

Jamaica Plain Neighborhood Council

April 30, 2013 Minutes

JPNC Attendance: Ben Day, Red Burrows, Michael Reiskind, David Baron, Erin Colgan-Snyder, Dana Gonsalves, Andrea Howley, Jamey Lionette, Jen Rogers, Ken Sazama, Natalie VanLandingham, Jesse White, Jeffrey Wiesner.

Community Attendance: Mary Jo Harris, Keith DeSutter, Tobias Johnson, Jennifer Uhrhane, Bill Reyelt, Daniel Scanlan, Patti Lautner, Helen Matthews, David Moir, Mary Ellen Moir, Sarah Freeman, Desirée Taylor, Barry Hannon (Dogwood Café), David Goldman (New Boston Ventures), Dartagnan Brown (99cambridge), Dave Fulton (SSG Development), Dave Williams (SSG Development), Michael Baker (Rep. Jeffrey Sánchez's office), Jullianne Doherty (Mayor's Office of Neighborhood Services), Bret Silverberg (Jamaica Plain Patch), and Rebeca Oliveira (Jamaica Plain Gazette).

Meeting called to order at 7:05pm by Ben Day at the First Baptist Church in Jamaica Plain.

I. JPNC Member Introductions: Members introduced themselves and audience members introduced themselves. Ben Day called for a moment of silence for the victims of the Boston Marathon bombing.

II. Announcements:

- The special primary election for US Senate seat is today, Tuesday, April 30. Polls close at 8:00pm.
- The special final election for US Senate seat will be on Tuesday, June 25. Polls are open 7:00am-8:00pm.
- The preliminary election for Mayor and City Council will be on Tuesday, September 24.
- The JP Spring Clean-Up and Boston Shines on Saturday, April 27 drew 600 volunteers this year.
- The Hyde Square Task Force is having a multi-media arts celebration at the Blessed Sacrament Church at 365 Centre Street on Thursday, May 3 at 7:30pm. There will be a drum circle and video projections on the Church facade.
- The annual Wake Up the Earth Parades and Festival will be on Saturday, May 4.
- Mayor Menino's annual Neighborhood Coffee Hour will be on Wednesday, May 8 from 9:30am to 10:30am at the Brewer Burroughs Park (tot lot between Burroughs Street and Eliot Street).
- There will be a Community Resource Fair on Saturday, May 11 from 11am-3pm in the Anna Mae Cole Center at Bromley-Heath Housing Development, hosted by State Representative Jeffrey Sánchez.
- The JP Neighborhood Development Corporation Annual Meeting will be on Wednesday, May 29 from 6pm-9pm at Our Lady of Lourdes Parish Hall, 45 Brookside Avenue.

III. Approval of minutes: Motion by Red Burrows to approve the March 2013 minutes. Seconded by Andrea Howley. Passed 11-0-2.

IV. Council Vacancies: Ben Day said that there is one new vacancy on the JP Neighborhood Council - Joseph Wight has resigned his At-Large seat. This is in addition to the previously announced vacancies in Area A and Area C. There were no nominations forthcoming at this meeting.

V. Presentation by Dogwood Café: Barry Hannon gave an informational presentation on a proposed patio in the rear of the Dogwood Café at 3712 Washington Street in Forest Hills. He said it have 22 seats, be on private property, and have a fence around the patio area. They would have to move their dumpster to a different fenced-in location away from the dining area. Mr. Hannon said he has already talked to his neighbors, but will need a change in his common victualler license and perhaps need zoning relief. In either case, he will leaflet the neighborhood in advance of the JPNC Committee hearings.

VI. Presentation by Washington-Burnett development team: David Goldman, Dave Fulton and Dave Williams from New Boston Ventures and SSG Development LLC, and their architect, Dartagnan Brown, gave an informational presentation on the proposed development at Washington, Burnett and McBride Streets, most recently Flanagan & Seaton. This project team had given a presentation to the JPNC in April 2011. The previous proposal had two main parts - a commercial section with two buildings at Washington and McBride Streets, one for self-storage and the other building rented out for retail use, plus a residential section with 30 units in six buildings along the back of Burnett Street.

The site has some very serious environmental problems that need to be cleaned up. There were solvents from previous manufacturing uses that were dumped directly into the ground and then capped with a concrete pad. The solvents are still there and three test wells have been placed around the dump site to check for underground flow. The owner of the site told the Department of Environmental Protection and the local Stonybrook Neighborhood Association (SNA) has been kept informed. SSG feels that the self-storage facility is now the best use for the site. The newest proposal has 70 parking spaces, the retail building at Washington and McBride Streets with design changes to the corner and enhanced landscaping. The residential section has 36 units in an elevated building and two 3-unit buildings for a total of 42 units along Burnett Street. They will restart the BRA Article 80 community

process.

