

**Jamaica Plain Neighborhood Council
January 28, 2014 Minutes**

JPNC Attendance: Kevin Moloney, Gerard O'Connor, Michael Reiskind, David Baron, Anne Barrett, Erin Colgan-Snyder, Benjamin Day, Bernard Doherty, Martha Rodriguez, Gert Thorn, Carolyn Royce, and Julie Wiesner.

Elected at the Meeting: Daniel Perez Lacera, Michael O'Connor, and Kyle D. Smith.

Other attendees: Judy Kolligian, Dana Gonsalves, Sarah Freeman, Monica Briggs, Dorothy Farrell, Joel Wool (Clean Water Action), Becky Smith (Clean Water Action), Peter Steiger, Samantha Kaufman (City Councilor's Office), Michelle Wu's Office), Hannah Smith (City Councilor Matt O'Malley's Office), and Julieanne Doherty (Mayor's Office of Neighborhood Services).

Meeting called to order at 7:05pm by Kevin Moloney at Farnsworth House.

I. JPNC Member Introductions: Members introduced themselves.

II. Announcements:

- Slide lecture on the "Lost Breweries of Roxbury and Jamaica Plain" will be on Tuesday, February 11 at 7:00pm at Haley House Bakery Cafe, 12 Dade Street, Roxbury.

- Renew Boston is a city-wide initiative to help residents of Boston save money on their energy bills and their energy consumption. More information will be available Friday, February 7, starting at 11am-to 12:00pm at Curtis Community Center, 20 South Street. The program will be repeated on Saturday, February 22, at the same location.

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III. Approval of minutes: Motion by Bernard Doherty to approve both the November 2013 and the December 2013 minutes. Seconded by Carolyn Royce. Passed 12-0-0.

IV. Presentation on Gas Leaks: Joel Wool, an organizer from Clean Water Action, spoke on "Gas Leaks: Costing Community and Climate". He said that due to old infrastructure, there are over 3,000 gas leaks in Boston and more than 20,000 leaks statewide. This wasted gas costs the Massachusetts ratepayers more than \$38.8 million annually. The gas leaks are a public safety risk as well as an environmental risk. Becky Smith then spoke about how uncombusted methane (the major component in natural gas) is a very potent greenhouse gas contributing to the warming of the environment. Gas leaks also cause death to greener plants and shrubs. In November 2013, a gas leaks patrol in this area found some pretty high spikes on their test equipment. The state of Massachusetts has promised to reduce emissions and needs to address the situation. House Bill 3873, "An Act Relative to Natural Gas Leaks," is a bill that would establish standards for gas leaks, better coordination of pipeline surveys and replacements, reporting requirements for gas companies and an infrastructure-replacement program. The Bill would put a cap on the percentage utility companies could be fined for wasted gas from leaks. As yet, there is no equivalent Senate Bill.

Sarah Freeman asked to have the JPNC website have a link to Clean Water Action.

V. State of our Neighborhood: There was a motion by Benjamin Day to become a sponsor of the 2014 State of our Neighborhood and to send out an announcement to our members. Seconded by Jerry O'Connor. Passed 12-0-0.

VI. Election of new members: The Council next considered the matter of filling Council vacancies.

Daniel Perez Lacera spoke about his twenty-two years in the neighborhood and his eight years at the Neighborhood Assistance Corporation of America. Motion by Bernard Doherty to elect Daniel Perez Lacera as an At-Large member of the JPNC. Seconded by Erin Colgan-Snyder. Passed 12-0-0. Mr. Perez Lacera accepted his position on the JPNC.

Mike O'Connor spoke about his experience as a walking beat police officer in the neighborhood, and his work on youth programs in Forest Hills and an athletic director at a high school in Dedham. He was an appointee to the first JP Neighborhood Council and on the Boston State Hospital Advisory Committee. Motion by Bernard Doherty to elect Mike O'Connor as an Area C member of the JPNC. Seconded by Benjamin Day. Passed 12-0-0. Mr. O'Connor took his position on the JPNC.

