Jamaica Plain Neighborhood Council
June 23, 2026 Minutes

JPNC Attendance: Alcurtis Clark, Bernard Doherty, Michael Reiskind, David Baron, Lorenzo Bartoloni, Chase Brewster, Adam Burrows, Carla-Lisa Caliga, Sarah Freeman, Willie Mitchell, Purple Reign, Bianca Terry, and Erich Yaeger.
Elected at the meeting: Renée Stacey Welch
Other attendees: Louise Johnson, Syniyah Walker, Jan Lesar, Matt Philpott, Robert Cosgrove, Scott Yates, George, Melissa Beltran (Office of City Councillor Ben Weber), Zavia Dickerson (Office of Neighborhood Services), and Richard Heath (Boston Bulletin).

The meeting was called to order at 7:05pm by Alcurtis Clark.

1. Introductions: The members of the JP Neighborhood Council introduced themselves.

2. Council Business:
2.1. May 2026 minutes: Motion by Purple Reign to accept the minutes from the May 26, 2026 meeting. Seconded by Willie Mitchell. Passed 12-0-0 (1 came late).
2.2. Remaining Vacancies: Since only seventeen members were elected at the 2026 Election, there are still three vacancies on the JPNC - two in Area A, and one in Area C. Renée Stacey Welch was nominated at the May meeting to fill a seat in Area A. Voting to fill the announced vacancies may now take place. Motion by Alcurtis Clark to elect Renée Stacey Welch to an Area A seat, temporarily until a full-term candidate is identified and seated. Seconded by Michael Reiskind. Passed 12-0-0 (1 came late). Renée Stacey Welch took her seat on the JP Neighborhood Council. There were no other nominations at this June meeting.

3. Committee reports:
3.1. Public Service Committee: Michael Reiskind reported that the Committee met on Tuesday, June 2. On the agenda were two license requests: 1) A request for an all alcohol license from Gangnam Spice at 225 Centre Street with the hours of 11:00am to 11:30pm, with take-out, and an entertainment license for two TVs. This Korean fried chicken restaurant has been open with a common victualler license since November 2025. The concept for the new license is to make Gangnam Spice a gathering spot for the area. Korean and Japanese beers will be featured and soju will be offered as well. Discussion mainly centered on cleanliness and garbage pick-up and especially on take-out and supervising third party delivery drivers. There was no opposition from the audience at the neighborhood meeting. The Public Service Committee recommended approval. Motion by Michael Reiskind to support the request of Gangnam Spice LLC, doing business as "Gangnam Spice", at 225 Centre Street in Jamaica Plain/Roxbury for a common victualler 7 day all-alcoholic beverages license with the hours of 11:00am to 11:00pm, with Richard Kim as manager. Seconded by Purple Reign. Passed 13-0-1. The Committee also considered the additional requests from Gangnam Spice for an entertainment license and for take-out. As usual, the take-out variance has to go to the building owner but with a proviso that it is only for this tenant business. Motion by Michael Reiskind to support the request of Gangnam Spice LLC, doing business as "Gangnam Spice", at 225 Centre Street for an entertainment license for two (2) large TVs only, AND ALSO to support the request of Gangnam Spice LLC (acting as agent for 225 Com LLC) to grant a #36A take-out use to 225 Com LLC, owner of 225 Centre Street, with the proviso that the take-out use will stay only with the current business tenant at 225 Centre Street, Gangnam Spice LLC, doing business as "Gangnam Spice". Seconded by Bernie Doherty. Passed 14-0-0.
2) The second license request was for a beer & wine license and occupancy change for a new Japanese restaurant, Hinata Shokudo**,** at 613 Centre Street. Moe Kuroki will be manager and the hours will be 9:30am to 10:00pm. At this month's meeting, the applicant was fully prepared and displayed full plans of the restaurant. Moe Kuroki did not request a take-out variance, but did ask for a change of occupancy which is a zoning change and goes to the building owner. The Public Service Committee recommended approval. Motion by Michael Reiskind to support the request of Oisa, LLC, doing business as "Hinata Shokudo" at 610 Centre Street for a 7-day common victualler wines & malt beverages license, with the hours of 9:30am to 10:00pm, with Moe Kuroki as manager, AND ALSO to support the request of Oisa, LLC, (acting as agent for AGW Enterprises Trust) to grant a change of occupancy for restaurant use at 610 Centre Street to AGW Enterprises Trust, owner of 606-610 Centre Street. Seconded by Purple Reign. Passed 14-0-0. As a matter of information, Mr. Reiskind mentioned that Ten Tables, a nearby restaurant at 597 Centre Street, has changed concepts and is now an alcohol-free restaurant called Beyond Proof. As a result, they have sold their beer & wine with liqueurs license to a downtown restaurant on Kington Street. Caliga wondered whether the zero-proof concept is a sustainable business plan. The Public Service Committee also submitted its roster for approval. The Public Service Committee's roster has five Council members (Adam Burrows, 38 Dunster Road; Gert Thorn, 72 Robinwood Avenue; Willie Mitchell, 61 Heath Street; Bianca Terry, 110 Heath Street; Purple Reign, 75 Amory Avenue) and three community members (Robin Cheung, 173 Moss Hill Road; Dorothy Farrell, 345 Pond Street; Louise Johnson, 20 Malcolm Road) in addition to ex-officio members. The Chair will be Michael Reiskind with Adam Burrows as Vice-Chair. Motion by Michael Reiskind to approve the roster of the members of the Public Service Committee. Seconded by Purple Reign. Passed 14-0-0.
The next Public Service Committee meeting will be on Tuesday, July 7. On the agenda will be a request by Abuela's Table at 416 Centre Street for an all-alcohol license and a request by Mangú Dominican Bistro at 264 Hyde Park Avenue for an upgrade from a beer & wine license to an all-alcohol license and a change of hours.

