

- ALLSTON
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# The Bulletin

A newspaper dedicated to the community

- JAMAICA PLAIN
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December 11, 2025



ALCO Auto Parts is closed and planned to be replaced by housing. Neighborhood groups are divided on the prospect to say the least.

PHOTO BY RICHARD HEATH

## Neighborhood rivalry about 294 Hyde Park Ave housing

Forest Hills and Woodbourne debate who is an abutter

**Richard Heath**  
Staff Reporter

Chuck Slotnick, the owner of Alco Auto Parts store, said he sincerely wants to develop his family's 65 year-old-business on Hyde Park Avenue into "something that honors our family... to build a livable affordable community" with ARX Urban Development. Instead he has unwittingly

opened up a proverbial Pandora's box of neighborhood rivalry between Forest Hills and Woodbourne.

This came crashing down at a hasty, tension-filled virtual meeting of the Forest Hills Neighborhood Association on Dec. 2. ARX development director Adam Giordano and architect Andreas Bernal of JGE were forced to rush through a 10-minute presentation of their

48-rental unit, six-story apartment house.

More than 40 people were on the call.

Moderator Keegan Dougherty was having no patience with anyone outside his Forest Hills group. "This is not an abutters meeting" he said, and shut off one Woodbourne neighbor who interjected.

**294 HP Ave**

*Continued on page 8*

## Cannabis delivery sparks confusion at HPNA

### Property taxes also discussed

**Matthew MacDonald**  
Staff Reporter

The Hyde Park Neighborhood Association (HPNA) held its monthly meeting on Dec. 4. Attended by about 15 people. The meeting was dominated by a 45-minute appointment regarding a proposed retail delivery cannabis business seeking its support.

None of that was particularly unusual. However, the way that the appointment unfolded was.

To begin, the business in question – New Growth LLC – had gone before the HPNA in July regarding its application for a buffer zone variance from the Zoning Board of Appeal (ZBA).

Its proposed site at 110-114 Business St. (at Reservation Road) is within 500 feet – as the crow flies – of the Boston Renaissance Charter School at 1415 Hyde Park Ave, thus triggering the zoning violation. However, that 428-foot straight line between the two addresses is blocked by the impassable barriers of Mother Brook and the Commuter/Northeast Corridor railroad tracks, so the distance between the two points via connecting roads is greater than 500 feet.

In July, majority owner Caleb Mathis and representing attorney Quinn Heath outlined the New Growth business model and fielded an array of questions over an appointment that ran about 25 minutes – all of which resulted in

the HPNA taking the request under advisement.

Last Thursday, Mathis returned – along with co-owner Moe Taha – and essentially rehashed what had been said five months ago. They also clarified that the heavily regulated and monitored business would purchase its inventory from Massachusetts cultivators/farms, stocking the restricted access Business Street site and offering their products online as part of their same-day retail delivery service. They also reiterated that the operation would be small enough that they themselves would be the ones making deliveries in two un-

**HPNA**

*Continued on page 3*

## Be a whistle blower when ICE comes

**Dilani Yogaratnam**  
Staff Reporter

The Progressive West Roxbury organization hosted a workshop last week at the Stratford Street United Church to educate and empower residents against Immigration and Customs Enforcement (ICE) within the confines of the law and without unintentionally endangering non-citizens.

Prior to the event was a social hour, hosted by Progressive WR president Rachel Polliner, to practice the art of knowing your neighbor who may one day be a lifeline against deportation. Leading the workshop was self-described community organizer Elaine Almquist who at the start of the meeting instructed each person to turn to their right or left and do the uncomfortable thing – chat. In about two minutes, she asked for everyone to do this again with someone new. The intent of knowing one's neighbor is a basic strategy in fighting tyrannical dictators, she said. Knowing one's neighbors, making eye contact, putting down phones are ways to be engaged and to create an atmosphere of comfort so that when that comfort is disrupted by ICE, regular people might actually know the name of their neighbor or worker in a restaurant.

Almquist said people might feel discomfort in talking to strangers, but she said this is how community happens. She then launched into "depressing" facts.

According to Almquist, President Donald Trump has deported 400,000 people so far and 66,000 are detained. Of those detained, 170 are reportedly U.S. citizens. People in the room shouted that Trump just began pausing people's citizenship from countries he deems not in alignment with Western values.

Despite the negative news, Almquist said it's comforting to know immigrants are winning in courts. To this end, she argued to know your rights so that one doesn't sign away freedoms to ICE. Because Massachusetts includes eight sanctuary cities, it is a target. The Burlington field office for ICE is supposedly a place to sit

down with ICE officials, not a detention center, she said emphatically. Yet, Massachusetts gets paid \$215 per day per detainee. She also explained how the national border has been expanded to 100 miles near any port of entry or airport, virtually encompassing the entire nation.

Children being detained is a violation since typically someone from the Massachusetts Department of Children and Families should be a part of the equation; yet they are not.

"Trump claims to be going after the worst of the worst but according to their own data, 70 percent have no criminal background," she said.

She then brought up two examples of unnecessary detainment. One is 18-year-old Brazilian national Marcelo Gomes of Milford High School who was picked up on his way to volleyball practice. He did have a lapsed student visa but he is also on the honor roll. Gov. Maura Healey argued on behalf of him as did other officials. Upon release, outside Burlington's ICE office. Gomes spoke of a windowless room, concrete floors and no medical treatment. Burlington town hall passed a measure condemning ICE's actions. Almquist said a friend of hers, Rumeysa Ozturk was detained for writing a pro Palestinian piece in the Tufts Daily and one of the reasons for her quick release was her preparedness.

Perhaps one of the strongest points Almquist made was creating a preparedness packet in the form of a PDF and to print it and delete from one's phone, for safety reasons. These documents are intended to be as private as one's social security number. A pastor of the church suggested storing the papers in a safe box on site. Someone else rebutted: what if ICE found out, then everyone's papers would be in jeopardy. An attorney, in the room, said to visit a law office with a single dollar along with the papers to create attorney client privilege. Almquist agreed this or a bank was best for safekeeping.

Given the high level of genuine support for the disen-

**ICE**

*Continued on page 7*



# WRMS Holiday Market triumphantly returns



Hundreds came out for this year's West Roxbury Main Streets Holiday Market, which has changed locations since last year.

**Ariane Komyati**  
Staff Reporter

Snow is falling, festive lights are twinkling, the tree on Centre Street is lit, the holiday season has arrived in West Roxbury. Despite the freezing temperatures, hundreds of community members and residents attended the West Roxbury Main Streets (WRMS) annual Holiday Market on Dec. 6. The event took place in the evening at the Rockland Trust Bank parking lot and included over 20 vendors, a mobile bar, a kids zone, free hot chocolate, carolers, a visit from Santa, raffles, music and much, much more.

Large strings of Christmas lights illuminated the market, creating a festive atmosphere. More than 400 people came to the holiday event.

Dozens of young kids joined the fun, taking pictures with Santa and playing in the kids zone, which was sponsored by Boston Exterior Remodeling. It included a mini outdoor movie theater and large inflatable games. The Grinch was also wandering the market, playing tricks on the young attendees.

Several community members brought their dogs to the event, and a few pups wore festive

sweaters. A DJ played classic holiday hits, like Feliz Navidad and All I Want for Christmas Is You.

This is WRMS’ seventh annual Holiday Market, and the second year it’s been held in the Rockland Trust parking lot. Before that, the event took place in the Hastings Street lot.

“It [the Holiday Market] has grown tremendously over the years,” said Lindsey Chase, the Executive Director of WRMS. “Moving over to this block has been fantastic, we can fit so many more vendors in. We can also fit in Santa and the kids zone.”

Shoppers were able to browse and purchase a wide variety of items from local vendors, such as crocheted sweaters, hand drawn stickers, body scrubs, vintage household items, books, handmade scarves, crocheted animals, cupcakes, paddy caps, Girl Scout cookies, vintage clothing, sweatshirts, banana bread and more.

