

Jamaica Plain Neighborhood Council
October 28, 2025 Minutes

JPNC Attendance: Renée Stacey Welch, Bernard Doherty, Michael Reiskind, David Baron, Lorenzo Bartoloni, Carla-Lisa Caliga, Peter DeCotis, Sarah Freeman, and Willie Mitchell.

Other attendees: Louise Johnson, Alcurtis Clark, Holly DeMelo, Andrew Plumb, David Brewster, Michael Burns, Joy Silverstein, Tess Cunard, Rob Kerth, Jamila Gales, Teronda Ellis, Chris Vaughan, Allan Ihrer, Ricky Guerra, Marvin Mathelier, Jennifer Uhrhane and Jonathan McCurdy, Trevor Wissink-Adams, Kane Scott, Joan, Sutton, James' iPhone, iPhone(3), Joe Backer (Mayor's Office of Housing), Lee Goodman (WaterMark Development), State Representative Sam Montaña, 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 7:02pm by Renée Stacey Welch.

1. Introductions: The members of the JP Neighborhood Council introduced themselves. Joe Backer from the Mayor's Office of Housing, the aide to City Councillor Ben Weber, the liaison from the Office of Neighborhood Services, and the reporter from The Boston Bulletin introduced themselves.

2. September 2025 minutes: Motion by Willie Mitchell to approve the second draft of the minutes from the September 23, 2025 meeting. Seconded by Michael Reiskind. Passed 8-0-0 (1 came late).

3. Committee reports/recommendations:

3.1. Zoning Committee (ZC): David Baron reported that the Committee met only once on Wednesday, October 15. There were five issues on the agenda; four parcels need votes tonight. In addition, the Committee considered the proposal at 2A Rossmore Road - a proposal for a boxing gym - but that was moved to the November 5 meeting agenda. Two of tonight's parcels will be considered together. **1) 7 Brewer Street**, a petition by Steven Cohen and Bruce Withey, to construct a two-story addition on the rear of existing house with a new deck; on the second floor renovate the main bathroom and add a second small deck. This is proposed by the owner-occupants. It will not be visible from Brewer Street; they are only building toward the back. The side yard variance is a pre-existing nonconforming condition. Neighbors were in support and the local Jamaica Pond Association was not opposed. The ZC voted to recommend approval. **2) 79 Sheridan Street**, a petition by 79 79A Sheridan LLC (Paul Grant, manager) to add an additional story to existing building, retain two residential units. [David Baron announced that he had represented a previous owner of this property, but has no affiliation with the present owner.] There are two buildings on this lot; the proposal relates to the front two-family building with the mansard roof. The developer proposes to add a whole story and keep the mansard style. There will only be two residential units in the front building. Next door neighbor, Bruce Marks, came to oppose. He did not think the two-family use was in keeping with the street. However, the street does have many multi-family buildings. (The three-decker in the back of the lot is getting a lot of work.) The developer said they would not be removing any trees. Other neighbors came to the meeting and spoke in support. The ZC voted to recommend approval with the proviso: no removal of large-caliper trees. **3) 3430-3436 Washington Street/3440-3446 Washington Street**, a petition by Boston Real Estate Capital (Joe Hassell, managing partner), to construct a new 6-story building on newly-created lot with 130 residential units and two ground-floor retail spaces, and garage parking at 3430-3436 Washington Street; and to raze the existing gas station, construct a new 5-story building with 100 residential units and two ground-floor retail spaces, and garage parking at 3440-3446 Washington Street. This proposal is a large project and went through an Article 80 process and had a very active IAG (Impact Advisory Group). The IAG gave a lot of input and the developer was open to their ideas. He changed the design and configuration of the commercial space. Dave Baron gave a summary of the process and issues that came up at the Zoning Committee. Bernie Doherty spoke about the parking spaces. He said that taking both parcels together, there are 230 units and only 100 parking spaces. He thought that was not enough parking for these developments, especially with the commercial uses being added. It was mentioned that the developer will work with the neighborhood on the type of commercial tenants. Willie Mitchell said there are 46 affordable units. The developer was willing to change the configuration to increase the number of three-bedroom units. David Brewster said that the developer mentioned that in some of his previous developments, not all the available parking spaces were taken. Caliga said that there was a very robust community process and she liked the percentage of affordable and family-sized units. The developer was very good to work with. Joy Silverstein added that one commercial space will be set aside for a minority owner with a healthy subsidy for build-out. Teronda Ellis, CEO of the Jamaica Plain Neighborhood Development Corporation (JPNDC), added that it was refreshing to see such a good community process. She also said that it is very difficult to have viable commercial tenants. The local Stonybrook Neighborhood Association was not opposed. The ZC voted to recommend approval. Motion by David Baron to accept the recommendations of the ZC on 7 Brewer Street, 79 Sheridan Street, and 3430-3436 Washington Street/3440-3446 Washington Street. Seconded by Willie Mitchell. Passed 7-1-1.

