

Jamaica Plain Neighborhood Council
October 22, 2024 Minutes

JPNC Attendance: Renée Stacey Welch, Bernard Doherty, Michael Reiskind, David Baron, Lorenzo Bartoloni, Esther Belliard, Carla-Lisa Caliga, Nicholas Chaves, Peter DeCotis, Sarah Freeman, Willie Mitchell, Katherine O’Shea, Leah Simmons Dzintars, and Danielle Sommer Kieta.

Other attendees: Janet Galloway, Susan Zebrak, Doug Rand, Holly DeMelo, Jeanette Kelly, Willie Gomez, Sara McKenna, Josh Hanye, Matthew G., Alea, Jen, Scotty Yates, Bonnie Delaune (Office of City Councillor Ben Weber), Caroline Peters (Office of Neighborhood Services), and Richard Heath (Boston Bulletin).

The meeting was called to order at 7:03pm by Renée Stacey Welch.

Introductions: The members of the JP Neighborhood Council introduced themselves. Elected officials and aides to elected officials introduced themselves and the reporter from The Boston Bulletin introduced himself.

2. Approval of September 2024 minutes: There was one correction to the September minutes: In the Zoning Committee report, under item 3) 3336-3338 Washington Street, the second-to-last (eighth) sentence should read “Instead of a series of a few open garages along Glen Road, there is now only one curb cut and one entrance to a shared garage.” Motion by Willie Mitchell to approve the minutes from the September 24, 2024 meeting, as amended. Seconded by David Baron. Passed 8-0-5 (1 came late).

3. Community announcements:

- Jamaica Pond Parkrun on Saturday, October 26 at 9:00am at Pinebank Promontory (top of the Sugarbowl), 350 Jamaicaway, JP.
- Planet Bog, Fish Mac Stew, and Angry Red Planet perform on Saturday, October 26 starting at 3:00pm at Midway Café, 3496B Washington Street, JP
- Jamaica Plain Farmers Market on Saturday, October 26 from 12:00noon to 3:00pm at the rear of 677 Centre Street, JP.
- Live Music Sundays on Sunday, October 27 at 3:00pm at Samuel Adams Boston Brewery, 30 Germania Street, JP.
- There will be two public meetings on the Article 80 Modernization and Action Plan on Wednesday, October 23 at 6:30pm and also on Saturday, October 26 at 11:00am via Zoom.
- A meeting on White Stadium transportation updates will be held on Thursday, October 24 at 7:00pm via Zoom.
- A public meeting on the 3430 & 3440 Washington Street development proposal will take place on Tuesday, October 29 from 6:00pm to 8:00pm via Zoom.
- The next coffee hours hosted by Caroline Peters, Jamaica Plain Liaison in the Office of Neighborhood Services, will be from 10:30am to 11:30am on Friday, October 25 at Fiore’s Bakery, 55 South Street, JP, then on Friday, November 1 at the Jamaica Plain Branch Library, 30 South Street, JP.
- Key election information for the November 5 election, such as registration instructions and early voting locations, is available at: www.boston.gov/departments/election#election-information
- Registration for the 20th Canine Costume Parade will be starting at 12noon on Saturday, October 26 at First Baptist Church, 633 Centre Street, JP.
- There will be a street renaming and dedication of Flora Way at the Bussey Street Gate of the Arnold Arboretum on Saturday, October 26 at 2pm.
- There will be a Halloween Fiesta hosted by the Hyde Square Task Force on Thursday, October 31 at 4pm: at 361 Centre Street, JP.
- The Great Pumpkin Smash, a fun pumpkin composting event, will take place on Saturday, November 2 at 11:00am at The English High School, 144 McBride Street, JP.