Questions from the audience were about the mix of units and how many affordable units there would be. There will be 1-, 2- and 3-bedroom units, with 5% handicapped-person units and 15% affordable units. Helen Matthews asked for 25% of the units to be affordable. There were also questions about Transit Oriented Development guidelines and whether there was too much parking. The developers will be going to the Housing & Development Committee in the future. Bill Reyelt, from the SNA, proposed a linear park along the the Southwest Corridor. SSG Development has offered to pay for the lighting in the new park.

VII. Committee Reports:

a. Housing & Development Committee (H&DC): Jamey Lionette reported that the H&DC met on April 16 at Farnsworth House. He submitted a written report of the meeting, which he summarized as follows:

-The MBTA bid out Parcel U in Forest Hills and Urbanica was chosen as developer. The H&DC met with Mark Boyle of the MBTA and someone from Transit Realty Associates (TRA) to discuss Parcel U. The representatives felt that the development proposal is in keeping with the Forest Hills Improvement Initiative (FHII). They seem to be following the FHII, except for affordability. The Forest Hills Improvement Initiative said that this parcel should have at least 50% affordable housing - this development has 25%. This is more affordable units than the City of Boston requires (13%), but less than 50%. The BRA Article 80 process has not started yet.

- Motion by Jesse White to add Ayan Hassan as a JPNC member of the H&DC and subtract Joseph Wright as a JPNC member of the H&DC. The Committee will then comprise the three ex-officio members plus Jamey Lionette (Chair), Erin Colgan-Snyder, Jesse White, Kathy Brown, Martha Rodriguez, Oliver De Leon, Pam Bender, Steve Laferriere, and Ayan Hassan. Seconded by Jen Rogers. Passed 13-0-0.

- There is nothing new on the Blessed Sacrament developments.

The next meeting of the H&DC will be on Tuesday, May 21 at 6:30pm at Farnsworth House.

b. Zoning: Dave Baron reported that the Committee met twice, on April 11 and April 25. There was one item that will defer and only asked for guidance to continue actively working on design changes with the community: 55 Sedgwick Street, a request by Photios Makris to add two dormers to the attic level, elevate roof to match main roof, add front and rear porches, and renovate. The Committee gave the signal they were "on the right track".

There are four items that need a vote of the JPNC: 1) 48 Cedarwood Road, a request by Benjamin Caplan to build additions on the left and right sides of the house, construct a deck, and perform interior renovations. The Jamaica Hills Association (JHA) voted not to oppose. This property may need an additional variance for a FAR (Floor Area Ratio) violation. The Committee recommends approval, with the proviso that there are only 3 variances on final design. 2) 48-50 Seaverns Avenue, a request by Jeff Dorigan to remove an old deck, replace it with a larger deck, new footings, sill, and additional structure. This is a legalization of an already built deck on the corner with Alfred Street. The Committee recommends approval. 3) 62 Wyman Street, a request by John Moran (acting as agent for Leslie Bos) to extend the living space of Unit 1 into the basement level and remodel, construct dormers on both sides of Unit 3 and remodel, and install sprinklers throughout. The lower level at the back is completely above grade. There is plenty of sun to the lower level and Healthy Housing Guidelines were followed. The Committee recommends approval. Motion by Red Burrows to recommend approval of the first three requests at 48 Cedarwood Road, 48-50 Seaverns Avenue, and 62 Wyman Street. Seconded by Andrea Howley. Passed 13-0-0.

4) 44 Lochstead Avenue, a request by Mary Jo Harris to reconfigure the first-floor kitchen and bathroom, and add a second-floor exterior sunroom addition. Jeffrey Wiesner recused himself. This is an addition similar to others that have been built on this street. The second floor addition is in the rear only, with a larger bathroom being built on the second floor. In response to a neighbor's concerns, the applicant did a shadow study which showed not much of an impact. The hearing date is May 7. The Jamaica Pond Association (JPA) voted not to oppose. The Committee recommends approval. Mary Ellen Moir, an abutting neighbor at 50 Lochstead Avenue, spoke. She said that 44 Lochstead is a single-family lot and currently has 3 1/2 bathrooms and a 40% larger floor area than allowed. She continues to believe that more changes can be done to improve the design and is asking the JPNC to oppose the request. Motion by Red Burrows to recommend approval of the request at 44 Lochstead Avenue. Seconded by Natalie VanLandingham. Passed 9-2-1(1 recusal).

The next two meetings of the Zoning Committee will be Thursday, May 9 and Thursday, May 23 at Farnsworth House, 90 South Street, at 7:00pm.

c. Parks & Open Space (POSC): Andrea Howley reported that the Parks and Open Space Committee met on Thursday, April 18 at JP Licks. She submitted a written report of the meeting, which she summarized as follows:

- Olmsted Birthday Weekend, April 26-28, was very successful.