More than 20 local businesses, artisans, and organizations had tables at the holiday market, including the Girl Scouts, Donna’s Cakes, Perfectly Aligned, Sugar Me Body Scrubs, Boston Irish Apparel, Helpful Doodles, Friends of the WR Library, Thyme to Eat, Anna’s Pals,

Tiny Loaf and Tous Caboose Vintage.

Tous Caboose Vintage, owned by West Roxbury resident Rachel Woodward, sells curated vintage kids clothing, decor, and upcycled items.

“I started my business just this past May. It was during my maternity leave, and I really enjoyed shopping vintage for my baby. I wanted to spread circular fashion,” explained Woodward. “I also wanted to participate in community events with my business.”

To learn more about Tous Caboose Vintage, visit [touscaboosevintage.com](http://touscaboosevintage.com) or follow @tous.caboose on Instagram and TikTok.

WRMS also hosted a raffle, with prizes from local WR businesses. The raffle baskets included gift cards from Inspiration Spa, Maria’s Kitchen, Phuket, Salon V, Ashmont Cleaners, Los Amigos, Parkway YMCA, Real Deal Deli, Westbury, Overall Pet Salon, West Roxbury Framing, Rox Diner, West on Centre, and more. They also included gifts from Blanchard’s, Boxsmith, The Continental, Adi’s Bike World, Dagmar’s Hair Studio, Starbucks, Macy’s Liquors, Superflash, and Minuteman Press.

Chase remarked that there was a “snafu” when planning the holiday market, so B&M Auto (located at 1942 Centre St.) helped out by hosting the Hive, an Airstream trailer that has been renovated and repurposed into a mobile bar. “They [B&M Auto owners] stepped up big time to help this event happen for the community,” Chase said. Christmas Carolers, dressed in velvet Victorian-style dresses, bonnets, pea coats, and top hats performed at the B&M Auto lot.

Many adults enjoyed the Hive, which served beer, wine, cider, and hot mulled wine. You could even step inside the trailer to warm up, where the vintage cottage-style interior felt incredibly cozy. You can learn more about Hive at [facebook.com/hiveairstream](https://facebook.com/hiveairstream).

PHOTO BY ARIANE KOMYATI

## About Tax Filing Status and Medicare?

Dear Rusty: I’m trying to figure out if I should change my IRS filing status to “Married – Filing Jointly” prior to getting reviewed for my Medicare Part B and Part D. My current IRS status is “Married – Filing Single” and I noticed this filing status is more stringent. I will be turning 62 this year (2025) and I’ve read that Medicare will review my income 2 years prior to turning 65. Any input would be appreciated. Signed: Uncertain Senior

Dear Uncertain: Your IRS tax filing status has no bearing on your eligibility for Medicare Part B (coverage for outpatient healthcare services) or Medicare Part D (insurance coverage for prescription drugs). Medicare is an individual healthcare program, so enrolling in Medicare provides coverage for you (only), not your spouse (your spouse’s Medicare eligibility will be individually evaluated).

What your IRS filing status may affect is the amount of your Medicare Part B and Part D premiums. There is a Medicare provision called “IRMAA” (Income-Related Monthly Adjustment Amount), which sets the income thresholds on which your Medicare premiums are based, and those thresholds are different if you file your income tax as a single, or as “married/filing jointly.” The IRMAA thresholds can change annually, and there’s no way to yet determine what they will be when you are able to enroll in Medicare at age 65 (they are currently \$106,000 if you file as a single, and \$212,000 if you file your taxes as “married/jointly”). If your “provisional income” (your combined income from all sources) exceeds the threshold for your filing status, you will pay higher (than standard) Medicare Part B and Part D premiums. If your income is lower than the threshold, you will pay only whatever the standard Medicare Part B premium is for the year you start Medicare, and there will be no supplemental premium for your Part D coverage. For information, the IRMAA supplements are progressive – that is, the more you exceed the threshold by, the higher your IRMAA premium supplement will be. To see the current IRMAA thresholds and supplements (again, these will likely change when you are eligible for Medicare): [www.cms.gov/newsroom/fact-sheets/2025-medicare-parts-b-premiums-and-](http://www.cms.gov/newsroom/fact-sheets/2025-medicare-parts-b-premiums-and-)



**Russell Gloor**  
AMAC Certified Social Security Advisor

deductibles.

You are correct that your Medicare premium, when you enroll, will be determined by your total income from 2 years prior. So, if you plan to enroll in Medicare at age 65 (sometime in 2028), it is your 2026 income which will determine your Part B and Part D premiums, and that income will be defined by your 2026 income tax return. Note, too, that Medicare premiums are reevaluated each year, based upon your IRS income tax return from 2 years prior.

FYI, there are advantages to filing your income tax as “married/jointly” (vs. married/filing separately), and those are best evaluated by your tax advisor (we are not tax advisors here at the AMAC Foundation). And while it’s true that the IRMAA thresholds are higher when you file as “married/jointly,” it’s also true that your total income as a married couple will be used when determining your IRMAA premiums for Medicare. So, once again, it is probably best to consult with a qualified income tax advisor for guidance on whether it is best, financially, for you to change how you file your income tax in 2026, considering that you will be enrolling in Medicare in 2028.

One final thing: If you are still working and have “creditable” healthcare coverage from your employer (“creditable” is a group plan with at least 20 participants), then you can delay enrolling in Medicare until your employer coverage ends (thus temporarily avoiding the Medicare premiums). In other words, if you have creditable healthcare coverage from an employer, you don’t have to enroll in Medicare immediately at age 65.

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City Realty is looking to reduce parking in several of its proposed buildings for Allston Square, just south of Route 90.

COURTESY PHOTO

# Neighborhood conflicted on Allston Square Parking and delay(s) most discussed

**Jeff Sullivan**  
Staff Reporter

The Boston Planning Department held a Notice of Project Change meeting last Wednesday in a virtual format with about 45 people shown on the video conference.

City Realty, the proponents behind the Allston Square Project – a sweeping redevelopment of several buildings in Allston encompassing 334 Cambridge St., 16 Highgate St., 2-8 Harvard Ave., 4-8 Franklin St., 415 Cambridge St., and 20 Braintree St. comprising more than 340 units – is requesting its third notice of project change (NPC) since its initial Boston Planning and Development Agency Board approval and Boston Zoning Board of Appeals (ZBA) approval all the way back in 2019.

The last time an NPC was filed, City Realty said the economy had shifted and it couldn't provide the homeownership units the community had been demanding throughout the public process and in return, it increased the affordability of the rental units that were originally homeownership. This time, it's asking for reduced parking on several buildings.

That didn't go over well in Allston, where about 12 percent of the dwelling units are homeownership units.

The first is for 1 Highgate St. – City Realty wants to eliminate all parking, a total of 50 spaces, in an 82-unit building. Same thing for 10 Highgate St., removing 17 spaces and bringing the total number to zero for a 71-unit building. On 20 Braintree St., the company is looking to re-

move 14 spaces for a total of 10 spaces in the building of 66 units, and for 8-12 Wilton St., City Realty wants to eliminate the proposed semi-automated parking system and 28 spaces. For 8-12 Wilton, City Realty is proposing 22 spaces total for a building of 107 units.

City Realty blames the current economic conditions and the pandemic for the changes. Attorney for the project Drago & Toscano's Jeffrey Drago said the pandemic hit just after they received final approval from the ZBA.

"Right when we were going through our final process and approvals, the pandemic hit and that, obviously, stopped a lot of construction," he said. "After that, economic conditions changed. Cost of construction, cost of labor (all increased), and partners that my client had had dropped off, conventional bank financing got much more difficult to obtain – especially on big projects and that wasn't just unique to this project but across the city – and City Realty built a big section of the project but financing became very difficult. But they actively tried to find partners and find financing for the project."

Drago said essentially they had to wait and see and then change the project.

"We looked at things we could potentially change. Given that the city has been reducing parking on all new projects; mostly below a .5-ratio, but also removing things like stacker parking – which are huge expenses on projects moving forward and then looking at the Allston-Brighton mobility study, the changes we're proposing are

to remove a number of the parking spaces on the different buildings. We'll still have some, but that would fall in line with that mobility study and many of the goals you hear out in the community, the City of Boston and the Zoning Board."

