

Jamaica Plain Neighborhood Council

December 17, 2019 Minutes

JPNC Attendance: Kevin Rainsford, Max Glikman, Michael Reiskind, Vicky Arroyo, Will Cohen, Valerie Coimbra, Bernard Doherty, Marvin Mathelier, Peg Preble, Carolyn Royce, Kyle Smith, Emily Tabor, Gert Thorn, Trevor Wissink-Adams, and Sam Wohlforth.

Other attendees: Sarah Freeman, Lindsey Santana (Mayor's Office of Neighborhood Services), Justin McClarey (Office of City Councillor Matt O'Malley), Lauren Bennett (Jamaica Plain Gazette), and Richard Heath (Boston Bulletin).

Meeting called to order at 7:08pm by Kevin Rainsford at Farnsworth House.

1. Introductions: Council members introduced themselves. All members of the audience introduced themselves.

2. Approval of November minutes: Motion by Max Glikman to approve the minutes from the November 26 meeting. Seconded by Gert Thorn. Passed 9-0-2 (4 came late). The approval of the July and September minutes was tabled.

3. Announcements:

- The Asticou Martinwood South Street Neighborhood Association will be having a meeting with the State Labs in early January 2020 about the proposed demolition of the red brick buildings on the property. The demolition project is slated to take six months. The entire site is now controlled by the Division of Capital Asset Management and Maintenance (DCAMM).
- Gert Thorn reported on the status of 701 Centre Street (Chase Bank). The Mayor's Office of Neighborhood Services brokered a meeting with the JP neighbors, Chase Bank and the Boston Planning & Development Agency (BPDA) on December 13. It was agreed to meet again on December 20, but Chase Bank called and said that they will restore the storefront to "Carrot Flower" standards.
- Max Glikman asked whether anybody was talking about the new use at 701 Centre Street - yet another bank branch - being incompatible with the business district. There is a committee of JP Centre/South Main Streets that is working on these issues. The Economic Vitality Committee is reaching out to landlords and educating them about the best uses for the district.
- State Representative Nika Elugardo is conducting a toy drive for unwrapped gifts for children of various ages between 0-12. One can drop them off either at the Mildred Hailey Apts. housing development by Friday, December 20 at 12 Noon, at Rep. Nika Elugardo's house, 34 Sheridan Street, by Friday 12 Noon, or Rep Nika Elugardo's State House office, Room 448, by Thursday, December 19 at 5pm.
- Community Servings had a ribbon-cutting ceremony for their new facility today, December 17, with Mayor Marty Walsh and Governor Charlie Baker. Their annual Pie in the Sky fundraiser raised \$850,000. It's now in its 27th year. Kyle Smith urged folks to volunteer at this organization.
- Mayor Marty Walsh will be signing the new wetlands ordinance on Monday, December 23 at 2:30pm in Roslindale at the end of Hazelmere Road. It will give more regulatory power to the Conservation Commission to improve climate resiliency.
- Gert Thorn congratulated Justin McClarey from Councillor Matt O'Malley Office on his activism on Chase Bank.

4. Committee Reports/Recommendations:

4.1. Ad Hoc Education Committee: Trevor Wissink-Adams reported that the Committee met on Wednesday, December 11 at 7:00pm at JP Licks. There was a report on the listening tour with Boston Public Schools (BPS) Superintendent Brenda Cassellius. The Jamaica Plain session was the best-attended in the city. The Education Committee will be asking the BPS Community Engagement Team to come back to JP to discuss their strategic plan - due in February. The Student Opportunity Act is scheduled to come out in April and the Community Engagement Team will be asked to respond to a list of questions from the Education Committee.

The Ad Hoc Education Committee will be need a vote in January to continue working as an ad hoc committee.

The next Education Committee meeting will be on Wednesday, January 8 at 7:00pm at JP Licks.

4.2. Zoning Committee (ZC): Max Glikman reported that the Zoning Committee met on December 4 and three votes are needed tonight: 1) 12 Rock Hill Road, a request by Matthew Hayes to combine three existing lots into one 10,138 square foot lot and erect a new, four-story building with fourteen (14) residential units and twenty-six (26) off-street parking spaces. This proposal has a significant number of variances. The community process took a year with the community asking the developer to put in a 2:1 ratio of parking spaces per unit. The recommendation of the ZC is to approve. 2) 62-64 Boynton Street, a request by Thomas and Patricia Falcucci to raze an existing garage and construct a new three-story building with two residential units and 4 off-street parking spaces. The recommendation of the ZC is to approve with the provisos that this project go through BPDA project review, and reconsider the door and architectural details in light of neighboring residences. 3) 1595-1599 Columbus Avenue, a request by Urban Edge Housing Corporation to construct a new residential building with approximately 65 affordable units and 4,000 square feet of retail ground-floor space. This is a relatively large lot. The mix will be 9 three-bedroom units, 35 two-bedroom units, and 21 one-bedroom units. Their

Article 80 application was approved at the BPDA last week, but they have to appear at the Zoning Board of Appeal in the future. There are 18 parking spaces proposed. The recommendation of the ZC is to approve. Motion by Kevin Rainsford to support the recommendations of the Zoning Committee as presented on 62-64 Boynton Street and 1595-1599 Columbus Avenue. Seconded by Carolyn Royce. Passed 15-0-0. Motion by Kevin Rainsford to support the recommendation of the Zoning Committee on 12 Rock Hill Road with the proviso to sign a Memorandum of Understanding (MOU) with the community. Seconded by Gert Thorn. Passed 11-3-1.