4. Committee Reports:

4.1. Zoning Committee (ZC): David Baron said that the Zoning Committee met on Wednesday, October 9. Three matters were considered and need votes tonight. **1) 2-14 Kenton Road**, a petition by PKMJ, LLC (John Tamvakologos), to construct a new covered gas-pump island, expanding existing gas station use; raze existing building at rear of site and perform site improvements and landscaping. This is for a short-term only - two-to-three years - as there is another long-term proposal for this parcel combined with an adjoining parcel across Rockvale Circle (the 3430 & 3440 Washington Street project). The recommendation of the Zoning Committee is to deny. It was felt this had a bad design, and neighbors have complained about traffic, noise and bad lighting at the present smaller use of this gas station. The badly-aimed lights were a special concern, The owners refused to do anything to ameliorate the offensive lighting. The property had a conditional use from 7am to 7pm, but operates from 6:00am to 11:45pm. There has been no meaningful dialogue between the neighbors and the Hatoff’s gas station. There was also confusion about being presented with two development proposals for the same land. Overall, there was no compelling reason to permit this expansion. **2) 3 Arborview Road**, a petition by Ray Dunetz and Veronica Dunetz-Sosa, to extend living space into basement; confirm occupancy as one-family. This request was not controversial. There were no complaints from neighbors. The recommendation of the ZC is to approve. **3) 7-11 Ackley Place**, a petition by Janarthanan Someswaranathan, to construct four new three-story townhouses (total of four residential units) with four off-street parking spaces (interior) on a 5,702.5 square foot lot. This

design is the result of a good Zoning Committee process. Originally, there were four curb cuts with garages fronting on the street. The developers came back with a more inviting design and moved the parking to the rear. Front doors now face the street and the project now looks like two buildings. The recommendation of the ZC is to approve. Motion by David Baron to accept the recommendations of the ZC on 2-14 Kenton Road, 3 Arborview Road, and 7-11 Ackley Place. Seconded by Willie Mitchell. Passed 12-0-2.

The next Zoning Committee meeting will be on Wednesday, October 23. On the agenda will be the return of 44 Creighton Street, a request to change occupancy from a single-family to three units and construct additions. After that, the Committee will meet on Wednesday, November 6 to consider 105 Green Street, enclosing a porch.

4.2. Public Service Committee: Michael Reiskind reported that the Committee met on Tuesday, October 1. On the agenda was a proposal from Don Tequeño y Doña Arepa at 403A Centre Street for a beer & wine license. Juan Marte, manager of Don Tequeño y Doña Arepa, presented the proposal for a new alcohol license at this location in the heart of Hyde Square. This 43-seat restaurant has been open at this location since July of this year - with a common victualler license with no alcohol. It is Jamaica Plain's first Venezuelan restaurant and occupies a unique niche in the neighborhood. Mr. Marte operates another Don Tequeño y Doña Arepa in Grove Hall and so has experience in the hospitality industry. Third party deliveries should not be a problem, because there is a 15-minute zone directly in front of the restaurant which almost always has open spaces; the Public Service Committee is also supporting a take-out use at this restaurant. Motion by Michael Reiskind to support the request of DTDA Enterprises, Inc., doing business as "Don Tequeño y Doña Arepa" at 403A Centre Street, for a Common Victualler 7-Day Wines and Malt Beverages License with the hours of 8:00am to 10:00pm, with Juan Marte as manager; and also to support the request of DTDA Enterprises, Inc., (acting as agent for 401 Centre Street LLC) to grant a #36A take-out use to 401 Centre Street LLC, owner of 403A Centre Street, with the proviso that the take-out use will stay only with the current business tenant at 403A Centre Street, DTDA Enterprises, Inc., doing business as "Don Tequeño y Doña Arepa". Seconded by Bernie Doherty. Passed 13-0-1.

At this October 1 meeting, the Public Service Committee also nominated a candidate for a vacant seat on the Committee. Motion by Michael Reiskind to elect Willie Gomez, 30 Sunnyside Street, as a community member of the Public Service Committee. Seconded by Willie Mitchell. Passed 14-0-0.

Also at this meeting, the Committee discussed getting more trash barrels and recycling receptacles in the business districts. To this end, a Committee member has updated the inventory made in 2022 of all trash barrels in the four business districts, with their location, maintenance grade, and a picture. This was very impressive and has struck a positive chord within the City. We should see some results soon.

At the end of the report, there was a request for speed humps on Asticou Road in the Forest Hills area. There are lots of children living on the street.

The next Public Service Committee meeting will be on Tuesday, November 5 at 7:00pm via Zoom. On the agenda will be proposals from The Galway House at 710 Centre Street for a change of ownership and manager, and also La Parada Dominican Kitchen at 3094 Washington Street for a Beer & Wine with Liqueurs License.

4.3. Outreach Committee: Katherine O'Shea reported that the Committee met on Tuesday, October 8 via Zoom. The Committee started discussions on plans for the next JPNC election in 2025. The Outreach Committee has volunteered to act as an Ad Hoc Election Committee.

Bernie Doherty asked what challenges does the Committee face in getting new folks to know about the JP Neighborhood Council? Folks don't seem to want to commit for the long term on important issues. Mr. Doherty again urged Committee members to go out and attend neighborhood meetings to pass the word.

