

**Jamaica Plain Neighborhood Council**  
**July 27, 2021 Minutes**

**JPNC Attendance:** Kevin Rainsford, Max Glikman, Michael Reiskind, David Baron, Robin Cheung, Will Cohen, Bernard Doherty, Brandon Iizuka, Robert Kordenbrock, Marvin Mathelier, Samantha Montaño, Peg Preble, and Carolyn Royce.

**Other attendees:** Sarah Freeman, Paige Sparks, Aidan Foley, Mark Contois, Marvin Watkins, screen name “Mpoho, Lena Shapiro (Office of State Sen. Sonia Chang-Diaz), Frank Mendoza (Office of State Rep. Nika Elugardo), Michael Giordano (Office of City Councillor Matt O’Malley), Lauren Bennett (Jamaica Plain Gazette), and Richard Heath (Boston Bulletin).

Meeting called to order at 7:06pm by Kevin Rainsford via Zoom.

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

**2. Approval of June minutes:** Motion by Samantha Montaño to approve the minutes from the June 22, 2021 meeting. Seconded by David Baron. Passed 12-0-1.

**3. Announcements:**

- Jamaica Plain Porchfest will take place the weekend of August 21, 2021.

**4. Committee Reports/Recommendations:**

**4.1. Zoning Committee (ZC):** David Baron reported that the Zoning Committee met on July 7 and July 21 as virtual meetings. Four matters need votes tonight: 1) 302 Lamartine Street, a petition by Willard Simmons and Madeline Pham to demolish existing front and rear decks, construct new front and rear porches, re-slate mansard roof, install new dining room window. This is an owner-occupied single-family house. The existing side and rear yard insufficiencies are not being made worse. There was no opposition from the neighbors. The ZC recommends approval. 2) 93 Brookley Road, a petition by 93 Brookley Road Condominium Trust (Royce Abel, trustee) to enclose three front exterior decks to create additional living space. This request was brought collectively by the condominium association. The Stonybrook Neighborhood Association sent a letter of non-opposition. The ZC recommends approval. 3) 19 Granada Park, a petition by Walter and Michelle Lemus to change occupancy to three-family residence, enclose third floor deck, and install sprinklers in units. This request was the most controversial of the meeting. The local Chilcott Place-Granada Park Neighborhood Association and Egleston Square Neighborhood Association (ESNA) Housing Committee were involved in the process. The contractor for the owners did some construction work before getting approval. It had been a legal two-family with three units; a deck was enclosed and an internal staircase was removed. The neighbors were wary of all the work done beforehand and wanted to make sure that the top unit will be limited to two bedrooms and four off-street parking spaces will be available to tenants at no cost. Bernie Doherty thinks that 19 Granada Park should be denied and not reward the owners’ bad faith with legalization of the third unit. The ZC recommends approval with provisos: that the top unit be limited to two bedrooms, four out of the five parking spaces to be made available to tenants at no additional cost/rent. 4) 96 Sheridan Street, a petition by Andrew Marquis to change occupancy of existing two-family building (with three dwelling units) to lawful three-family building with new fire sprinkler and fire alarm work. This building has been taxed as a 3-family property since 2004. The only work to be done is interior work to sprinkler the third-floor unit. There was no opposition from the neighbors. The ZC recommends approval. Motion by David Baron to support the recommendations of the Zoning Committee on 302 Lamartine Street, 93 Brookley Road, 19 Granada Park, and 96 Sheridan Street. Seconded by Carolyn Royce. Passed 11-1-1.

Dave Baron also submitted a nomination for a community seat on the Zoning Committee; David Seldin of 21 Segel Street, a retired Boston Housing Authority employee in information technology, was nominated by the ZC. Motion by David Baron to have David Seldin fill the community seat on the ZC. Seconded by Michael Reiskind. Passed 13-0-0. The next Zoning Committee meetings will be on Wednesday, August 4 at 7:00pm via Zoom. On the agenda will be 212 Chestnut Avenue and 104-104B Jamaica Street. There will be only one ZC meeting in August.

**4.2. Public Service Committee:** Michael Reiskind said that the Public Service Committee met on July 6 via Zoom. On the agenda was a request of Bukhara Indian Bistro at 3698 Washington Street for an all-alcohol license, with take-out, one TV, and with the hours of 11:00am to 11:00pm, with Manraj Pabla as manager. This proposal adds beer and wine to this 51-seat restaurant, which has been operating for two years at this location with a common victualler only. The operation, menu and hours will remain the same. Mr. Pabla has wide experience in the alcohol industry, having helped run the old Bukhara that had operated at 701 Centre Street in Jamaica Plain since 1999. It was made clear that this corporation has no corporate ties or ownership connection to the owners of the former Bukhara. There was no opposition from the audience at the neighborhood meeting. The Public Service Committee voted to support the request with the proviso that alcohol be served only with food or while waiting for a table. However with all the changes at the Mayor’s Office of Neighborhood Services, there has been no abutters meeting and the Committee added another proviso that the support is contingent on there being no opposition at the abutters meeting, which will occur on August 2. So no vote is being requested at this time and the matter will go to the Executive Committee for a vote.

