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A newspaper dedicated to the community

August 13, 2026



Kim O'Connell's family and friends gathered to dedicate the tennis courts at Weider Park last week.

PHOTO BY JEFF SULLIVAN

Community remembers — Kim O'Connell —

City and state dedicate tennis court to neighborhood advocate's memory

Jeff Sullivan
Staff Reporter

Almost 100 residents, advocates, family, friends, city officials and state officials gathered on Wednesday Aug. 5th to dedicate the tennis courts at Weider Park on the Roslindale/Hyde Park line

for Kim O'Connell.

O'Connell helped to found the Dale Street Neighborhood Crime Watch, that has, in its 30 years of existence, turned into a neighborhood association advocating for dozens of issues in and around the Sherrin Woods neighborhood of Roslindale and Hyde Park.

O'Connell passed away last year in April. Her husband Kevin spoke during the dedication. During his heartfelt thanks to those who came and the officials who helped to solidify her memory in

O'Connell

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Md. Fizul Haque is petitioning 7-Eleven for permission to close his store between 12 a.m. and 5 a.m.

PHOTO BY MATT MACDONALD

Shootings reverberate at HPNA Aug. 3 incident discussed

Matt MacDonald
Staff Reporter

At last Thursday's regularly scheduled Hyde Park Neighborhood Association (HPNA) meeting, the main topic – though not on the agenda – were the multiple shootings reported at around 12:40 a.m. on Monday

Aug. 3 outside Little Haiti International Cuisine (1184 Hyde Park Ave.).

The extreme violence – which erupted on Hyde Park's

HPNA

Continued on page 5

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I respectfully ask for your vote on September 1, 2026
— Senator Mike Rush

WR rezoning stuck on parking

WRNC members speak out

Jeff Sullivan
Staff Reporter

About 60 residents packed into the District E-5 Station of the Boston Police Department on Thursday, Aug. 6 for the in-person West Roxbury Neighborhood Housing rezoning meeting from the Boston Planning Department.

The initiative is aimed at gradually increasing density in West Roxbury, Roslindale and Hyde Park (with a new rezoning initiative coming to Allston and Brighton this fall) by allowing at least one more unit into residential zones, most likely, though not exclusively, through accessory dwelling units (ADUs).

While most have an image of an in-law cottage in a structure detached from the house, Boston Planning Project Manager Will Cohen has repeatedly said during several of the meetings that most ADU units in Boston are likely to be within existing structures – finished basements, finished attics, remodels etc. – and not new buildings, because the fire code makes that extremely difficult in the average-sized lots throughout the Parkway.

The lot sizes were a big point of discussion, as such metrics – along with rear, front, and side yards, building height, permeability (surface drainage), floor plates and other zoning requirements – will be dictating both maximum unit counts, lot coverage and have a significant impact on parking requirements.

The West Roxbury neighborhood has been split up into Dormer-2 (D2), Dormer-3 (D3) and Decker-4 (D4), and



About 60 residents came out on Thursday to hear from the Planning Department about the Neighborhood Housing rezoning initiative.

there is a Decker-6 district (but it's not in the West Roxbury iteration of the zoning). There are also other districts, like the garden districts, open space districts and Urban Wild districts, but the discussion was mostly about the housing districts.

The number in the district represents the maximum units it will allow by-right, or as-of-right.

A quick note: there appeared to be some confusion as to what constitutes a zoning violation. A zoning violation means that a property does not conform to the rules of the Boston Zoning Code, and if any plan a property owner submits to Inspectional Services Department (ISD) violates the code, then the property owner has to gain zoning relief from

the Zoning Board of Appeals (ZBA).

According to the Planning Department, about 90 percent of the homes in West Roxbury (and Roslindale and Hyde Park, for that matter) do not conform to current zoning. Cohen said the new zoning won't be a panacea for all kinds of renovations though; it will just make it easier for many of those renovations to go through without a variance.

