

**Jamaica Plain Neighborhood Council**  
**June 22, 2021 Minutes**

**JPNC Attendance:** Kevin Rainsford, Michael Reiskind, David Baron, Robin Cheung, Will Cohen, Bernard Doherty, Pratik Dubey, Brandon Iizuka, Samantha Montaña, Peg Preble, Carolyn Royce, and Gert Thorn.

**Elected at the meeting:** Micah Sachs

**Other attendees:** Priscilla Yang, Sarah Freeman, Paige Sparks, Louise Robbins, Michael Saminsky, Lena Shapiro (Office of State Sen. Sonia Chang-Diaz), Frank Mendoza (Office of State Rep. Nika Elugardo), Rachel Nagin (Office of City Councillor Annissa 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 7:04pm by Kevin Rainsford via Zoom.

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

**2. Approval of May minutes:** Motion by Michael Reiskind to approve the minutes from the May 25, 2021 meeting. Seconded by David Baron. Passed 8-0-2 (2 came late).

**3. Announcements:**

**3.1. Community Announcements:**

- There will be a Public Meeting via Zoom about the 265-267 Amory Street development on Thursday, June 24 starting at 6:00pm. This is an Article 80 Small Project Review meeting held by the Boston Planning and Development Agency.

- The Pride Block Party will be on Sunday, June 27 from 12noon to 8:00pm on Perkins Street between Centre Street and So. Huntington Avenue.

- There will be a Boston Park Advocates Mayoral Candidate Forum on Parks & Open Space on Tuesday, June 29 starting at 6:00pm. Folks can register at [www.parkforum.net](http://www.parkforum.net). Motion by Kevin Rainsford to have the JPNC sign on as a Community Partner for this forum. Seconded by Samantha Montaña. Passed 10-0-0 (2 came late).

- Justin McClarey reminded folks that this will be his last thirty days working as aide for Councillor Matt O'Malley. His successor will be Michael Giordano ([michael.giordano@boston.gov](mailto:michael.giordano@boston.gov)).

**3.2. Announcements of Council vacancy in Area B:** Kevin Rainsford made the third official announcement of a vacancy in Area B. Micah Sachs was in attendance and expressed interest in filling the vacancy. He is active on the Jamaica Pond Association. Kevin Rainsford reminded him that all terms on the JPNC expire at the upcoming election and he will have to gather nomination signatures and run in the election. Motion by Kevin Rainsford to have Micah Sachs fill the vacancy in Area B. Seconded by Bernie Doherty. Passed 9-0-1 (2 came late). Micah Sachs took his seat on the JP Neighborhood Council. Kevin Rainsford then announced two additional resignations; Kyle Smith had resigned at the May meeting, so there is a vacancy in Area C; Vicky Arroyo has resigned, so there is an At-large vacancy.

**4. Committee Reports/Recommendations:**

**4.1. Zoning Committee (ZC):** David Baron reported that the Zoning Committee met on June 2 and June 16 as virtual meetings. Only one matter needs a vote tonight: 8 Glade Avenue, a petition by Marc Pelletier (8 Glade Avenue Condominium Trust) to construct a three-story addition to an existing three-story, three-family house with 300 square feet per floor, adding a bedroom, bath, and closet to each unit, extending existing back porch along back of addition, new roof, shingles, windows, exterior trim. This request was brought collectively by the condominium association. There was no opposition from the neighbors. The ZC recommends approval. Mr. Baron also brought up the request for 80 Prince Street, a petition by Henry & Marlene Spitzer to renovate the basement for a small office, mechanical room and play area and renovate an existing half-bath in the basement. This is an owner-occupied property that needs to go before the Zoning Board of Appeal before it can complete its community process (the couple is due to give birth the first week in July). The Zoning Committee policy is to automatically oppose an application that skips coming to the ZC, however this applicant had an abutters meeting and received a letter of non-opposition from the Jamaica Pond Association. The Committee feels it appropriate that no letter of opposition (or support) be sent on this request. No action is needed by the JPNC on the matter. There was additional discussion about the community process and timing among the Mayor's Office of Neighborhood Services, Councillor O'Malley's office, and the Zoning Board of Appeal. Motion by David Baron to support the recommendations of the Zoning Committee on 8 Glade Avenue. Seconded by Michael Reiskind. Passed 11-0-1 (1 came late).

Dave Baron also submitted his annual roster of ZC members, noting that Brandon Iizuka and My'Kel McMillen are two relatively new Council members on the Zoning Committee. There is still a community seat open on the Committee. The next Zoning Committee meetings will be on Wednesday, July 7 at 7:00pm via Zoom. On the agenda will be 302 Lamartine Street asking to demolish and rebuild the front and rear decks, 96 Sheridan Street requesting to legalize a 2-family as a 3-family residence, and 93 Brookley Road to enclose three front exterior decks.

**4.2. Public Service Committee:** Michael Reiskind said that the Public Service Committee met on June 1 via Zoom. On the agenda was a continued discussion of a Good Business Neighbor policy. Things have been going well and the draft is moving along. There will be more discussion of the Policy at the July Public Service Committee meeting. The Subcommittee on Police Procedure is still meeting every two weeks and is planning a first "Listening Session" for

Monday, July 19 to gather comments from the community with a wider outreach. It will have translation services available.

