

**Jamaica Plain Neighborhood Council**  
**February 23, 2021 Minutes**

**JPNC Attendance:** Kevin Rainsford, Max Glikman, Michael Reiskind, Vicky Arroyo, David Baron, Robin Cheung, Will Cohen, Samantha Montaño, Peg Preble, Carolyn Royce, Kyle Smith, Gert Thorn, Trevor Wissink-Adams, and Priscilla Yang.

**Elected at the meeting:** Patrick Dubey, Brandon Iizuka, and Robert Kordenbrock.

**Other attendees:** Sarah Freeman, Ruth Page, Paige Sparks, Michele Stockman, Lena Shapiro (Office of State Sen. Sonia Chang-Diaz), Horizon Starwood (Office of State Rep. Liz Malia), Frank Mendoza (Office of State Rep. Nika Elugardo), Rachel Nagin (Office of City Councillor Anissa 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).

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 January minutes:** Approval of the minutes from the January 26, 2021 meeting was tabled to the March meeting.

**3. Announcements:**

**3.1. Announcements of Council vacancies:** Kevin Rainsford announced several vacant seats on the JP Neighborhood Council: the first official announcement of a vacancy in Area B, the second official announcement of vacancies in Area A and Area C, and the fourth official announcement of a vacancy in Area B. Nominations will be considered later in the agenda for this meeting.

**3.2. Community Announcements:**

- There will be a lecture on Zoom on "A History of Path-making at the Arnold Arboretum" sponsored by the Jamaica Plain Historical Society and the Arnold Arboretum. It will be on Saturday, March 6 starting at 2:00pm. The event is free with registration at [www.jpshs.org](http://www.jpshs.org).

- There will be a community meeting about the development proposal at 3390 Washington Street (BMS Paper). It will be a Zoom webinar on Thursday, March 11 from 6:00pm to 8:00pm. Registration at [bit.ly/2M6Kh4r](https://bit.ly/2M6Kh4r).

- The third community meeting for the Egleston Square Branch Library Study will be on Zoom on Tuesday, March 9 starting at 6:00pm. Information at [www.boston.gov/public-notices/14768151](http://www.boston.gov/public-notices/14768151)

- Frank Mendoza, from State Representative Nika Elugardo's office, announced that the Representative is getting better and will start attending meetings again in March.

**4. Committee Reports/Recommendations:**

**4.1. Public Service Committee:** Michael Reiskind said that the Public Service Committee met on February 2 via Zoom. On the agenda was a request for a new restaurant at 365 Centre Street (former site of The Frogmore). [Samantha Montaño recused herself on this issue.] Joseph Correia, proposed manager of Top Mix Bar & Kitchen JP presented the proposal to have a bar and Dominican-themed restaurant with an all-alcohol license in this 95-seat restaurant at 365 Centre Street. It will have a closing hour of 11:00pm during the week and 2:00am Friday and Saturday. He also requested an outdoor patio for 20 seats and an entertainment license (with occasional use). These are similar licenses to The Frogmore's licenses. The new establishment will have the same layout with the bar on one side and restaurant on the other side. Mr. Correia has excellent experience in the alcohol and hospitality industry, operating Top Mix Bar and Kitchen at 257 Norfolk Avenue in Roxbury since 2017. Neighbors, including residents who live above the restaurant, came to the meeting. It was agreed to have no music outdoors and to close the patio at 11:00pm all days. All employees will be TIPS-trained (Training for Intervention Procedures). Hours of operation and noise in this mixed residential/commercial neighborhood were the main concerns of those who came to the meeting. Mr. Correia said he will not allow trash pick-ups between 11:00pm and 7:00am and agreed to have a follow-up community meeting six months after opening. There will be no solid security grates on the front of the building and Mr. Correia promised to have bilingual (English and Spanish) menus available for all customers and keep the front area of the restaurant litter-free. There was a complaint of incomplete leafletting.

Motion by Michael Reiskind to support the request by Top Mix LLC, doing business as "Top Mix Bar and Kitchen JP", at 365 Centre Street for a 7-day common victualler all-alcohol license with a closing hour of 11:00 pm (Sun-Thurs.) and a closing hour of 2:00 am (Fri. & Sat.), a seasonal outdoor patio for 20 seats and closing hour of 11:00pm all nights, and an entertainment license for 5 TVs and live entertainment for up to three performers, with Joseph Correia as manager, with the proviso that Top Mix Bar & Kitchen JP has a follow-up community meeting with their neighbors and the JPNC six months after opening. Seconded by David Baron. Passed 11-0-1 (1 came late)(1 recusal).

The Committee discussed developing an education campaign about the confusing new striping and signage relating to bicycles, and will look at Committee initiatives for the future.

The next Public Service Committee meeting will be on Tuesday, March 2 at 7:00pm via Zoom. On the agenda will be a request for a transfer of the package store license of Egleston Liquors at 3086 Washington Street.

