

Jamaica Plain Neighborhood Council

Tuesday, December 27, 2016, 7:00 p.m.
Farnsworth House, 90 South Street

Agenda

1. Introductions.
2. Review/approve minutes of the November 22, 2016, Council meeting.
3. Announcements:
 - 3.1. Council vacancies (Area A: two; Area B: one; At-Large: one) and interviews; elections; and,
 - 3.2. Other announcements.
4. Committee Reports/Recommendations:
 - 4.1. Housing & Development Committee report and recommendation that
 - (a) The Council VOTE to send a letter to the BPDA requesting the strongest possible commitment to housing affordability in Plan JP/ROX, including requirements that set-asides in private development sites meet or exceed the Inclusionary Development Policy of the JPNC, the continued advocacy for the release of land at the Arborway Yard for the development of affordable housing, and the use of public subsidy vouchers to allow greater access to deed-restricted units.
 - 4.2 Environment, Parks & Energy Committee report and recommendations that
 - (a) The Council, as provided in Article 14 of the Council by-laws, VOTE to refer to the Executive Committee for review and recommendation, the following proposed change in Article 7 of the by- laws by:

Striking out the following:

Environment, Parks and Energy Committee: The Environment, Parks & Energy Committee works to promote and protect open space in Jamaica Plain, raise awareness of green issues in Jamaica Plain and advises on neighborhood energy issues. Responsibilities of the Committee include fostering community around parks and green space; networking with other existing organizations and programs related to maintaining and protecting open space and the environment; advocating for parks and open space and advising on matters related to environmental sustainability, protection and restoration,

and by substituting therefor the following:

Environment, Parks & Energy Committee: The Environment, Parks & Energy Committee networks with other organizations and programs and engages in the following activities: (1) Advocates for a range of environmental issues in Jamaica Plain and comments on, raises awareness on, and promotes matters related to, sustainability, environmental protection, the urban forest and urban agriculture; (2) Advocates for the protection and creation of parks and open space in Jamaica Plain and fosters community around parks and green space; and, (3) Advocates for neighborhood energy efficiency, renewable energy, and

other carbon reduction issues.

(b) The Council, as permitted by Article 10 of the Council by-laws, VOTE to approve that three members of the EP&E Committee shall constitute a quorum for a meeting of that committee.

4.3. Public Service Committee report and recommendation that

(a) The Council VOTE to support the petition of Feruz Tairov, doing business as "Espresso Yourself," at 767 Centre Street for a Seven-Day Common Victualler License with the hours of 6:00 am to 9:00 pm with take-out, with Feruz Tairov as manager, with the proviso that the take-out use will stay with the current business tenant at 767 Centre Street, Feruz Tairov, doing business as "Espresso Yourself".

4.4. Zoning Committee report and recommendations that

(a) The Council VOTE to approve the granting of zoning relief for the following projects:

Address	Purpose of Appeal	Variance(s)	Recommendation
5 McBride Street	Raze existing building and construct new four-story mixed use building with 11 residential units, one ground-floor commercial space, and 12 parking spaces per plans	Height Excessive; Floor Area Ratio Excessive; Rear Yard Insufficient; Off-Street Parking Insufficient; Off-Street Loading Insufficient	Recommend approval, provided (1) developer include, as agreed, two units affordable at 80% AMI, (2) make written assurances to neighbor on several points, (3) no demolition before 9:00 am and (4) submission to BRA for design review
19 Cheshire Street	The proposal includes the addition of a new unit to the rear of an existing single-family dwelling.	Neighborhood Design Overlay District review	Recommend comments to BRA: preserve existing trees and expand off-street parking if possible without variance
196 Chestnut Avenue, Unit L	Replace existing deck with 17'6" x 12' deck. Rear of property	Reconstruction/Extension of Non-Conforming Building	Recommend approval
68 Boynton Street	Change occupancy from single-family to two-family dwelling and create off-street parking; add new entry doors, stove on first floor, per plans.	55/40: Off Street Parking Design/Maneuverability; Insufficient Lot Area For Additional Dwelling; Main Entrance Not Facing	Recommend approval

(b) that the Council VOTE to send a follow-up letter to the BPDA requesting that the BPDA take the actions, and make the amendments to the JP/Rox draft plan, that are set forth in the November 29, 2016, JPNC letter to BPDA Director Golden.

(5) New business.

(6) Adjournment.