Kyle D. Smith of Clive Street spoke about his strong feeling for Jamaica Plain. A practicing real estate lawyer, he has an interest in the JPNC Zoning Committee and the Housing & Development Committee. Motion

Bernard Doherty to elect Kyle D. Smith as an Area C member of the JPNC. Seconded by Carolyn Royce. Passed 14-0-0. Mr. Smith took his position on the JPNC.

There now remain three vacancies on the Jamaica Plain Neighborhood Council, all in Area A.

VII. Committee Reports:

a. Zoning: Dave Baron reported that the Committee met three times, on December 18, January 8 and January 22. There were two items that had to go before the JPNC Executive Committee because they appeared before the Zoning Board of Appeal today: 27 Chestnut Avenue, a request by Evelyn Reyes, Vladimir Prokupets and Fred Starikov to extend living space into the basement area. These applicants appeared three times before the Zoning Committee. The Zoning and Executive Committees recommended approval. 45 Cranston Street, a request by Andrew King and Mary Wisserman to convert the attic to a master bedroom suite with full bathroom and roof deck. The Zoning and Executive Committees recommended approval. In addition, the following was deferred because there was opposition: 81 Amory Street, a request by Pam & Stone LLC to demolish existing building and erect a new 4-story nine-family dwelling with parking for 9 vehicles on-site. Most neighbors felt there were too many units and they were not affordable enough. In addition, the following was withdrawn because there was opposition: 18 Robeson Street/21 Rocky Nook Terrace, a request by Fred Starikov and Steve Whalen to gut renovate an existing 3-family house, extend living space into basement and convert to a 4-family dwelling. Also to demolish an existing garage and erect a new three-family dwelling at rear of the lot. The strongest opposition came from the folks on Rocky Nook Terrace.

The following four items need a vote of the JP Neighborhood Council: 1) 251 Lamartine Street/30-32 Chestnut Square, a request by Cris Marc LLC to erect a new two-family dwelling with parking for 4 vehicles in the rear of a lot with an existing two-family dwelling, creating two dwelling structures on one lot. After a long community process, the Zoning Committee recommends approval, subject to a satisfactory Memorandum of Understanding with the neighbors. Motion by David Baron to accept the recommendation of the Zoning Committee on 251 Lamartine Street/30-32 Chestnut Square. Seconded by Bernard Doherty. Passed 13-0-2. 2) 197 Green Street/3371-3375 Washington Street, a request by Walter Craven to erect at 197 Green Street a 3-story building with ground floor retail and bakery/café, 9 residential units upstairs and a 17-space parking garage. 3371-3375 Washington Street to erect a 4-story building with restaurant with take-out, 11 residential units upstairs and a 15-space garage on the first floor. Union Avenue neighbors had a problem with the height of the building. After lots of conversation, the Zoning Committee recommends denial. Motion by David Baron to accept the recommendation of the Zoning Committee on 197 Green Street/3371-3375 Washington Street. Seconded by Bernard Doherty. Passed 13-0-2. 3) 25 Kingsboro Park, a request by John Hansen to extend living space of the first floor unit into the basement area. This would be a two-level unit with two kitchens in a three-family zone. It is a strange use of the basement. The Zoning Committee recommends denial. Motion by David Baron to accept the recommendation of the Zoning Committee on 25 Kingsboro Park. Seconded by Bernard Doherty. Passed 13-0-2. 4) 150-152 Boylston Street, a request by Miglia Mazziotta to install a new pushcart in front of a residential property to sell snacks. While there is a good amount of setback on the property, the Committee felt this was just a very odd use of a residential lot. No neighbors came to the meeting. The Zoning Committee recommends denial. Motion by David Baron to accept the recommendation of the Zoning Committee on 150-152 Boylston Street. Seconded by Bernard Doherty. Because the Council informed that this item has already been denied at the Board of Appeal, there was no vote on this motion. The next meeting of the Zoning Committee will take place on February 5, 2014 at 7:00pm at Farnsworth House, 90

South Street. It will be an informational meeting about Urbanica's proposal for Parcel U in Forest Hills.