3.2. Zoning Committee (ZC): David Baron reported that the Committee met only once in June on Wednesday, June 17. There were three matters on the agenda, two of which will need votes tonight. 1) **11 Ashley Street**, a request by Maria Silva, for a bedroom addition/extension over an existing 2-story rear portion of home; new mudroom; stair reconfiguration; new exterior balconies. This is one half of a two-family townhouse, each side independently owned. They are asking to reconfigure the rear. The Zoning Committee voted to recommend approval. 2) **27-29 Ballard Street**, a request by Eric Katsavounidis (TRI Management LLC), to demolish and construct dormer; replace siding and roof; interior renovation including framing, plumbing, electrical, kitchen, and bath work. While this says it is only a dormer, this is a gut renovation of a house that has been in disrepair. There was one request to save a cherry tree, but the developer is putting in some parking and cannot save the tree. There is better fencing being added. The Zoning Committee voted to recommend approval. Motion by Willie Mitchell to approve the recommendations of the ZC on 11 Ashley Street and 27-29 Ballard Street. Seconded by Carla-Lisa Caliga. Passed 13-0-1. The third matter that was heard was 76 Day Street, a request to expand the third floor space - but the third floor tenant would have no access. The proposal was too vague on whether it was an expansion or an addition of a fourth unit. Because of the confusion, they were asked to come back with a clearer description.
The Zoning Committee did select David Baron as Chair and will vote next meeting on a Vice-Chair and full roster. There is one Council slot open on the Zoning Committee.
The next Zoning Committee meeting will be on Wednesday, July 1. On the agenda will be 67 Mossdale Road for an Additional Dwelling Unit (ADU) and 388 Arborway requesting an expansion of living space into the basement.
3.3. Housing & Development Committee (H&DC): Purple Reign reported on the meeting of the Housing & Development Committee on June 16. **3326 Washington Street:** The developer, Marc Kaplan was unable to attend and the public comment period ended on Friday, June 19. Community members presented their concern that the development has reduced its affordable housing commitment from the original 10 affordable units (24%) to (6) affordable units plus 3 voucher set-asides (approximately 17%) out of 46 total units. This does not meet inclusionary zoning requirements and attendees requested the Committee oppose the current proposal. The H&DC is presenting a draft letter to the City/Boston Planning & Development Agency (BPDA) summarizing the community's current position on 3326 Washington Street. Purple Reign read the letter for the benefit of JPNC members. Bullet point #5 was removed from the draft. The letter also presents the community's compromise proposal (8 on-site affordable units, (1) voucher set-aside) which they feel is economically viable. It also requests a meeting with the BPDA and Sheila Dillon, Director of the Mayor's Office of Housing (MOH). Adam Burrows asked which City agencies are involved and whether the MOH has financial oversight of the project. Motion by Carla-Lisa Caliga send the letter. Seconded by Bernie Doherty. Passed 12-0-1 (1 left early).
H&DC members plan to attend upcoming BPDA meetings to provide public comment on 3326 Washington Street.
The Committee selected Purple Reign as Chair of the H&DC and Willie Mitchell as Vice-Chair.
Subcommittee on the Arborway Yard: No meeting was held in June but a meeting will be scheduled for July. The Subcommittee will review their priorities and ensure compliance with previous agreements, including the commitment of 8-acres for community uses. Members plan to review Request For Qualifications (RFQ) due to the MBTA on July 10.
The Subcommittee selected Eryn-Ashlei Bailey as Chair of the Subcommittee on the Arborway Yard and Sarah Freeman as Vice-Chair.
3.4. Parks+ Committee: Sarah Freeman reported; Eryn-Ashlei Bailey was not in attendance. There was no Parks+ Committee meeting in June; they plan a meeting in July. Goals are to recruit members and set priorities for the Committee. Current concerns are the Shattuck Hospital site process and Jamaica Pond Boathouse and Jamaica Pond signage. Bernie Doherty asked whether there were any results from the Jamaica Pond Boathouse Survey. Also, it was reported that a $100,000 earmark for invasive control is still in the current budget and is in conference committee.
Eryn-Ashlei Bailey was selected as Chair of the Parks+ Committee and Sarah Freeman as Vice-Chair.
3.5. Outreach Committee: Alcurtis Clark reported for the Outreach Committee. No business was conducted in June. Motion by Alcurtis Clark to elect Renée Stacey Welch as Chair of the Outreach Committee and Carla-Lisa Caliga as Vice-Chair. Seconded by Purple Reign. Passed 12-0-1 (1 left early). Renée Stacey Welch is going to work with Lorenzo Bartoloni on the JPNC website.

