

Jamaica Plain Neighborhood Council  
July 31, 2012 Minutes

**JPNC Attendance:** Red Burrows, Erin Colgan-Snyder, Ben Day, Oliver DeLeon, Francesca Fordiani, Andrea Howley, Jessica Later, Ara Reyes, Martha Rodriguez, Ken Sazama, Hyun Shin, Courtney Snegroff, Jesse White, Jeffrey Wiesner

**Community Attendance:** Richard Heath; David Johnson, JP Citizen; Chris Helms, JP Patch; Richard Thal, JPND; Andrew Winter, JPND; Matt Owens, Christ the King Church; Matt Rocheleau, Boston.com; Helen Matthews, Marvin Pimentel, Intern, State Representative Jeffrey Sanchez's office; Francesco Piombino, House Manager, 82 Green Street; Dana Gonsalves, House Manager, Pine Street Inn. Ken Tangvik, Jullianne Doherty, Mayor's Office of Neighborhood Services; Miguel Chavez, City of Boston Liaison to the Latino Community

Meeting called to order at 7:03pm by Ben Day at Farnsworth House, 90 South Street

I. JPNC Member Introductions: Members introduced themselves.

II. Additions to/subtractions from Agenda: None

III. Announcements: Back to School Jam for youth will be held at Bromley-Heath on 8/27. Yoga at Pinebank Thursday nights at 6:30pm. Ben Day announced the resignation of Alex Rodriguez from Area B. Nominations will be accepted for the following two JPNC meetings to fill this vacancy. If there are nominees, the Council will vote at the October 30, 2012 meeting.

IV. Approval of May and June minutes: **Motion** to approve May and June minutes by Red Burrows. Second by Oliver DeLeon. **Passed** 10-0-1 (11 present at time of vote) with the amendment that Courtney Snegroff was present at the June, 2012 meeting

V. Committee Reports:

a. Housing & Development: Jesse White introduced Richard Thal, Executive Director, Jamaica Plain Neighborhood Development Corporation. Thal gave an update on the development on the Blessed Sacrament campus. He reported that three of the new buildings have now been completed after some delay after receiving funds from the federal stimulus package. Thal reported on the original plans for the Norbert School and Cheverus School. The original plan was for the COMPASS school to expand, but ultimately left the property. The Cheverus School was acquired by the Hyde Square Task Force, leaving the Norbert School and the church itself to be developed.

Thal reported on some historical information regarding the properties and reported that, due to financial constraints and difficulties securing financing, the JPND would be selling its 50% ownership of the church to their partner, New Atlantic (who is already a 50% partner). that the plan had been for the church building to be developed into market-rate housing because it will be expensive to convert into housing. He stated that Peter Roth of New Atlantic was unable to be present to answer certain questions regarding the plans for the 4 affordable units, but that the JPND's role would be to acquire the 4 units to convey to 1<sup>st</sup> time homebuyers. Thal reported

that there will be another community meeting, currently planned for September. Andrew Winter reported that inclusionary zoning does not apply because the development does not require zoning relief.

Concerns were expressed by members of the Council and community regarding the accuracy of information that had been presented to the community, the lack of transparency, and the JPNC's relationship with the community. Ken Tangvik referred back to the community consensus in the planning process that the Norbert was to be used for a for school, non-profits, etc., but that now 18 luxury units are planned, the building sold without any process, which violates the spirit of the consensus the community had reached. Concerns were expressed by the Council about gentrification in the neighborhood and the current increasing pressures on the community. Winter reported that because the property was granted a map amendment, the new development would not have to go through the zoning process again. A community meeting was suggested, and it was suggested the Council revisit the recommendation it made for the map amendment to be approved, to ensure any provisos are being adhered to. Winter reported that the property is landmarked, so New Atlantic would need approval from the Landmarks Commission.

Jesse White reported on the 161 South Huntington development and the Impact Advisory Group (IAG). **Motion** by Jesse White for the JPNC to charge the Housing and Development Committee with reaching out to the BRA to ask them to hold more than the one community meeting required by the Article 80 rescoping determination, and, failing that, for the Housing and Development Committee to plan a community meeting and invite the BRA and the Developer. It was noted that 4 affordable units were added since the original plan. Second by Red Burrows. **Passed** 13-0-1 (14 present at time of vote).

Jesse White reported on 105A South Huntington development and the Impact Advisory Group (IAG). She gave details of the planned development, which will have 13% of its units affordable. She reported the comment period started on July 11<sup>th</sup>. She circulated draft of a letter to be submitted as comments from the JPNC. **Motion** by Jesse White for the JPNC to send the letter circulated to the BRA as part of the public comment period for 105A South Huntington Article 80 process. Second by Red Burrows. Friendly amendment by Ben Day to add a sentence stating that the BRA was not giving the community enough time to comment, and asking if the comment period will end before the Article 80 meeting with the community takes place. Accepted by Jesse White. Discussion by members regarding concerns being raised by community already, including concerns re: service cuts to the E line, which stops near the proposed development. It was stated that the JPNC has no representative to the IAG, which has already met. **Passed** 14-0-0.

