

Jamaica Plain Neighborhood Council
January 25, 2022 Minutes

JPNC Attendance: Samantha Montaña, Bernard Doherty, Michael Reiskind, David Baron, Will Cohen, Peg Preble, Kevin Rainsford, Alexis Rickmers, Micah Sachs, Gert Thorn, Jonathan Watkins, and Trevor Wissink-Adams.

Elected at the meeting: Nicholas Chaves and Daniel Perez-Lacera.

Other attendees: Sarah Freeman, Louise Johnson, Janet Galloway, Allan Benefeld, Dana Gonsalves, José Crus, Louise Robbins, Zenaida Figueroa, Yoelis De Jesus, Luisa, Zealiya, TWA, Frances Oliveira (Inspectional Services Department), Lena Shapiro (Office of State Sen. Sonia Chang-Diaz), Carlos Rios (Office of State Rep. Nika Elugardo), Gina Endres (Office of City Councillor Julia Mejia), My'Kel McMillen (Office of City Councillor Kendra Lara), Tiffani Caballero (Mayor's Office of Neighborhood Services), Lauren Bennett (Jamaica Plain Gazette), and Richard Heath (Boston Bulletin).

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

1. Introductions: Council members introduced themselves. Aides to elected representatives introduced themselves.

2. Approval of January 11 minutes: Motion by Micah Sachs to approve the minutes from the January 11, 2022 meeting. Seconded by David Baron. Passed 9-0-2 (1 came late).

3. Presentation by State Representative Nika Elugardo: Because of the State of the State address this evening, Representative Elugardo could not be in attendance.

4. Announcements:

4.1 Community Announcements:

- As a follow-up to the recent community meeting on January 20 about the Arborway Parkway Improvements Project, folks are reminded that the comment period ends on February 10 (subsequently extended to February 17).

4.2 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. Nicholas Chaves, from 76 Wenham Street, #3, nominated himself for a seat in Area B. He said that he is presently a student at Northeastern School of Law and was an undergraduate at Northeastern. He has worked in the Attorney General's office and in the Office of the Inspector General. He is interested in the Parks and Zoning Committees. Alexis Rickmers encouraged him to join the Neighborhood Council. Daniel Perez-Lacera, from 13 Ennis Road, nominated himself for the At-Large seat. He is a previous member of the JP Neighborhood Council. He grew up on Paul Gore Street and went to the Curley School. He has worked in business management locally for the Neighborhood Assistance Corporation of America (NACA) alongside Bruce Marks who is also a previous JPNC member. Motion by Samantha Montaña to have Daniel Perez-Lacera fill the At-Large vacancy. Seconded by Michael Reiskind. Passed 11-0-0 (1 came late). Daniel Perez-Lacera took his seat on the JP Neighborhood Council. Motion by Samantha Montaña to have Nicholas Chaves fill a vacancy in Area B. Seconded by Michael Reiskind. Passed 12-0-0 (1 came late). Nicholas Chaves took his seat on the JP Neighborhood Council.

5. Committee Reports/Recommendations:

5.1. Zoning Committee (ZC): David Baron said that the Zoning Committee met on January 5 and January 19 and five matters were discussed. Three matters need votes tonight. 1) 20 Orchard Street, a petition by Justin and Erica Rice, to build a dormer to create a new master bedroom. This is for a third floor dormer in the rear of the house, needed for the kids in the family. It has a very modest additional shadow affect. Gert Thorn asked how wide is the proposed dormer - about 10' wide. This project went through an extensive community process with the Jamaica Pond Association (JPA). There were direct abutters who opposed and the JPA created a mediator-type process. The mediator recommended that the JPA not oppose the project. The JPA voted to oppose. At the Zoning Committee meeting, many from the street spoke in favor. There were mainly two abutters in opposition. The recommendation of the ZC was to approve. Micah Sachs brought up an issue that was raised at the JPA meeting: one of the direct abutters also is a Board member of the JPA. Is it good policy for the direct abuttor to speak about the project as an abuttor/advocate for their position and then be permitted to vote as a Board member? 2) 68 Day Street, a petition by Abigail Properties LLC (City Realty), to change occupancy from a two-family residence with a church to a three-family residence, with renovations to first floor. No work to be done to exterior or to upper two units. City Realty looked for a congregation to take over the first-floor unit, but could never find one. Since there was no outside work to be done, the recommendation of the ZC was to approve. 3) 44-46 Hyde Park Avenue, a petition by Apothca, Inc., to change occupancy from Cannabis Establishment (Medical) to Cannabis Establishment (Medical and Recreational). (This property is the same property as 54A Hyde Park Avenue, and has applied for its cannabis licenses under this address.) They propose to co-locate both medical and recreational dispensaries in one facility. Questions raised were about security and traffic generated by the new uses. There will be a private police detail, mainly for traffic enforcement and enforcing the short-term parking rules and preventing double parking. There was no community opposition. They promised that there will be no billboard advertising cannabis here. The recommendation of the ZC was to approve. Motion by David Baron to support the recommendations of the Zoning Committee on 20 Orchard Street, 68 Day Street, and 44-46 Hyde Park Avenue. Seconded by Trevor Wissink-Adams. Passed 12-0-2.

