

Jamaica Plain Neighborhood Council

Aug. 27, 2019 Minutes

JPNC attendance: Kevin Rainsford, Carmel Levy, Priscilla Yang, Gert Thorn, Trevor Wissink-Adams, Bernard Dougherty, Robin Cheung, Carolyn Royce, Marvin Mathelier, Esther Tutella-Chen, Max Glikman, David Baron, Emily Tabor, Vicky Arroyo

Other attendance: Ethan Smith (Sen. Chang-Diaz), Sam Wohlforth, Will Cohen, Dina Feldman, Richard Heath (Boston Bulletin), Celeste Walker, Peg Preble, Lisa Stevens Goodnight, Sarah Freeman, Justin McClarey (Councilor O'Malley), Jose Cruz, Clare Franco, Dana Gonsalves, Omer Hecht

Meeting called to order by Kevin Rainsford at Farnsworth House at 7:10 pm

1. Introductions: Council members introduced themselves.

2. Approval of July minutes: July minutes were not prepared in time for review and approval.

3. Announcements:

- Third announcement of 2 vacancies on the Council in Area A.
- Third announcement of 1 vacancy on the Council in Area C.
- Next fix it clinic is September 14, 2019 at Jamaica Plain Branch of BPL from 10am – 12:45pm.
- Back to school bash is Sept 1, 2019 in the parking lot of 417 Hyde Park Ave. It is sponsored by the Mayor's office and school supplies will be available,
- Hip Hop and Soul showcase, featuring DJ Nomadic at 31 Germania on August 28, 2019 from 6pm – 9pm. This is a free event.
- There is a BBQ fundraiser for the Passionate Care Center, a school in Haiti, at Grenada apartment. Tickets are \$30 and all proceeds go to org.
- JP Music Fest is Saturday, September 7, 2019.

4. Old Business:

- 4.1. Update from Bylaws Committee. Kyle Smith Proposed to move to end of meeting.
- 4.2. Council Vacancies: Four individuals were nominated to file three vacancies, Sam Wohlforth, Will Cohen, Peg Preble, Dar Sanders, and Valerie Combra (not present). Motion by Priscilla Yang to fill all of the vacancies today. Second by Kyle Smith. Passed 12-2-0. Ballots were distributed collected and tallied by Ethan Smith of Sen. Chang-Diaz' office.

5. Committee Reports and Recommendations:

5.1 Parks + Committee (PC): Presented by Ether Tutella-Chen – committee discussed next steps with the parks audit, plan to reach out to parks commissioner. Discussed input into letter regarding the redevelopment of the Shattuck Campus that was developed in the Housing and Development Committee: Question by Gert Thorn regarding perfectly healthy trees being cut down. Response by Esther has been a redirection to certain groups and is continuing to follow up. Will hear back about maintenance

Next meeting: Friday, August 30, 2019 at JP Licks at 6:00pm

5.2. Education Committee (EC): Trevor Wissink-Adams reported that the Education Committee held a pop-up in Egleston Square to disseminate BPS information. The new Superintendent of BPS, Dr. Casselius, will be conducting a listening tour and set a tentative date of

October 10th, 2019 at 6:00 pm, but will keep posted. Finally, the EC reached out to the Roslindale Welcome Center to explore a Mobile Welcome Center similar to Mobile City Hall. **Motion** by Trevor Wissink-Adams to invite Clare Franco to serve as a community member of the Education Committee. Clare Franco has lived in Jamaica Plain for 8 years and has been in education for 7 years. Second by Gert Thorn. Passed 14-0-1.

Next Meeting: Tuesday, September 17, 2019 at 7:00 pm at Curtis Hall.

5.3. **Zoning Committee (ZC):** David Baron reported that four matters requiring a vote were before the ZC and an informational presentation. 1). A petition by 4 Hagar Street to extend into attic space. The matter was not controversial and the recommended was to approve; 2). A petition by 15 Bancroft Street to change from a 3-family to a 4-family, and add garage spaces. The only abutter present at the meeting (from across the street) was in support from across the street. The property has become disused and unsafe. There was previously some opposition initially as the city identified the property as being in Roxbury, but was eventually identified as being in JP. The project was also given a denial letter from ESNA and the developer, City Realty, opted to move forward. – went through process with the city where it was debated whether it was in JP. Recommendation was to approve; 3). A petition by 9-11 Seaverns Avenue to combine 4 buildings with 6 units each and develop basement units to create 9 additional units. There was broad support for the overall project, but some push back that more than 9 units would activate the Inclusionary Development Policy and was developer intentionally avoiding building affordable housing. The project would be 33 units with no affordable units, however, 24 of those units already exist. Recommendation was to approve. The project went before the ZBA the morning of Aug. 27, 2019 and was deferred. 4). A petition by 21 Rocky Nook Terrace, another City Realty project, to take a long lot and build a single family house. Many neighbors are against the project and are very opposed. There are concerns about the amount of ledge that would need to be removed as well as concerns about the size of the building, snow removal, parking, and traffic; 5). Brigham and Women's Faulkner Hospital gave an informational presentation about their expansion. The project might come before the full Council, but no vote is necessary at this time.

