Jamaica Plain Neighborhood Council
July 28, 2026 Minutes

JPNC Attendance: Alcurtis Clark, Bernard Doherty, Michael Reiskind, David Baron, Lorenzo Bartoloni, Chase Brewster, Adam Burrows, Sarah Freeman, Willie Mitchell, Purple Reign, Alessia Shelley, Gert Thorn, Renée Stacey Welch, and Erich Yaeger.
Other attendees: Syniyah Walker, Celeste Walker, Susan Elsbree, Rena Clark, Matthew L'Ecuyer, Cameron Christopher, Daniel Pérez Lacera, Nate Stell, Scott Yates, John Holland (Sixteen Penny Company), Seamus Holland (Sixteen Penny Company), Paul Baccala (Sixteen Penny Company), Michael Fishbein (Office of City Councillor Ben Weber), Zavia Dickerson (Office of Neighborhood Services), and Richard Heath (Boston Bulletin).

The meeting was called to order at 7:07pm by Alcurtis Clark.

1. Introductions: The members of the JP Neighborhood Council introduced themselves.The chief of staff to City Councillor Ben Weber, the liaison from the Office of Neighborhood Services, and the reporter from The Boston Bulletin introduced themselves.

2. Council Business:
2.1. June 2026 minutes: Motion by Michael Reiskind to accept the minutes from the June 23, 2026 meeting. Seconded by Willie Mitchell. Passed 11-0-3.
2.2. Remaining Vacancies: There are still two vacancies on the JPNC - one in Area A, and one in Area C. There were no new nominations for the vacancies at this July meeting.
2.3. Proposed cancellation of August full Council meeting: Motion by Alcurtis Clark to cancel the meeting of the full JP Neighborhood Council in August. Seconded by Bernie Doherty. Tabled to the end of the July agenda.

3. Committee reports:
3.1. Housing & Development Committee (H&DC): Purple Reign reported on the meeting of the Housing & Development Committee on July 21. Its current roster is five Council members (Purple Reign, 75 Amory Avenue; Willie Mitchell, 61 Heath Street; Lorenzo Bartoloni, 40 Union Avenue; Gert Thorn, 72 Robinwood Avenue; and Sarah Freeman, 22 Arborway) and five community members (Aidan Foley, 40 Chestnut Square; John Hart, and three others) in addition to ex-officio members. Purple Reign is Chair of the H&DC and Willie Mitchell is Vice-Chair. She noted the absence of several members like Aiden Foley and John Hart.
Aidan Regan, from Restored Living Homes, gave a presentation on co-purchasing property opportunities for 2-4 unit co-living arrangements. They help groups form ownership structures and find financially viable properties. Working with Paige Russo from the City, they already have their first client in Jamaica Plain. The Committee will send a list of places and groups in JP that may be interested.
3326 Washington Street: Developer Mark Kaplan modified his proposal after community input, resulting in two units at 30% Area Median Income AMI), two units at 50% AMI, one unit at 60% AMI, one unit at 70% AMI, and three voucher units. While the community's requests for higher affordability weren't fully met, Purple Reign praised the collaborative effort between community members, city officials, and the developer in reaching a better outcome. Adam Burrows asked some questions about this project. Councillor Ben Weber delayed the City's vote on 3326 Washington Street for six months until July.
3841 Washington Street: Will follow up with the Planning Department and the developer to ensure the project comes before JPNC for zoning relief.
Subcommittee on the Arborway Yard: Gert Thorn suggested creating a separate ad hoc committee for the Arborway Yard. The Committee agreed to continue discussions and engage with community members and experts and talk separately with Sarah Freeman and Eryn-Ashlei Bailey about organizing the Subcommittee.
The meeting also included updates on the State Laboratories improvements and the 920 Centre Street project. The Committee would like to write a letter to the city/BPDA regarding 920 Centre Street not coming before the JPNC. The proposal was scheduled for the June virtual H&DC meeting, but the developer had a problem with the Zoom address. There is a worry that there will be a vote by the City on 920 Centre Street on July 31, so the developers are being allowed to present to the full Council at today's meeting. John Holland, president of Sixteen Penny Company, started by saying that this is their third proposal for the property. The first two preserved the old convent building but they heard concerns from the Arnold Arboretum. The latest proposal preserves the tree canopy and has at least a 50-foot setback along the Arboretum. They have done a traffic study which shows an increase of 42 cars in the morning rush hour and 42 cars in the evening rush hours. Three variances are needed: Floor Area Ratio (FAR), height, and number of units per acre. All are existing non-conforming variances on the parcel. The proposal is for 158 residential units, with 36 affordable units plus two vouchers units and 120 market-rate units. That works out to 24% affordability. The development will now be five stories in height and with steel-framed structures. Paul Baccala, architect for Sixteen Penny Company, continued the presentation saying that a majority of trees will be retained and they have minimized the amount of pavement on the site; there will be less than there is now. The public sidewalk will be widened, space on private property will allow room for a bus shelter, and there will be a 19-station blue-bike station.
Questions from the Council and community attendees were about affordability, experience of the builders, zoning and security. Chase Brewster asked what type of security/camera system would be used for tenants to gain entrance. It will probably be a key fob system. Dave Baron asked whether a 50-foot setback is required by zoning. Lorenzo Bartoloni

