Jamaica Plain Neighborhood Council
August 25, 2026 Minutes

JPNC Attendance: Alcurtis Clark, Bernard Doherty, Michael Reiskind, Eryn-Ashlei Bailey, David Baron, Lorenzo Bartoloni, Adam Burrows, Sarah Freeman, Willie Mitchell, Purple Reign, Bianca Terry, Gert Thorn, Renée Stacey Welch, and Erich Yaeger.
Other attendees: Peter Elmuts, Bryan Frankel, Laurie Radwin, Nicolai Aluick, Michael Walsh, Scott Yates, Kira-Reign Tyler (Office of City Councillor Julia Mejia), Zavia Dickerson (Office of Neighborhood Services), and Richard Heath (Boston Bulletin).

The meeting was called to order at 7:03pm by Alcurtis Clark.

1. Introductions: The members of the JP Neighborhood Council introduced themselves.The liaison from the Office of Neighborhood Services and the reporter from The Boston Bulletin introduced themselves.

2. Council Business:
2.1. July 2026 minutes: Motion by Michael Reiskind to accept the minutes from the July 28, 2026 meeting. Seconded by Willie Mitchell. Passed 13-0-0 (1 came late).
2.2. Remaining Vacancies: Alcurtis Clark announced that 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. Alcurtis Clark said that nominations can be submitted to her at info.jpnc@gmail.com.

3. Committee reports:
3.1. Public Service Committee: Michael Reiskind reported that the Committee did not meet in August. On the agenda for September will be a repeated meeting for Mangú Dominican Bistro at 264 Hyde Park Avenue. They are asking for an upgrade from a beer & wine license to an all-alcohol license and a change of closing hours from 9:00pm to 12:00midnight. The Committee invited them to the July Public Service Committee meeting and two neighbors attended and both were opposed to the requests. Because of the complaints and the lack of communication between neighbors, the Committee voted to defer this request until September.
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.
3.2. Zoning Committee (ZC): David Baron reported that the Committee met on Wednesday, August 19. There were six matters, all of which will need votes tonight. Four requests are for adjoining lots, so will be combined into a single vote; only three votes are needed tonight. 1) **3615-3621 Washington Street**, a request by Lawrence E. Hamilton (acting as agent for Forest Hills Arborway LLC), for a change of use from vacant retail space to hair salon. This has been a vacant retail space since the building was built. There were lots of questions on why this retail use on the ground floor was not permitted. It related to the original permits for the building. The proposal is for a men's hair salon with four chairs; the owner will be at one chair and he will rent out the other three chairs. The space is just off the main entrance of MetroMark Apartments. The Zoning Committee voted to recommend approval. 2) **431 Pond Street**, a request by the Armenian Nursing and Rehabilitation Center, Inc./Armenian Womens Welfare Association, Inc., for an entry vestibule and private patio addition to an existing nursing home facility. The proposal is to move the entrance from the front around to the side and create a new entryway there. The local Jamaica Hills Association said the Home is a great neighbor - there was no opposition. The Zoning Committee voted to recommend approval. 3) **35-37 Walk Hill Street** AND **39-41 Walk Hill Street,** requests by 140 Wachusett Street LLC (Ozan Dokmecioglu), for new construction of two 2-family duplex dwellings with two-car attached garages on an existing lot of 18,591 sq. ft. each with Gross Floor Area (GFA) of 4,588 sq. ft., 3 stories. Two or more dwellings on same lot, AND **43 Walk Hill Street** AND **45 Walk Hill Street,** requests by 140 Wachusett Street LLC (Ozan Dokmecioglu), for new construction of two single-family dwellings with two-car attached garages on an existing lot of 18,591 sq. ft. each with living area of 2,213 sq. ft., 3 stories. Two or more dwellings on same lot. The proposal is for four buildings and six units altogether. The original proposal was for 28 units. The buildings are slab on grade, because there is lots of puddingstone ledge and lots of slope. One neighbor came to oppose, but all other neighbors did not oppose this new proposal. One abutter attended - Bryan Frankel of 49A Walk Hill Street. He said he had not known the history and his view has changed. The Zoning Committee voted to recommend approval.
Motion by Purple Reign to approve the recommendations of the ZC on 3615-3621 Washington Street, 431 Pond Street, and 35-37 Walk Hill Street, 39-41 Walk Hill Street, 43 Walk Hill Street, and 45 Walk Hill Street. Seconded by Willie Mitchell. Passed 14-0-0.
The next Zoning Committee meeting will be on Wednesday, September 2. On the agenda will be 130 Minden Street for a dormer, deck and bathroom on a third floor, and 137 School Street to expand both units of a 2-unit townhouse.

