

**Jamaica Plain Neighborhood Council**  
**September 26, 2023 Minutes**

**JPNC Attendance:** Renée Stacey Welch, Bernard Doherty, Michael Reiskind, David Baron, Lorenzo Bartoloni, Esther Belliard, Nicholas Chaves, Peter DeCotis, Sarah Freeman, Willie Mitchell, Katherine O’Shea, Peg Preble, Purple Reign, and Danielle Sommer Kieta.

**Other attendees:** Susan Cibulsky, Bella Gonzalez, Dana Gonsalves, Maggie McGrath, Doug Rand, Louise Robbins, Juwan Skeens, William King, Kane Dimasso-Scott, Aniya S., c, Raps (Office of Rep. Sam Montaña), and Richard Heath (Boston Bulletin).

**Introductions:** The members of the JP Neighborhood Council introduced themselves. The reporter from The Bulletin introduced himself and Raps from Rep. Sam Montaña’s office introduced herself.

**2. Approval of August 2023 minutes:** There was one correction to the August minutes: Under the Subcommittee for the Arborway Yard, Sarah Freeman said that the “recycling center.” should be better described as “a better site for the salt/ mulch”. Motion by Bernie Doherty to approve the minutes from the August 22, 2023 meeting, as amended. Seconded by Sarah Freeman. Passed 14-0-0.

**3. Community announcements:**

- The in-person meeting planned for tonight to talk about a “Reimagined White Stadium” was postponed to October 4. The virtual meeting on the issue will be tomorrow, September 27 at 6:00pm via Zoom. You can register at [www.boston.gov/white-stadium](http://www.boston.gov/white-stadium).
- There is a huge old tree at 72 Hyde Park Avenue that was promised to be saved by the developer of the property. They now say it will be taken down. The community is trying to save it. The Boston Planning & Development Agency (BPDA) has recently said that since the tree was on the plans submitted to the agency for approval, the developer has to submit amended plans to be approved. There is no ordinance in Boston about saving trees on private property. Cambridge does have a Tree Protection Ordinance.
- Dave Baron said that the City is conducting a survey on Accessory Dwelling Units (ADU) in collaboration with Harvard Graduate School of Design. The survey is for anyone who lives in the City of Boston who is thinking about building an ADU, is currently designing, permitting, or building their ADU, or has already completed an ADU. The link for the survey is [bit.ly/BostonADUsurvey](http://bit.ly/BostonADUsurvey).
- Dana Gonsalves asked if the announcements could also be put in the Chat.
- Renée Stacey Welch reminded Council members to attend community meetings and events outside of JPNC meetings.

**4. Committee Reports/Recommendations:**

**4.1. Public Service Committee:** Michael Reiskind reported that the Public Service Committee met on Tuesday, September 5 at 7:00pm via Zoom. On the agenda were two licensing requests. The first was from Brassica Kitchen + Café at 3710A Washington Street to change their premises to absorb the adjoining empty storefront and rear patio at 3712 Washington Street previously occupied by The Dogwood Café. The combined spaces will have three concepts. The larger former Dogwood space will be the Brassica sit-down restaurant with a 7-course tasting menu every night. The former Brassica space at 3710A Washington Street will be a café during the day and a wine bar in the evening. While they can have up to 126 seats, they plan to have 80 seats and the outdoor patios will be closing at 10:00pm. Staff will be increased from 25 to 50. There are 14 parking spaces available in the rear. Motion by Michael Reiskind to support the request of KeanKruta LLC, doing business as “Brassica Kitchen + Café”, at 3710A Washington Street to amend the description of the premises of its existing Common 7-Day All Alcoholic Beverages License to a premises with 4,460 square feet, with seating for 126 indoors, along with four dining areas, two bars, kitchen, storage, and restrooms, and also two seasonal patio areas on private property with seating for 25 (patio A) and 18 (patio B), closing hour 11:00pm. Seconded by Peter DeCotis. Passed 14-0-0.

The second request was from Forest Hills Liquor Mart at 3694 Washington Street for a transfer of its retail package store all-alcoholic beverages license to a new owner, but to remain at the same location. The proposed new owner, José M. Fernandez, is part of the Fernandez family which owns package stores around the city. Mr. Fernandez has thirty years experience in the alcohol industry. He plans on refreshing the store, bringing in new products, and adding more lighting. He also promised that he will not be using solid security grates presently on the front of the building. Motion by Michael Reiskind to support the request of Caribbean Wine and Spirits, Inc., doing business as “Forest Hills Liquor Mart”, at 3694 Washington Street for a transfer of its retail package store all-alcoholic beverages license to JDJ Wine & Spirits Corp., doing business as “Fernandez Family Liquors”, at the same location, with a closing hour of 11:00pm, with José Miguel Fernandez as manager. Seconded by Purple Reign. Passed 14-0-0.