The Committee continued discussion of a Good Business Neighbor policy. The Subcommittee on Police Procedure had its first “Listening Session” on July 19. Attendance was low, but folks thought the format was good. Translation services were available at the event, but not used.

The next Public Service Committee meeting will be on Tuesday, August 3 at 7:00pm via Zoom. On the agenda will be a request of Simpli Bar & Bites at 3840 Washington Street for a beer and wine license.

**4.3. Housing & Development Committee (H&DC):** Carolyn Royce reported that the H&DC met on July 20 via Zoom. The Committee discussed the Article 80 proposal at 265-267 Amory Street for two new buildings on what is now an industrial site. [Samantha Montaño recused herself on this issue. Her employer, the JP Neighborhood Development Corporation (JP NDC), is receiving some money as mitigation.] One building is for Youth Enrichment Services (YES) offices and equipment storage plus five parking spaces. The other is for nine large condominium residences plus nine parking spaces. The H&DC thought there was lots to like about the project, especially bringing YES to the neighborhood. There are concerns on the height of the buildings and lack of parking, and so the community process needs to be completed. There are no affordable units even though the variances being requested are for developments that add extra affordable units (density bonus). The developer, Watermark Development, has a different menu of benefits to the community. The H&DC would like the developer to have an affordable unit on-site or somehow contribute to affordability. The H&DC also wants the developer to talk to the Boston Transportation Department about a better crosswalk and better drainage. It also recommends that the residential building be made all-electric. On the plus side, Watermark Development is not taking a developer fee from YES and is enabling YES to buy half of their building. Watermark is also making a cash contribution of \$100,000 to the Capital Campaign for the JP NDC’s Equity and Prosperity Center. The public sidewalk in front of the property will be widened and a public walkway extended along Amory Street through the Southwest Corridor Park. Motion by Carolyn Royce to submit the draft letter to the Board of the Boston Planning and Development Agency (BPDA). Seconded by Kevin Rainsford. Bernie Doherty asked about the cost of the condominium units, and commented on the poor use of the term “affordable”. Max Glikman urged members to monetize all the benefits being offered and look at the balance between the affordability and other benefits. Peg Preble asked about the policy of cash donations from developers as a community benefit. Passed 10-2-0 (1 recusal).

There was a report by Aidan Foley from the Subcommittee on Net Zero Carbon (NZC) Construction. They have been working for eighteen months on updating the Healthy Homes (HH) Guidelines in regard to energy use and safety standards. Three documents have been developed - an updated checklist on HH Guidelines, a Resource List for developers and homeowners, and Frequently Asked Questions (FAQ) about Net Zero Carbon. Dave Baron said that the Zoning Committee will use the new HH Guidelines (reformatted) as part of their handouts. Carolyn Royce hoped that other committees will also use these documents in their committee work, and that the documents get revised by the JPNC as needed. Motion by Carolyn Royce to add the two documents (Resource List, FAQ) to the JPNC website and replace the Healthy Homes Guidelines with its updated version. Seconded by Kevin Rainsford. There was discussion of costs versus sustainability benefits. Passed 12-0-0 (1 left early).

The next H&DC meeting will be on Tuesday, August 17 at 7:00pm via Zoom. On the agenda will be a Forbes Building information discussion and a continued discussion of the Membership Outreach Subcommittee on inclusion and diversity.

**5. Election Update:** Kevin Rainsford reported that the JP Neighborhood Council Election will be on August 21, 2021 from 10am to 4pm. Every JPNC member needs to find two volunteers to help out on that day. Possible shifts are from 10am-1pm and 1pm-4pm at Stop & Shop, JP Licks, and Forest Hills MBTA Station. Evening shifts are also open for vote-counting. All voting must be in-person. The names and biographies of all candidates are on the JPNC website. Since there are not enough candidates running to fill all available seats, write-in candidates have a good chance this election. Write-in votes must have both the name and address of the candidate. Paige Sparks asked that the process for filling vacancies on the JPNC be clarified and more clearly codified.

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

- The question about when the JPNC might start meeting in-person was tabled to the next meeting, when the newly-elected Council can consider it. There will be a JPNC August meeting.

**7. Adjournment:** The meeting was adjourned at 8:38pm.

*Minutes submitted by Michael Reiskind*

Next scheduled JPNC meeting: Tuesday, August 24, 2021 at 7:00PM via Zoom.  
There will be no JPNC Executive Committee meeting in August.