Discussion: Gert Thorn expressed concern for the size of the basement units and was informed that they are all 1 bedroom units between 402 sq ft and 430 sq. ft. and 451 square ft for a studio. Kyle Smith requested that 21 Rocky Nook Terrace be separated out of approvals. Bernie Dougherty was concerned about Seaverns Avenue absorbing another 9 units and concerned that 15 Bancroft street had 7 variances. Max Glikman responded that in most cases variances are pre-existing. Carolyn Royce questioned the the broad support for Seaverns Avenue as people did not come out to attend the meeting. Dave Baron clarified that the current “tunnel” through the building will be turned into a genuine entrance and half of it will be accessible with 4 or 5 units accessible via lift. Max Glikman pointed out that it is transit-oriented, near orange line, with 9 units at \$1,400/unit, and the developer promised one affordable unit at 70% AMI. Bernie Dougherty wanted to know if the affordable housing was in writing. **Motion** to approve 4 Hagar Street. Passed 15-0-0. **Motion** to approve 9-11 Seaverns Avenue. Passed 12-3-0. **Motion** to approve 21 Rocky Nook. Passed 13-1-1.

Next meeting is September 4, 2019 at 7:00 pm at Farnsworth House

5.4. **Public Service Committee:** Michael Reiskind was not present to report, but had previous indicated that no votes were required.

5.5. **Housing and Development Committee (H&D):** Carolyn Royce reported on:
1). A letter of support regarding the proposal by Pine Street Inn and The Community Builders, Inc., to build a six-story, new construction, mixed-use building at 3368 Washington Street with an estimated 225 affordable residential units, (141 units designated for supportive housing for

formerly homeless individuals and 85 units for families from a range of incomes. Pine Street Inn and Community Builders has had a couple Article 80 meetings. The project will be a 6 story building with covered bicycle parking, follow good job guidelines and have stricter guidelines than are required by the city. It will also house some of Pine Street Inn's offices; 2). A letter of support regarding the proposal by Urban Edge to build a new six-story, approximately 75,000 square foot mixed-use building at 1595 - 1599 Columbus Avenue that will include approximately 65 units of affordable rental apartments with lower AMI to deliver larger percentage of units to lower income population. The project got City support to acquire the land and will do more to activated street front. All affordable. The project will follow Boston job guidelines. Some space will be non-residential and they are considering artist workspace, a business or a non-profit. Sarah Freeman commented that the clean energy committee was ecstatic about green build out. Motion presented by Carolyn Royce to send both letters. Seconded by Kevin Rainsford. Passed: 15 – 0- 0. Next Meeting: September 17, 2019 at 6:30pm at Brookside Neighborhood Health Center.

4. Old Business:

4.2. Results of Vote Tally were presented: Valerie Coimbra will fill a vacancy for Area C, Sam Wohlforth will fill vacancy in Area A. There was, however, a tie for 3rd place between Will Cohen and Peg Preble. Carmel Levy spoke in favor of Will Cohen as he has attended the last 3 meetings. Bernie Dougherty spoke in favor of Peg Preble, who is an electrician. A direct vote was held with Will Cohen receiving 5 Votes, Peg Preble receiving 9 Votes, and 1 abstention. Peg Preble will fill the second vacancy in Area A.

4.1 Discussion from Bylaws Committee, presented by Max Glickman. Added non-discrimination language to Section 8. Discussion of Section 21 vote, inclusion of Chairs of Ad Hoc Committees on Eexecutive committee. Priscilla Yang felt that they do not need to be included as it might cause problems obtaining additional votes. Marvin Mathelier offered that Ad Hoc Committees are temporary and inclusion on Executive Committee could be obtained once the group becomes a Working Committee: **Motion** by Max Glickman including language of Section 21 as is (i.e. Ad Hoc Chairs will be members of Executive Committee). Not Passed 2-15-0. **Motion** by Kyle Smith to approve remaining language changes in the by-laws. Seconded by Kevin Rainsford. Passed 17-0-0.

Adjournment: Meeting was adjourned at 8:55 pm.

Next JPNC meeting: Tuesday, September 24, 2019 at 7:00 pm at Farnsworth House
Next Executive Committee Meeting: Thursday, September 19, 2019 at 7:00 pm at JP Licks