

Jamaica Plain Neighborhood Council
January 11, 2022 Minutes
Make-Up Meeting for Regular December Meeting

JPNC Attendance: Michael Reiskind, David Baron, Will Cohen, Marvin Mathelier, Peg Preble, Kevin Rainsford, Micah Sachs, Gert Thorn, and Trevor Wissink-Adams. (Vice-chair Bernard Doherty tried repeatedly to enter the meeting, was heard by all, but could not hear the attendees.)

Other attendees: Louise Johnson, Dottie Farrell, Janet Galloway, Allan Ihrer, Shannon Schultz, Tomás González (SEED/Core Empowerment), April Arrasate (SEED/Core Empowerment), Derric Small (SEED/Core Empowerment), Lauren Bennett (Jamaica Plain Gazette), Richard Heath (Boston Bulletin), and one as “Zoom User” ..

Due to some technical difficulties, the Zoom meeting was called to order at 7:12pm by Micah Sachs, who acted as Chair.

1. Introductions: Council members introduced themselves.

2. Approval of November minutes: Motion by Peg Preble to approve the minutes from the November 23, 2021 meeting. Seconded by Will Cohen. Passed 7-0-3.

3. Announcements:

3.1 Council Vacancies: The Chair announced that there are still vacancies on the Council. There is presently one vacancy in Area A, four vacancies in Area B, and one vacancy At-Large. There were no nominations at this meeting.

3.2 Community Announcements: None

4. SEED presentation: SEED Dispensary, at 401A Centre Street, is requesting a change of closing time to 10:00pm and removal of language for shared valet in the Host Community Agreement (HCA). Tomás González and April Arrasate (SEED/Core Empowerment) made the presentation. They have applied at the Boston Cannabis Board (BCB) to change their operating hours to 10am-10pm. These were the hours requested by SEED when they originally met with the JPNC. The BCB put a blanket restriction of 11am-8pm on all cannabis dispensaries. There is a public need for longer hours and they are in keeping with other businesses in the Hyde Square area. Other competing dispensaries have also applied for longer hours. Because the City refused the request for shared valet parking, the shared valet spaces that were discussed and promised in the HCA were never put in place. Right now there are six short-term parking spaces in front on Centre Street that are functioning well. They are not exclusive to SEED, are never full, and all will not be affected by the proposed new language. There were questions about community outreach about these two proposed changes. Mr. González answered that there was a community meeting hosted by the BCB in November 2021 and also two abutters’ meetings hosted by the Office of Neighborhood Services. Motion by David Baron to support a change in the closing time to 10:00pm for SEED/Core Empowerment LLC at 401A Centre Street in Jamaica Plain. Seconded by Will Cohen. Passed 9-0-1. Motion by Micah Sachs to support removal of the language for a shared valet in the Host Community Agreement with SEED/Core Empowerment LLC at 401A Centre Street in Jamaica Plain. Seconded by Kevin Rainsford. Passed 9-0-1.

Michael Reiskind asked about other promises made to the community, such as a paid Boston Police detail officer for the first six months of operation and whether subsidized MBTA passes were provided to employees. Mr. González said that neither was fully carried out because of less demand for security and few requests by employees. There were requests for a better process between the City, SEED and the community so that promises and changes are clearer to all. There had also been a promise of regular quarterly meeting to discuss changes and SEED agreed to facilitate them.

5. Committee Reports/Recommendations:

5.1. Zoning Committee (ZC): David Baron said that the Zoning Committee met in November and December on November 3, November 17, and December 15 and eight matters were discussed. Seven matters need votes tonight.

1) 26 Egleston Street, a petition by Juan Rojas (as agent for Shaikh Hamid), to add a driveway and curb cut at right side of existing home for two off-street parking spaces in the rear and one parking space at the driveway entrance. The Egleston Square Neighborhood Association (ESNA) had some input into the design. There were several provisos that were suggested and agreed to by the developer’s lawyer. The recommendation of the ZC was to approve with the provisos that permeable pavers be used, plantings for screening and buffering along the left and rear lot lines be added, and the driveway gate be removed.

2) 23 Iffley Road, a petition by Jeffrey & Lorena Mestre, to add a driveway adjacent to an existing three-family residence. ESNA was also engaged in the design of this proposal. The recommendation of the ZC was to approve.

3) 265-267 Amory Street, a petition by YES and Watermark LLC/Lee Goodman (as agent for 267 Amory Street Property LLC), to construct a new four-story residential building with nine units and nine parking spaces; construct a new three-story building with office space, classroom, and first-floor ski shop as headquarters/community center for Youth Enrichment Services (YES). This property is the former site of J&M Brown electrical contractors across the street from The Brewery’s Amory Street entrance. Two building are proposed: the first is a headquarters with office space for Youth Enrichment Services (YES), which runs a community center featuring Outward Bound-type activities - primarily skiing. They are proposing a ski shop in this building to be run by the youth and also asking to have a bus turn-around at their Amory Street frontage. The developer will also pay to widen the sidewalk in this area all the way to New Minton Street and add a crosswalk. The second building is a 45-foot high residential building with nine market-rate units. The height of 45’ created tension between the underlying zoning height of 35’ and Plan:JP/Rox allowing a height of 45’. This building does comply in all dimensions with Plan:JP/Rox. Also, there was tension about the lack of affordability versus the community benefits to a youth-oriented community group. Nine units is just under the threshold of requiring some

