

**Jamaica Plain Neighborhood Council**  
**November 23, 2021 Minutes**

**JPNC Attendance:** Samantha Montaña, Bernard Doherty, Michael Reiskind, Will Cohen, Brandon Iizuka Rivas, Marvin Mathelier, Peg Preble, Alexis Rickmers, Micah Sachs, and Trevor Wissink-Adams.

**Elected at the meeting:** Jonathan Watkins.

**Other attendees:** Sarah Freeman, Louise Johnson, Erica Holm, Janet Galloway, Lena Shapiro (Office of State Sen. Sonia Chang-Diaz), Tiffani Caballero (Mayor's Office of Neighborhood Services), Richard Heath (Boston Bulletin), and two by telephone.

The meeting was called to order at 7:04pm via Zoom by Samantha Montaña.

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

**2. Approval of October minutes:** Motion by Peg Preble to approve the minutes from the October 26, 2021 meeting. Seconded by Marvin Mathelier. Passed 8-0-2.

**3. Announcements:**

**3.1 Community Announcements:**

- There will be a public meeting via Zoom about the MBTA's plans for the Arborway Yard on Thursday, December 9 starting at 6:00pm. Register at [www.mbta.com/ArborwayBus](http://www.mbta.com/ArborwayBus).

- If you are interested in helping revitalize the JPNC Environment, Parks and Energy Committee, please contact Alexis Rickmers.

**3.2 Council Vacancies:** The Chair announced that there are still vacancies on the Council. There are presently two vacancies in Area A, four vacancies in Area B, and one vacancy At-Large. Vacancies may be filled at this meeting. (Marvin) Jonathan Watkins of 1953 Columbus Avenue nominated himself for a seat in Area A. Mr. Watkins said that he is an eight-year resident in Egleston Square and a leader in the Egleston Square community. Motion by Samantha Montaña to accept Jonathan Watkins as a Council member in Area A. Seconded by Trevor Wissink-Adams. Passed 10-0-0. Jonathan Watkins took a seat on the JP Neighborhood Council.

**4. 21st Century Foods:** There was discussion about the problems that 21st Century Foods are having. They have been a tenant at the JP Neighborhood Development Corporation (JPND) Brewery Complex and the JPND would like to use their space for their \$2.5Million Prosperity Center. 21st Century Foods would like to stay and want a letter of support in their effort to keep their business there. Bernie Doherty asked about the time frame for the move. Perhaps the JPNC can broker a solution. The matter of a letter was deferred.

**5. Committee Reports/Recommendations:**

**5.1. Public Service Committee:** Michael Reiskind said that the Public Service Committee met on November 9 via Zoom. On the agenda were two license requests: a new bubble tea shop at 3193 Washington Street, and a year-round patio for the Brendan Behan. Both need a vote tonight. Happy Lemon, proposes to open a bubble tea shop at 3193 Washington Street at a new mixed-use building at the corner of Montebello Road. This is a second location in Boston for the owner, Jason Liu. Mr. Liu owns the two stores as a franchisee, but Happy Lemon is a very large chain of more than 1000 stores that started in Taiwan. Happy Lemon will serve snacks such as waffles in addition to its menu of bubble teas, will have 18 seats and be open from 11:00am to 9:30pm. Mr. Liu said that he will have a slightly different menu at the Jamaica Plain shop, will hire locally, and will always have a Spanish speaker working at the shop. Much of the discussion was about trash and litter control. Mr. Liu said he would brand all cups and bags to track any take-out litter and add a trash barrel outside the shop. All attendees spoke in favor of the license. The Committee recommends approval with a proviso for a trash barrel. As is standard procedure, the Public Service Committee is also supporting any needed zoning request for take-out along with the request for the common victualler license; so a two-part vote is needed. Motion by Michael Reiskind to support the request of Nascence, Inc., doing business as "Happy Lemon", at 3193 Washington Street for a Common Victualler 7-Day License, with a closing hour of 9:30pm, with Xiqiao (Jason) Liu as manager, with the proviso that Happy Lemon provide an outdoor trash barrel and maintain and empty it, **AND** to support the request of Nascence, Inc. (doing business as "Happy Lemon"), acting as agent for 3193 Washington Development LLC, to grant a #36A take-out use at 3193 Washington St., with the proviso that the take-out use will stay only with the current business tenant at 3193 Washington Street, Nascence, Inc., doing business as "Happy Lemon". Seconded by Bernard Doherty. Passed 11-0-0.