Residents were split on the issue. Many said they were concerned about the loss of parking, while others said they wanted the project to move forward, but were wary of the myriad of delays the project has so far faced and questioned whether this would be the final notice of project change.

"I don't understand why you would want to reduce parking; you're already well below what is typically required by zoning," said resident Mike Dorgan. "Parking is becoming more and more of an issue in the neighborhood. The amount of congestion this is going to incur, you know if people don't have cars, they're going to take Uber or Lyft or whatever, and that basically doubles the amount of traffic on the roads."

"I am very glad to see the reduction in parking for this project, as with other projects, that has been shown to lead to a reduction in traffic, even if it means slightly more use of on-street parking," said resident Nathan Mandell. "But I also want to echo the point that City Realty has lost much of the trust of the community, given how delayed many of these projects have been, and again although I am very supportive of this project going forward, if they continue to drag their feet in getting these

Allston

Continued on page 6

## HPNA continued from page 1

marked vans.

Much as the July appointment had gone, this played out over about 25 minutes, with another round of non-combative questions and answers before a motion was made for a vote to support.

That's when things became convoluted.

A voice vote was called, and it sounded like the ayes had it comfortably. Then a hand vote was taken, and nearly everyone in the room participated, resulting in a 6-6 tie.

Then a point of order was raised asking for a show of hands from only dues-paying HPNA members, which resulted in a 4-2 vote in favor of the letter of support.

And, for almost one full minute, the matter remained settled, until a request was made by two attendees to pay their dues and have their opposing votes counted. This was not allowed, but the comments that followed sparked an impromptu floor discussion that went on for an additional 15 minutes, raised new questions about the virtual abutters meeting (The Bulletin's request to the Mayor's Office of Neighborhood Services for a copy of the video was still pending as of going to press), included input by elected officials' staff members (all of whom are Hyde Park residents), and featured points made on both sides of the issue. All of which led HPNA President Mimi Turchinetz to ask for another motion – this time of non-opposition – due to the lack of consensus that had spread. That, in turn, led to further discussion and, in that milieu, the motion was never made, nor was a motion made to cancel the prior vote.

Turchinetz did confirm afterwards that the HPNA would submit a letter of non-opposition to the proposed business.

No ZBA or Boston Cannabis Board dates have yet been scheduled for New Growth LLC.

Annual HPNA membership dues are \$10.

In her monthly update, Mayor Wu's ONS Hyde Park Liaison Zoë Petty focused on the increase in residential property taxes that is scheduled to hit homeowners starting next month. She noted that the taxes on single family homes will increase by 13 percent – an average of about \$750.

Wu is proposing a shift in some of the tax burden to the city's commercial properties, which Petty stated would bring the residential increase to 9 percent – an average of about \$550.

Petty added that the commercial rate is projected to decrease by 6 percent.

During her remarks, Petty relayed Wu's request for residents to reach out to their local state representatives and senators to advocate for her residential property tax home petition.

The city's commercial real estate has been suffering since the pandemic, leading to reduced tax revenue, and City Hall is currently at an impasse with the Massachusetts Legislature – specifically the Senate – over the impact of Wu's proposal on that already reeling market.

The option of reducing City Hall's budget was brought up as another way to alleviate the residential tax burden, which – if it stays at 13 percent – will be the second double digit increase in as many years. In response, Petty stated that its departments have been asked to submit their budget proposals at 2 percent below where they are now, and she added that hirings have also been delayed. She also said that there will still be funds for affected small businesses and seniors.

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# Unwelcome Xmas gifts from City Hall

The city has just given Boston residents two early Xmas “gifts.”

The first is notification of a serious tax hike in property taxes. The average hike is a whopping 13 percent, with single-family homeowners experiencing a slightly less but nevertheless whopping increase of 10 percent, making the average boost some \$780. [Hey, you renters aren’t off the hook: your landlord has to up your rent to pay for this; ‘nuff said about affordable housing.] The city explains that the hike is a result of the diminution of commercial property values in the wake of COVID-19.

It’s regrettable that the city did not realize that this was coming with all the downtown commercial vacancies and that the concept of “belt-tightening,” as practiced by many families in these days of inflation, was not utilized to thwart any tax increase. Standing up to unions just isn’t practiced anymore: caving in to them seems to be standard protocol.

The second gift from the city is the decision to close its schools for the Christmas/holiday break starting at the end of classes on Friday, Dec. 19, rather than on Dec. 23 as Brookline, Cambridge, Milton, Dedham, Quincy, and Somerville do. This means that parents and guardians of young children in Boston must scramble to find childcare for an additional two days, unlike



My Kind of Town/  
Joe Galeota

the aforementioned abutting-Boston, suburban counterparts. The city should recall that its schools do not exist to provide jobs for the teachers, administrators, counselors, custodians, paraprofessionals, school psychologists, and school nurses. The school exist for students: to educate them. But when the powers-that-be in Boston decide to begin the holiday/Christmas break after class on Friday, Dec. 19, and not resume school until Jan. 5 – thus providing a 16-day hiatus – something is amiss.

Yes, Boston will educate its students for the mandated 180 days by scheduling classes well into June, when most students cannot concentrate after Memorial Day when it doesn’t get dark until well after 8 p.m.

We’ll see what “gifts” from City Hall await beleaguered residents next year.

# CM wins D2 Championship



Catholic Memorial took home the trophy in this year's MIAA Super Bowl recently

PHOTO BY PATRICK E. O'CONNOR

## The Bulletin Newspapers, Inc.

“Your Hometown Newspapers”

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## IN BETWEEN THANKSGIVING AND CHRISTMAS TO THE EDITOR,

Well, the Thanksgiving holiday is in the rearview mirror and it is on to Christmas now. I had an enjoyable Turkey Day surrounded by many family members at two houses. First my daughter’s and then at one of my niece’s house. Plenty to eat at both places. Once again, I got my annual slice of Sweet Potato Pie. To me, the best kind of pie in the world.

So, now we quickly move

through the end of another year heading toward 2026. Is it just me or do the years move by quicker than ever the older we get? I have never lived for the moment. I am too old to think about that idea. Someone once told me decades ago, “When you live for the moment, you’re like a fish and you can’t connect all your moments together into a life.” How true.

Can I tell you something about life? Sometimes it might \$@&# but there are also so many great times too.

It is all about how you choose to live it. I check the newspaper horoscopes everyday, not because I believe this stuff but the advice I find sometimes makes great sense. Today’s horoscope for me read: “Doing carries more weight than saying. You might not be able to articulate what you’re experiencing, learning and feeling right now, but that’s OK because what really speaks is the action you take. Action is the difference in the world.”

SAL GIARRATANI  
East Boston

# Hennigan honored by Salvation Army for 30 years of service

Jim Hennigan to receive Al MacLeod Outstanding Volunteer Award at Annual Holiday Luncheon on December 5



Jim Hennigan rings bells with Captain Shakai Drigo of The Salvation Army Boston Kroc Center in December 2024.

PHOTO COURTESY OF THE SALVATION ARMY MASSACHUSETTS DIVISION.

After nearly three decades of ringing bells, rallying volunteers and raising critical funds for neighbors in need, Jim Hennigan of West Roxbury, will be honored with The Salvation Army’s Al MacLeod Outstanding Volunteer Award at the organization’s Annual Holiday Luncheon on Dec. 5.

The award recognizes a longtime volunteer whose compassion, service, and sacrifice inspire others while making a meaningful, lasting impact in the community. Over his nearly 30 years of service, Hennigan’s unwavering commitment has mobilized thousands of volunteers and raised more than \$800,000 for The Salvation Army Massachusetts Division—a legacy that embodies this year’s Red Kettle Campaign theme, “Give with JOY.”

“Jim’s dedication to The Salvation Army exemplifies our mission,” said Captain Shakai Drigo of The Salvation Army Boston Kroc Center. “Through his involvement with key city organizations and his business, Hennigan Insurance, he has mobilized thousands of residents to volunteer with the Parkway Kettle Club’s annual Red Kettle Cam-

paign.”