[There was a break in the order in the agenda]
4. Meet the Candidates Forum: Michael Walsh is a candidate for Massachusetts Attorney General, running against incumbent Andrea Campbell. He is on the Republican primary ballot, running unopposed. (Andrea Campbell is on the Democratic primary ballot, running unopposed.) He said that Ms. Campbell has done a good job, but he is focusing on three issues: 1) Open ballot questions - Voters deserve ballot questions that are clear, lawful, and properly vetted. Questions put before voters should be honest, lawful, and truly in their best interests. 2) Get the audit - The Attorney General must uphold and defend the laws already on the books including the audit of the Massachusetts legislature by the

State Auditor. The law requires transparency and accountability. Bernie Doherty said that the audit should be done, because it was the voice of the people. He said that all politicians should be reminded that the people are the leaders and control the state and the country. Mr. Walsh said yes, but we must also defend minority rights according to the constitution. Eryn-Ashlei Bailey asked whether legislative privilege exempts the State House from the audit that was passed by state ballot? 3) More resources for the Office of the Attorney General - The Attorney General should aggressively investigate fraud, waste, and abuse wherever it hides to make sure taxpayer money is spent honestly and effectively.

Eryn-Ashlei Bailey hopes to get the Attorney General's Office (AGO) involved to enforce the Arborway Yard Memorandum of Understanding (MOU) and develop 8 acres of affordable housing. Mr. Walsh said that the AGO has a very broad mandate to protect all public land on behalf of residents. Gert Thorn asked about the MOU again. If the state is absconding with land, it will be opposed.

Dave Baron asked about Mr. Walsh's position on the law that communities in the MBTA district must have zoning for at least one multi-housing development (Chapter 3A). Mike Walsh said he opposes it and all state imposed zoning mandates that coerce municipalities into compliance under threat of funding loss. Purple Reign asked what the AGO would do to intervene in youth violence. Mr. Walsh said he would treat the causes of youth violence. He would also advocate for more funding for child diversion programs.

[Back to the order in the agenda]

3.3. Housing & Development Committee (H&DC): Purple Reign reported on the meeting of the Housing & Development Committee on August 18. On the agenda was the residential development proposal at 920 Centre Street (Poor Clare). Present from the developers, Sixteen Penny Company, were John Holland, Seamus Holland, and Paul Baccala. The project includes 158 units (79 condominiums and 79 apartments) with 24% designated as affordable housing at 60% Area Median Income (AMI). The 38 affordable rental units would be distributed across different unit types.

All condos would be market rate. There will be 158 total parking spaces with a one-to-one ratio for condos and a remaining balance for rental units, including 20 designated visitor spots. The project has undergone three iterations; the current proposal is a five-story steel building at 57 feet high with underground parking. They emphasized the project's proximity to public transportation and employment centers**,** and said it would generate only 42 trips in both morning and afternoon peak hours, representing less than 1% of current automobile traffic on Murray Circle. It is four separate blocks in a U-shaped design with view corridors. The fifth story is set back creating balconies. The building will have a common entrance and shared amenities: bike storage, parking, and a gym. No internal public community space is planned. There will be exterior bus shelters and bike stations. The decision is to separate condominiums and rental units into different buildings. Each has its own parking and access, but they share a reception room and amenities.

Opponents argued the project violates local zoning regulations by proposing 158 units on a 3-acre parcel, while supporters emphasized the need for affordable housing and highlighted that the project would only cast minimal shadows on the nearby Arnold Arboretum. Several residents expressed concerns about overdevelopment and the impact on green space, emphasizing the need for attainable home ownership rather than just affordable rentals. Opponents raised concerns about building height, massing, and architectural fit with the neighborhood. The developers agreed to provide additional drawings showing the building's context and talked about potential adjustments to the unit mix to include more family-sized units.

Dave Baron said this is the same proposal that was made to the full Council on July 28. The comment period was extended to allow the H&DC to have its community meeting. Is there any written report from the H&DC? The Committee did not have time to fully discuss and vote at the H&DC. Gert Thorn thought the Floor Area Ratio (FAR) is 3 not 1.4 and thought that, at five stories, it too high to be next to the Emerald Necklace. He also asked if there was leafletting done for the Housing & Development Committee meeting? Sarah Freeman said it seems to her that everyone is turning a blind eye to this being in a Conservation Protection District (CPD). She said this project strays too far from the CPD regulations. Willie Mitchell thought the development is not family-friendly. Adam Burrows said he attended the H&DC meeting and heard a lot of support. The developer has worked hard to modify the project design to meet the Arnold Arboretum's issues as much as possible. Erich Yaeger asked whether there are precedents for building 158 units on 3 acres? Renée Stacey Welch asked if anyone is checking that developers' promises are being followed?

