

**Jamaica Plain Neighborhood Council**  
**May 25, 2021 Minutes**

**JPNC Attendance:** Kevin Rainsford, Max Glikman, Michael Reiskind, David Baron, Brandon Iizuka, Marvin Mathelier, My'Kel McMillen, Samantha Montaño, Peg Preble, Carolyn Royce, Kyle Smith, and Trevor Wissink-Adams.

**Other attendees:** Sarah Freeman, Dottie Farrell, Paige Sparks, Dianna Bronchuk, Kelly Ransom, Rachel Nagin (Office of City Councillor Anissa Essaibi-George), Justin McClarey (Office of City Councillor Matt O'Malley), Michael Giordano (Office of City Councillor Matt O'Malley), Lauren Bennett (Jamaica Plain Gazette), and Richard Heath (Boston Bulletin).

Meeting called to order at 7:09pm by Kevin Rainsford via Zoom.

**1. Introductions:** Council members introduced themselves. Aides to elected officials introduced themselves.

**2. Approval of April minutes:** Approval of the minutes from the April 27, 2021 meeting was tabled.

**3. Community Announcements:**

- Justin McClarey reminded folks that the Boston City Council is in the midst of holding hearings on the City budget for the next fiscal year. Now is the time to put in requests for projects that need funding..

- The Jamaica Plain Historical Society started their summer tours on Saturday, May 22. They will be conducting free historical walking tours every Saturday at 11:00am until mid-October. There will also be four tours in Spanish.

- Three Squares Main Street will be holding their annual meeting on Friday, June 4 at 6:30pm.

- There will be a Boston 2021 Mayoral Candidate Climate and Climate Justice Forum on Tuesday, June 1 at 6:30pm.

**4. Committee Reports/Recommendations:**

**4.1. Zoning Committee (ZC):** David Baron reported that the Zoning Committee met on May 5 and May 19 as virtual meetings and heard eight matters. Seven matters need votes tonight. The eighth issue was the most controversial; it was a request at 79 Perkins Street to change occupancy from a three-family to a four-family residence, creating the fourth unit in the basement by increasing the ceiling height and building it out. This will be coming back and is not on the list for today. The seven matters needing votes tonight are all small matters and (except for 5 Wise Street) all in owner-occupied properties. There was no dissent at the Zoning Committee about them and all recommendations of the ZC are to recommend approval: 1) 56 Lochstead Avenue, a petition by Frank Schillace to increase the size of an existing deck. No opposition from neighbors. 2) 15 Rocky Nook Terrace, #3, a petition by Molly Below and Geoff Pfeifer to add roof dormers to third-floor unit. No opposition from neighbors. 3) 5 Wise Street, a petition by Deric Small to confirm legal occupancy as two-family residence and expand living space into basement. This area of Wise Street has seen some new construction with 6- and 8-unit buildings going in. 4) 15 Jess Street, a petition by Pablo Alvorado to create a curb cut per plans. 5) 22 Sedgwick Street, a petition by Joel and Brittany Webb to construct a new dormer on right side of house per plans. No opposition from neighbors. 6) 41-41A Green Street (a/k/a 43 Green Street), a petition by Elizabeth Stifel to install a new deck. No opposition from neighbors. 7) 54 Danforth Street, a petition by Luiza Santos to construct dormer over bathroom and renovate bathroom. Motion by David Baron to support the recommendations of the Zoning Committee on 56 Lochstead Avenue, 15 Rock Nook Terrace, #3, 5 Wise Street, 15 Jess Street, 22 Sedgwick Street, 41-41A Green Street (a/k/a 43 Green Street), and 54 Danforth Street. Seconded by Max Glikman. Carolyn Royce received clarification that the request on Rocky Nook Terrace was not part of all the controversial proposals on that street. The other residents at 15 Rocky Nook Terrace and the adjoining neighbor were all in support. Passed 11-0-0 (1 came late). The next Zoning Committee meetings will be on Wednesday, June 2 and June 16 at 7:00pm via Zoom. On the agenda on June 2 will be 8 Glade Avenue asking for a three-story addition.