Hennigan’s impact extends beyond fundraising. When Roche Bros. in West Roxbury paused Red Kettle operations after the pandemic, Hennigan’s relationships with store managers helped restore the partnership, highlighting The Salvation Army’s role in combating food insecurity and supporting vulnerable families during the holidays.

“Jim deserves recognition not only for his longstanding commitment but also for his faithfulness and willingness to serve unconditionally,” Drigo added. “He organizes volunteers and fills in for Red Kettle shifts, regardless of the cold, warming the hearts of our neighbors as he stands for hours in frigid temperatures.”

As a beloved member of the West Roxbury and Boston community, Hennigan and his family business support thousands of neighbors in need across the city each year. His volunteer network includes business leaders, elected officials, student groups, seniors, the Rotary and Kiwanis Clubs, the West Roxbury Business and Professional Association (WRBPA), and neighbors from across Boston who answer his call to ring

bells, donate time, and give generously.

His commitment to service extends beyond The Salvation Army to organizations including the YMCA of Greater Boston, the Mary Mulvey Jacobson’s Families in Need, and numerous other local nonprofits. His group of volunteers has also assisted with The Salvation Army’s annual Stuff the Bus event, and in return, Boston Kroc Center leaders volunteer at his community Thanksgiving celebrations and other community events.

“No one passes the Parkway Kettle Club’s Red Kettle without engaging with Jim, signing up to volunteer or contributing generously,” said Drigo. “Helping others is in Jim’s blood, and there are few causes he can say no to.”

The Annual Holiday Luncheon serves as The Salvation Army’s Greater Boston Advisory Board’s largest fundraising event, highlighting the organization’s mission and critical year-round work in the community.

To volunteer with The Salvation Army’s Red Kettle Campaign or learn how to support neighbors

**Hennigan**  
Continued on page 5



# German Centre lights up for the season

## Gathering brings back families, memories

**Jeff Sullivan**  
Staff Reporter

The German Centre in West Roxbury hosted its annual Tree Lighting celebration last Friday to the delight of more than 100 residents, family and patrons.

The ceremony included visits from Santa Claus, as well as carols, food, drink and lots of conversation. German Centre Executive Director Sean O’Grady said it’s something everybody at the Centre looks forward to.

“It’s just a tremendous event and we enjoy having everybody to celebrate the holiday season,” he said. “It’s a great time getting together for the season and celebrating with the residents and family members. We all enjoy it.”

O’Grady said the Centre has been hosting the event regularly for the community.

“It’s been going on for years, through multiple administrators for at least a couple of decades,” he said. “It’s one of our great regular events, along with Veterans

Day, and we usually see a great turnout from the community.”

The night featured a tree lighting outside with Santa Claus and one young girl officially lighting the tree. The courtyard in front of the German Centre was awash with light when the countdown was down.

“Merry Christmas!” said Santa Claus.

Brothers Rudolf and Ray Buczynski said they came out to remember their mother.

“Our mother used to be here about 15 years ago and we would always come when she was here, and so we came to reconnect with the people,” Rudolf said. “I actually haven’t been back in the intervening years, only since I retired, as I used to work evenings and I couldn’t attend.”

Rudolf said his schedule was pretty heavy during the holidays.

“I used to work for UPS and so I couldn’t take any vacation days during the holidays, and so I always kind of missed this kind of thing.”

Both Ray and Rudolf said they really enjoyed this year’s iteration of the tree lighting.

“I think the food’s really good and they still carry on the tradition,” Ray said. “There are certain things they’re trying to bring back, and this is a pretty good example of what used to be here. I think they’re doing a great job.”

Resident Marie DiAngelis said she and her family comes to see her sister-in-law, who participates in some of the programs at the German Centre.

It’s beautiful, it’s very nice and I think they did a great job,” she said. “We haven’t been to many events, but my husband’s family used to be on the Board here and we’ve known the Centre for a very long time.”

The German Centre, formerly known as the Deutsches Altenheim, was founded in 1914 as a residence for elderly German

**German Centre**  
Continued on page 6

# Hennigan

*continued from page 4*

in need this holiday season, visit [salvationarmyma.org](http://salvationarmyma.org).

About The Salvation Army:

The Salvation Army helps more than 28 million people in nearly every zip code in America overcome poverty, addiction, and economic hardships through a range of social services. By providing food for the hungry, emergency relief for disaster survivors, rehabilitation for those suffering from substance abuse, and clothing and shelter for people in need, The Salvation Army is doing the most good at our more than 7,400 centers of operation around the country.

In 2024, Forbes ranked The Salvation Army 6th in its list of America’s Top 100 Charities. And in 2021, The Chronicle of Philanthropy ranked The Salvation Army 2nd on its list of “America’s Favorite Charities.”

For more information about supporting The Salvation Army or your local service centers, visit [salvationarmyma.org](http://salvationarmyma.org).

Follow us on X @SalvationArmyMA and #DoingTheMostGood.

**Commonwealth of Massachusetts**  
**The Trial Court – Probate and Family Court Department**  
**Docket No. SU20P0006PM**

**CITATION ON PETITION FOR ORDER OF COMPLETE SETTLEMENT**

**Estate of: Marie I. Napier**

A Petition for **Order of Complete Settlement** has been filed by:

**Jonathan M. Spirn, Esq. of Waltham, MA**

requesting that the court enter a formal Decree of Complete Settlement including the allowance of a final account, approve a final settlement of the estate and other such relief as may be requested in the Petition.

**IMPORTANT NOTICE**

You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this court before: 10:00 a.m. on the return day of 01/02/2026. This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you.

**Witness, Hon. Janine D. Rivers, First Justice of this Court.**  
Date: November 28, 2025  
Stephanie L. Everett, Esq., Register of Probate

**Suffolk Probate and Family Court**  
**24 New Chardon Street**  
**Boston, MA 02114 (617)788-8300**

Hyde Park Bulletin: 12/11/2025



**Kathy Casilli**  
kcasilli@laerrealty.com  
617-285-4186



**Maureen Dwyer**  
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**Doug McClure**  
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**Mike Keane**  
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**Welcome December**





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# German Centre continued from page 5



Residents celebrated the season at the German Centre with a party inside and a tree lighting outside. Above, members of the Boston Police Department District E-5 celebrated with patrons. Below that, residents came out from the nice warm reception room to have a look at the lit tree.

PHOTOS BY JEFF SULLIVAN

immigrants. Its heritage was on show during the night, as the caroling portion featured a lot of songs many non-German speakers had trouble singing along with (that didn't stop them from trying, however). Since 1914, the nonprofit German Centre has served as a complex for nursing care, assisted living, memory care, adult day health and more. For more information on the Centre, go to <https://www.germancentre.org/>

# Allston continued from page 3

projects off the ground, it will only become harder and harder to get these to the finish line and get future approvals.”

Some residents were very much for the loss of the parking.

“I’m a car-free resident of Allston and I’m very excited to see these plans in their current state,” said Colin Demar. “I fully support the project as is, and I would support the project even if it had no parking attached to it. It’s a very walkable neighborhood and I want to see it built-out.”

Allston Civic Association

President Tony D’Isidoro asked about a proposed traffic study City Realty was supposed to provide. City Realty Partner Josh Fetterman said they hired consulting firm Stantec to do a traffic study, for which they have been working with the city over the last couple of years. He said he will find it and release it to the community.

D’Isidoro said he felt that wasn’t good enough, and that any such report should have been released to the community exactly when it was completed.

“Given this long delay, if that report exists, I don’t even know if it has any value anymore because so much has changed since your initial approval,” he said, pointing to half-a-dozen developments and projects that have since come up and been approved. “There are just a lot of components that weren’t there when this report was first done.”

Boston Planning Project Manager Nick Carter did say that the department has been looking at this project in context as others move forward.

“We are evaluating all of these projects holistically and we are doing mobility studies which do include transportation studies for this neighborhood at the moment; I do want people to know these are not just one-offs,” he said.

