Jamaica Plain Neighborhood Council
April 28, 2026 Minutes

JPNC Attendance: Renée Stacey Welch, Bernard Doherty, Michael Reiskind, Eryn-Ashlei Bailey, David Baron, Lorenzo Bartoloni, Chase Brewster, Carla-Lisa Caliga, Alcurtis Clark, Peter DeCotis, Sarah Freeman, Aiko Miller, Willie Mitchell, Purple Reign, Alessia Shelley, and Gert Thorn.
Other attendees: Louise Johnson, Alexandra Rollins, Syniyah Walker, Jordan Clark, Michael Burns, Rachelle Centaio, Scott Yates, Anna's iPhone, (781)320-2904, and Richard Heath (Boston Bulletin).

The meeting was called to order at 7:05pm by Renée Stacey Welch.

1. Introductions: The members of the JP Neighborhood Council introduced themselves. The reporter from the Boston Bulletin introduced himself.

2. February 2026 and March 2026 minutes: Motion by Michael Reiskind to accept the minutes from the February 24, 2026 and March 24, 2026 meetings. Seconded by Peter DeCotis. Passed 12-0-0 (4 came late).

3. Community Announcements:
- Programs at the Boston Public Library Jamaica Plain Branch can be seen at: www.bpl.org/locations/jamaica-plain/.
- Events at the Boston Public Library main branch can be seen at: https://bpl.bibliocommons.com/events.
- Events at the Loring Greenough House can be seen at: https://loring-greenough.org/events/.
- Events at JP Centre/South Main Streets can be seen at: https://jpcentresouth.com/upcoming-events/.
- Boston Parks & Recreation events can be seen at: https://www.boston.gov/events.
- City of Boston public notices and meetings are at: https://www.boston.gov/public-notices.
- The JPNC Election volunteer sign-up is at: info.jpnc@gmail.com.
- The annual Wake Up The Earth celebration will be on Saturday, May 2.

4. Committee reports/recommendations:
4.1. Public Service Committee: Michael Reiskind reported that the Committee met on Tuesday, April 7. On the agenda was a review of the last two years of Public Service initiatives in anticipation of the upcoming new term of the Council. Needed sidewalk repairs will be added to the annual Streets List sent to the City. There was discussion of the problems that tree pits create along the sidewalks in the business districts.
The next Public Service Committee meeting will be on Tuesday, May 5. On the agenda will be four license requests: a common victualler license request for a café at 610 Centre Street, a beer & wine license request for a new Japanese restaurant at 613 Centre Street, a common victualler license request for the new Bethlehem Café at 376 Centre Street, and a request for an upgrade from a beer & wine license to an all-alcohol license for Don Tequeño y Doña Arepa at 403A Centre Street.
4.2. Housing & Development Committee (H&DC): Purple Reign reported on the meeting of the Housing & Development Committee on April 21. Discussion focused on housing policy, affordability challenges, and zoning reform efforts impacting the City. The Committee had concerns about developers reducing their commitments to affordable housing and how the City enforces compliance. How can the community achieve a good trade-off between housing production and community needs like transportation, infrastructure, and less displacement, especially in the light of rising construction costs. It is difficult meeting affordable housing goals, but we need stronger community engagement in development decisions.
The next Housing & Development Committee meeting will be on Tuesday, May 19.
4.3. Zoning Committee (ZC): David Baron reported that the Committee met once in April on Wednesday, April 15 (the first ZC meeting since January 21). There were two matters heard which need votes tonight. 1) **24 Neillian Crescent**, a request by Jing Zhou and Chao Li, to add a second floor and attic to existing residence, extend existing building to the rear, and add a new side deck on left side. This is in the Jamaica Hills area. It is a big expansion in that it is adding a whole floor and expanding to the rear. There is only one variance needed - side yard is insufficient. The proposal is actually improving the side yard setback. It is a very deep lot and most neighbors were OK with the changes. One immediate neighbor was worried about privacy with the additional windows on his side. The owners said they would have frosted windows on his side, but that did not satisfy the objecting neighbor. The Zoning Committee voted to recommend approval. 2) **11 Beaufort Road and 434 Jamaicaway**, a request by Rogerson House, Inc., to combine parcels and construct a new six-story building. Passive house all electric building, solar ready, 3 floors of memory care (66 beds/ studios), and 3 floors with 41 affordable senior apartments. Building to include a senior social day care program and below grade garage with 35 parking spaces. This item was appearing the second time at the ZC and discussion took a lot more time in the meeting. The proposal is for 66 units of memory care, 41 units of affordable housing, along with 35 underground parking spots for staff. Since its last appearance at the ZC, Rogerson House has reduced the number of units and stepped back two stories along Beaufort Road - more closely matching the existing building heights of the Beaufort Apartments. Some neighbors lamented the loss of so many affordable units. There was discussion of the multiple development phases proposed for the property. This zoning request is for the first phase only and no second phase was presented. It is unclear what the second phase expansion would entail. Will it be affordable or market rate? Many residents felt that Rogerson House had worked hard to have the new architectural design fit Beaufort Road. There were concerns raised about drop-offs at the Beaufort Road entrance blocking Beaufort Road. Questions were raised about the possibility