**4.2. Public Service Committee:** Michael Reiskind said that the Public Service Committee met on May 4 via Zoom. On the agenda was a continued discussion of a Good Business Neighbor policy. There will be more in-depth discussion at the June meeting.

The next Public Service Committee meeting will be on Tuesday, June 1 at 7:00pm via Zoom.

**4.3. Housing & Development Committee (H&DC):** Marvin Mathelier reported that the H&DC met on May 18 via Zoom. There were reports from the Subcommittee on Net Zero Carbon (NZN) Construction and the new Membership Subcommittee which is working to increase the diversity of the H&DC.

The MBTA's Fiscal Review Board has voted to go ahead with a design (by 2024) for a new permanent facility at the Arborway Yard. The JPNC would like to send a letter of support for the funding which also expresses support for the 2001 Memorandum of Understanding (MOU) between the MBTA, the City, and the community agreeing that the MBTA would transfer at least eight acres to the City for community uses; and also to restart working discussions with the community. On another issue, the JPNC had sent a letter supporting Building 1A at Mildred Hailey, and is now being asked to support the next phase. Motion by Kevin Rainsford to 1) submit a letter to the MBTA to include funding for a new bus facility at Arborway Yard in the 2022-2027 Capital Investment Plan, and 2) to submit a letter to the State Department of Housing and Community Development (DHCD) to support funding for Building 1B at The Mildred C. Hailey Apartments. Seconded by David Baron. Passed 11-0-1.

There was also a presentation by Boston Climate Action Network (BCAN) on the City of Boston's Building Energy Reporting and Disclosure Ordinance (BERDO) related to energy efficiency in large buildings. 3% of Boston's large buildings produce 50% of Boston's carbon emissions. BCAN would like to amend BERDO to strengthen it - by expanding the buildings subject to the ordinance and by requiring mitigation in addition to reporting - so that carbon neutrality can be achieved by 2050. The H&DC will submit a draft letter at a future meeting. The Boston City Council will be holding a hearing on BERDO shortly.

[Max Glikman recused himself during the discussion on this issue.] There was a presentation on the Doyle's multi-use project on Washington, Williams and Gartland Streets. The project includes 29 residential units (4 affordable), a restaurant with a roof deck, commercial space with a grocery and off-street parking. It will be in two phases. The project got good marks for good urban design, transit-oriented development and excellent community engagement. The H&DC would like to send a letter asking for more affordable units with deeper affordability, as well as making the residential units all-electric. The letter also asks for a MOU to clarify the subsidy to the restaurant. There was a question about emphasizing the living wage benefits being promised. There were also questions about the FAR (Floor Area Ratio) and whether there was a density bonus requiring more affordable units. Motion by Kevin Rainsford to submit the draft Article 80 letter for 3478-3484 Washington St. (Doyle's Cafe Project). Seconded by Marvin Mathelier. Passed 11-0-0 (1 recusal).

The next H&DC meeting will be on Tuesday, June 15 at 7:00pm via Zoom.

**4.34. Ad Hoc Outreach and Election Committee:** Max Glikman reported that the Committee met on Monday, May 10 to plan for a JP Neighborhood Council Election on July 24, 2021. The nomination packets and election rules will be available this Friday, May 28. They will be available both electronically and in printed form. It is encouraged that nomination signatures be collected as electronic signatures using the petition software Ipetition. Signatures collected in-person or collected for the previously scheduled Election in April 2020 are also allowed. The election will be conducted with in-person voting at three locations. Dave Baron said that in the past, the election rules and guidelines were considered as part of the JPNC by-laws (as stated in the by-laws) and in order to make sure these instructions are as clear as possible, the 2021 guidelines should to be approved by the Council. It was unclear whether the guidelines were voted on before past Elections. Michael Reiskind agreed more oversight is needed but asked how to make sure the guidelines are available in a timely manner. Max Glikman said the only change is the addition of being able to collect electronic signatures. He thought that the final draft could be sent to the Executive Committee for approval. It was agreed that the final draft would be sent to the full Council and the Executive Committee can vote to approve it on May 27. Kevin Rainsford urged all JPNC members to recruit at least two volunteers for the date of the Election; volunteers are needed during the day at the polls at JP Licks, Stop & Shop, and Forest Hills MBTA station, as well as to count the votes in the evening. The Election Committee will oversee the logistics of the Election. Potential candidates need to decide whether to run at-large or for an area seat, collect enough signatures to get on the ballot, submit a biography and picture for the press, and then solicit enough votes to be elected. They should also try to gather volunteers for Election day.