The comment period for the project ended two days after this meeting. The Boston Planning and Development Agency Board will take up the item in a forthcoming meeting.

Conserve our resources.  
Recycle this newspaper.

# Cameras, cameras everywhere

Jeff Sullivan  
Staff Reporter

There has been a renewed interest in surveillance cameras around the City of Boston, with Flock, coming to a privately-owned Chestnut Hill Mall and members of the Boston City Council calling for speeding and red light enforcement cameras across the city.

First, Flock Safety, which uses thousands of privately-owned cameras to track license plate numbers, has apparently entered into an agreement with the owners of the Chestnut Hill Shopping Center to install cameras and share data/video with law enforcement. These cameras store information in a vast national database, and this basically allows law enforcement from any agency to access video from any of the cameras, if the local law enforcement agency allows.

The City of Boston Police Department (BPD) has already started using Flock, however, the American Civil Liberties Union (ACLU) pointed out last week that the BPD had first demanded to change the user license agreement with Flock before it signed up – <https://tinyurl.com/3xdr2s6v>

The BPD will be able to access the cameras at Chestnut Hill, which, it should be emphasized, is in Brookline.

According to the ACLU, the BPD removed a clause that would have allowed Flock to disclose data it collects to other law enforcement departments that ask for it. This would include Immigration and Customs Enforcement (ICE), as well as agencies outside the state looking to bring prosecution forward for illegal activities in their states but not Massachusetts (abortion, for example).

The 404 Media website reported in May ICE has been already accessing local law enforcement data through Flock – <https://tinyurl.com/2xfs2t45>

While Boston has restricted

data sharing, there are 40 other departments currently using said data and not restricting its sharing with outside law enforcement, according to the ACLU and the Data For Justice Project – <https://tinyurl.com/2p9jd3c4>

The concern, according to the ACLU, is that if someone at Flock were so inclined – or if the private company’s security was breached and a hacker got in (which, because it’s a private company it does not necessarily have to disclose) – the software and data could be used to track near anyone, anytime within Flock’s camera system.

It should be noted that Flock’s security, user and privacy policies state that camera data from plate readers and other devices is deleted on a 30-day rolling basis, and all data collected is owned and retained by the generating law enforcement department. It should also be noted that the Flock Memorandum of Understanding with the Brookline Police Department, said department is not allowed to alter any data, and does not specifically allow data to be shared with other departments from that site – <https://tinyurl.com/2f5sf5mh>

In similar news, District 5 City Councilor Enrique Pepén brought forth a hearing order to discuss House Bill 3754, which would make speed detection and red light cameras legal in Massachusetts.

Basically, if one of these cameras catches you speeding, you get a ticket in the mail. Pepén related a story where he himself got a warning while driving to Providence, where he was speeding in a school zone.

“When my wife attended college in Providence, Rhode Island, I used to drive there on the weekends and there was one instance where I think I was driving 5 miles or 10 miles above the school zone speed

Cameras  
Continued on page 9

Prayer to the Blessed Virgin  
*(Never known to fail!)*

Oh, most beautiful flower of Mt. Carmel, fruitful vine, splendor of Heaven, Blessed Mother of the Son of God, Immaculate Virgin, assist me in this necessity. Oh Star of the Sea, help me and show me herein you are my mother. Oh Holy Mary, Mother of God, Queen of Heaven and Earth, I humbly beseech thee from the bottom of my heart to succor me in my necessity (make request). There are none that can withstand your power. Oh Mary, conceived without sin, pray for us who have recourse to thee (three times). Holy Mary, I place this cause in your hands (three times). Say this prayer for three consecutive days and then you must publish and it will be granted to you.

—J.R.

Miracle Prayer

Dear Sacred Heart of Jesus, I have asked You for many favours. But I plead for this one. (mention favour). Take it, place it in your open broken Heart. And when the eternal Father sees it, covered with the mantle of his most precious Blood, He cannot refuse it. For then it is your prayer, not mine. Dear Sacred Heart of Jesus, I place my trust in thee. Amen.

Say three times for three days, promise publication and favour will be granted.

—J.R.





Meitin, Ivonne C. (Fernandez) Longtime resident of West Roxbury, formerly of Jamaica Plain, originally of Mulgoba and Havana, Cuba, passed away unexpectedly on December 3, 2025. Beloved wife of the late Antonio M. Garcia-Meitin. Devoted mother of Antonio M. Garcia-Meitin Jr. of West Roxbury and Jose A. Garcia-Meitin and his wife Anne of Sudbury. Loving “Abuela” of Thomas A. Garcia-Meitin. Sister of Armando Fernandez, formerly of Bellingham MA, and his surviving wife Nancy of Medway MA. Ivonne is survived by generations of nieces and nephews.

Ivonne grew up in Mulgoba Cuba, just ten miles south of Havana. She loved to tell the story about how she met her would-be husband, Antonio, when she was sixteen years old. They met at a party hosted by her parents. He would return the next day, and nearly every day thereafter. This continued up until the time of the Cuban revolution, and even Antonio’s difficult two-year detention could not separate them. They were married by proxy. Realizing that a changed Cuba would offer no freedom, she guided her family to the United States. There she would meet Antonio to begin a new life defined by a strong faith, unwavering determination, and devotion to one another as well as to their two children. Ivonne acknowledged the fortuitous events which always seemed to coincide with, and helped them overcome, life’s most difficult moments. We all lost Antonio two years past. Ivonne once again joins him to begin a new life.

Relatives and friends kindly invited. Interment St. Joseph Cemetery, West Roxbury. Expressions of sympathy may be made in Ivonne’s memory to

The Bulletin

DEATHS

Brigham and Women’s Hospital Development Office, 263 Huntington Avenue, #318, Boston, MA 02115-4506. For online guestbook [pemurrayfuneral.com](http://pemurrayfuneral.com). Arrangements by P.E. Murray - F.J. Higgins, George F. Doherty & Sons, West Roxbury.



Mary C. In Dedham, December 5, 2025, formerly of Jamaica Plain and Roslindale, Boston, Massachusetts. Beloved daughter of the late Timothy and Bridget “Babs” (McManus) Hayes. Loving

sister of Catherine “Kay” Hayes and Margaret Mahoney. Also survived by many nieces and nephews. Funeral from the William J. Gormley Funeral Home, 2055 Centre St., WEST ROXBURY, on Thursday, December 11, at 10am, followed by a Funeral Mass in Holy Name Church, at 11 o’clock. Visiting Hours Wednesday, December 10, from 4-8pm. Relatives and friends invited. Interment St. Joseph Cemetery. For guestbook, please visit the home’s website at

[gormleyfuneral.com](http://gormleyfuneral.com) William J. Gormley Funeral Service 617-323-8600  
To plant trees in memory, please visit <https://tinyurl.com/bdh7ac9u>