The next Zoning Committee meeting will be on Wednesday, November 5. On the agenda will be 2A Rossmore Road, 49 Oakview Terrace, and 174 Forest Hills Street (Laurel Ridge Rehabilitation & Skilled Care Center).

5. New Business: Doyle's Project (Final Phase) [New Business was taken out of order of the agenda.] Lee Goodman, of WaterMark Development, gave an informational update on the final phase of the Doyle's Project. The JP NDC assisted

with one of the three buildings in the project - 69 Williams Street (the CEO, Teronda Ellis, is in attendance.) Mr. Goodman gave a summary of the project's history. Doyle's closed in 2019. The first proposed developer backed out of the project. The current design has gone through several iterations. There are three buildings in the project: At the Doyle's location (3478-3484 Washington Street) will be a five-story building from Gartland Street to Williams Street with a one-story portion built above the Stony Brook. There is commercial space for a restaurant and market in this building. The restaurant will be Stoked Pizza. WaterMark has had trouble getting a small market for the remaining space. The second building (60 Williams Street) is behind the first along Williams Street where the former parking lot was located. The third building across Williams Street (at 69 Williams Street) is a six-unit residential building. There are six affordable units - two in each building. The Boston Transportation Departments said that the entire project had too much parking and asked for twelve spaces to be removed; they held up the project for fifteen months until Matt O'Malley got involved. To recap, the Boston Planning and Development Agency (BPDA) approved the project on October 14, 2021, the Zoning Board of Appeal approved it on January 8, 2022 and the building permit was finally issued on September 11, 2024. This very long timeline has increased costs a lot - about \$5Million (anticipated extra income from the rise in housing prices comes to about \$2.5Million). WaterMark is proposing to move the last two affordable units offsite - not in the Washington Street building. The offsite units would be in Jamaica Plain. Questions and comments were mainly about the track record of the developer, the affordable units, the new restaurant, and the new market. Caliga said that WaterMark has been a difficult developer to work with; the Stonybrook Neighborhood Association fought with them about which buildings would have the six affordable units. Bernie Doherty wanted all six affordable units retained and jobs to be available for community residents. He asked about the new restaurant. Stoked Pizza presently has three locations and a good reputation. The planned design is to replicate the arrangement of the bar and community room in the back. Sarah Freeman asked about the auction that sold off many items and whether some buyers would be willing to return some. Lee Goodman said that some of the murals were saved. There were many picture taken before the auction and the Boston Public Library has a Doyle's Café Memorabilia album posted online at:

https://www.flickr.com/photos/boston_public_library/albums/72157713462000153

David Brewster said that Lee Goodman has a history of speaking against affordable housing. This project removed trees and construction workers have been parking illegally in the neighborhood. He said that WaterMark should have been able to plan for these increasing costs. Alcurtis Clark asked whether there will be two affordable units each at 69 Williams Street and 60 Williams Street, plus the two proposed offsite units from Washington/Gartland Street? She said that some of the trees taken down were mature trees; Gartland Street construction removed two trees that were supposed to be saved according to the Memorandum of Understanding. Is a community room still in the plan? Lee Goodman answered that the community room is still included and that the large increase in costs was due to the long timeline and the interest on borrowing costs. Caliga had further questions on the size of the market. The commercial space is about 10,000 square feet split equally between Stoked Pizza and a market. All markets want a lot of parking - about 80 spaces. Rep. Sam Montañño reported that WaterMark has been speaking to her for some time and it seems that the proposal to move the two affordable units offsite is the best option. The six total units are more than anybody could expect. This project would be the only one along the Washington Street corridor without a large subsidy.

The Council is not taking a vote tonight. The Mayor's Office of Housing asked for this community meeting. WaterMark is willing to come back for other meetings.

3.2. Housing & Development Committee (H&DC)/Arborway Yard Committee: Renée Stacey Welch said that the Housing & Development Committee did not meet in October. The Chair is under the weather.

3.3. Parks+ Committee: Sarah Freeman reported that Nick Chaves, Chair of the Parks+ Committee, and Caroline Peters, JP liaison from the Office of Neighborhood Services, are working to get Nate Hinchliffe from the Parks Department for a walk-around to address the ongoing issue of bicycle/pedestrian conflicts around Jamaica Pond.

She announced that there are two upcoming meetings at Franklin Park: For a potential dog park (Franklin Bark) on Thursday November 6 at 6:00pm at the Franklin Park Clubhouse; and the Circuit Drive community meeting #3 on Thursday November 13 at 6:00pm on Zoom.

The next Parks+ Committee meeting is scheduled for Thursday, November 13 (the second Thursday) at 7:00pm via Zoom.