The next Outreach Committee meeting will be on Tuesday, November 12.

4.4. Parks+ Committee: Nick Chaves reported that the Parks+ Committee met on October 10. Upcoming events discussed were the Egleston Square Peace Garden Celebration and Cleanup on October 19 at 10:30am, the Lantern Parade around Jamaica Pond at 5:00pm on October 19 and October 20, and Indigenous Peoples Day Plant and Tree Walk along the Emerald Necklace at 10:30am on October 14. The Committee's October newsletter went out to folks on the list. The November newsletter will be out soon. You can sign up for the newsletter at:

<https://mailchi.mp/ae158dd6eff0/parks-committee-e-mail-list>. On Thursday, October 24, there will be a meeting updating folks about White Stadium transportation plans. It will be on Zoom starting at 7:00pm.

New business issues were: a) keeping lights on longer in City's parks; b) the Arnold Arboretum South Street gate area has new boulders placed by the Parks Department to try to dissuade noisy parties from occurring there. An email was sent to the Associate Director of External Relations and Communications at the Arboretum to discuss the issue; c) some youths said that a football game scheduled for White Stadium was moved all the way to West Roxbury High School; d) Parks and Recreation Department Commissioner Ryan Woods has left and is working at Meet Boston (formerly known as the Greater Boston Convention and Visitors Bureau). The new Interim Commissioner is Liza Meyer; e) Discussed the future role of the Parks Committee in light of its low meeting attendance.

The next Parks+ Committee meeting will be on Thursday, November 14 at 7:00pm via Zoom.

4.5. Housing & Development Committee (H&DC): Danielle Sommer Kieta reported that the Housing & Development Committee did not meet in October. The 3430 & 3440 Washington Street project had an IAG (Impact Advisory Group) meeting yesterday, November 21. There will be a public meeting on the project on Tuesday, October 29 at 6:00pm via Zoom. The developer is MLF Consulting (Mitchell Fischman). The proposal is for two buildings. one 66' high on the

Acme site (3430 Washington Street) and one 56' high on the Hatoff's site (3440 Washington Street). They have proposed 256 units: 111 studios, 121 one-bedroom units, and 24 two-bedroom units. The H&DC feels that the proposal is not meeting the Plan:JP/Rox guidelines as to family-sized units. Ms. Sommer Kieta urged folks to get involved and improve the housing mix. Carla-Lisa Caliga thought that there was much too much development along Washington Street. She thinks that developers have too strong a voice at the table, much stronger than the neighbors.

The next Housing & Development Committee meeting will be on Tuesday, November 19.

4.6. Subcommittee on the Arborway Yard: Renée Stacey Welch reported the the Subcommittee on the Arborway Yard did not meet in October. Scott Hamwey, from the MBTA, confirmed that the Arborway Yard design is being paused and held at the 15% stage. She summarized the Hamwey letter.

The next Subcommittee meeting will be on Monday, November 18 at 7:00pm via Zoom.

5. Old Business/New Business:

- City Councillor Ben Weber is scheduled to attend the November 26 JPNC meeting. Bonnie Delaune, chief of staff for Councillor Weber said that the Councillor is scheduling Friday office hours every week, sometimes in Jamaica Plain and sometimes in West Roxbury.

- Nick Chaves urged JPNC members to keep a broad perspective, to think of the whole neighborhood and not their personal feelings.

- Danielle Sommer Kieta said that Highland Park had a neighborhood walk about the rat issue. Boston's rat czar is scheduled to come to the Egleston Square Neighborhood Association. She said that people tend to be ashamed to admit having a rodent problem. Sometimes it is student tenants being bad neighbors and not managing their garbage; sometimes it is the fault of restaurants. The idea of feral cats as a solution was brought up.

- Renée Stacey Welch reminded everybody that there are three vacancies on the JP Neighborhood Council, two in Area B and one in Area C.

- There was a brief discussion on whether to move the meeting date for November because of Thanksgiving. It was felt that we should keep the JPNC November meeting date on Tuesday, November 26.

6. Adjournment: The meeting was adjourned at 8:38pm.

Minutes submitted by Michael Reiskind

Next scheduled JPNC meeting: Tuesday, November 26, 2024 at 7:00PM via Zoom.

Next scheduled JPNC Executive Committee meeting: November 21, 2024 at 7:00PM via Zoom.