**4.2. Zoning Committee (ZC):** David Baron reported that the Zoning Committee met on February 3 and February 17 as virtual meetings. Four matters were heard and three need votes tonight. Not needing a vote is 3371-3375 Washington Street, a request by the JP Neighborhood Development Corporation (JP NDC) to construct a new five-story mixed-use building with 39 senior residential units - all affordable. It was heard at the Zoning Board of Appeal (ZBA) this morning and so had to go to the JPNC Executive Committee. The recommendation of the ZC was to approve. The ZBA has approved subject to design review. There was a lot of support at the ZC meeting, but there was some opposition especially from the immediate neighbor, Turtle Swamp Brewing. They felt there was not enough communication about the new construction, in particular the potential for affecting their outdoor courtyard space. The JP NDC said they had reached out a lot and want to continue to talk about not interrupting Turtle Swamps's use of the courtyard space. The three matters needing votes tonight are: 1) 3326-3328 Washington Street, a petition by Primary Development Group LLC and Washington Alfa LLC for a new construction residential building with 43 residential units. This is a pretty adventurous design with terraced setbacks along the Glen Road side. The project exceeds the Inclusionary Development Policy (IDP) guidelines by having 10 affordable units. They also agreed to a \$5,000 contribution to Historic Boston and a gallery in the lobby telling the story of the Turnpike School, the building presently at the site. The initial design had been changed over the year due to COVID-19 issues. Shared space has been reduced and private individual space has been increased. The commercial space on the first floor has been eliminated, as well as a model of the Turnpike School. Keep it 100 asked for more affordable units and a contribution of \$10,000 for an affordable housing canvass. The recommendation of the ZC is to recommend approval. 2) 11 Danforth Street, #3, a petition by Shira Karman for renovation of the attic to add two bedrooms, two bathrooms, and an interior stairway; no change of occupancy. This proposal was not controversial. It is for only one condominium unit in a three-unit condo building. It allows the third floor unit owner to expand into the attic to create a two-story unit with artist studio, office and living space. The neighbors in the building were in support. There was no opposition and the recommendation of the ZC is to recommend approval. 3) 14 Meehan Street, a petition by Scott Dabney/14 Meehan Street LLC for a change of occupancy from single-family dwelling with accessory artist studio and one-car garage to office in basement and first floor and two (2) residential dwellings; add roof deck for third-floor unit; three off-street parking spaces. This proposal was more controversial, and was opposed by the Stonybrook Neighborhood Association. This is mainly a change of use with no expansion of the footprint of the building. This property had appeared before the ZC in 2010 with a similar proposal. It was approved by the ZC in 2010. This recent proposal's design had changed in response to community concerns, but the outstanding issues were the design for a handicapped accessibility ramp which affected the privacy of the adjacent 16 Meehan Street. The ramp has been deemed no longer required; the applicant has agreed to wooden fencing matching the height of an existing fence, and screening and buffering for the 16 Meehan Street side. The loss of the artist space is still not addressed, although it has not been used as an actual artist space for a long time. The recommendation of the ZC is to recommend approval, with the provisos that there be a privacy fence, and screening/buffering with neighbors at 16 Meehan Street, at developer's expense. Gert Thorn would have liked more specificity in the provisos. Motion by David Baron to support the recommendation of the Zoning Committee on 3326-3328 Washington Street, 11 Danforth Street, #3, and 14 Meehan Street. Seconded by Carolyn Royce. Passed 11-1-2. The next Zoning Committee meetings will be on Wednesday, March 3 and March 24 at 7:00pm via Zoom. On the agenda will be 16 Malcolm Road and 632-638 Centre Street. Also on the agenda will be discussion about notices for virtual meetings and voting protocols for Committee members who also serve on neighborhood associations. There was a question about whether the voting protocol applied to the board members or all members of neighborhood associations.

**4.3. Housing & Development Committee (H&DC):** Carolyn Royce reported that the H&DC met on February 16 via Zoom. They have started developing a job description for Housing & Development Committee members and assigning a buddy to new members. It was a good exercise that also involved looking at the H&DC mission statement.

The Subcommittee on Net Zero Carbon (NZC) Construction met with the Zoning Committee and looked at updating the Healthy Housing Guidelines. They will meet jointly again on March 24.

3193 Washington Street (Moxie) (corner Montebello Road) has recently completed construction and has applied for an Article 80 Project change from rentals to condominium ownership. The Committee has reached out to the Boston Planning & Development Agency (BPDA) via a letter (from the JPNC Executive Committee) asking about a community meeting and any change in affordability of the units. A community meeting will be held Tuesday, March 9 at 6:00pm. The next H&DC meeting will be on Tuesday, March 16 at 7:00pm via Zoom. On the agenda will be the development proposal at 3390 Washington Street (BMS Paper) and a presentation from the Friends of Blessed Sacrament.