**5. Announcements of Council vacancies:** Kevin Rainsford made the second official announcement of a vacancy in Area B. Micah Sachs has expressed interest in filling the vacancy, but he could not attend today. Further nominations will be considered next month. Remember that the JPNC Election is upcoming and all members' terms expire at that time. Candidates may run to represent any Area, but usually run from the Area they live in.

**6. A Discussion with Kelly Ransom:** Kelly Ransom, candidate for District 6 City Council, started by saying that folks in District 6 care deeply about issues in their community, and care about their neighbors. She was born in Jamaica Plain and has lived in West Roxbury and Roslindale. Ms. Ransom has been an event planner since she was 15 years old; she has recently led the effort to restart the Latin Quarter World's Fair and has worked for the JPNDP and at Bella Luna. She has also been a neighborhood aide to City Councillor Annessa Essaibi-George, so she knows the neighborhood and the issues very closely. She is experienced in how City Hall works and knows how to get things done. She has been homeless, and comes from a background of substance use and mental illness, and has panic disorder and post-traumatic stress disorder. She wants to end the stigma about these disabilities. She said that District 6 can be a leader and show the City how people work together.

Questions to Ms. Ransom were about a) how to bring out a wider range of voices in the policy decisions that affect the City? She said that every voice should be heard. Door-knocking is a great tool for gathering ideas and explain how the City makes decisions. Ms. Ransom promised to continue doing door-knocking after being elected. Also, the Mayor's Office of Neighborhood Services could be used more effectively; b) how would you bring together the different interests of West Roxbury and Jamaica Plain? West Roxbury would benefit from having a community development corporation like the JP NDC or Urban Edge. They could help guide the conversations about development.

#### **7. Old Business/New Business:**

- There was a request to discuss the lawsuit against the JP Neighborhood Development Corporation (JP NDC) by Monty Gold and Turtle Swamp Brewing concerning 3371-3375 Washington Street (new five-story mixed-use building with

39 senior residential units - all affordable). Max Glikman and Carolyn Royce both said that it was unfortunate that a suit was filed. The JP NDC went into the project to help a local business (El Embajador Restaurant) and now finds itself sued by an adjacent local business (Turtle Swamp Brewing). Carolyn Royce thought that there were important construction mitigation issues still outstanding and hoped all parties will be flexible and can find a happy resolution. Max Glikman stated that Turtle Swamp had been resistant to additional conversations to mitigate construction impacts, so there might be a different long-term goal - to develop the Monty Gold/Turtle Swamp parcel. Dave Baron said that this should not be an issue for the JPNC to discuss at this time.

Kyle Smith announced that he is resigning from the JP Neighborhood Council and Committees. He spoke about his enjoyment being on the JPNC, but has moved in April and has to resign for the last two months of his term. He intends to stay involved in Jamaica Plain issues as well as helping with Habitat for Humanity city-wide. Kevin Rainsford, Carolyn Royce, Peg Preble, and Dave Baron thanked Kyle for his service to two important Committees of the JPNC. Mr. Smith intends to keep volunteering to keep the Zoning Committee's Google Drive up-to-date.

**8. Adjournment:** The meeting was adjourned at 8:47pm.

*Minutes submitted by Michael Reiskind*

Next scheduled JPNC meeting: Tuesday, June 22, 2021 at 7:00PM via Zoom.

Next scheduled JPNC Executive Committee meeting: June 17, 2021 at 7:00PM via Zoom.