Deaths  
Continued on page 8



ICE continued from page 1

franchised it seemed a little disarming to have a progressive group initially asking the mostly white patrons for their personal information, to wear name tags and in very strong terms being told not to videotape or record even for the purpose of spreading the good work of this workshop. The information discussed was instructional or mentions of past incidents. One member in the audience said she did not wish to wear a name tag and was called “interesting.”  
Despite the overreaching logistics and norms of the group, the workshop gave pertinent information on how to handle oneself in the presence of ICE. Firstly, be aware of LUCE, an immigrant defense network in MA. The number is (617) 370-5023 and they are open 5 a.m. to 9 p.m. and offer various languages, Almquist said. LUCE is also looking for volunteers who speak specific languages. Be aware of the 4th amendment which protects people from unlawful search and seizures. Almquist asked the crowd to chant, “we do not give consent.” It was good assertiveness practice for when law enforcement knocks on a resident’s or business’ door. She explained the difference between a judicial warrant and an administrative one. A real warrant will have a judge’s name and signa-

ture. But she reminded the crowd, businesses do not need to serve ICE and can close their doors at any time. When they show up, decide that business hours are over, she said cheerily, while taking many sips from her tumbler, during her one-hour presentation. She even at one point thanked the crowd for all their questions as it gave her the opportunity to enjoy her tea.  
She said businesses should place signs on their doors requiring a judicial warrant, she said. Empowering the masses takes away power from ICE officers, carrying out the orders of a dictator. During a raid at a gas station in Alston, Almquist let the workers know they did not have to serve ICE, which delighted the employees.  
Currently, immigrants are not guaranteed lawyers, as their offense is civil not criminal. As a way of helping an immigrant in court, if one does witness a confrontation with ICE, Almquist suggested taking video – but definitely do not live-stream and publicize – and narrate using the SALUTE method, including: size of group, actions taken, location, uniforms with identification, time and date and equipment or weapons. The information could be crucial in court. Also many immigrants go to courts alone and she recommended going with them or even show-

ing up via Zoom.  
Calling 911 is a tricky thing. LUCE advises against it as drawing more officers to the scene could make things worse. On the other hand, ICE impersonators are becoming an issue where they have committed: robberies, kidnappings and sexual assaults – <https://tinyurl.com/ydkuz73j>  
For that, a 911 call would be needed. She apologized for the two conflicting pieces of information and advised people to make the most human choice. In closing she recommended putting pressure on local legislators to co-sponsor three new pieces of legislation in motion. She even called out two well-known and regarded legislators for not co-sponsoring the bills.  
She included an inspiring short video of a group of 60-somethings shouting “shame” at ICE officers as they were on their way to detain someone. The group was calm but fierce and the ICE officers eventually backed off.  
In times like this, she said it takes grassroots efforts to affect change. This is not just for the history books. The times do need to change and people need to get off their phones and blow the whistle, which Almquist handed out to everyone in attendance.

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# Deaths continued from page 7

KENNEY



Leo Donald Formerly of Jamaica Plain and Dedham, December 5, 2025. Former husband of Annette (Dionne). Beloved father of Paul Kenney, Nancy Reiff, Susan Kenney, and

Laura Tradd. Also survived by eight grandchildren. Former president of the Jamaica Plain Softball League, where he was a perennial all-star with an annual batting average of over .400. A spectacular singer (Irish Tenor) and dancer, who was invited by a Hollywood talent scout to California for a tryout; but Dad rejected the offer because they refused to pay for his travel expenses. Late Prudential Insurance Co. Salesman Union Representative. Corporal U.S. Army. Visiting Hours at the William J. Gormley Funeral Home, 2055 Centre St., WEST ROXBURY, Saturday, December 13, from 8:30-10:30am, followed by a Funeral Mass in St. Theresa Church, at 11 o'clock. To live stream the Funeral Mass, please visit [www.thecapitalcityboston.com/interment](http://www.thecapitalcityboston.com/interment) St. Joseph Cemetery. For guestbook, [gormleyfuneral.com](http://gormleyfuneral.com) William J. Gormley Funeral Service 617-323-8600

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MAHONEY



Thomas F. Jr. Of West Roxbury, passed away peacefully at home, after a courageous battle with Pulmonary Fibrosis, on December 1, 2025. Beloved husband of Ruth A. (Guillemette) Mahoney with whom he shared over 63 years of marriage. Devoted father of Christine Applin and her husband, Chuck of Walpole. Dear brother of the late Francis G, Donald R. and Norman E. Mahoney. Loving grandfather of Jacquelyn of RI, Stephanie of Boston and Caroline Applin of Walpole, who he absolutely treasured. Also survived by several nieces and nephews. Tom was the Past Grand Knight of the Knights of Columbus 3049 and a Veteran of the United States Navy. He was also the former proprietor of Tommy's Caterers and Go-Go's Submarine Shop in Hanover for over 20 years. In lieu of flowers, donations in memory of Tom may be made to Anna's Pals Beach House, 53 Addington Rd., West Roxbury, MA 02132 <https://www.annaspals.org/the-beach-house> or the Dana-Farber Cancer Institute, P.O. Box 849168, Boston, MA 02284-9168 [www.dana-farber.org](http://www.dana-farber.org) For guest book, please visit [www.gormleyfuneral.com](http://www.gormleyfuneral.com). William J. Gormley Funeral Service 617-323-8600

PEARSON



Virginia M. (Mayo) Longtime resident of Roslindale, passed away on Dec. 6, 2025. Beloved wife of the late Carl Pearson. Devoted mother of Jennifer Dioguardi and her husband Frank of West Roxbury, Carl Pearson and his wife Meg Jones of Riverside, RI., Christina Pearson and her husband Oliver Huber of Germany. Virginia is survived by her cherished grandchildren and great-grandchildren. Dear sister of the late Marilyn Mayo. Also survived by several loving nieces and nephews. A Funeral Mass will be held at Holy Name Church 1689 Centre St. West Roxbury on Friday, Dec. 12th at 12 p.m. Interment Mt. Benedict Cemetery. Expressions of sympathy may be made in Virginia's memory to Holy Name Church 1689 Centre St. West Roxbury, MA 02132.

# 294 HP Ave.

continued from page 1

"We're deprived of an opportunity to ask questions?" asked Mark Byrne.

Dougherty's clock was ticking and ARX CEO Benjie Mohl was forced to concede that an abutters meeting was necessary.

"This is the first time I'm aware of an abutters meeting," he said and vowed to hold an abutters meeting, "most certainly."

The only public meeting required was the Oct.22 Boston Planning Department Article 80 hearing , which, as the Bulletin reported, was lightly attended. The comment period ended on Nov. 5 and neighbors instead vented online with 36 writing in opposition and 41 in favor; also submitted was a petition in support with 41 signatures. The Boston Planning and Development Agency Board will vote on approval of the Article 80 Small Project Review of the Zoning Code on Thursday.

Most in the opposition were in the "we approve, but" category.

Nancy Shapero of Rodman Street -who was on the Forest Hills call- was typical: "I support development for affordable housing but this is not a positive addition to the streetscape of Hyde Park Avenue," she wrote.

Justin and Cassie Fitzpatrick from Wachusett Street added another common compliant.

"Neighbors on Wachusett St were notified. The developer delivered to only the one side of the street. The even-sided numbered houses were missed."

Fitzpatrick lives on the odd side at number 231; its not clear if they were on the Article 80 call. Justin Fitzpatrick was on the Forest Hills N/A call.

"My impression is the developer is trying to bypass the neighborhood and push the project on them," they wrote.

"This is a neighborhood defined by kindness and civic engagement, values that align with affordable housing."

"We are not opposed to adding housing. [But] we want housing that is not detrimental to the wellbeing of the neighbors," Fitzpatrick wrote. "Six stories is too big."

Jerry Jacobson minced no words.

"Is this a prison or a housing complex?" he wrote. "Why put the cheapest, prison-looking building in our neighborhood? Hyde Park Avenue is in horrible shape."

Mark Finklestein lives on the odd-numbered side of Wachusett Street.

"I'm shocked and angered that there was no outreach to the abutters informing us of the hearing in October."

The Planning Department advertised the hearing in The Bulletin.

"While I'm in favor of

building affordable housing in Boston I believe the scale of this project will significantly detract from the peace and quiet and safety of my neighborhood. This project is reckless, underhanded and unconscionable," Finklestein wrote.

Karti Subramanian of Patten Street included the support petition signed by 41 Woodbourne neighbors into the comments page.

Rarely heard spoken in Jamaica Plain but always between the lines are the words "not-in-my-backyard," but Subramanian got to the point in his written statement.

"Incredibly hypocritical NIMBYism already coming from our neighborhood," he wrote, "make the same tired arguments about insufficient process. This from a neighborhood that was explicitly redlined to keep Blacks and Jews out."

Finklestein's Wachusett Street neighbor Jacob Beizer, who was on the Forest Hills call, had a different view.

"I'm writing in support of this project, I live on the same block, my neighbors' concerns are misplaced," he wrote,

"People can't claim to be in favor of solving the housing shortage problem in Greater Boston while opposing and stonewalling any new construction because of mild nuisances."

Margaret Smith-Oliver was a "But."