- At Boston Shines on Saturday, April 27, the POSC cleaned up Parkman Playground, Arcola Park, and Jefferson Field. Because the POSC thought we would be limited by manpower, Natalie VanLandingham and 3 dancers from Tony Williams Dance Company worked on Mozart Playground and the Peace Garden. There is a potential to create specific clean-up events in partnership with neighborhood parents. First event will be a June 1 clean-up at the

northeast corner of Franklin Park (Walnut Ave. corner Seaver Street), the Long Crouch Woods area. Motion by Andrea Howley to add Natalie VanLandingham as a member and vice-chair of the Parks & Open Space Committee. Seconded by Red Burrows. Passed 13-0-0.

- The Committee's application for a grant to fill in the Arborway Hillside greenery was awarded. JP will be getting 11 new trees: 5 Shag Bark Hickories and 6 understory trees - 2 Redbuds, 2 Dogwoods, 2 Witch Hazels.
 - The Emerald Necklace Conservancy 15th anniversary celebration will be on May 14 and May 15.
- The next meeting of the POSC will be on Thursday, May 16 at 6:30pm at JP Licks.

d. Public Service: Michael Reiskind reported that the Public Service Committee met on April 9 at the John F. Kennedy School. On the agenda were two requests: 1) Request of Subway at 315 Centre Street for a new 7-day common victualler (CV) license with the hours of 6:00am to 12midnight, with Navin Patel as manager, and an entertainment license for recorded music only. This chain franchise is in the JP Plaza strip mall near the Stop & Shop and has its own off-street parking and loading area. Mr. Patel said that he will make his best effort to have both English and Spanish menus available. The applicant also received a vote from Hyde Jackson Square Main Street not to oppose his application. This CV License has already gone to the JPNC Executive Committee, but the request is being made for the entertainment license. 2) Request of The Goods JP at 378 Centre Street for new common victualler license. Discussion was mainly on the difficulty of take-out on this Sheridan Street corner. The applicant, Beth Troisi promised not to serve double parkers and proposed bicycle delivery from her store. The applicant also received a support in person from Gerald Robbins, Hyde Jackson Square Main Street's executive director. Motion by Michael Reiskind to recommend approval of both requests: 1)an entertainment license for recorded music only for Siyaram Inc., doing business as "Subway", at 315 Centre Street with the hours of 6:00am to 12midnight, with Navin Patel as manager, and 2) a new common victualler license for The Goods JP, LLC, doing business as "The Goods JP" at 378 Centre Street with the hours of 10:00am to 12midnight, with Beth Troisi as manager. Seconded by Red Burrows. Passed 13-0-0.

The next meeting of the Public Service Committee will be Tuesday, May 7 at Curtis Hall, 20 South Street at 7:00pm. On the agenda will be requests of Craft Café at 3840 Washington Street for a change in manager, FoMu at 617 Centre Street for a new common victualler license, and Caffé Aromi at 403A Centre Street for an outdoor patio.

e. Casey Arborway Design Advisory Group (DAG): The public meeting on Wednesday, April 3 at English High School had six breakout groups discussing landscaping issues four sections and the traffic detours and construction scheduling scheme. There was fear that traffic would try to avoid backups by driving through the Stonybrook neighborhood. The JPNC needs a representative on the DAG.

f. Jackson Square Citizen Advisory Committee (CAC): *No report.*

g. So. Huntington Avenue Corridor planning study: The community still has an opportunity to change the final report. The areas of concern are:

- The special height areas (105A So. Huntington and So. Huntington and Huntington) seem to be most problematic. Perhaps allow them if the give-backs to the community are significant. The community must be involved in the negotiations on the trade-offs.
- Better protection of the green space and the views to the Emerald Necklace.
- The FAR is too large and defeats the goals of the study.
- There is no safe or convenient bicycle route along the corridor between Heath Street and Huntington Avenue.
- There is little protection for historic buildings along the corridor.

h. Ad-Hoc Racial Justice Committee: Next steps were discussed. They will be visiting the Housing & Development Committee in May.

VIII. Candidate Forum: It was agreed to try to jointly sponsor a Candidate Forum for Mayoral and City Councillor candidates in July. Volunteers were Ben Day, Jesse White, Ken Sazama, and Natalie VanLandingham.

IX. Old/New Business: none

Meeting was adjourned at 9:07pm.

Minutes submitted by Michael Reiskind

Next JPNC meeting: Tuesday, May 28 at 7:00PM, at the First Baptist Church.
Next Executive Committee meeting: Wednesday, May 22 at 6:30PM, JP Licks, 659 Centre Street