

**Jamaica Plain Neighborhood Council**  
**June 23, 2015 Minutes**

**JPNC Attendance:** Kevin Moloney, Gerry O'Connor, Michael Reiskind, David Baron, Anne Barrett, Benjamin Day, Bernard Doherty, Dana Gonsalves, Jamey Lionette, Kristy Nardone, Carolyn Royce, Kyle Smith, Gert Thorn, Jeffrey Wiesner, Meg Wood.

**Elected at the meeting:** Sebastian Zapata.

**Other attendees:** Red Burrows, Reva Levin, Susan Pranger, Roscoe Giles, Jude Hutchinson, Ron Hafer, Alvin Shiggs, George Lee, Alan Benefeld, and Richard Heath (JP News).

Meeting called to order at 7:07pm by Kevin Moloney at Farnsworth House.

**I. Introductions:** Members introduced themselves.

**II. Approval of April and May minutes:** At the May JPNC meeting, there was no quorum, so a "Sense of the Meeting" resolution was taken on the approval of the April minutes as amended. The JPNC can formally approve the April minutes at tonight's meeting, Motion by Michael Reiskind to approve the April 28, 2015 minutes as amended in the May minutes and also to approve the May 26, 2015 minutes. Seconded by Bernard Doherty. Passed 14-0-0 (1 late).

**III. Announcements:**

- The Jamaica Plain Historical Society will lead a special tour - "The Southwest Corridor Park: A Neighborhood's Response to a Highway" on Sunday, June 28 starting at 2:00pm from the Jackson Square MBTA Station.
- There will be a special Mass in remembrance of Father Jack Roussin on the 20th anniversary of his death. It will be on Wednesday, June 24 starting at 7:30pm at St. Mary of the Angels, 377 Walnut Avenue.

**IV. Interviews/nominations/Election for Council Vacancy:** The JPNC has one vacancy in Area A. Sebastian Zapata, who has lived on Bardwell Street for the last year and is now living at 49 Day Street in Area A, put his name in nomination for the seat at the May meeting. He has been working as an aide for State Representative Liz Malia. He said he is interested in the issues of gentrification and diversity in the neighborhood. He expressed interest in being on the Public Service Committee or on the Housing & Development Committee. There were no additional nominations. The issue of Mr. Zapata being both an aide for the State Representative and a member of the JP Neighborhood Council was brought up. Mr. Zapata said that he would recuse himself at all appropriate times. The question was asked whether the JPNC Bylaws prohibited City Hall employees from serving on the JPNC. There are no written prohibitions to City Hall employees from serving on the JPNC, but the Council has traditionally prohibited City Hall employees who have policy-making ability to serve on the JPNC. Motion by Dana Gonsalves to have Sebastian Zapata fill the JPNC Area A vacancy. Seconded by Bernard Doherty. Passed 14-0-0 (1 late). Sebastian Zapata took a seat at the JPNC member table.

**V. Planning for the 2015 JPNC Election:** Past JPNC member Red Burrows spoke about the plans needed for a bi-annual JPNC Election. There needs to be an ad-hoc Elections Committee of 4-5 people that runs the election and a three-person (could be five) Ombuds Board to oversee and be neutral referees. The Ombuds Board cannot be made up of JPNC members or candidates running for election. The Ombuds Board sets up and opens each of the polls. Mr. Burrows also distributed a sheet of eleven recommendations. The most important task is to solicit a sufficient number of volunteers to be at every poll and to count the filled-out ballots. Since an ad-hoc Elections Committee is needed, Kevin Moloney asked for volunteers: Volunteering were Sebastian Zapata, Meg Wood, Carolyn Royce and Michael Reiskind.

**VI. Committee Reports:**

**a. Zoning Committee (ZC):** Dave Baron reported that the Committee met on June 3 and June 17. On June 3, there were three matters heard and need a vote of the JP Neighborhood Council: 1) 108-110 South Street, a request by Croan McCormack to change occupancy from 1-family residence with store and hair salon to 4-family residence with store and hair salon, including a change of height and construction of a 3-storey addition with rear decks. This was not controversial. The Zoning Committee recommends approval. 2) 633 Centre Street, a request by The First Baptist Church in Jamaica Plain to add catering use to an existing kitchen - no work to be done. This is like a low key Crop Circle Kitchen, but with lower barriers for users. The Zoning Committee recommends approval, with the proviso that the use remains with this organization and this property owner only. 3) 339R Centre Street, a request by Amalfis Guzman to change occupancy from office to accounting office in the front and massage therapist in the rear - no work to be done. This was not controversial. The Zoning Committee recommends approval. On June 17, there were two matters heard and the first one needs a vote of the JP Neighborhood Council: 4) 26 Union Avenue, a request by Frederick Vetterlein to add a 3' x 7' second-floor bay window and construct a structure over the basement bulkhead entrance. Mr. Vetterlein thought that he could build this as of right and was stopped by the City's Inspectional Services Department (ISD). After some changes removing one of the two windows, the Zoning Committee recommends approval, subject to an agreement with a neighbor to remove a window from the south-

facing side of the bay. Mr. Vetterlein is amenable. 5) Economy Plumbing project at 3190-3204 Washington Street/11 Iffley Road: a request by 3190 Washington Street LLC/Exchange Authority LLC to demolish two existing buildings, combine two lots, and construct two mixed use buildings of six and seven stories, with 73 residential units in total, ground-level retail, and 33 on-site parking spaces; construct a third building of 3 stories with 3 residential townhouses and 3 on-site parking spaces. There was a tie vote and no recommendation is forthcoming from the Zoning Committee. Motion by David Baron to accept the four recommendations of the ZC on 108-110 South Street, 633 Centre Street, 339R Centre Street, and 26 Union Avenue. Seconded by Kristy Nardone. Passed 16-0-0. Motion by David Baron to approve Meg Wood as a voting member of the Zoning Committee. Seconded by Michael Reiskind. Passed 16-0-0

