

# Jamaica Plain Neighborhood Council

Tuesday, October 24, 2017, 7:00 pm  
Farnsworth House, 90 South Street

## Agenda

1. Introductions.
2. Review/approve minutes of the September 26, 2017, Council meeting.
3. Announcements
4. Status re: BPDA response to JPNC October 6, 2017, letter responding to BPDA Director's letter, received September 23, 2017, replying to JPNC letters, dated June 28, 2017, and August 23, 2017, concerning the development project at 105A South Huntington Avenue.
5. Presentation by Abigail Norman, Director of Jamaica Plain's Eliot School of Fine & Applied Arts, at 24 Eliot Street, on the school's plans for an architectural feasibility study
6. Committee Reports/Recommendations:
  - 6.1 Environment, Parks & Energy Committee report.
  - 6.2 Public Service Committee report, including recommendation(s) that the Council:
    - (a) VOTE to send letter to the Mayor and all City Councilors in support of the Washington Street bus priority pilot project from Forest Hills to Roslindale Square.
    - (b) VOTE to support the petition of Exodus Bagels LLC, doing business as "Exodus Bagels", at 3346 Washington Street for a seven-day common victualler license, with the hours of 7:00 am to 2:00 pm, with Adam Hirsh as manager.
    - (c) VOTE to support the petition of 3346 Washington Street Realty Trust (Bernard S. Cunningham) at 3346 Washington Street to change the legal occupancy to restaurant with #36A take-out use at this address, with the proviso that the take-out use will stay with the current business tenant at 3346 Washington Street, Exodus Bagels LLC, doing business as "Exodus Bagels".
    - (d) VOTE to support the petition of Evergreen Eatery Inc., doing business as "Evergreen Eatery and Café", at 154 Green Street, for a seven-day common victualler wines and malt with liqueurs license, with the hours of 7:00 am to 10:00 pm, and with a seasonal outdoor patio for 46 seats, with Phil Paik as manager, with the two provisos that alcohol be served only with food and Evergreen Eatery and Café have a follow-up community meeting with their neighbors and the JPNC six months after opening the patio.
    - (e) VOTE to support the petition of Bartlett Square Condo (Christopher P. DeSisto) at 154 Green Street to change the legal occupancy to restaurant with #36A take-out use at this address, with the proviso that the take-out use will stay with the current business tenant at 154 Green Street, Evergreen Eatery Inc., doing business as "Evergreen Eatery and Café".
  - 6.3 Zoning Committee report, including recommendation(s) that the Council VOTE to approve/deny variance(s)/change(s) of use for
    - (a) 19R Cheshire Street (construct a new two-car garage, per plans) - Approval
    - (b) 28 Cedarwood Road (extend living space into attic, add dormers on east side, add skylights on west side roof; replace pull-down second floor ceiling entry with stairs from second to third floor - Approval
    - (c) 3147-3149 Washington Street (change occupancy from three-family to four-family residential building, renovate top floor, create parking spaces; building to be fully sprinklered) - Approval

*To review materials submitted to the Zoning Committee for these projects, click [here](#).*

    - (d) VOTE to send letter to the mayor and to the director of the BPDA that, in light of the recent signing of a purchase and sale agreement for 128 Brookside Avenue, which presently is utilized by 20 artists for work spaces and that the JP/Rox Plan recommends preservation of such uses, the current zoning at the site of Light Industrial not be changed either by vote of the Zoning Commission or by vote of the Board of Appeal.
  - 6.4 Housing & Development Committee report and recommendation that the Council:
    - (a) VOTE to send a letter to the BPDA of support (with comments) of the project proposed for 125 Amory Street by the JPND, Urban Edge, and The Community Builders.
7. Further planning for the April 28, 2018, Council elections.
8. New business.
8. Adjournment.