

**Jamaica Plain Neighborhood Council**  
**May 26, 2015 Minutes**

**JPNC Attendance:** Kevin Moloney, Michael Reiskind, David Baron, Anne Barrett, Dana Gonsalves, Jamey Lionette, Kristy Nardone, Carolyn Royce, Kyle Smith, Meg Wood.

**Other attendees:** Sarah Freeman, Taylor Cain, Liana Poston (Office of State Rep. Liz Malia), Sebastian Zapata (Office of State Rep. Liz Malia), Michael Baker (Office of State Rep. Jeffrey Sánchez), Hannah Smith (City Councillor Matt O'Malley's Office), and Richard Heath (JP News).

Meeting called to order at 7:25pm by Kevin Moloney at Farnsworth House.

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

**II. Approval of minutes:** Kevin Moloney requested that two changes be put in Section V on 161 So. Huntington Avenue: First, the first sentence should read "As required by the Settlement Agreement of the 161 So. Huntington Avenue litigation as mitigation for not being allowed by the Massachusetts Architectural Access Board to construct a walkway from So. Huntington Avenue to the Jamaicaway, Boston Residential Group is subject to direction from the JPNC to pay \$150,000 to non-profits in the community." Second, the motion should read "to direct Boston Residential Group to pay \$145,000 to City Life/Vida Urbana subject to a written agreement drafted by the JPNC Executive Committee, and to pay \$5,000 to the Fund for Boston Parks."

Also, in Section VI, Committee Reports, the first paragraph of the Zoning Committee report should have a change in the third sentence so it reads "On April 22, there were four matters heard and two of those items were deferred." The sixth (final) sentence of the paragraph should be struck. Since there is no JPNC quorum at tonight's meeting, the amended April minutes will be considered at the June JPNC meeting. Sense of the Meeting to approve the April 28, 2015 minutes as amended. Passed 10-0-0.

**III. Announcements:**

- The Jamaica Plain Neighborhood Development Corporation will hold their Annual Meeting on Thursday, May 28 at 6:00pm at Our Lady of Lourdes Parish Hall, 45 Brookside Avenue.
- Mayor Walsh's annual Neighborhood Coffee Hour will be on Thursday, May 28 from 9:30am to 10:30am at the Brewer Burroughs Park (tot lot between Burroughs Street and Eliot Street).
- The annual Boston Pride Block Party will be on Sunday, June 14. Perkins Street will be closed between Centre Street and So. Huntington Avenue from 12noon to 7:00pm.

**IV. Interviews/nominations for Council Vacancy:** The JPNC has one vacancy in Area A. Sebastian Zapata, who is about to move into Area A in Jamaica Plain, put his name in nomination for the seat. He said his latino background will add some diversity to the JPNC. He said he is interested in being on the Public Service Committee. Mr. Zapata mentioned that he had lived on Bardwell Street in JP in the past. For about a year, he has worked as an aide for State Representative Liz Malia. Rep. Malia's district is outside Area A, and he has vetted any conflict of interest with the State House Counsel. The Council will take additional nominations, interview for a replacement, and vote to fill the Area A vacancy at the June meeting.

**V. Committee Reports:**

a. Ad-Hoc Committee on Forest Hills Construction and Development Projects: Kyle Smith reported that the Committee has had low attendance; mainly folks working on the sub-committee on the Casey Arborway Project. The Committee met with MassDOT and gathered community questions and concerns.

The Committee meets at 6:30pm on the fourth Monday of the month. The next meeting will be on June 22.

b. Housing & Development Committee (H&DC): Jamey Lionette reported that the H&DC met last Tuesday, May 19 with the Boston Tenant Coalition. They are organizing a city-wide meeting on July 21 on raising the percentage of affordable units in the City's Inclusionary Development Program (IDP) from 13% to 25%. The H&DC also talked about the Economy Plumbing project at 3190-3204 Washington Street. The Committee is looking for new members, both from the JPNC and the community. Carolyn Royce said that the H&DC discussed Richard Heath's May 17 article in the JP News on whether more housing does indeed lower rents.

