

Jamaica Plain Neighborhood Council

November 27, 2018 Minutes

JPNC Attendance: Kevin Rainsford, Bernard Doherty, Michael Reiskind, Vicky Arroyo, David Baron, Robin Cheung, Max Glikman, Omer Hecht, Carmel Levy, Samantha Montano, Carolyn Royce, Kyle Smith, Gert Thorn, Trevor Wissink-Adams, and Priscilla Yang.

Other attendees: Dana Gonsalves, Sarah Freeman, Celeste Walker, Elizabeth Charney, Elizabeth Brown, Jonathan McCurdy, Jennifer Uhrhane, Louise Robbins, Mary Rigo, Andy Rigo, Regina Puntiri, Ethan Smith (Sen. Sonia Chang-Diaz' office), Will Poff-Webster (Councillor Matt O'Malley's office), and Richard Heath (Boston Bulletin).

Meeting called to order at 7:06pm by Kevin Rainsford at Farnsworth House.

1. Introductions: Council members introduced themselves.

2. Approval of October minutes: There was one addition needed to the October minutes: In the Housing & Development Committee report, the following sentence should be added: "There was JPNC agreement to revisit the affordability guidelines of Plan:JP/Rox." Motion by Bernie Doherty to approve the October 23, 2018 minutes, as amended. Seconded by Trevor Wissink-Adams. Passed 11-0-2 (3 came late).

3. Announcements:

- David Williams, of SSG Development, is offering a tour on Saturday, December 15 at 10:30am of the four-story storage building at 141 McBride Street and the other parts of their development on Washington Street and Burnett Street.
- The Boston plastic bag ban becomes effective on Friday, December 14.
- On Thursday, December 13, there will be a thank you to State Representative Jeffrey Sánchez for 16 years of service. It will be at The Footlight Club, 7 Eliot Street, from 7:30pm to 9:00pm. There is a link on eventbrite that Kevin Rainsford will send out to JPNC members.
- An abutters meeting on the zoning variances requested for 15 Catherine Street will be held on Monday, December 3 at 6:30pm at the Roslindale Community Center, 6 Cummins Highway, Roslindale. It will then be heard at the JPNC Zoning Committee on December 19.
- The Department of Conservation and Recreation (DCR) has announced intermittent lane closures on Pond Street outbound between Jamaicaway (at the Boathouse) and Burroughs Street from November 28 to December 7.

4. Committee Reports/Recommendations:

4.1. Zoning Committee (ZC): David Baron reported that the Zoning Committee met on October 24 and November 7 and six requests were heard. There are also three items from the September 26 meeting that were not reported on. These three are 1) 94 Louders Lane, a request by Ivan Hernandez to construct a new deck per plans; extend exiting porch roof to the right side per plans. 2) 1 Park Place, a request by Jeff Paquette and Heidi Johnson to demolish an existing carriage house and construct a 1530 square foot, 1.5 story addition for a second dwelling unit. 3) 233 Pond Street, a request by Charles Brown to erect an enclosed, unheated vestibule at front of house in place of the existing brick stoop, with an extended porch roof over landing and new granite steps. These three have all been supported by local neighborhood associations and are recommended for approval by the Zoning Committee. 1 Park Place has already been heard at the Zoning Board of Appeal (ZBA) and needs no vote. 4) 31 Bardwell Street, a request by Adam Zilcoski and Ellen Kroc to add a second floor deck. This was not controversial and the ZC recommends approval. 5) 26 Clive Street, a request by Janice Rogovin to create off-street parking for two residential vehicles. One neighbor opposed this, saying the driveway was too narrow for cars. The ZC recommends approval. 6) 6 Parkside Drive, a request by Joshua Mármol to construct a new single-family house. This request needs no zoning variance, just design approval as it is in a Neighborhood Design Overlay District (NDOD). The big issue is the drainage. Water management is necessary for the torrents that come down the hill at this site. All except one neighbor supported the design. The ZC recommends support with no additional comments on design. 7) 63 May Street, a request by Dave and Kristyn Willis to remove an existing 4-bay (3-car) garage and reduce it to a 2-bay garage in existing location. While the rear yard setback is still insufficient, the insufficiency is lessened, so the ZC recommends approval. 8) 31 Weld Hill Street, a request by Eben Kunz and Sheri Chang for partial renovation of Unit 2 and addition of two dormers. An expansion is needed for the growing family living in the unit. The ZC recommends approval. 9) 3-5 Woodlawn Street, a request by James McClure to erect a three-family residence on vacant lot per plans. The developer has reduced his proposal to just a two-family, and off-street parking is included at the site. The ZC recommends denial because of the height and ugly design of the carport and walk-up entrance. Some members also preferred the three-family proposal. Motion by Carmel Levy to approve the ZC recommendations on 94 Louders Lane, 233 Pond Street, 31 Bardwell Street, 26 Clive Street, 6 Parkside Drive, 63 May Street, and 31 Weld Hill Street. Seconded by Kevin Rainsford. Passed 15-0-0. Motion by Carolyn Royce to approve the ZC recommendation for denial on 3-5 Woodlawn Street. Seconded by Carmel Levy. Discussion centered on whether the ZC should have voted against the consensus of neighbors and abutters. The newest plans had been distributed very late in the process and the odd design may not have been fully understood by most neighbors. Passed 11-2-2. Motion by Kyle Smith to add Lee Goodman as a community member of the Zoning Committee. There was a good amount of interest in the open seat and an election was