Kevin Moloney thought the JPNC should take a vote on the Economy Plumbing project. The Zoning Committee split 5-5 on the issues of no control of the 52 Montebello Road property, which is needed for affordable units and the height of seven stories. Controversial issues were that the property is not zoned residential, seven stories are not allowed, and the FAR proposed (1.8) is much higher than allowed (.5-.6). Dave Baron said there were reasons for the split in the Committee: the project has good affordability if 52 Montebello can be incorporated. He thought the developer should be more flexible on the height. Carolyn Royce said the developer never really changed the proposal during the community process. Community residents in attendance spoke about the 7-storey building being too high, too dense, too close to the property line, having too few parking spaces, being out of scale with the neighborhood, having too high rents contributing to a lack of diversity, the affordability not being deep enough, the lack of communication with the nearby community, and the lack of input by the nearby community. Meg Wood asked about notification to the community about tonight's meeting and vote. Motion by Kevin Moloney to recommend that the Zoning Board of Appeal deny all variances for 3190-3204 Washington Street/11 Iffley Road because the proposed project is too high, too dense, lacks the certainty of obtaining the adjacent 52 Montebello Road property, fails to achieve the JPNC goal of 25% of units being affordable, and because there was inadequate engagement with the community on the project. Seconded by Kristy Nardone. Passed 11-3-1(1 left early).

The next Zoning Committee meetings will be on Wednesday, July 8 and July 22 at Farnsworth House.

**b. Public Service Committee:** Michael Reiskind reported that the Committee met on June 2 at the JF Kennedy School. This was a neighborhood hearing on a request from Centre Street Sanctuary at 365 Centre Street to change its "doing business as" name to The Frogmore. [Dana Gonsalves, an employee of the landlord of 365 Centre Street, recused himself for this issue.] Adam Rutstein, manager of Centre Street Sanctuary, presented the proposal for the change of name and a change of menu to low country South Carolina cuisine. This name change is a very minor change. The restaurant will keep the same hours, the same bar and stained glass, the same 20-seat patio, and the same manager. Folks attending supported the change. Residents were pleased with the restaurant and hoped it would reopen successfully. The Executive Committee of the JPNC has already voted to support the request to change the dba name. No JPNC vote is needed on this issue.

In addition, the Public Service Committee considered the future change in ownership of the restaurant. Andrew Foster, a potential new owner, and Alexander Homans, a potential new manager, were present and helped explain the changes. Both Mr. Foster and Mr. Homans are affiliated with Fairsted Kitchen in Brookline.

Michael Reiskind reported that the Public Service Committee recommends that future requests for a change in "doing business as" name not have to go through the community process. This is similar to two exemptions passed in September 2013 - for incidental recorded music and a change in manager if there have been no violations for five years and there are no neighborhood complaints. Motion by David Baron to exempt from the JPNC neighborhood hearing process requests for a change in "doing business as" name, provided there have been no recent violations or community complaints. Seconded by Sebastian Zapata. Passed 15-0-0 (1 left early).

The next meeting of the Public Service Committee will be on Tuesday, July 7 at 7:00pm at Curtis Hall. There will be a discussion about starting a program for recycling of cigarette butts in the City.

**c. Housing & Development Committee (H&DC):** Jamey Lionette reported that the H&DC met last Tuesday, June 16 and discussed the Memorandum of Understanding (MOU) regarding the Community Planning Committee for the Arborway Yard (CPCAY). He submitted written drafts of four letters about the merger of the CPCAY and the JPNC, the commitment to abide by the MOU and eventually have eight acres turned over for affordable housing and other uses. The Committee would like the full Council to approve the four letters - to the Mayor, Jamaica Plain Gazette, Governor, and Stephanie Pollack, Secretary of Transportation & Construction. Motion by Jamey Lionette to approve and send the four CPCAY/JPNC letters. Seconded by David Baron. Passed 15-0-0 (1 left early).

The next meeting of the H&DC will be on Tuesday, July 21 at 6:30pm at the Bowditch School, 82 Green Street.

**d. Environment, Parks and Energy Committee (EPE):** No report.

**e. Ad-Hoc Committee on Forest Hills Construction and Development Projects:** No report.

**VI. Old/New Business:** none

**Meeting was adjourned at 8:56pm.**

*Minutes submitted by Michael Reiskind*

Next JPNC meeting: Tuesday, July 28 at 7:00PM at Farnsworth House  
Next Executive Committee meeting: Monday, July 20 at 6:30PM, JP Licks, 659 Centre Street