"We fully support more houses along Hyde Park Avenue and believe in building inclusive accessible neighborhoods but we have serious concerns about the impact this specific proposal will have on our Woodbourne community," she wrote.

"When we moved here last year, we were drawn to the spirit of community. We want new development that will not erode our character."

Jonathan Goldenberg, Elizabeth Hirsch and Holly Woods were all in support.

"Please do not listen to the NIMBYs," Goldenberg wrote. "This is my neighborhood. I live close by and I strongly support this development."

Hirsch added, "Please do not be swayed by the NIMBYs,"she wrote, "We welcome new neighbors."

Woods wrote to "express my enthusiastic support for this project."

"I have seen many comments from my neighbors expressing concern... I vehemently disagree with [them].To say you support more housing and affordable housing but not here and not like this is the very definition of NIMBYism."

"I do not believe a group of well-off homeowners (myself included) should have the power to derail much needed housing," Woods wrote.





B'nai B'rith representatives, as well as public officials, opened up the building at 1201 River St. last week. COURTESY PHOTO

# 1201 River St. now open for residents

City officials, community partners, and neighbors gathered in Hyde Park to celebrate the grand opening of the Logan Square Residences, a new 63-unit affordable housing community for older adults ages 55 and up. The Mayor’s Office of Housing, in collaboration with B’nai B’rith Housing, the Massachusetts Executive Office of Housing and Livable Communities (EOHLC), MassDevelopment, Eastern Bank, Redstone Equity Partners, and local elected officials, marked the completion of a four-story development. This development provides safe, stable, and income-restricted housing for older Bostonians.

“These 63 new homes in Logan Square mean more of our older residents can live full lives in the communities they have contributed to and know well,” said Chief of Housing, Sheila A. Dillon. “B’nai B’rith Housing has been an important partner in delivering high quality affordable homes for Boston’s older adults, and we appreciate their leadership and collaboration throughout this development process.”

The completed building features one-bedroom apartments, including 43 homes affordable to households earning up to 60 percent of the area median income, two homes affordable to households earning up to 50 percent of the area median income, and 18 homes for households earning up to 30 percent of the area median income. Seven apartments are set aside for older adults transitioning out of homelessness. The development also includes 1,202 square feet of commercial space and amenities such as a fitness center, community room, library, laundry center, management office, and 36 bike parking spaces, along with an outdoor courtyard with seating, a landscaped yard, and a bocce court.

The project supports the Wu Administration’s efforts to expand affordable housing for older adults throughout Boston. During Mayor

Wu’s first term, almost 1,500 age-restricted homes were completed, began construction or were permitted in neighborhoods across Boston. These developments reflect the City’s continued commitment to inclusive neighborhoods where residents of all ages can remain connected to the communities they have long called home.

“Logan Square Residences stands as a great example of what we can achieve when state, City, and community partners come together with a shared commitment to expanding affordable housing,” said Massachusetts Housing Secretary Edward Augustus. “These new homes will ensure that older adults in Hyde Park have access to safe, stable, energy-efficient housing that supports aging with dignity. We are proud to support this development and remain focused on creating more opportunities like this across the Commonwealth.”

B’nai B’rith Housing will provide on-site resident service coordination, offering programs that support social engagement, health, and wellness for older residents. “We are so grateful to the Hyde Park neighborhood, the City of Boston, the Commonwealth, and other private and public funders for making our dream at 1201-1203 River Street a reality,” said B’nai B’rith Housing Executive Director Susan Gittelman. “We share the excitement of our new senior residents who are moving

into this beautiful building and starting the next chapter of their lives.”

Located near the MBTA Fairmount and Hyde Park Commuter Rail Stations, bus routes, Bluebikes stations, the Hyde Park Library, and the Menino Arts Center, the site supports smart-growth and transit-oriented development principles. The building was designed to meet BERDO Zero Emission Buildings requirements and Passive House Certified standards as an all-electric, non-carbon-producing development focused on long-term energy efficiency.

The Logan Square Residences development was financed with support from the City of Boston’s Mayor’s Office of Housing, the Neighborhood Housing Trust Fund, EOHLC, MassDevelopment, Redstone Equity Partners, Tax Incentive Finance, Santander, CEDAC, MassHousing, Farnsworth Foundation and Eastern Bank.

“Red Stone is excited to partner with B’nai B’rith Housing in their mission to expand affordable housing options in the Greater Boston communities they serve,” said Redstone Equity Partners Director of Acquisitions Pete Flynn. “The Logan Square Residences exemplifies the organization’s strong commitment to Boston residents by providing housing along with supportive services to build a community for tenants.”



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## Cameras *continued from page 6*

limit, and I received a warning,” he said. “That was mailed to me, and I was like, ‘Wow, there is a sense of accountability as to what they’re doing here in Providence, Rhode Island.’”

Pepén noted that the State Legislature will have to pass the law to allow such cameras in Boston, but he said he wanted the hearing to make sure the city would be ready with infrastructure and regulations around how those could and should be implemented if the legislation passes.

“This technology is the future and we must be prepared to use it effectively,” he said. “Traffic enforcement is one of the three biggest concerns in District 5, and I can only imagine that is the case across all districts all over the city.”

District 6 City Councilor Ben Weber pointed out that it is extremely unlikely that the city will install cameras at all intersections – at least initially – and that the policy, if so legalized by the state, would be a huge deterrent to speeders and violators. District 4 City Councilor Brian Worrell echoed this sentiment, and added that the city currently does not have the police officers to enforce street safety as it may have done in the past.

“Although we fund for large police academies, we know that we’re not able to fill them and because of that we know that our police department does not have the large traffic enforcement division that it once had,” he said.

For more information on this hearing and the associated bill, go to <https://tinyurl.com/3cvbjju>



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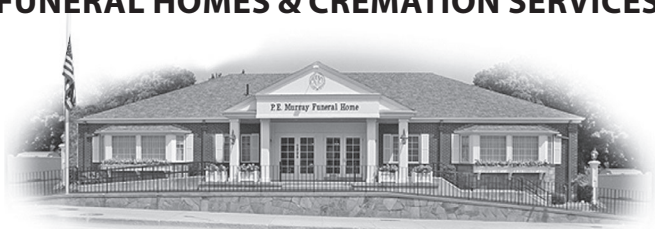
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Commonwealth of Massachusetts

The Trial Court – Probate and Family Court Department

SUFFOLK Division

Docket No. SU25D0845DR

DIVORCE SUMMONS BY PUBLICATION AND MAILING

Eliane DeFatima Skezoski vs. Robert Roland Vaughn

Suffolk Probate and Family Court

24 New Chardon Street

Boston, MA 02114

To the Defendant:

The Plaintiff has filed a Complaint for Divorce requesting that the Court grant a divorce for **Irretrievable Breakdown**. The Complaint is on file at the Court.

An Automatic Restraining Order has been entered in this matter preventing you from taking any action which would negatively impact the current financial status of either party. **SEE Supplemental Probate Court Rule 411.**

Elizabeth B. Anderson, Esq., Nova Law Group, 83 Walnut Street, Wellesley, MA 02481

your answer, if any, on or before 01/15/2026. If you fail to do so, the court will proceed to the hearing and adjudication of this action. You are also required to file a copy of your answer, if any, in the office of the Register of this Court.

Witness, Hon. Janine D. Rivers, First Justice of this Court.

Date: December 2, 2025

Stephanie L. Everett, Esq. Register of Probate

Boston Bulletin: 12/11/2025

Commonwealth of Massachusetts

The Trial Court – Probate and Family Court

INFORMAL PROBATE PUBLICATION NOTICE

DOCKET No. SU25P2507EA

Suffolk Division

Estate of: William J. Richtberg

Date of Death: October 5, 2025

To all persons interested in the above captioned estate, by Petition of

Petitioner Keeleyann R. Logue of Jamaica Plain, MA

a Will has been admitted to informal probate

Keeleyann R. Logue of Jamaica Plain, MA

has been informally appointed as the Personal Representative of the estate to serve **without surety** on the bond.