needed to choose the candidate. Seconded by Carolyn Royce. Passed 12-0-3.

The next Zoning Committee meeting will be on Wed., December 5 at 7:00pm at Farnsworth House. On the agenda will be 401A-405 Centre Street, a request for a retail cannabis facility.

4.2. Housing & Development Committee (H&DC): Carolyn Royce reported that the H&DC met last week on November 20. The Committee heard a report on the effects of the luxury housing boom in Boston from Chuck Collins, who works for the Institute for Policy Studies and who is based at The Brewery. The report looked at twelve luxury buildings and found that 64% of units do not apply for the residential exemption, and more that 33% are owned by shell companies that mask the real owner. This is also confirmed by the low (20%) voter registration in these units. The low actual residential occupancy in these buildings changes the class structure in the city and also raises the fear of money laundering.

The H&DC presented a comment letter on the 50 Stedman Street proposed development. There was discussion on the function of a comment letter. It is intended to influence the development proposal when it is in a fluid stage.

The 50 Stedman Street proposal is in a local industrial (LI) subdistrict within the Plan:JP/Rox district, but without a density bonus. Multi-Family housing is allowed in this subdistrict and the proposal meets the height requirement. The side lot setbacks are not consistent, and the H&DC would like them changed. The H&DC is asking for more affordability: both in adding a greater number of affordable units to meet the goal of 25% of units, and lowering the Area Median Income (AMI) thresholds from 50% to 40%. The Stonybrook Neighborhood Association (SNA) has no consensus opinion, because they are still considering the proposal. The H&DC disagrees with the neighbors on the number of parking spaces needed; the H&DC supports a number consistent with Transit Oriented Development (TOD), not the 21 spaces which has the general support of the neighbors. Most e-mail comments sent from the SNA were asking to wait until after the SNA has more time and reaches a consensus on the project. Comments from attending neighbors to the project were about parking - 21 spaces (1/unit) are needed. Also, adequate setbacks are very important in this neighborhood. Most comments were asking for more time. Time is needed to negotiate for community benefits with the developer. It feels like the project is being rushed through by the Boston Planning and Development Agency (BPDA). The JPNC needs to put the brakes on. Motion by David Baron to ask the BPDA to negotiate an extension of the Article 80 comment period to allow time for the SNA to work with the developer of the proposed development of 50 Stedman Street, but if the comment period is not extended, the JPNC should send the draft H&DC comment letter on 50 Stedman Street before the end of the comment period. Jennifer Urhane from the SNA said that the Association needs until at least December 10 to work with the developer. Passed 13-2-0. Gert Thorn asked that the H&DC bring some project plans to JPNC meetings when projects are being discussed.