The next Public Service Committee meeting will be on Tuesday, October 3 at 7:00pm via Zoom. On the agenda will be a licensing request from B.U. Bistro at 3840 Washington Street for a common victualler beer & wine license.

**4.2. Zoning Committee (ZC):** David Baron said that the Zoning Committee met twice - on August 23 and September 20. The September 6 meeting was cancelled. No votes are being requested at tonight’s meeting because three items (6 Dellmore Road, 22 Rockview Street, and 9-11 Seaverns Ave./5-7 Brown Terr.) are not ready for votes at the ZC. One issue which was heard and voted on by the ZC, 175-175B School Street, had their hearing at the Zoning Board of Appeal

(ZBA) this morning. This was an oversight by the Office of Neighborhood Services (ONS). The agency has promised that in the future, no zoning requests will be assigned a hearing date at the ZBA until they are heard by the JP Neighborhood Council. As for 175-175B School Street, it was a petition by Sellitto, LLC (Gary Martell and Angelo Sellitto) to construct a new three-story, three-unit residential townhouse with garages at grade; demolish existing single-family house. There were lots of design changes on this project. The Zoning Committee considered this issue on August 23 and voted to approve subject to the following commitments in an Egleston Square Neighborhood Association (ESNA) letter agreed to by the developer: The entrance to units 2 & 3 to be a shared vestibule rather than two separate doorways (subject to City approval); to increase size of landing to Unit 1 and add roof to make it more porch-like; to include details on columns and overhang trim similar to others on street; to shift sidewalk and driveway to left to accommodate pin oak at the corner; to provide a contact phone and email to neighbors for emergencies and other concerns and provide regular construction updates. In addition, there was discussion about trying to save trees on private property, and a request for the status of 31 Rodman Street.

The next Zoning Committee meeting will be on Wednesday, October 4 at 7:00pm via Zoom. On the agenda will be a request from 84 Prince Street and 8-10 Perkins Street (take-out restaurant).

**4.3. Housing & Development Committee (H&DC):** Renée Stacey Welch said that the Housing & Development Committee met on September 19 via Zoom. The Committee put forth Danielle Sommer Kieta as Chair and Purple Reign as Vice-Chair. Motion by Bernie Doherty to elect Danielle Sommer Kieta as Chair of the Housing & Development Committee. Seconded by Sarah Freeman. Passed 14-0-0. Motion by Bernie Doherty to elect Purple Reign as Vice-Chair of the Housing & Development Committee. Seconded by Lorenzo Bartoloni Passed 14-0-0.

The next Housing & Development Committee meeting will be on Tuesday, October 17 at 7:00pm via Zoom.

**The Subcommittee on the Arborway Yard:** Sue Cibulsky reported on the Subcommittee meeting held on September 18. The Subcommittee is expecting to hear from the City and the MBTA at their October 16 meeting about future plans, especially if they are reconsidering their plans for a Salt Yard at the Public Works Department (PWD) site. A Facebook page has been started by folks on the Subcommittee.

Bernie Doherty said that the Memorandum of Understanding (MOU) should be a basic guide for moving forward. He emphasized the agreed-on 118 bus limit and a well-scaled building. The current proposal is three times the massing. The budget has increased from \$250Million to \$750Million. There have been no area traffic studies presented. Much still needs to be discussed and the Council needs to be very much involved. Sarah Freeman reported that the MBTA withdrew the application for the Arborway Yard's Massachusetts Environmental Policy Act (MEPA) certificate. The MBTA says it was because the MBTA and City are planning significant changes from the application.

The regular Subcommittee meeting times will be on the third Mondays at 7:00pm. It will hav the same link every month. The next Subcommittee meeting will be on Monday, October 16 at 7:00pm via Zoom.

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

- Dave Baron said that the City is doing an analysis of the Boston Zoning Code with the idea of simplifying the Code. The Zoning Committee will be following the process carefully - perhaps devoting one ZC meeting about the changes.

Will Cohen, past Chair of the JPNC, is now working on this as a zoning reform planner at the BPDA.

- William King and Ben Weber, candidates for the District 6 City Council seat, will be on the agenda of the October JPNC meeting.

- Peter DeCotis said that the White Stadium project is also scheduled to be on the agenda at the October JPNC meeting. He thought the meeting ending time could be extended to accommodate the issue.

- Juwan Skeens, candidate for City Council, At-large, spoke about his candidacy. He is running as a write-in candidate. He is a community organizer and emphasized that the City should be planning for better health care during any future pandemics.

- William King, candidate for the District 6 City Council seat, introduced himself and spoke.

**6. Adjournment:** The meeting was adjourned at 8:08pm.

*Minutes submitted by Michael Reiskind*

Next scheduled JPNC meeting: Tuesday, October 24 (subsequently moved to Wed., Oct. 25) at 7:00PM via Zoom.

Next scheduled JPNC Executive Committee meeting: October 19 at 7:00PM via Zoom.