asked developers to consider deeper affordability with some 30% Area Median Income (AMI) units. The developer was open to more discussion on affordability. Gert Thorn asked about the experience of the architect and about the materials planned for the fire lanes. He wondered whether the planned glazed tile will withstand the winter cycles. Bernie Doherty was surprised by the massive size and proximity to the Arnold Arboretum. Sarah Freeman thought folks are turning a blind eye to this being in a Conservation Protection District (CPD). Erich Yaeger asked about sound attenuation and the impacts on the Arboretum. The developer promised to have very quiet mechanical systems. Rena Clark, from 54 Dunster Road, said she thinks this is a well-needed project. Sarah Freeman wondered why this presentation was not listed on the agenda for today. Gert Thorn hoped that the community gets to learn a lot more about this proposal because of its size and prominent location. Because of the mixup in June, the H&DC will ask to extend the comment period of this project and ask the developer to come to the H&DC meeting in August.

3.2. Public Service Committee: Michael Reiskind reported that the Committee met on Tuesday, July 7. On the agenda were two license requests. Neither request needs a vote tonight. 1) A request by Abuela's Table at 416 Centre Street for an all-alcohol license with the hours of 11:30am to 11:00pm, with Edwin Perez Figueroa as manager. This Mexican restaurant has been open with a common victualler license since June 2025. Lots of customers have been asking for alcohol to be available with the food at this sit-down restaurant. There will be no change in the layout or hours. Mr. Perez promised to keep the area around the restaurant clean and to stamp all take-out items with the restaurant name to track litter. All attendees at the hearing were strongly in favor of the application. The Public Service Committee recommended approval. Because this issue came before the Licensing Board of the City of Boston on July 15, the issue had to go to the JPNC Executive Committee which recommended support of the request. 2) The second license request was from 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. Ingrid Pinales Avalo is manager and the proposal is to change the closing hour from 9:00pm to 12:00midnight. The Committee's questions were on whether there would be any TVs or outdoor patio, and a request to stamp all take-out bags with the restaurant's name. There were two neighbors attending and both were opposed to the requests. Michael O'Connor had three concerns. He was worried about parking due to the extra customers and longer hours, especially with a new 48-unit housing development approved for the nearby 294 Hyde Park Avenue (Alco Auto Parts site) with only 16 off-street parking spaces. He opposed the midnight closing, especially on Sunday, and said that street cleaning occurs in the neighborhood from midnight to 7am. Mr. O'Connor was also confused about the multiple community meetings and did not attend the abutters virtual meeting on July 6. The other neighbor, Eduardo Castillo, is treasurer of Templo Espiritual at 260 Hyde Park Avenue. He said this is a family neighborhood and said there is loud music, public drinking, and trash outside of Mangú Dominican Bistro. He opposed both the change to an all-alcohol license and the extended hours. He did admit that he does not call police about the issues and has never talked to the restaurant about the problems. Because of the complaints and the lack of communication between neighbors, the Committee voted to defer this request for two months. This will allow a chance for folks to talk and for the restaurant to leaflet the area again for a September meeting.

The next Public Service Committee meeting is scheduled for the first Tuesday on August. Since at this time there are no new license requests, the Committee will skip an August meeting. The next Public Service Committee meeting will be on Tuesday, September 1 (before Labor Day). On the agenda will be the deferred request from Mangú Dominican Bistro at 264 Hyde Park Avenue.

3.3. Zoning Committee (ZC): David Baron reported that the Committee met in July on Wednesday, July 1 and July 15. There were three matters, all of which will need votes tonight. 1) **67 Mossdale Road**, a request by Vincent Petryk, for alterations and additions to existing building, change of use from single-family residential to single-family with attached Accessory Dwelling Unit (ADU). This is for adding an accessory dwelling unit and other work. The owner went to the Jamaica Hills Association - there was no opposition. The Zoning Committee voted to recommend approval.