The next Public Service Committee meeting will be on Tuesday, July 6 at 7:00pm via Zoom. On the agenda will be a request of Bukhara Indian Bistro at 3698 Washington Street for an all-alcohol license.

**4.3. Ad Hoc Outreach and Election Committee:** Kevin Rainsford reported that due to unforeseen events, the Executive Committee is recommending that the JP Neighborhood Council Election be pushed back a month until August 21, 2021. City buildings are slowly opening up and Curtis Hall and the JP Branch Library will probably be available by then. This date also avoids the City and State election cycle between September and November. Motion by Kevin Rainsford to move the JPNC Election to Saturday, August 21, 2021. Seconded by Bernie Doherty and Gert Thorn. The nomination packets and election rules will be available this Friday, June 25 at all three JP Libraries and on-line at [www.jpnc.org](http://www.jpnc.org). Signatures will be due back at the JP Branch Library by July 16. Dave Baron did not like the date in August, because it is a popular vacation time and will be poorly attended; August is a bad time to conduct community events especially those calling for transparency and broad outreach. Passed 11-1-1. Biographies of candidates are also due on Friday, July 16. Nomination signatures for candidates running from an Area seat may be from residents living in any Area. (Votes on Election Day, August 21 for an Area candidate must come from residents living in that Area.) Nomination signatures can be collected as electronic signatures using the petition software iPetition. Motion by Kevin Rainsford to accept the JPNC Election Packet changes as submitted (changing the Election Timeline and allowing iPetition signature collection). Seconded by Michael Reiskind. There was discussion whether a simple majority or 2/3 majority is needed for this change. Passed 13-0-0.

**4.4. Housing & Development Committee (H&DC):** Carolyn Royce reported that the H&DC met on June 15 via Zoom. There were reports from the Subcommittee on Net Zero Carbon (NZC) Construction and the new Membership Subcommittee which is working to increase the diversity of the H&DC. This Membership Outreach Subcommittee will report more in the next month.

There has been discussion at the Subcommittee on Net Zero Carbon and the full H&DC about the City of Boston's Building Energy Reporting and Disclosure Ordinance (BERDO). This is related to energy efficiency in large buildings. The Boston City Council is interested in strengthening the Ordinance. The H&DC would like to send a letter to three newspapers (JP Gazette, JP News, and Boston Bulletin) in support of updating BERDO, requiring existing large buildings that need renovation to reduce carbon emissions. Right now, it only requires reporting by older buildings. The proposal would require reducing emissions and performance standards until they are at zero emissions. It does not cover new construction. The letter in the papers would build public awareness. Motion by Kevin Rainsford to submit the draft letter to the three papers. Seconded by Carolyn Royce. Gert Thorn asked what level of renovation is needed to trigger compliance with the BERDO. There was also discussion on what would be the timeline for existing buildings to become compliant at net zero carbon emissions, and what would be the anticipated costs. Some buildings would be exempt from a strict timeline and be eligible for assistance from an Alternative Compliance Payments fund. There was extended discussion without a clear answer. Gert Thorn suggested that the full JPNC get a briefing to help clarify the issue. Passed 9-3-0 (1 left early).

The next H&DC meeting will be on Tuesday, July 20 at 7:00pm via Zoom. On the agenda will be a continued discussion of the Membership Outreach Subcommittee on outreach and diversity and an Article 80 development at 265-267 Amory Street.

## 5. Old Business/New Business:

- Gert Thorn brought up the demonstration at the Forbes Building (545 Centre Street) where there are 80 residents that are in danger of being evicted and a landlord that has been unfaithful in his negotiations with the City. Mr. Thorn said this issue is very immediate and important and asked that the Housing & Development Committee take up the issue of affordability for seniors and disabled residents at this address. There was a side discussion on affordability in general; Kevin Rainsford asked all present and future JPNC members to educate themselves on the meaning of affordable and income-restricted units. He hoped that Bernie Doherty would take the lead on educating the JPNC. Carolyn Royce brought the issue of expiring affordability in apartment buildings across Jamaica Plain. Michael Reiskind said that he was very surprised at the description of this landlord at the demonstration, because a few years ago the landlord had made considerable effort to reach out to the tenants and community to work on the upcoming expiring affordability at the Forbes Building. He urged folks to follow good policy and listen to both sides before making any decisions.
- There was a question about when the JPNC might start meeting in-person. It will be discussed at the next meeting.
- Paige Sparks asked about the publicity for the JPNC Election.
- Priscilla Yang thanked everyone for being able to serve on the JPNC, and for evolving to meet needs of the neighborhood. Kevin Rainsford thanked Priscilla Yang for her service to the JPNC and chairing of the Parks Committee.
- Kevin Rainsford also warmly thanked Justin McClarey for his service to the neighborhood.

**7. Adjournment:** The meeting was adjourned at 8:39pm.

*Minutes submitted by Michael Reiskind*

Next scheduled JPNC meeting: Tuesday, July 27, 2021 at 7:00PM via Zoom.

Next scheduled JPNC Executive Committee meeting: July 22, 2021 at 7:00PM via Zoom.