b. Zoning: Red Burrows reported on the following: 1) 34 Avon, insufficient front yard to add to entryway, this is part of the Neighborhood Design Overlay District. Committee recommends approval. 2) 2 Eastland Road, excessive floor area ratio to convert attic into bedroom. Committee recommends approval. 3) 178 Heath Street, request to change coin-operated laundromat to coin-operated laundromat with duplex. No action needed, appeal withdrawn by applicant. Ara Reyes reported: 4) 22-24 Wenham, excessive floor area ratio and insufficient side yard to construct new dormer, no serious opposition, similar to other renovations that had taken place in the neighborhood. Committee recommends approval. 5) 50 Lochhead Avenue, excessive height and insufficient side yard to expand living space in existing bedroom and bathroom. Committee recommends approval. 6) 60 and 63R Mozart, insufficient area, et al. to change storage facility to one-family dwelling. Committee recommends approval, recommendation approved by Executive Committee, has already done to Boston Zoning

Commission. Red Burrows reported: 7) 1A-1B Meyer Street, lot frontage insufficient, et al. to erect a single-family house on an existing non-conforming lot. Committee recommends approval. 8) 82-84 Minden Street, change in non-conforming use, et al., request to change occupancy from two-family dwelling and store to three-family and beauty salon and install second means of egress for apartment over garage to correct a violation. Committee recommends approval with proviso regarding green space in lot next door, which they also own. No opposition from community. **Motion** by Red Burrows to approve recommendations made by the Zoning Committee. Second by Ken Sazama. **Passed** 14-0-0.

c. Public Service: Jeffrey Wiesner reported the following: 1) Tres Gatos at 470 Centre Street is requesting expansion in three categories, adding liqueurs to their beer & wine license, adding seats on their patio, and adding an entertainment license for live performers. 2) Centre Street Sanctuary at 365 Centre Street is requesting a new beer, wines and liqueurs license, and an outdoor patio for a new restaurant/lounge in the Blessed Sacrament campus. No opposition from community. Wiesner reported that the Public Service Committee recommends approval of both applications. **Motion** by Red Burrows to approve recommendation of the Public Service Committee. Second by Francesca Fordiani. Hyun Shin expressed concern from Boylston Street residents regarding noise. **Passed** 10-2-2.

d. Parks & Open Space: Andrea Howley reported that the Committee is setting up a meeting with City Councillor Matt O'Malley regarding Bussey Street and South Street borders. She reported that Thursday night yoga at Pine Bank has been well received. Jullianne Doherty announced the upcoming JP Music Festival. Howley announced the next park clean-up will be on 8/25.

e. Ad Hoc Racial Justice Committee: Ben Day reported the Committee had its first meeting on 7/6 in the Brewery, and there was a lot of interest. Day circulated the Committee membership list. He reported that the first meeting was an orientation to the racial justice work that had been done and how the JPNC works, a brief brainstorming session, including composition of the JPNC, including its leadership and a discussion of an equity impact analysis. Oliver De Leon reported that there was a discussion regarding how to improve attendance at JPNC meetings to make them more appealing to youth and adults. De Leon reported in response to a question regarding whether reviving the defunct youth committee would be a part of that effort, that they will be included in the process. Martha Rodriguez reported on efforts to announce meetings to the Latino community, and reported that El Mundo will print summaries of meetings. Ara Reyes volunteered to do the translation to Spanish if Committee Chairs provide bullet point summaries of their reports. **Motion** to approve member list. Second by Red Burrows. **Passed** 14-0-0.

f. Casey Arborway Design Advisory Group: Francesca Fordiani briefly reviewed proposed demolition and building staging scheduled to begin in 2013. Fordiani reported that the DAG was still discussing whether the project should be built using 2016 projections (2 lanes), with infrastructure for 2035 projections (3 lanes), or if it should be built for 2035. Fordiani reported that there was ongoing discussion regarding bike lanes, and whether the project could accommodate bike lanes if it were built with 2 lanes, and if bike lanes were needed if off-street paths were provided.

g. Jackson Square Citizen Advisory Committee (CAC): Ara Reyes reported that she had not been able to attend the previous meeting, but had gotten a report from another member. Reyes reported on expected retail rental prices, which appear to be higher than what current businesses

are paying. She reported that she is working to get more community members to participate on the CAC. Reyes gave an update on construction, and reported that there had been issues with digging around sewer pipes, so the timetable is being extended. Reyes reported that the CAC had received an M/WBE report, and that the numbers are higher than the average in the city, and larger than the original goals, although it appears that the contractor is still “double counting,” i.e., counting a subcontractor in more than one category. Reyes reported that the discussion regarding rental retail prices was ongoing and requested anyone interested in this contact her.

Red Burrows announced that he had been invited to attend the scoping session for 161 South Huntington Avenue on 8/15 at 10am, but it unable to go. He is requesting someone go in his place and will send an email to the Council with details.

**Adjourned** at 8:52pm.

VI. Next JPNC meeting: Tue, September 25 at 7PM, place TBA.

Next Executive Committee meeting: Wed, Sep. 19 at 6:30PM, JP Licks, 659 Centre St.