

**Jamaica Plain Neighborhood Council**  
**November 22, 2022 Minutes**

**JPNC Attendance:** Will Cohen, Bernard Doherty, Michael Reiskind, David Baron, Sarah Freeman, Omer Hecht, Peg Preble, and Alexis Rickmers (came late).

**Other attendees:** Celeste Walker, Dana Gonsalves, Janet Galloway, Kane Dimasso-Scott, Louise Johnson, Kathryn S., Doug Rand, Shane O'Brien, and Richard Heath (Boston Bulletin).

The meeting was called to order at 7:12pm by Will Cohen.

**1. Introductions:** Council members introduced themselves and the member from the press introduced himself.

**2. Lack of Quorum:** The Chair announced that there were only seven Neighborhood Council members in attendance which is short of a quorum (9 needed), so no business can be discussed. This was probably due to the meeting date being so close to Thanksgiving. Because of the time sensitivity of the Zoning Committee issues, it was decided to adjourn the JP Neighborhood Council meeting and reconvene as the JPNC Executive Committee with three officers (Will Cohen, Bernard Doherty, Michael Reiskind) and one Chair of Committee (David Baron) (4 needed).

**3. Committee Reports/Recommendations:**

**3.1. Zoning Committee (ZC):** David Baron said that the Zoning Committee met on October 26, November 2, and November 16. The Committee heard nine proposals that need votes tonight. There were not any controversial requests.

1) 56 Boylston Street, a petition by John Cavanaugh, to construct a rear deck. The ZC recommends approval.

2) 6 Park Lane, a petition by Ellen Hafer, for a build out of existing third-floor space to include a ~~new dormer~~ and exterior deck. At the request of neighbors, the applicant has dropped the new dormer from the plans, but is requesting the new exterior deck. The ZC recommends approval without the dormer. 3) 378-380 Centre Street, a petition by Across the Border Corporation (acting as agent for 314 Centre LLC), to modify special permit/conditional use permitting take-out. This is a request for a new take-out restaurant; there had been a previous restaurant with take-out at this space, but the take-out use lapses after a change. The new owner was very cognizant of the necessity of discouraging illegal parking at the corner of Sheridan Street. The ZC recommends approval with the proviso that the take-out use will stay only with the current business tenant at 378-380 Centre Street, Across the Border Corporation, doing business as "Across the Border Vegan and Vegetarian".

4) 22 Myrtle Street, a petition by Maria Cruz Gonzales and Alex Goldfeld, to construct larger dormer (third floor), renovate bathrooms, upgrade central A/C, kitchen, and plumbing and electrical systems. This proposal is mostly for interior renovations, but there are some exterior changes. The ridge line of the roof will not change. The ZC recommends approval with the proviso that the proposal undergoes design review. 5) 684-702 Centre Street, a petition by 684 Center Street, JP, LLC ("Prolific Cannabis"), (acting as agent for the Harriett K. Silver Trust), for a change of occupancy to permit Cannabis Dispensary for Recreational/Adult Use. This request had come before the JPNC for support for their license at the Boston Cannabis Board, which was approved with a Host Community Agreement signed. The proposal includes an innovative use of the front storefront window to keep the street-front active while preventing any view of the dispensary from the street. The ZC recommends approval. 6) 47 Arborview Road, a petition by Matthew and Anna Moschner, to renovate third floor attic and add front dormer windows and one large rear shed dormer. The ZC recommends approval. 7) 50-52 Wenham Street, a petition by Marc Prettenhofer and Edward Roche, to remove deck and build new three-season porch at entryway, add new siding and windows, create new exit from second floor to new deck and spiral staircase. The new side porch is no closer to the neighbor than the existing deck. The ZC recommends approval. 8) 120 Minden Street, a petition by Shir Morad Kiani, to change occupancy from three-family to four-family dwelling; existing condition - no work to be done. This proposal had been before the Zoning Committee a few years ago. It involves a basement unit as sort of an in-law apartment. The ZC recommends approval. 9) 3381 Washington Street, a petition by Santias Bakery LLC (Philip Sanz) (acting as agent for LolaStar LLC), to install a walk-in refrigerator 10'x10'x8'; install an adjacent dry-storage container; both in rear of building in one of three existing parking spaces. The existing parking spaces are owned by the building owner of 3381 Washington Street. Questions were about noise for the rear neighbors at 3381R Washington Street. The ZC recommends approval. Bernie Doherty had questions about the legalization of the 4-family at 120 Minden Street. He did not like rewarding illegal behavior.

Motion by David Baron to support the recommendations of the Zoning Committee on 56 Boylston Street, 6 Park Lane, 378-380 Centre Street, 22 Myrtle Street, 684-702 Centre Street, 47 Arborview Road, 50-52 Wenham Street, 120 Minden Street, and 3381 Washington Street. Seconded by Michael Reiskind. Passed 3-1-0 (1 came late).

The next Zoning Committee meeting will be on Wednesday, December 7 at 7:00pm via Zoom. On the agenda will be proposals at 225 Lamartine Street, and 7 Dixwell Street.

**4.1 Council Vacancies:** With the resignation of Kevin Rainsford (moving out of Jamaica Plain), the Chair announced that there are now four vacancies on the Council. There are two vacancies in Area A, and two vacancies in Area B.

**5. Old Business/New Business:**

- There was agreement to move the December JPNC meeting date earlier in the month. The December JPNC meeting will be on Tuesday, December 20.

**6. Adjournment:** The meeting was adjourned at 7:36pm.

*Minutes submitted by Michael Reiskind*

Next scheduled JPNC meeting: Tuesday, December 20 at 7:00PM via Zoom.

Next scheduled JPNC Executive Committee meeting: December 15 at 7:00PM via Zoom.