The Brendan Behan Pub, which has a seasonal (April-October) patio on private property with 23 seats in the rear of the pub came to the Committee to ask that the patio be allowed to stay open year round. The existing rear patio will stay the same, with the same hours, same seating and same menu. There is no music played on the patio. The Brendan Behan Pub has heaters and hopes to use the patio for more days a year, weather permitting. This application does not refer to the front patio on public property, which is a temporary use during the pandemic. All attendees spoke strongly in favor of the application. There was one letter from a close-by abutter who opposed the request because she said it will be an expansion that will increase the already unbearable parking situation in the area. The Committee considered her opposition seriously, but concluded that this was not really an expansion and the parking situation - while serious - was mainly due to other businesses in the immediate area. The Committee recommends approval. Motion by Samantha Montaña to support the request of 378 Centre Street, Inc., doing business as "The Brendan Behan Pub", at 378A Centre Street to amend the

description of the premises of its existing Common Victualler 7-Day All Alcoholic Beverages License from outdoor seasonal patio for 23 patrons from April to October to outdoor patio for 23 patrons year round. Seconded by Peg Preble. Passed 11-0-0.

Just as with Happy Lemon Bubble Tea, the Public Service Committee was reminded that in April 2021, the Zoning Committee (ZC) discussed a request for a coffee shop at 182 Hyde Park Avenue that needed take-out (Public Coffee Company LLC, doing business as “Public Coffee”). The ZC supported the zoning request and the full JP Neighborhood Council also added support for a common victualler 7-day license at that location. They are expected to apply soon for their permits.

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

**5.2. Housing & Development Committee (H&DC):** Marvin Mathelier reported that the H&DC met on November 16 via Zoom. The Committee considered four topics.

1) 96-100 Rockwood Street, an Article 80 Project. This proposal is for 36 luxury residential units consisting of 24 duplexes (in 12 structures) and 12 units (in 4 structures) with a residents’ clubhouse on 12.1 acres lot of land. There are no affordable units proposed - as of right. There was apposition to the increased traffic that will all be on Avon Street.

2) 3409 Washington Street, an Article 80 project. The Committee offered a draft letter to go to the Boston Planning and Development Agency (BPDA). This proposal was deferred from October: a proposal to build a 29 residential-unit building with other ground floor community space at what is now a tow lot. The main discussion related to the number of affordable units. While the developer has increased the number of affordable units from five to six, the project does not meet the affordability level required by Plan JP/Rox of 21.8% based on the density bonus associated with the proposal, never mind the JPNC guideline of 25%. There were also questions on the commercial/retail space. Motion by Micah Sachs to send the draft letter on 3409 Washington Street. Seconded by Michael Reiskind. Passed 11-0-0.

3) Arborway Yard: The H&DC discussed the Bus Electrification Letter from Transit Matters. Jay Flynn, from Transit Matters, was in attendance. The Committee recommended removing the sentence “Explore adding recovery services, if possible.” because it was not in the original Transit Matters draft letter and was added later as a nudge to relocate the recovery services proposed for the Shattuck Campus to the Arborway Yard. Motion by Micah Sachs to sign on to the Transit Matters letter as submitted with the removal of the one sentence about recovery services in the second-to-last bullet paragraph. Seconded by Bernard Doherty. Sarah Freeman thought that the sentence should remain; the letter should be broader and not just transportation-related. For example, in the letter the JPNC supports issues at the Arborway Yard such as greenspace and youth recreation. Passed 9-0-0 (2 left early).

4) 10 Stonley Road: In October, a change of the proposal at 10 Stonley Road (also known as 35 Brookley Road) increasing the affordability from 22% to 100% was supported by the H&DC and approved by the JPNC. The change triggered a notice of project change at the BPDA. The Stonybrook Neighborhood Association (SNA) is requesting support for extending the end of the comment period from November 30 to December 14. Motion by Marvin Mathelier to extend the comment period on 10 Stonley Road. Failed 3-5-1 (2 left early).

In addition, the Committee is creating a Google Drive available for viewing to contain all the guidelines, plans and materials submitted to the Committee.

The H&DC submitted a roster of voting members. There is still one opening for a community member.

The next H&DC meeting will be on Tuesday, December 21 at 7:00pm via Zoom.

**5.3. Zoning Committee (ZC):** There was no report from the Zoning Committee. Bernie Doherty said that the Doyle’s project, consisting of three parcels, came up on November 17. The Stonybrook Neighborhood Association objected and wanted the matter - all three parcels - to linger. The Association’s concerns did not resonate with the members of the Zoning Committee. No votes were taken at the JPNC meeting; also, votes on 26 Egleston Street, 23 Iffley Road, 88 Rockview Street, and 265-267 Amory Street will be considered in December or go to the Executive Committee if they are time-sensitive.

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

- There is some recent clearing of trees going on at the rear of the apartment building at 14 Lakeville Road. The back yard faces Goodrich Road and it looks as if the owner is planning on paving over the back yard lawn for parking.

**7. Adjournment:** The meeting was adjourned at 8:16pm.

*Minutes submitted by Michael Reiskind*

Next scheduled JPNC meeting: Tuesday, December 28, 2021 at 7:00PM via Zoom.