The estate is being administered under informal procedure by the Personal Representative under the Massachusetts Uniform Probate Code without supervision by the Court. Inventory and accounts are not required to be filed with the Court, but interested parties are entitled to notice regarding the administration from the Personal Representative and can petition the Court in any matter relating to the estate, including distribution of assets and expenses of administration. Interested parties are entitled to petition the Court to institute formal proceedings and to obtain orders terminating or restricting the powers of Personal Representatives appointed under informal procedure. A copy of the Petition and Will, if any, can be obtained from the Petitioner.

West Roxbury/Roslindale Bulletin: 12/11/2025

Commonwealth of Massachusetts

The Trial Court – Probate and Family Court

INFORMAL PROBATE PUBLICATION NOTICE

Docket No. SU25P2543EA

Suffolk Division

Estate of: Barbara A. Hoey

Date of Death: July 31, 2025

To all persons interested in the above captioned estate, by Petition of

Petitioner Francis M. Hoey, Jr. of Jamaica Plain, MA

Francis M. Hoey, Jr. of Jamaica Plain, MA

has been appointed as the Personal Representative of the estate to serve **without surety** on the bond.

The estate is being administered under informal procedure by the Personal Representative under the Massachusetts Uniform Probate Code without supervision by the Court. Inventory and accounts are not required to be filed with the Court, but interested parties are entitled to notice regarding the administration from the Personal Representative and can petition the Court in any matter relating to the estate, including distribution of assets and expenses of administration. Interested parties are entitled to petition the Court to institute formal proceedings and to obtain orders terminating or restricting the powers of Personal Representatives appointed under informal procedure. A copy of the Petition and Will, if any, can be obtained from the Petitioner.

West Roxbury/Roslindale Bulletin: 12/11/2025

Commonwealth of Massachusetts

The Trial Court – Probate and Family Court

Docket No. SU22P0716EA

In the matter of: Bruce Borsari

Date of Death: 12/27/2021

Suffolk Probate and Family Court

24 New Chardon Street

Boston, MA 02114

(617)788-8300

To all interested persons:

A Petition has been filed by:

Margaret A. Mulhern of Vero Beach, FL and

Cecelia J. Healy of Bridgewater, MA

requesting allowance of the First account(s) as Personal Representative and any other relief as requested in the Petition.

You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before 10:00 a.m. on 01/07/2026. This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an Affidavit of Objections within thirty (30) days of the return date, action may be taken without further notice to you.

Witness, Hon. Janine D. Rivers, First Justice of this Court.

Date: December 03, 2025

Stephanie L. Everett, Esq., Register of Probate

Hyde Park Bulletin: 12/11/2025

The Bulletin

Legals

IN THE EIGHTEENTH JUDICIAL DISTRICT

DISTRICT COURT, SEDGWICK COUNTY, KANSAS

Case No. SG2025DM007121

In the matter of the marriage of

Roberto Rodriguez-Carrasco, Petitioner and Renata B. DeSantos, Respondent

PURSUANT TO CHAPTER 23 OF KANSAS STATUTES ANNOTATED

NOTICE OF SUIT IN THE STATE OF KANSAS:

YOU ARE HEREBY NOTIFIED that a petition has been filed in the District Court of Sedgwick County, Kansas, by Petitioner, praying for an absolute decree of divorce, and you are hereby required to plead to such petition on or before the **4th day of January, 2026** in said court at Wichita, Sedgwick County, Kansas. Should you fail therein, judgment and decree will be entered in due course upon said petition.

Roberto Rodriguez-Carrasco, Petitioner

Boston Bulletin:

12/4/2025, 12/11/2025, 12/18/2025

Commonwealth of Massachusetts

The Trial Court

Probate and Family Court

DOCKET No. SU25P2686EA

CITATION ON PETITION FOR FORMAL ADJUDICATION

Suffolk Probate and Family Court

24 New Chardon Street

Boston, MA 02114

(617)788-8300

Estate of: Martin Ugarte-Chavez

Date of Death: 11/06/2023

To all interested persons:

A Petition for **Formal Adjudication of Intestacy and Appointment of Personal Representative** has been filed by

Patricia V. Nunez-Salas of Boston, MA

requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition.

The Petitioner requests that:

Patricia V. Nunez-Salas of Boston, MA

be appointed as Personal Representative(s) of said estate to serve **Without Surety** on the bond in **unsupervised administration**.

IMPORTANT NOTICE

You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of 01/05/2026. This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you.

UNSUPERVISED ADMINISTRATION UNDER THE MASSACHUSETTS UNIFORM PROBATE CODE (MUPC)

A Personal Representative appointed under the MUPC in an unsupervised administration is not required to file an inventory or annual accounts with the Court. Persons interested in the estate are entitled to notice regarding the administration directly from the Personal Representative and may petition the Court in any matter relating to the estate, including the distribution of assets and expenses of administration.

WITNESS, Hon. Janine D. Rivers, First Justice of this Court.

Date: November 28, 2025

Stephanie L. Everett, Esq., Register of Probate

Boston Bulletin:

12/11/2025

Commonwealth of Massachusetts

The Trial Court

Probate and Family Court

Department

Docket No. SU25P2679GD

CITATION GIVING NOTICE OF PETITION FOR APPOINTMENT OF GUARDIAN FOR INCAPACITATED PERSON PURSUANT TO G.L. c. 190B, §5-304

In the matter of: Robert P. Gamble

Of: West Roxbury, MA

RESPONDENT

Alleged Incapacitated Person

Suffolk Probate and Family Court

24 New Chardon Street

Boston, MA 02114

To the named Respondent and all other interested persons, a petition has been filed by

Parkway Health and Rehabilitation of West Roxbury, MA

in the above captioned matter alleging that **Robert P. Gamble** is in need of a Guardian and requesting that:

Randy Brinson of Boston, MA

(or some other suitable person)

be appointed as Guardian to serve **Without Surety** on the bond.

The petition asks the Court to determine that the Respondent is incapacitated, that the appointment of Guardian is necessary, and that the proposed Guardian is appropriate. The petition is on file with this court and may contain a request for certain specific authority.

You have the right to object to this proceeding. If you wish to do so, you or your attorney must file a written appearance at this court on or before 10:00 A.M. on the return date of 12/24/2025. This day is NOT a hearing date, but a deadline date by which you have to file the written appearance if you object to the petition. If you fail to file the written appearance by the return date, action may be taken in this matter without further notice to you. In addition to filing the written appearance, you or your attorney must file a written affidavit stating the specific facts and grounds of your objection within 30 days after the return date.

IMPORTANT NOTICE

The outcome of this proceeding may limit or completely take away the above-named person's right to make decisions about personal affairs or financial affairs or both. The above-named person has the right to ask for a lawyer. Anyone may make this request on behalf of the above-named person. If the above-named person cannot afford a lawyer, one may be appointed at State expense.

Witness, Hon. Janine D. Rivers, First Justice of this Court


Date: November 26, 2025

Stephanie L. Everett, Esq., Register of Probate

West Roxbury/Roslindale Bulletin:

12/11/2025

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Commonwealth of Massachusetts

The Trial Court

Probate and Family Court

Department

Docket No. SU22P2711EA

CITATION ON PETITION FOR ORDER OF COMPLETE SETTLEMENT

Estate of: Margaret E. Saunders

Date of Death: 08/19/2022

Suffolk Probate and Family Court

24 New Chardon Street

Boston, MA 02114

(617)788-8300

A Petition for **Order of Complete Settlement** has been filed by:

Margaret E. Szuplat of

East Falmouth, MA and

James K. Saunders of Bellevue, WA

requesting that the court enter a formal Decree of Complete Settlement including the allowance of a final account, a determination of heirs at law and other such relief as may be requested in the Petition.

IMPORTANT NOTICE

You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of 01/06/2026. This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you.


Witness, Hon. Janine D. Rivers, First Justice of this Court.

Date: December 02, 2025

Stephanie L. Everett, Esq., Register of Probate

West Roxbury/Roslindale Bulletin:

12/11/2025



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