:52pm.

Minutes submitted by Michael Reiskind

Next scheduled JPNC meeting: Tuesday, November 24 at 7:00PM via Zoom.

Next scheduled JPNC Executive Committee meeting: Thursday, November 19 at 7:00PM via Zoom.