4. Governance & Organizational Business:
4.1. Council Organization
Alcurtis Clark said that the Outreach Committee will examine the Committee leadership structure.
Folks were reminded that all Committee rosters need to be submitted before the July Executive Committee meeting.
4.2. Bylaws Review: Alcurtis Clark said the JPNC Executive Committee will establish a bylaws committee at an upcoming meeting. Ideas identified for review were the election process and committee procedures. It was suggested that we engage a pro bono city or nonprofit attorney help us strengthen our bylaws.

5. Old Business/New Business:
5.1 Issues from Council members:
- Eryn-Ashlei Bailey wants to contact Attorney General Andrea Campbell's Office for immediate intervention in the Arborway Yard Project. Because it's an election year, we have an opportunity to engage our electeds proactively. If the MBTA has a bid for an attorney out, we need to have our own "people's attorney".
- Eryn-Ashlei Bailey wants to contact Will Cohen, the former JNPC member who now works for the Boston Planning and Development Agency (BPDA) to re-establish contact. She thanked Sarah Freeman for the idea.

5.2 Community announcements and emerging neighborhood concerns:
- Thursday Hot Dog Nights from 4:00pm to 6:00pm in Jackson Square at 42 Horan Way. Food, activities, fun, free.
- The kickoff for the new Jackson Square Neighborhood Association will be on Saturday, July 25 at 12noon at the Anna Mae Cole Center at 2 Lamartine Street Extension. Willie Mitchell is the Chair and the Hyde Square Task Force's Danny Vargas, youth organizer associate for Living Safely in Jackson Square (LSJS), will be Vice-Chair.
- Zavia Dickerson, new Jamaica Plain neighborhood liaison, will host weekly coffee hours on Fridays in different places. The first one will be this week on a Thursday, June 25 and then on Friday, July 3 at 10am at Jadu at 767 Centre Street.

6. Adjournment: The meeting was adjourned at 9:02pm.

Minutes submitted by Michael Reiskind

Next scheduled full Council meeting: Tuesday, July 28, 2026 at 7:00PM via Zoom.
Next scheduled JPNC Executive Committee meeting: Thursday, July 23 at 7:00PM via Zoom