"Under the new zoning, the majority of lots will still not conform with one or two things in the zoning," he said. "We are not saying everyone can do everything, we're saying instead of everyone breaking all the rules in zoning, most people will break just one or two parts of the zoning. That's to say there are other parts of the lot where

you can still make these renovations easily."

The ZBA sees hundreds of cases a year, and Cohen said this is kind of the point of Neighborhood Housing. Many, if not most of the cases the ZBA sees are usually small property owners trying to make minor improvements. So those property owners have to make an appointment with the ZBA, wait the average six months to get their hearing, wait through the hearing, and keep a contractor on the line for the plan the whole time. Cohen noted this can be a big driver of costs, both for small-time homeowners and developers, and that's kind of the point. A big-time developer can absorb those costs, and what has been happening, Cohen said, is that developers will swing for the

fences, as it were, and request a lot of variances to get the most profitable project.

He and Deputy Director of Zoning Kathleen Onufer said that by making the zoning fit, mostly, what's already there, it defangs one of the major arguments put forth by developers: "If the surrounding buildings don't conform to the zoning, why should my project?"

"Because the rules are tighter and enforceable, our goal in the zoning is to encourage a property owner to do renovations and construction to follow these rules," he said.

The main contention, at least from West Roxbury Neighborhood Council (WRNC) Vice Chair Tony Saroufim, was for parking. He didn't believe allowing no requirements for new parking spaces for new units was a good idea.

Cohen said the new regulations basically allow all current parking. He pointed out that the current zoning doesn't count many spaces (like tandem spaces) into the calculations, and that most homes now would be out of compliance with the parking requirements. The new regulations allow for property owners to choose how much parking they provide, and though the permeability requirements don't allow for any additional impermeable surfaces, grass, gravel and permeable pavers allow for new parking spaces if needed.

Saroufim, along with many other residents, said they felt this wouldn't help, as they believe developers are always going to ask for more than what's allowed.

Housing
Continued on page 6

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Council hearing coming on Louisa Gag’s death



The Boston City Council will be holding hearings on bike and pedestrian safety in light of the recent death of Louisa Gag.

COURTESY PHOTO

Jeff Sullivan
Staff Reporter

The Boston City Council met last week and voted unanimously to hold a hearing around preventing collisions between trucks and cyclists.

Such an incident killed City Planner and bike advocate Louisa Gag last month on her way to work – <https://gvimes.link/adamslouisa>

“It has been widely reported and the Boston Police Department determined Louisa Gag was killed by an 18-wheel truck operating on Tremont Street,” City

Weber looking at ways to prevent such incidents between trucks and cyclists

Councilor Weber said.

Weber referenced a letter released two weeks ago by Boston Mayor Michelle Wu – <https://gvimes.link/wulettergag> – in which she calls for state legislation to curb these kinds of incidents.

“But here in Boston, we have a truck side guard ordinance that’s been on the books since 2014,” Weber said. “The ordinance requires city contractors to have safety gear on their trucks, including side guards and convex mirrors to prevent deaths of pedestrians and cyclists. But it only applies to city contractors, and we have to see if we can have this applied more broadly. If we can’t have legislation, maybe we can work with companies that use heavy commercial vehicles most often to get them to put these things on their vehicles.”

Weber said the city should also look at further restricting truck traffic on certain streets in the city.

“We can use this hearing to look at whether we should have a map for a route these trucks should operate on, rather than leaving these trucks to sort of, work their way through our neighborhoods,” he said. “I’m

sure each of us has been on a tight little street and seen an 18-wheeler and wondered, ‘What’s it doing here?’”

Weber said the hearing is looking at bringing members of the Streets Cabinet, members of the Boston Transportation Department, safety advocates and residents to testify.

“So we can prevent deaths going forward,” he said.

In a similar vein, District 7 City Councilor Durkan called for a separate hearing directly after Weber on traffic enforcement for vehicles parking in or too close to bike lanes. Last week, Boston Traffic Enforcement issued a slew of fines in West Roxbury and abroad for vehicles parking in the safety area next to a bike lane. The area is designed to allow for enough space for a car door to open and a cyclist to pass.