The next meeting will be on Tuesday, December 11 (one week earlier than the usual date) at 7:00pm at Farnsworth House, 90 South Street. On the agenda will be representatives from the office of Marty Martinez, Chief of Health & Human Services, of the City of Boston, talking about the City's future position on the Shattuck campus.

4.3. Environment, Parks & Energy Committee (EPE): Priscilla Yang said that the Committee met on Thursday, October 25 and talked about educating the public and businesses for the upcoming plastic bag ban, Fixit Clinics and Zero Waste Boston with Susan Cascino (Director of Recycling for the City of Boston). Stephanie Acquario is the Disposable Bag Reduction Coordinator for the City. She came to the JP Business & Professional Association in October. The City has sent 22,000 mailings to small businesses across Boston.

The next Fixit Clinic will be on Saturday, March 23, 2019 from 10:00am to 1:00pm at the JP Branch Library.

Susan Cascino reported that the City has a Zero Waste Advisory Committee working with a consultant team that has been doing zero waste plans nationally and internationally. The Advisory Committee has members from the neighborhoods as well as ICI (institutional, commercial, industrial) members. There is an EPE member on the Committee. The Committee had a couple hundred waste reduction options to consider. From this, 19 initiatives were chosen. (These have also been rolled into Carbon Free Boston.) In December, the Committee will finalize the plan and send it to the Mayor. Single-cycle recycling had been going to Charleston and then exported to China. The City was being paid for it until China stopped accepting it. We are now being charged \$30/ton to \$120/ton.

Priscilla Yang announced that she would like to step down as chair of the EPE Committee.

The next meeting will be on Thursday, November 29 at 6:00pm at JP Licks.

4.4. Public Service Committee: Michael Reiskind said that the Public Service Committee met on November 6 at Curtis Hall. On the agenda was review of the initiatives of the Committee for 2018-2019. A written list of the initiatives was distributed. Motion by Omer Hecht to accept the initiatives of the Committee for 2018-2019. Seconded by Carolyn Royce. Passed 14-0-0 (1 left early).

The next Public Service Committee meeting will be on Tuesday, December 4 at 7:00pm at Curtis Hall.

4.5. Ad-Hoc Education Committee: The Committee focused on working with the Boston Public Schools (BPS) on BuildBPS, their ten-year Educational and Facilities plan. Jamaica Plain's community meeting will be on January 10, 2019, after a School Committee vote on certain aspects of the plan. BPS is working with the Education Committee on outreach for the January 10 meeting. It will be at The English High School from 6pm to 8pm, maybe with three concurrent breakout sessions. The Education Committee is in need of more community members.

Motion by Trevor Wissink-Adams to renew the mandate of the Ad-Hoc Education Committee until December 2019 to

work with Boston Public Schools (BPS) to improve the communications between BPS and the community. Seconded by David Baron. Passed 14-0-0 (1 left early).

The next meeting will be on Wednesday, December 12 at 7:00pm at Curtis Hall.

5. Old Business/New Business:

- Sarah Freeman reported that there is a useful app to check if items are recyclable in Boston. Look up Trash Day on the City of Boston website, Public Works page. You can search a directory of hundreds of household items to find out the right way to dispose of them.

- Robin Cheung would like to update Article 4 of the Bylaws to require Jamaica Plain residency for a JPNC member. Perhaps allowing the member to continue to serve after moving out, only if it is late in their elected term. Also, Article 12 on continued absences should be updated. This will be added to the next JPNC agenda.

- There were requests that the Department of Conservation and Recreation engage the community more on the proposal to site a dog park at Oakdale Terrace. DCR must go back and reconnect with the community. Will Poff-Webster, from Councillor Matt O'Malley's office, reminded folks that DCR was hard to deal with on their previous proposal for a dog park at Anson Street.

- Because of the holiday, the next JPNC meeting will be moved one week earlier to Tuesday, December 18.

6. Adjournment: The meeting was adjourned at 9:09pm.

Minutes submitted by Michael Reiskind

Next JPNC meeting: Tuesday, December 18, 2018 at 7:00PM at Farnsworth House
No Executive Committee meeting in December.