b. Public Service: Michael Reiskind reported that the Public Service Committee met on December 3 at Council Hall. On the agenda were three requests: 1) Centre Street Café is asking to transfer its beer & wine license. Motion by Bernard Doherty to recommend approval of the request for a transfer of the common victualler & wine license at 669A Centre Street from Centre Street Café, Inc. to 669 Centre LLC, doing business as "Centre Street Café", with David Doyle as manager, with the provisos that beer and wine be served with food only and the 8:00am opening on Sunday is for food only. Seconded by Mike O'Connor. Passed 15-0-0. 2) Canary Square at 435 So. Huntington Avenue is asking for changes related to its outdoor patio. This is a brand new type of enclosure on the Moraine Street patio only. Motion by Ben Day to recommend approval of the request of JP Partners, Inc., doing business as "Canary Square", for changes in the description of its common victualler all-alcohol beverage license at 435 So. Huntington Avenue, to change the outdoor space to allow seating for 80 patrons outdoors, and allow additional months of patio use. Seconded by Dave Baron. Passed 10-0-5. 3) Coco's Lounge at 3169-3175 Washington Street is asking for an entertainment license

live performers and dancing by patrons. Motion by Bernard Doherty to recommend approval of the request of Tropical Ventures LLC, doing business as "Coco's Lounge", at 3169-3175 Washington Street for a change to their entertainment license to add live entertainment for up to three performers and dancing by patrons, to the MOUs with the neighbors of Nov. 16, 2013 and Dec. 15, 2010, with the provisos that it be made expressly clear with agreements in the two MOUs override each other, the 2013 MOU is signed by all neighborhood groups and the owners of Coco's Lounge continue to work on the parking issues. Seconded by Mike O'Connor. Passed 11-3-1.

Michael Reiskind also reported that the Public Service Committee met on January 7 at the Urban Edge Room on Columbus Avenue. On the agenda was the request of Il Panino Café and Grill at 268 Centre Street for a new beer & wine license. Motion by Bernard Doherty to recommend approval of the request of Boston Best Seafood and BBQ LLC, doing business as "Il Panino Café and Grill", at 268 Centre Street for a Seven Day Common Victualer Wines and Malt Beverages License with the hours of 6:00am to 11:00pm, including an outdoor seasonal patio with 8 seats with the hours of 8:00am to 9:00pm, with Themistocles Vlahoulis as manager, with the provisos that alcohol be served with food only and there is no bar. Seconded by Mike O'Connor. Passed 14-0-1.

The next meeting of the Public Service Committee will be Tuesday, February 4 at the First Baptist Church, 659 Centre Street at 7:00pm. On the agenda will be discussion of membership of the Committee and its initiation for the

upcoming two years.

c. Housing & Development Committee (H&DC): The Housing and Development Committee met on February 11 at Curtis Hall to consider the proposal from Urbanica, developer of the MBTA's Parcel U at Forest Hills.

The next meeting of the H&DC will be Tuesday, February 18 at the Bowditch School, 82 Green Street at 7:00pm.

d. Executive Committee: - The chair reported that the Executive Committee recommends changing the Environment and Open Space Committee name to the Environment, Parks and Energy Committee and enlarging the jurisdiction of

the Committee. A vote will be taken at the next Council meeting.

VIII. Old/New Business:

- Gert Thorn would like to suggest that the JPNC advocate that the City reexamine the planning for Centre & South Streets. There was a study called the Centre & South Street Corridor Transportation Streetscape Plan a few years ago, but it did not do well connecting the whole street. We have a mess of tree pits, tree poles and FedEx boxes, all of which are not conducive to shopping and strolling. There is no sense of community and "being here". It was decided to refer this matter to the Public Service Committee.

Meeting was adjourned at 8:59pm.

Minutes submitted by Michael Reiskind

Next JPNC meeting: Tuesday, February 25 at 7:00PM, at Farnsworth House

Next Executive Committee meeting: Monday, February 17 at 6:30PM, JP Licks, 659 Centre Street