She also said she wants to see more enforcement around those who park in the crosswalk.

“It has come up more and more lately, and I find myself struggling to enter crosswalks myself along Cambridge Street in Mission Hill,” she said. “Under state law in the Commonwealth of Massachusetts, crosswalks and bike lanes are protected

spaces. Pedestrians always have the right of way in a crosswalk, and it is against the law for a car to pull into the box without enough space on the other side. When vehicles block bike lanes and crosswalks, they force pedestrians and cyclists into active traffic and out of protected, visible spaces, jeopardizing their safety.”

Durkan went on to say that car-centric culture may be playing a part in this disregard for the safety of other users of the roads.

“A lack of consistent enforcement and public education has perpetuated a culture that empowers drivers who don’t feel accountable to adhere to the rules of the road,” she said. “This is putting our most vulnerable road users at risk, especially elders, folks with disabilities, families, and folks who use alternate modes of transportation. It deters residents from walking or biking on our streets and undermines trust in public transportation investments and compromises the safety benefits of our transportation infrastructure.”

Change in plans on Walk Hill Street

New triple-decker for tiny Verona Street

Richard Heath
Staff Reporter

Two abutters meetings in one week show that small development in Jamaica Plain can happen outside of the usual Article 80 drama.

Local developer Gary Martell wants to start over at 140 Wachusett Street (now called 35-45 Walk Hill Street). A virtual abutters meeting was held on July 27. As reported by the Bulletin in May 2024, DND Homes of Burlington proposed a four-story, 28-unit residential building designed by Michael McKay.

Developer Ozan Dokmecioglu hit a brick wall – or specifically puddingstone ledge – of opposition led by Anna Kordan of 52 Patton St. DND Homes later put the property up for sale and Robert Reisfelder, of B+A Contracting, bought the site for \$1.45 million on May 27, 2026.

Reisfelder is a partner with Gary Martell who described himself to The Bulletin as permitting and design consultant in his relationship to the project; he said at the abutters meeting he has equity in the project.

Martell presented at the neighborhood services-hosted abutters meeting attended by about 14 residents.

Proving that architects are

a mirror of their clients, Martell is using the same architect Michael McKay who described a vastly different development: four attached buildings of two duplexes and two, single-family townhouses.

The two single-family homes will be at the Patten Street corner, connected by a common driveway with the two duplexes.

Each townhouse will have an at-grade two-car garage.

Like a salesman showing of his sample book at a kitchen table, Martell said he met personally over the past four months with a handful of abutters showing them photographs of homes he had built on Carolina, Rosemary, Everett and lately 175 School Street – a three-gable, three-condo house also designed by McKay.

“They preferred the traditional style,” Martell said.

He said he listened to the neighbors.

“There were three concerns,” Martell said. “The ledge, the size and unit count, and that the school [Boston Teachers Union] did not get good notice.”

“There would have been considerable ledge removal for the below-grade parking [in the original plan] that would’ve cost a lot of money,”

he said.

“There’s a 12-foot wide easement with the abutting three-family [on Walk Hill Street]. Two-thirds [of it] will be access to benefit the ga-

Walk Hill
Continued on page 6

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It’s important to understand also that not everyone pays the “standard” Part B premium. Some lower income seniors may pay less because of the so-called “hold harmless provision,” and some higher income folks may pay more than the “standard” monthly Part B pre-



Russell Gloor
AMAC Certified Social Security Advisor
mium because of a provision called “IRMAA.”

The “hold harmless provision” says that monthly Social Security benefits cannot decrease as a result of a Medicare premium increase, so if the annual SS COLA (cost of living adjustment) is insufficient to offset any increase to the standard Part B premium, then the SS beneficiary may pay a smaller Part B premium amount so that their SS benefit doesn’t decrease (note there are exceptions to this rule).

