Jamaica Plain Neighborhood Council
September 22, 2026 Minutes

JPNC Attendance: Alcurtis Clark, Bernard Doherty, Michael Reiskind, David Baron, Lorenzo Bartoloni, Adam Burrows, Carla-Lisa Caliga, Sarah Freeman, Willie Mitchell, Purple Reign, Alessia Shelley, Gert Thorn, Renée Stacey Welch, and Erich Yaeger.
Other attendees: Louise Johnson, Laurie Radwin, Mark Freudenberger, Allan Ihrer, Mark Cunningham, Scott Yates, Julie, Melissa Beltran (Office of City Councillor Ben Weber), and Richard Heath (Boston Bulletin).

The meeting was called to order at 7:02pm by Alcurtis Clark.

1. Introductions: The members of the JP Neighborhood Council introduced themselves. The aide from the Office of City Councillor Ben Weber and the reporter from The Boston Bulletin introduced themselves.

2. Council Business:
2.1. August 2026 minutes: There was one correction for the August minutes; Dave Baron said that in the last line of the Zoning Committee report, it should read that the next Zoning Committee agenda will consider a request at "137 School Street to expand one side (2 units) of a townhouse." Motion by Michael Reiskind to accept the minutes from the August 25, 2026 meeting, as corrected. Seconded by Purple Reign. Passed 12-0-2.
2.2. Remaining Vacancies: Alcurtis Clark announced that there are two vacancies on the JPNC - one in Area A and one in Area C. She said that nominations for the vacancies can be submitted to her at info.jpnc@gmail.com.

3. Committee reports:
3.1. Parks+ Committee: Sarah Freeman reported on activity of the Parks+ Committee before their first Committee meeting. Eryn-Ashlei Bailey has been meeting with various groups. She had a September 21 meeting with the Friends of Jamaica Pond (FOJP). They spoke about the encroaching Beech leaf disease. They discussed the upcoming Ballot Question #6 which would change existing state funding from the sales tax. They also mentioned that FOJP may form a political arm. Ms. Bailey has also met with Matt Wright of Community Cares and Rep. Sam Montaño about the Arborway Yard. Activities in the neighborhood include fall planting at Arcola Park, a call for better maintenance at the Hyde Square rotary (Mahoney Square), a mural on the utility box at City Parking Lot #007 (on Centre Street opposite the former Blessed Sacrament Church), and planting at the corners of the Angell Animal Medical Center (MSPCA).
There was a request from the Committee to ask the Housing & Development Committee to track existing affordable housing options in Jamaica Plain now.
Erich Yaeger expressed interest in joining the Committee. Folks were reminded of the White Stadium Transportation Meeting this Thursday, September 24 starting at 6:00pm. There will also be a cleanup in Nira Rock Urban Wild on October 17 from 1:00pm to 3:00pm (you can RSVP to Nick Long, foreman at the City of Boston Parks and Recreation Department/Urban Wilds).
The next Parks+ Committee meeting will be on Thursday, September 24 at 5:00pm via Zoom. Mark Freudenberger and Tony Dreyfus will present ways that FOJP can collaborate with the Committee (meeting did not take place). The Parks+ Committee is asking the Outreach Committee to help publicize the meetings of the Parks+ Committee and the Arborway Yard Committee by sending out a mass email and adding them to this month's calendar on the JPNC website.
3.2. Zoning Committee (ZC): David Baron reported that the Committee met on Wednesday, September 2. There were two matters - neither of them controversial - both will need votes tonight. 1) **130 Minden Street**, a request by Ruy Barbosa (acting as agent for Kevin Nguyen), to add a third-floor dormer, third-floor deck, third-floor bathroom, HVAC installation, plumbing, electrical, and insulation and fireblocking work. This property is owned by a real estate investor who wants to expand the third floor. Neighbors were happy to have the building spruced up. The Zoning Committee voted to recommend approval. 2) **137 School Street**, a request by Carl Richard (acting as agent for Marie and Frantz Monestime, Kaswa Realty, LLC), to expand both units of the existing two-family residential building – expand living space into basement and attic and construct new addition and new deck in rear. The proposal is from an owner-occupant who wants to expand their unit for their own use, as well as their neighboring unit. The expansion will be in the basement and the rear. The local Egleston Square Neighborhood Association (ESNA) was fine with it. The Zoning Committee voted to recommend approval. Motion by Purple Reign to approve the recommendations of the ZC on 130 Minden Street and 137 School Street. Seconded by Willie Mitchell. Passed 14-0-0.
The next Zoning Committee meeting will be on Wednesday, October 7. On the agenda will be 15 Hampstead Road for a dormer and attic expansion.
3.3. Housing & Development Committee (H&DC): Purple Reign reported on the meeting of the Housing & Development Committee on September 15 to review a proposed 7-story, 165-unit mixed-use development with 5,600 square feet of commercial space at 3841 Washington Street. Present were George Morancy, Joseph Vozella, and architects from Rode Architects (Eric Robinson and Zack Kutchin). The project has completed Article 80 large project review and been approved by the Boston Planning and Development Agency (BPDA). They will next apply to the Inspectional Services Department before potentially proceeding to the Zoning Board of Appeal in early 2027. Zoning relief will be needed; Mr. Kutchin confirmed they are planning a six-story building. Affordable housing will be 20.11% of units income-restricted; that is 33 inclusionary zoning units at 60% AMI. There will be improvements made to the street frontage (repairing an existing crosswalk and creating ADA-compliant curb cuts) and relocation of an MBTA bus stop that will be integrated into the building's architecture. The design features a horseshoe-shaped corridor with a central