of the underground spaces becoming available to neighbors overnight. Alexandra Rollins asked about truck deliveries and access for construction vehicles. There is a new access path along the north side of the Forbes Building avoiding Beaufort Road and Lochstead Avenue. The Zoning Committee voted to recommend approval.
Motion by Willie Mitchell to approve the recommendation of the ZC on 24 Neillian Crescent. Seconded by Purple Reign. Passed 15-0-0 (1 left early). Motion by Willie Mitchell to approve the recommendation of the ZC on 11 Beaufort Road / 434 Jamaicaway. Seconded by Purple Reign. Passed 12-0-3 (1 left early).
The next Zoning Committee meeting will be on Wednesday, May 6. On the agenda will be 3716-3724 Washington Street (corner Tower Street) for a new six-story building. Also on the agenda will be 1-3 Glines Avenue for a 3-family residential building on a vacant lot and 439 Walnut Avenue for a change from a 2-family to a 4-family residence.
4.4. Parks+ Committee: Sarah Freeman reported. There was no Parks+ Committee meeting in April. Eryn-Ashlei Bailey will be taking over as Chair of the Committee in the future. The Committee is following the issues of the Jamaica Pond Boathouse Study, the Hennigan Pool, the Jefferson Playground clean-ups and beautification. The Veterans Administration Medical Center has added fencing along their perimeter and it has had a bad affect on vegetation at the Nira Rock Park Urban Wild. Sarah Freeman also added that other issues are reducing pedestrian/bicyclist conflicts on the path around Jamaica Pond, the Arborway Parkways Improvement Project, and Mozart Playground improvements. The City of Boston has released an updated Climate Action Plan. The Friends of Jamaica Pond (FOJP) has been revitalized. The White Stadium court case appeal was heard by the Massachusetts Supreme Judicial Court on April 8.
4.5. Outreach & Election Committees: The 2026 JPNC Election is still scheduled for Saturday, May 16 from 10:00am to 4:00pm. All candidate nomination packets are available. There will be three polling locations on May 16 - Stop & Shop, JP Licks, and The Food Hub in Forest Hills. There is still a need for volunteers for Election Day. Please contact Alcurtis Clark with names of volunteers; she only has 6 volunteers out of approximately 30 needed. Alexandra Rollins offered to help. There will be at least two training sessions for the poll workers.

5. Old Business:
- Eryn-Ashlei Bailey asked for an update on the African American Master Artist Residency Program (AAMARP) on Atherton Street in Jamaica Plain. Caliga said that the AAMARP is an important program that Northeastern University should be expanding, nott reducing, as it expands its campus into the South End and Roxbury.

6. New Business:
- Robinwood Avenue / Arbour Hospital Discussion: The Arbour Hospital on Robinwood Avenue has raised residents' concerns related to its expansion: There has been a series of accidents involving their delivery vehicles unloading and loading while double parking or in illegal spaces, contractors parking all around, and ambulances not using the reserved spaces. There has also been idling vehicles and trash on conservation land. The main issue is that the hospital hasn't taken responsibility for managing its deliveries, contractors and ambulances. Dave Baron recommended a letter from the JPNC to the hospital asking for a meeting between neighbors and the hospital. The Chair agreed to draft the letter. Chase Brewster recommended that the Boston Police get involved and enforce the illegal parking.
- Pothole Conditions Across Jamaica Plain: Potholes have become worse in the neighborhood. Sarah Freeman said that the roads along the route of the Route 39 bus are especially bad. Discussion centered on the question of Transportation Department projects put on hold by Mayor Wu and defunding in the budget of important Jamaica Plain transportation projects.
- Alcurtis Clark said that she attended the IAG (Impact Advisory Group) "info session" conducted by the City of Boston Planning Department. It turned into a major complaint session with the Planning Department becoming the brunt of the comments. Ms. Clark said that in-person meetings such as this are the best ways to get responses from city agencies.

Minutes submitted by Michael Reiskind

Next scheduled JPNC meeting: Tuesday, May 26, 2026 at 7:00PM via Zoom.
Next scheduled JPNC Executive Committee meeting: Thursday, May 21 at 7:00PM via Zoom