The next meeting of the H&DC will be on Tuesday, June 16 at 6:30pm at the Bowditch School, 82 Green Street. Items to be discussed will be the Memorandum of Understanding (MOU) regarding the Community Planning Committee for the Arborway Yard (CPCAY) and getting letters of support to raise the IDP percentage.

c. Environment, Parks and Energy Committee (EPE): Ben Day e-mailed notes on the EPE Committee meeting of May 11. The 2024 Olympics at Franklin Park and redesign of the Arborway by the Department of Conservation and Recreation (DCR) were discussed.

The next meeting of the EPE will be on Monday, June 8 at 6:30pm at the JF Kennedy School, 7 Bolster Street.

d. Zoning Committee: Dave Baron reported that the Committee did not meet in May. Matters that had been scheduled for both meetings were withdrawn. Mr. Baron said that this reflects success for community process and

continued discussion on zoning issues.

Dave Baron updated folks on 38-42 Hyde Park Avenue. This request by City Realty (Fred Starikov and Steve Whalen) is to demolish an existing one-storey building and erect a new four-storey dwelling. The Council voted in February 2015 to recommend approval provided a satisfactory MOU is reached with the developer. Mr. Baron said that an MOU has now been reached between City Realty and City Life/Vida Urbana. The MOU does not relate to 38-42 Hyde Park Avenue, but was being used as leverage on other City Realty properties. The MOU covers Section 8 tenants, but not commercial tenants, in City Realty properties. Prior to the MOU, City Realty came to agreement with five or six commercial tenants at 3152-3160 Washington Street in Egleston Square. No vote is needed. Dave Baron is just informing the JPNC that the Council is now free to send a positive letter on 38-42 Hyde Park Avenue. The next Zoning Committee meetings will be on Wednesday, June 3 and June 17 at Farnsworth House. The Economy Plumbing project will be on the June 17 meeting.

e. Public Service Committee: Michael Reiskind reported that the Committee met on May 5 at Curtis Hall. This was a neighborhood hearing on a request from Ghazal Indian Cuisine at 711 Centre Street to transfer its beer & wine with liqueurs license to new owners. David Doyle and Keith Harmon, already associated with Centre Street Café and Tres Gatos, came to talk about their proposed third restaurant. It will be a family-friendly casual mexican eatery, open until 11:00pm or 11:30pm, although they would like to keep the present 1:00am license. They will be open for lunch, brunch and dinner. All serving staff will be TIPS-certified (Training for Intervention ProcedureS). They promised to serve alcohol only with food. There is one TV licensed for the establishment. Sense of the Meeting to support the petition of Gurfateh, Inc., doing business as "Ghazal Indian Cuisine", at 711 Centre Street in Jamaica Plain for a transfer of its Seven-Day Common Victualler Malt & Wines with Liqueurs License and its Entertainment License to 711 Centre, LLC, doing business as "Casa Verde", at the same location, with a 1:00am closing hour and with David Doyle as manager, with the proviso that alcohol be served with food only or while waiting for a table. Passed 10-0-0. [A vote of the JPNC Executive Committee, four members present, was held and passed this as a motion.]

Also at the meeting was a followup community meeting with Ten Tables on the previously allowed extension of their closing time from 10:00pm to midnight. There were no outstanding issues.

The next meeting of the Public Service Committee will be on Tuesday, June 2 at 7:00pm at the JF Kennedy School, 7 Bolster Street. There will be a request from Centre Street Sanctuary at 365 Centre Street to change its "doing business as" name to The Frogmore.

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

**Meeting was adjourned at 8:12pm.**

*Minutes submitted by Michael Reiskind*

Next JPNC meeting: Tuesday, June 23 at 7:00PM at Farnsworth House

Next Executive Committee meeting: Monday, June 15 at 6:30PM, JP Licks, 659 Centre Street