Purple Reign said that the H&DC is split on this issue and is not recommending anything for the comment period. The Committee usually brings a letter of comments to the Planning Department during the Article 80 process. Eryn-Ashlei Bailey moved that the Council submit the H&DC comments to the City, with a letter from the H&DC to be approved by the JPNC Executive Committee. Purple Reign promised to work on the letter.

The next meeting of the Housing & Development Committee will be on Tuesday, September 15.

Subcommittee on the Arborway Yard: Eryn-Ashlei Bailey said that the Subcommittee has not met yet, but she and Sarah Freeman are working on reviving the existing Google Group for the Arborway Yard. There will be a September meeting of the Subcommittee on a date to be determined. Ms. Bailey hopes to use big players to enforce the Arborway Yard Memorandum of Understanding (MOU). Gert Thorn asked what is the current design of the MBTA bus garage? He wondered since the promised 8 acres is now encumbered by parking, can there be compensation?

3.4. Parks+ Committee: Eryn-Ashlei Bailey reported that she plans to resume in-person meetings in September. Until then she has met with various groups: She had an August 11 meeting with the Boston Preservation Alliance & Cares Fellows to discuss a designation of up to 10 historical sites in JP and Roxbury. Adam Burrows suggested working with the

JP Historical Society on the historical markers. She also met on August 12 with the Friends of Jamaica Pond (FOJP) about increasing diversity at Jamaica Pond as well as in conservation activism across the neighborhood. There was an August 22 meeting with Mark Freudenberger to consider geothermal energy across JP and a structured collaboration with the Friends of Jamaica Pond. Other proposed initiatives are working on the status of a Main Streets organization in Hyde Square and collaborating with other neighborhood groups to see what projects they can work on with the Committee.
3.5. Outreach Committee: Renée Stacey Welch said the Outreach Committee did not meet in August. She will reach out to plan the next meeting in September. Recruiting more Committee members is important, as well as improving the JPNC website and updating the JPNC 1.01 materials. She plans to develop partnerships with local businesses with a monthly Business Spotlight program. Eryn-Ashlei Bailey liked the idea and offered to collaborate to bring more businesses to a Main Streets in Hyde Square. Gert Thorn said that good outreach is critical for the JP Neighborhood Council. How can we get our message out? Bernie Doherty said that having JPNC members go out to local community meetings was a very good way.

5. Old Business/New Business:
5.1 Community announcements and emerging neighborhood concerns:
- Kira-Reign Tyler, from Councillor Julia Mejia's office, invited folks to the 3rd Annual "School Vibes Check-In & Pop Up" on Thursday, October 22 from 5pm to 8pm at the Bruce C. Bolling Building, 2300 Washington Street, Roxbury. Enjoy free coats, school supplies, food, resources, and a youth talent show. Bernie Doherty asked about the number of students in the Boston Public Schools. He remembered, when he went to school, there were about 150,000. Eryn-Ashlei Bailey asked about the status of the $100,000 request from the Friends of Jamaica Pond for invasive removal at the Pond.
- The State Primary Election will be on Tuesday, September 1. The last day to register to vote or change your party for the Primary has now passed. You may still register to vote or update your address for future elections held after September 1, including the November 3 State Election.
- Secretary of the Commonwealth of Massachusetts-Voting News & Events
- The Boston Bulletin
- JP Newsletter from Zavia Dickerson, JP liaison for the Office of Neighborhood Services.
- The public meeting about 84 Stonley Road has been postponed until further notice.
- Age Strong holds a Memory Café every month in Jamaica Plain at the JP Branch Library, 30 South Street.
- The new Jackson Square Neighborhood Association will hold its first official meeting on Thursday, August 27 at 6:00pm at the Anna Mae Cole Center, 4 Lamartine Street.
- The last Hot Dog Night will be on Thursday, August 27 from 4:00pm to 6:00pm in Jackson Square at 42 Horan Way.
- The JP Porchfest this year on August 22 was exceptional. It was organized by Dunamis.

6. Adjournment: The meeting was adjourned at 8:52pm.

Minutes submitted by Michael Reiskind

Next scheduled full Council meeting: Tuesday, September 22, 2026 at 7:00PM via Zoom.
Next scheduled JPNC Executive Committee meeting: Thursday, September 17 at 7:00PM via Zoom