affordable units. There were neighbors from across Amory Street who came to oppose. Gert Thorn asked about what rent YES was paying and whether it was a lower-than-market rent subsidized by the developer. There is a subsidy in that the design costs for YES are being paid by the developer, but it was unclear how much lower the rent would be. The recommendation of the ZC was to approve. 4), 5), 6) Doyle's Café development, which involves three proposals to be considered together – Doyle's Café #1 - 3474-3484 Washington Street, a petition by Watermark LLC/Lee Goodman (as agent for Burke Ross Realty Trust and Edward J. Burke), restoration of 4500 square-foot Doyle's Café - change of occupancy to include new 5000 square foot market, sixteen residential units, and 22 parking spaces; combine three parcels into single lot (in conjunction with 60 Williams Street); Doyle's Café #2 – 60 Williams Street, a petition by Watermark LLC/Lee Goodman (as agent for Burke Ross Realty Trust), to construct a four-story, seven-unit residential building; combine three parcels into single lot (in conjunction with 3484 Washington Street); and Doyle's Café #3 – 69 Williams Street, a petition by Watermark LLC/Lee Goodman (as agent for Edward J. Burke), to construct three-story, six-unit residential building with six parking spaces; combine two parcels into single lot. This proposal intends to renovate the old site of Doyle's Café, and it may be run by Brassica Kitchen + Café. Community space is also proposed. There will be sixteen residential units in two residential buildings. One building will be 100% affordable to be jointly developed with the JP Neighborhood Development Corporation. There was lots of community participation with thirteen months of meetings including the local Stonybrook Neighborhood Association (SNA). The SNA subcommittee recommended support and the SNA voted their approval 18-8 in a November meeting. Most of the opposition at the ZC was about process. Two neighbors spoke at this JPNC meeting: Shannon Schultz from 9 Gartland Street (abutting 60 Williams Street) said that all three neighbors in the three-decker are totally opposed because of the height, it is too close to their backyard and blocks the light. It will bring more traffic and there is a lack of parking. Allan Ihrer of Williams Street said that he is opposed because there was too short a community process run by the Boston Planning and Development Agency. There was false information given about the underlying zoning of 60 Williams Street; it is in a Residential zone, not a Light Industrial zone. The Plan:JP/Rox promised protections of side and rear yard setbacks and restrictions on height. The density bonus was supposed to be balanced by the setbacks. None of these are being followed here. The recommendation of the ZC was to approve. 7) 88 Rockview Street, a petition by Abbey Wojtowicz & Joe Charest, to construct a single-family house on lot. Initially, the neighbors across the street were intensely opposed because of foundation worries and demolition concern. After changes, the neighbors are now in support. The recommendation of the ZC was to approve.

Motion by David Baron to support the recommendations of the Zoning Committee on the three Doyle's Café parcels – 3484 Washington Street, 60 Williams Street, and 69 Williams Street. Seconded by Micah Sachs. Passed 7-0-3. Motion by David Baron to support the recommendation of the Zoning Committee on 265-267 Amory Street. Seconded by Micah Sachs. Passed 9-0-1. Motion by David Baron to support the recommendations of the Zoning Committee on 26 Egleston Street, 23 Iffley Road, and 88 Rockview Street. Seconded by Micah Sachs. Passed 10-0-0.

The next Zoning Committee meetings will be on Wednesday, January 19 at 7:00pm via Zoom. On the agenda will be four matters: 68 Day Street (change occupancy from two-family residence with a church to a three-family residence), 76 Wyman Street (create one off-street parking space), the return of 3-5 Woodlawn Street (construct 10 new micro-units on vacant land), and Apothca at 54A Hyde Park Avenue/44-46 Hyde Park Avenue (change occupancy to Cannabis Establishment (Medical and Recreational)).

5.2. Public Service Committee: Michael Reiskind said that the Public Service Committee met on December 7 via Zoom. On the agenda was a discussion of the initiatives that the Public Service Committee should undertake for 2021-2023. There are three broad categories: Transportation (improve bicycle access, improve pedestrian safety, support Green Line extension to Hyde Square, advocate for two DCR projects), Public Safety (licensing review, more walking beat officers), Public Works (advocate for Centre/South Master Plan, advocate for inexpensive Wi-Fi access, increase trash cans in business districts).

The Public Service Committee has already met in their monthly meeting on Tuesday, January 4. On the agenda was an extended discussion of the Public Service Committee initiatives.

5.3. Housing & Development Committee (H&DC): Marvin Mathelier reported that the H&DC met on December 21 via Zoom. The Committee heard updates from subcommittees & external committees. 1) The Diversity, Equity & Inclusion Committee is moving forward using small groups to make a substantive difference. 2) The Arborway Yard Committee gave an update. 3) The Shattuck Hospital Community Advisory Board gave an update. 4) How does the Article 80 process work to achieve a timely outcome? What is the H&DC's role in the Article 80 process? Is it a second neighborly process with the Zoning Committee? The Article 80 Checklist is a priority. Upcoming issues will be rent control and deed restrictions on affordable housing.

The next H&DC meeting will be on Tuesday, January 18 at 7:00pm via Zoom. On the agenda will be a presentation on Boston Planning and Development Agency (BPDA) community outreach efforts with Barry Reaves of the BPDA.

6. Old Business/New Business:

- Peg Preble said that the JPNC should always attempt to do more outreach. There has recently been more effort to appear in the local newspapers and social media.

7. Adjournment: The meeting was adjourned at 8:50pm.

Minutes submitted by Michael Reiskind

Next scheduled JPNC meeting: Tuesday, January 25, 2022 at 7:00PM via Zoom.