The next Zoning Committee meeting will be on Wednesday, December 18 at 7:00pm at Farnsworth House.

4.3. Public Service Committee: Michael Reiskind reported that the Public Service Committee met on December 3, moved at the last minute to the First Baptist Church in Jamaica Plain. On the agenda was a request by City Feed and Supply to transfer their package store license at the Centre Street/Seaverns Avenue location. The owners of City Feed and Supply are selling the business to one of their vendors, Equal Exchange. While both locations are included in the sale, the common victualler licenses at Boylston Street and Centre Street transfer administratively. Only the package store license transfer needs a public hearing. Equal Exchange is a national worker-owned cooperative based in Massachusetts and they have operated cafés in Boston and Seattle. This will be their first grocery. Motion by Bernie Doherty to support the petition of City Feed and Supply, Inc., doing business as “City Feed and Supply” at 672 Centre Street in Jamaica Plain for a transfer of their 7-Day Malt & Wine Package Store License to Equal Exchange, Inc., doing business as “City Feed and Supply” at the same location, with Jason Cuzzupe as manager. Seconded by Gert Thorn. Passed 15-0-0.

The next Public Service Committee meeting will be on Tuesday, January 7 at 7:00pm at Curtis Hall. On the agenda will be a request of Jamaica Mi Hungry at 225 Centre Street for a beer & wine license.

4.4. Housing & Development Committee (H&DC): Carolyn Royce reported that the H&DC met on December 10 at the Egleston YMCA. The developers of 3326 Washington Street presented their proposal for a multi-use development with compact living units. The development is up for Article 80 community review. [Max Glikman recused himself from the discussion and vote on this issue.] The parcel would be changing from commercial to mostly residential. No off-street parking is included in the proposal. This development must meet design guidelines for a compact living project, with the affordable units having an Area Median Income (AMI) 10% lower than normal units. There was discussion on how the developers pay for the fractional remainder of the percentage of required affordable units. At the H&DC meeting, a preservation group wanted the developers to fund a national historic district study, provide \$10,000 for an anti-displacement survey, and not demolish the building until full funding and a fully-realized plan are in place. The developers did not agree to the requests, but said they would hold demolition until June 2020. The H&DC did not feel the proposal was consistent with Plan:JP/Rox guidelines, but the developers claimed it did. The proposed rent on a 520 square-foot one-bedroom unit will be \$922 per month. There was lots of discussion on how to make affordable housing units truly affordable. The H&DC submitted a draft letter to the BPDA on the 3326 Washington Street development. Members thought the letter’s language could be rearranged to not make the letter appear to be a support letter. Motion by Kevin Rainsford to send the draft letter, with changes to be approved by the Executive Committee. Seconded by Trevor Wissink-Adams. Discussion was mainly about the status of Plan:JP/Rox. Bernie Doherty thinks that Plan:JP/Rox guidelines were too far away from the underlying zoning. Passed 14-0-0 (1 recusal).

The next H&DC meeting will be on Tuesday, January 21 at 7:00pm at the Bowditch School.

4.5. Ad Hoc Parks + Committee: Kevin Rainsford updated the JPNC. After the community discussion about the Shattuck planning process on October 24, the Division of Capital Asset Management and Maintenance (DCAMM) has reconvened the Shattuck advisory committee. The project is now called the “Shattuck Campus at Morton Street”. The next step is a vision plan for the thirteen acres and issuance of a Request for Proposals (RFP) in the spring of 2020. DCAMM and the Executive Office of Health and Human Services (EOHHS) have promised to engage the community in all important steps along the way, including the RFP.

The next Parks + Committee meeting will be on Monday, January 13 at 8:30pm at JP Licks.

4.6. Ad Hoc Outreach Task Force: Max Glikman said that the next Outreach Task Force meeting will be on Monday, January 13 at 6:30pm at JP Licks.

5. New Business:

5.1. Follow-up on Core Empowerment: Kevin Rainsford distributed an excerpt from the JPNC January 2019 minutes relating to Core Empowerment. In October, there had been agreement to check the JPNC minutes from January 2019 for the Core Empowerment promises and representations. In January, 56 off-street parking spaces had been identified for possible valet use by Core Empowerment. It was agreed to check with the City on its transportation plan/audit.

5.2. Next Election: Kevin Rainsford said that April 2020 is the scheduled time for the biennial JPNC Election. He asked for volunteers to help with the Election.

6. Adjournment: The meeting was adjourned at 9:07pm.

Minutes submitted by Michael Reiskind

Next JPNC meeting: Tuesday, January 28, 2020 at 7:00PM at Farnsworth House
Next Executive Committee meeting, Thursday, January 23, 2020 at 7:00pm at JP Licks.