2) **388 Arborway**, a request by Groma Boston Growth Fund III BBT LLC (Seth Priebatsch and Paul Bell), for a change of use from two residential units to three residential units; expand lower-level unit into walk-out basement; building envelope to remain unchanged. This is a former fraternity house and had fallen into disrepair. The proposal is to add a third unit which would be in both the basement and first floor. The unit will be sprinklered. There is no off-street parking violation. There was no opposition. The Zoning Committee voted to recommend approval. 3) **17 Copley Street**, a request by Ellena Haile (trustee of Ellena Haile Revocable Trust), for a conversion of an existing two-family residence into a three-family residence, with rear addition and new dormers; driveway to be extended to provide two (tandem) parking spaces. The proposal is to enclose the existing porch. The building is structurally sound with a good foundation. The proposal was looked at by the Egleston Square Neighborhood Association (ESNA), which sent a letter of support. The Zoning Committee voted to recommend approval. Motion by David Baron to approve the recommendations of the ZC on 67 Mossdale Road, 388 Arborway, and 17 Copley Street. Seconded by Purple Reign. Passed 14-0-0.

The Zoning Committee also submitted its roster for approval. Since Renée Stacey Welch has returned to the JP Neighborhood Council, there are no Council seat openings on the ZC. The Zoning Committee's roster has five Council members (David Baron, 3 Glenvale Terrace; Willie Mitchell, 61 Heath Street; Purple Reign, 75 Amory Avenue, Alessia Shelley, 17 Bowditch Road; and Renée Stacey Welch, 11 Beethoven Street) and six community members (Kendra Halliwell, 21 Lee Street; Andrea Howley, 329 Pond Street; Kevin Leary, 73 Woodland Road, Gerard O'Connor, 22 Yale Terrace; Peg Preble, 79 Eastland Road; and David Seldin, 21 Segel Street) in addition to ex-officio members. The Chair will be David Baron with Purple Reign as Vice-Chair. Motion by David Baron to approve the roster of the members of the

Zoning Committee. Seconded by Renée Stacey Welch. Passed 13-0-0 (1 left early). There are four community slots open on the Zoning Committee.
The next Zoning Committee meeting will be on Wednesday, August 19. On the agenda will be 431 Pond Street, the Armenian Nursing and Rehabilitation Center, for a vestibule and patio, and 3615-3621 Washington Street, MetroMark Apartments, for a hair salon.
3.4. Parks+ Committee: Eryn-Ashlei Bailey was not in attendance. The report was tabled, as there was no Parks+ Committee meeting in July.
3.5. Outreach Committee: Because of time constraints. The report of the Outreach Committee was tabled.

4. Old Business/New Business:
4.1 Issues from Council members:
- Gert Thorn again commented on the Poor Clare development at 920 Centre Street and asked for a deferral of any City vote on July 31 to allow for a full community process with leafletting of the neighborhood. Michael Fishbein thinks there is no meeting or vote on July 31; that date is only the scheduled end of the comment period. If the comment period can be extended past July 31, the proposal can go before the regular H&DC meeting on August 18 and then before the full Council on August 25.
4.2 Community announcements and emerging neighborhood concerns:
- The new Jackson Square Neighborhood Association is now open.
- Thursday Hot Dog Nights from 4:00pm to 6:00pm in Jackson Square at 42 Horan Way. Food, activities, fun, free.
- Zavia Dickerson, new Jamaica Plain neighborhood liaison, shared a link to her JP Weekly Newsletter, and reported that National Night Out will be on Monday, August 3, the African Festival of Boston will be at the Boston Common on Saturday, August 15, the Dominican Parade will be on Sunday, August 16 at 11:00am. She also shared a link to the Secretary of the Commonwealth of Massachusetts-Voting News..
- August full Council meeting: The motion by Alcurtis Clark to cancel the meeting of the full JP Neighborhood Council in August was taken off the table. Adam Burrows said that the Council should meet in August and offer a forum for candidates running for election this year. Chase Brewster agreed. Alcurtis Clark said she is now considering having the regular August Council meeting on August 25 or maybe using the date of the Executive Committee meeting, August 20, for a candidates forum. Purple Reign thought we should be courteous and have a regular full Council meeting on August 25. There being general agreement, Alcurtis Clark withdrew her motion, and the JP Neighborhood Council will meet on its regular schedule on Tuesday, August 25.
- Syniyah Walker asked to receive the approved minutes from the June meeting.

6. Adjournment: The meeting was adjourned at 9:11pm.

Minutes submitted by Michael Reiskind

Next scheduled full Council meeting: Tuesday, August 25, 2026 at 7:00PM via Zoom.
Next scheduled JPNC Executive Committee meeting: Thursday, August 20 at 7:00PM via Zoom