courtyard, green spaces including street trees and plantings, and a dog park, with all active uses positioned toward Washington Street and passive uses in the back. The building would be an all-electric passive house. The site is located near the Forest Hills T station and the Arnold Arboretum. Zack Kutchin detailed the site layout including 8-foot sidewalks and varying building setbacks along Washington Street. George Morancy explained that land in the rear, although shown on the slides, is owned by the Boston Water & Sewer Commission (BWSC) and the MBTA; it remains unclear what those owners will do with the space. The Stony Brook runs through the BWSC land. Community members recommended creating green space on the land behind the building.

Bernie Doherty thought the buildings were too high and created a street canyon. He also thought traffic is congested now and cannot accommodate more vehicles. It is also another development badly affecting the Arnold Arboretum. He is strongly opposed. Gert Thorn suggested improvements to street tree placement, enhancing the upper floor curves and canopy design, and adding more color and cheerfulness with lighter, more metallic materials for the balconies. He said the architects could do a lot better. He also asked for basic documents such as a site plan showing the context with neighboring buildings. Lorenzo Bartoloni and Sarah Horsley urged the developers to increase affordability beyond the current 17% requirement, noting the property's 100-year history and prime location near transit. Kathy Brown praised the project for meeting city policies but suggested getting closer to 25% affordability requirements and emphasized the importance of jobs in commercial development. She also asked about the unit mix and family units in the development. Willie Mitchell and Gert Thorn suggested adding a community room and Willie also suggested incorporating green space or a park for families in the development area. Erich Yaeger reminded folks that there is not a lot of street parking along Washington Street because of the bike lanes. There was a lot of discussion about this development's location on the border of Jamaica Plain and Roslindale. It has a Roslindale Zip Code, but is in Jamaica Plain according to the City's planning areas. The Impact Advisory Group (IAG) did not include a Jamaica Plain representative.

The 3841 Washington Street development team promised to work with the BWSC and MBTA to explore the possibility of creating green space on the adjacent parcel and inform the committee of any progress. They will also send the presentation slides to the JPNC. They are needed to clarify the location of the development, the building heights, and the border with the BWSC land.

The H&DC's next steps will be to compile the questions and comments from the meeting and send an email to the development team. They will then be asked to return to the Committee.

The H&DC will inform the community by email about the White Stadium Transportation Plan meeting on September 24.

The next Housing & Development Committee meeting is scheduled for October 20 at 7 PM with Jay Walsh and his team presenting on 84 Stonley Road.

Subcommittee on the Arborway Yard: The Subcommittee's September meeting was cancelled. There was mention of modifying the Arborway Yard Memorandum of Understanding (MOU). There was also a lot of discussion on the make-up of this Subcommittee and whether folks who had been active previously would be excluded. Sarah Freeman said that these folks should not be alarmed; the Subcommittee will be inclusive. Gert Thorn said that we would lose a lot of knowledge if we ignored the old members of the previous Subcommittee and folks active earlier on the Community Planning Committee for the Arborway Yard (CPCAY). Renée Stacey Welch said that history matters and folks who worked on the issue even back in 1999 should be listened to and invited to join the new Subcommittee. Alcurtis Clark urged Eryn-Ashlei Bailey and Sarah Freeman to reach out to all via email and the old Google Group and ask them to respond to the invitation.

The next meeting of the Subcommittee on the Arborway Yard will be on Monday, October 19 at 7:00pm via Zoom.

3.4. Outreach Committee: Renée Stacey Welch said the Outreach Committee did not meet in September. In the meantime, she is working on several initiatives.