The next Zoning Committee meeting will be on Wednesday, February 2 at 7:00pm via Zoom. On the agenda will be a new proposal at 12 Everett Street (construct a three-unit residential building), 72 Hyde Park Avenue (construct a six-unit residential building), and 41 Cornwall Street (construct new roof dormers).

5.2. Public Service Committee: Michael Reiskind said that the Public Service Committee met on January 4 via Zoom. There was a continued discussion of the initiatives that the Public Service Committee should undertake for 2021-2023 in the three broad categories of Transportation, Public Safety, and Public Works. The Committee added one item under Transportation; it feels that the MBTA's community process on the Arborway Yard has to be more robust and the proposed design requires more discussion. The Public Service Committee hopes to coordinate with the Housing & Development Committee on transportation issues of the Arborway Yard. Kevin Rainsford added that the years-ago design process on the Arborway Yard was flawed and did not reach the construction stage. Bernie Doherty added that the JPNC should be calling for a full community process on this important issue. In addition, the Committee was urged to be more of an advocate and achieve its goals by focusing intensely on a single item at each meeting.

The next Public Service Committee meeting will be on Tuesday, February 1. On the agenda will be additional discussion of the Public Service Committee initiatives and a request from Brassica Kitchen + Café at 3710 Washington Street for a seasonal outdoor patio.

5.3. Housing & Development Committee (H&DC): Micah Sachs reported that the H&DC met on January 18 via Zoom.

1) The Committee unanimously agreed to recommend Daniel Perez-Lacera as a member of the Housing & Development Committee. 2) The Committee heard a presentation on Boston Planning and Development Agency (BPDA) community outreach efforts from Barry Reaves, Director, Diversity & Inclusion at the BPDA and Jamarhl Crawford, Community Engagement Manager. The Agency really wants to better engage with underserved communities. 3) For Article 80 projects, the H&DC has historically used a Checklist covering issues such as affordable housing, energy, and livable wages. The Checklist now needs an update.

The next H&DC meeting will be on Tuesday, February 15 at 7:00pm via Zoom. On the agenda will be revisiting and adapting the Checklist.

5.4. Environment, Parks & Energy Committee (EPE): Alexis Rickmers said she has started reaching out to folks who have been interested in parks issues to see what they want a reconstituted parks committee to do. Some have asked for some park clean-ups and some want to talk about the future of the Shattuck Campus at Franklin Park. Ms. Rickmers will be reaching out to potential members of the Committee. Dave Baron suggested Andrea Howley, a past Chair of the Committee and the JPNC. Kevin Rainsford offered to help Ms. Rickmers. Gert Thorn brought up the issue of bicycles being ridden on the wrong paths at Jamaica Pond Park.

6. Old Business/New Business:

- Samantha Montañó said that she will be resigning from the JP Neighborhood Council on March 1 in order to run for election in the House of Representatives 15th Suffolk District. A new Chair will be needed at that time.

7. Adjournment: The meeting was adjourned at 8:17pm.

Minutes submitted by Michael Reiskind

Next scheduled JPNC meeting: Tuesday, February 22, 2022 at 7:00PM via Zoom.