## **5. Outreach/Election Committee:**

Max Glikman said that the Committee met on Monday, February 8 to plan for a JP Neighborhood Council Election on April 24, 2021. But the question to the Council is whether it is safe enough to move forward with this date or postpone to a later date. If the April date is agreed on, the nomination packets and election rules will be available at the end of this week. Nomination signatures will be allowed to be collected as electronic signatures using a petition software. Signatures collected in-person or collected for the previously scheduled Election in April 2020 will also be allowed. The election would be conducted with in-person voting at three locations, as well as ballot drop-off boxes and mail-in ballots. Gert Thorn was worried both about COVID-19 safety if the April date for the Election is chosen, and also that outreach and

publicity about the work of the JPNC is much more difficult during this health crisis. The JPNC loses a powerful way of reaching our neighbors if we hold the Election during a health crisis. He thought that late summer 2021 might be a better Election date. There was discussion about which later date might be best, without trying to compete with this year's municipal elections in September and November. Motion by Max Glikman to move the JPNC Election to July 24, 2021. Seconded by Gert Thorn. Peg Preble was leaning to a May date. It was agreed that this date should be revisited at the April JPNC meeting. Passed 13-0-1.

The next ad hoc Outreach/Election meeting is scheduled for March 8.

**6. Nominations for Vacancies:** There are four vacant seats on the JP Neighborhood Council. Anyone filling a vacancy will serve only until the JPNC Election on July 24. JPNC Members are expected to join a working committee meeting and attend both a monthly working committee meeting and the monthly JPNC meeting. The Parks Committee does not currently have a Chair and has not been meeting; Kevin Rainsford said it would be nice to have a new Member volunteer to Chair the Parks Committee. There was one nomination for the one available vacancy in Area B: Pratik Dubey from 158 Boylston Street. Ruth Page deferred and asked her nomination be tabled. Mr. Dubey said he is a graduate student at Northeastern University studying public policy, and he has worked for Council President Kim Janey as her constituent services specialist, so he is experienced with community meetings and the zoning variance process. He has spent time at the Global Resilience Institute, the MBTA, and also campaigned as a housing justice organizer. He is interested in community development with a focus on resilience. There were questions and lots of discussion about the JPNC vacancy nominating process. Mr. Dubey said he is interested in serving on the H&DC or the Zoning Committee. Motion by David Baron to have Pratik Dubey fill the vacancy in Area B. Seconded by Max Glikman. Passed 12-0-2. Pratik Dubey was welcomed onto the JP Neighborhood Council. There were two nominations for the vacancy in Area A: Samantha Montaña nominated Brandon Iizuka, 44 Mozart Street, for the vacancy in Area A. Seconded by David Baron. Robert Kordenbrock, 124 Paul Gore Street, was nominated by Gert Thorn and seconded by Michael Reiskind for the vacancy in Area A. Brandon Iizuka has worked with Pratik Dubey in Councilor Janey's office, and currently serves as a legislative aide to Rep. Chynah Tyler (7th Suffolk district). He said that he is a strong advocate for language access and affordable housing, and is vice-chair and former chair of the Young Democrats of Massachusetts Latino Caucus. Mr. Iizuka said he is interested in serving on the Parks, H&DC, Zoning, and Public Service Committees. Robert Kordenbrock is the Executive Director of the Fenway Community Center. Before that, he worked in different nonprofits in youth development and corporate responsibility. He has experience working with elected officials in civic engagement and community development. Mr. Kordenbrock said he currently serves on the Housing and Development Committee, and is interested in education matters and the Outreach Committee. There was a discussion about city and state employees serving on the JPNC; they can serve if they are not in a policy-making position. Brandon Iizuka was elected to fill the vacancy in Area A and was welcomed onto the JP Neighborhood Council. Motion by Trevor Wissink-Adams to have Robert Kordenbrock fill the vacancy in Area C. Seconded by Carolyn Royce. Passed 14-0-2. Robert Kordenbrock was welcomed onto the JP Neighborhood Council.

#### **7. Old Business/New Business:**

- Kevin Rainsford brought up the issue about members of non-profit boards recusing themselves or abstaining when an issue involving the non-profit comes before the JPNC. Max Glikman asked that it be tabled to next month. Carolyn Royce added that she would also like to talk about the appearance of impartiality at all Neighborhood Council meetings. She also mentioned that if some voting member is asked to recuse themselves at a committee or Council meeting, the decision is to be made by a committee or Council vote.

- Max Glikman showed the billboard above the soon-to-be-open SEED cannabis dispensary in Hyde Square, showing it to use the word "cannabis" and a downward arrow. There are two matching billboards on top of the building. There was discussion of enforceability of promises to the JPNC. It was agreed to follow up on this.

- Paige Sparks asked for more information on open seats available on the JPNC and on committees. She also asked if Spanish interpretation/translation can be available at JPNC meetings.

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

*Minutes submitted by Michael Reiskind*

Next scheduled JPNC meeting: Tuesday, March 23, 2021 at 7:00PM via Zoom.

Next scheduled JPNC Executive Committee meeting: March 18, 2021 at 7:00PM via Zoom.