Community Spotlight on Jamaica Plain Pets: The Outreach Committee has officially launched a Jamaica Plain Pets initiative as part of the Community Spotlight on the JPNC website. To take a look, go on the JPNC website, hover over Committees, select Outreach, and then go to Community Spotlight.

The next Community Spotlight will be Business of the Month, where we will spotlight local Jamaica Plain businesses on the JPNC website. The goal is to feature two businesses each month. Recommendations from Council members and the community are encouraged.

JPNC Website Updates: To continue to update the JPNC website, Renée Stacey Welch asked for everyone's help making sure your information is current. If there is something your Committee is working on that should be highlighted, please send that along as well. We will also finally be updating Council member photos. If you are new to the Council, do not currently have a photo on the website, or simply want to replace the photo that is there, please send her an updated picture. The goal is to make sure the website actually reflects who we are, what our Committees are doing, and what is happening throughout Jamaica Plain.

The Outreach Committee now has its own dedicated gmail account: OutreachCommittee02130@gmail.com. Please use it to send all Outreach-related information.

There were a lot of suggestions from members: Gert Thorn suggested giving the JPNC mission a higher priority. Perhaps spotlighting new neighbors or new Committee members. He also asked to spotlight Jamaica Plain history. Bernie Doherty said that having JPNC members go out to local community meetings was a way of spotlighting our mission. Caliga suggested having a JPNC archives section on the website highlighting our accomplishments and summarizing our rules and policies. Alcurtis Clark talked about the look of the website; she would rather reduce the amount of white space on the webpages. Does the JPNC have a color palette? Lorenzo Bartoloni answered that white space reads better on smart

phones. Gert Thorn suggested having an in-person brainstorming session that could set direction for the Outreach Committee. Lorenzo Bartoloni thought the Anna Mae Cole Center would be good and he can help us gain access, because he works for The Community Builders (TCB).
The next Outreach Committee meeting will be Tuesday, October 13 at 7:00pm.
3.5. Public Service Committee: Michael Reiskind reported that the Committee met on September 1. On the agenda was a repeat meeting about Mangú Dominican Bistro at 264 Hyde Park Avenue. The request is 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. This establishment is an 18-seat Dominican-food restaurant serving breakfast, lunch and dinner and operating since at least 2006. Many customers have recently been asking to stay open later and upgrade to all-alcohol to go along with the food. At the July Public Service Committee meeting, two neighbors attended and opposed the requests. At the September meeting, both appeared again. Their complaints were about parking - particularly on the adjoining side street, Eldridge Road - and about lots of trash, people hanging outside, and loud music. The Committee has discovered that the restaurant played no loud music and kept the restaurant very clean of litter. The Committee realized that the noise, litter and issues were coming from the barber shop next door and so felt that adding all-alcohol at this establishment was appropriate and would not add to the traffic or litter in the area. Separately, the Committee will work on reducing any existing congestion along Eldridge Road. Motion by Michael Reiskind to support the request of Pinales Kitchen Inc., doing business as "Mangú Dominican Bistro" at 264 Hyde Park Avenue to upgrade its present Common Victualler 7-Day Wines and Malt Beverages License to a (restricted) All-Alcoholic Beverages license and a change of closing hour from 9:00pm to 12midnight on Thursday-Sunday. Seconded by Adam Burrows. Passed 12-1-0 (1 left early).
The next Public Service Committee meeting will be on Tuesday, October 6. On the agenda will be a request from Café La Paz at 101 So. Huntington Avenue for a beer and wine license. Also on the agenda will be a discussion with Eugene O'Neill's at 3700 Washington Street for a live entertainment license.

4. Old Business/New Business:
4.1 Community announcements and emerging neighborhood concerns:
- Willie Mitchell discussed the Jackson Square Lifting Our Voices for Safety (JSLOVS) 3rd Annual Peace Walk event held in Jamaica Plain on Saturday, September 12 that attracted over 100 participants.
- There will be a White Stadium Transportation Meeting on Thursday, September 24 at English High School, 144 McBride Street, 6:00pm-7:30pm.
- The Boston Bulletin
- Zavia Dickerson, JP liaison for the Office of Neighborhood Services, has a newsletter. Here is a link to the August edition: JP Newsletter.
- Alcurtis Clark said she got a flyer for a community meeting coming up on Monday, September 28 for a all-alcohol package store license at 3474 Washington Street (the former Doyle's location).

5**. Adjournment:** The meeting was adjourned at 8:56pm.

Minutes submitted by Michael Reiskind

Next scheduled full Council meeting: Tuesday, October 27, 2026 at 7:00PM via Zoom.
Next scheduled JPNC Executive Committee meeting: Thursday, October 15 at 7:00PM via Zoom