3.4. Outreach Committee: Renée Stacey Welch reported that the Outreach Committee met on Tuesday, October 14 at 7:00pm on Zoom. The Committee needs a new Chair. She has been acting as an interim Chair and has been working with Lorenzo Bartoloni to refresh the JPNC website. The Committee is notifying folks of vacancies on the JPNC and will be inviting candidates who submitted signatures for the JPNC Election to come to a JP Neighborhood Council meeting and put their name in to fill a vacancy. A biography form will be going out that candidates for vacancies can submit to the Council beforehand. The Committee is also planning a social media campaign and a regular newsletter, as well as a flyer to generate interest in the Council. Looking ahead to the Election in the spring of 2026, they are looking at an April or May date, and developing a roster of volunteers willing to help with the Election. Caliga reminded folks to get email reminders out in advance of meetings. She also said there are new bulletin boards at the Flaherty Playground Dog Park. The next Outreach Committee meeting will be on Tuesday, November 11 at 7:00pm.

3.5. Public Service Committee: Michael Reiskind reported that the Committee met on October 7. On the agenda were three licensing issues, but only one request needs votes tonight. Michel Soltani, who owns the Brendan Behan Pub (at 378 Centre Street), is proposing a new French bistro next door at 380 Centre Street with a 7-day common victualler all-

alcoholic beverages license with a 1:00am closing hour. He emphasized that this will be a separate establishment and open at 6:00am to serve coffee and pastries; currently Hyde Square does not have a coffee shop. It will change concept later in the day. There will also be a TV, so two separate votes are needed for this one location. Motion by Willie Mitchell to support the request of 378–380 Centre LLC (at 380 Centre Street) for a 7-day common victualler all-alcoholic beverages license, with the hours of 6:00 AM-1:00 AM, with Michel Soltani as manager. Seconded by Carla-Lisa Caliga. Passed 9-0-0. Motion by Bernie Doherty to support the request of 378–380 Centre LLC (at 380 Centre Street) for an entertainment license for one (1) TV only, with the hours of 6:00 AM-1:00 AM, with Michel Soltani as manager. Seconded by Carla-Lisa Caliga. Passed 9-0-0. In addition, there were two requests for beer and wine package store licenses - by JP Convenience at 546 Centre Street and by Tropical Market at 371 Centre Street. The Committee did not feel comfortable voting on these additional package store licenses, so no action is needed tonight. The Committee will discuss package store licenses further at its next meeting.

The next Public Service Committee meeting will be on Tuesday, November 4. On the agenda will be a general discussion on package stores and other alcohol-related businesses in the neighborhood. Also on the agenda will be a review of the streets list from 2025. The request of The Jeanie Johnston Pub at 144 South Street will be heard at the December meeting.

4. Old Business: None

5. Additional New Business:

- Marvin Mathelier introduced himself and said he was running for City Council at-large. He is a Jamaica Plain resident and co-owner of Ula Café at The Brewery. He is also a former member of the Jamaica Plain Neighborhood Council.
- Holiday Meeting Schedule Adjustments: Discussion on dates for the full JP Neighborhood Council meetings in November and December. The regularly scheduled November meeting is two days before Thanksgiving; the consensus was that date is OK. The regularly scheduled December meeting is two days before Christmas; the decision on the December meeting date was tabled to November.
- Andrea Peicott, on behalf of the Boston Legacy FC, the Boston National Women's Soccer League (NWSL) team, sent a request to have a Boston Legacy FC representative such as Mike Omenazu, Director of Community Engagement, attend a JPNC meeting. Dave Baron said that we should let them come to a meeting and talk about community benefits. The JPNC Executive Committee should decide.

6. Community Announcements:

- Jamaica Plain Open Streets Boston will be on Sunday, November 2. It is a car-free celebration of community, local businesses, and public space along Centre Street from 10:30am to 3:00pm.
- Daylight Saving Time ends on Sunday, November 2.
- JP LOVES Peace Walk will be on Saturday, November 8 from 12noon to 2:00pm. Starting at Mozart Street Playground, it will walk to Mildred Hailey Apartments and then to Jackson Square.
- Curley House Halloween Celebration will be on Friday, October 31 from 5:00pm-8:00pm. Hosted by the Emerald Necklace Conservancy at the Curley House, 350 Jamaica Way. Family-friendly fun with costumes, treats, and community spirit. [View the event flyer](#)
- There will be a community meeting with an update of the Rogerson-Beaufort proposal on Tuesday, November 12 starting at 6:00pm on Zoom. Register for the meeting at: www.bosplans.org/Rogerson-1112

7. Adjournment: The meeting was adjourned at 9:00pm.

Minutes submitted by Michael Reiskind

Next scheduled JPNC meeting: Tuesday, November 25, 2025 at 7:00PM via Zoom.

Next scheduled JPNC Executive Committee meeting: Thursday, November 20 at 7:00PM via Zoom.