Conversely, those with a higher “provisional income” (an IRS definition), may pay more than the standard Medicare Part B premium. That’s because of a provision known as “IRMAA” (Income-Related Monthly Adjustment Amount), which adds a supplemental amount on top of the standard Medicare Part B premium.

Rusty
Continued on page 8

NNO Roslindale kicks off

Combined with Unity Day, weather can’t stop tradition



The Roslindale National Night Out and Washington Beech Unity Day celebration was delayed but went off without any problems on Monday.

PHOTO BY JEFF SULLIVAN

Jeff Sullivan
Staff Reporter

Despite certain politicians not showing up and a bit of a dent in turnout, the annual Roslindale Unity Day / National Night Out (NNO) went off without a hitch on Monday to the delight of more than 400 residents.

Residents packed into the Beechland Park for music, dancing, community and connection. The celebration, at least for Unity Day, goes back decades, since before the completion of the Beech Street Apartment complex’s 2011 renovation, and was a way for residents of the Boston Housing Authority apartments to get out, meet each other, and grow together.

Now, the event saw people from many walks of life coming together for sno cones, hot dogs and inflatable water slides.

“I didn’t move here until about 20 years ago, and I know it

started well before that,” said Resident Board member Lerona Diggs. “They do it every year, and back then it was just a community thing where folks would bring out their food and fun, and I think that’s just how it started.”

Diggs said she first got involved when she moved into the building.

“I was going through my own stuff at the time, but the people here talked to me and they were very kind,” she said. “And I went in only as an alternate board member, but it worked and I’m still here!”

Diggs said while the turnout was a little muted, it was still a great time.

“Most of them here are kids, and that’s good, because that’s what this is all about,” she said. “We got to make sure they’re all having a good time, and maybe they’re getting a little education too.”

NNO organizer Dennis

Kirkpatrick said they’ve been combining with the Unity Day Celebrations since around 2021.

“Before that, before COVID-19, we were at Adams Park, but an opportunity came up with the BHA management company here, Trinity Management, and they’re splitting the cost of the entertainment,” he said. “We’ve got a slide, a bouncy house, we got a DJ and of course, the Police put on a cookout. It’s a great public / private partnership, and my little part is to just get all the info tables together and keep everybody happy.”

NNO started as Take Back the Night back in the 1980s, when crime was spiking in the United States far above what it is now, and residents wanted to feel safe in their own neighborhoods. It evolved into a partnership with the police and is celebrated across the country every year.

NNO

Continued on page 5

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Boston needs poll workers

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HPNA continued from page 1

main thoroughfare at the edge of Cleary Square and resulted in five people getting shot, one fatally – cast what could be described as a subdued, unsettled pall over the 30 or so who had filled the community room of the Area E-18 police station, which is located about a block up the avenue from where it had taken place.

The incident elevated the monthly police report, during which it was read off under Ballistics, with the notation that an arrest had been made and that the District Attorney is investigating.

Boston Police Sgt. Carolyn Ivens added that, per the Licensing Board, Little Haiti would remain closed from 8 p.m. that night at least through its upcoming hearing. On Aug. 10, official notice was filed, and that virtual licensed premise inspections hearing will be held at 10 a.m. this Thursday, Aug. 13 to address a list of violations ranging from homicide by firearm to failure to cooperate with police.

For hearing information, visit www.boston.gov/public-notices/16604001

Fielding questions, Ivens also noted that E-18 officers have conducted more than 200 Code 19 “walk and talks” at Little Haiti because of its prior issues. “We would have a car out there when it’s time for them to leave, but we can’t be there every single night of the week,” she explained. Boston Police Officer Matthew Conley built on what she had said by adding that “we can’t be there all the time because we are short-staffed” and because of Hyde Park’s large geographic coverage area.

Budgeting and a lack of applications were both acknowledged as understaffing causes.

Although Monday’s fatal altercation was between Little Haiti patrons, it spilled over to the 7-Eleven parking lot across the street at 1187 Hyde Park Ave., which is open 24 hours.

Related to that, the HPNA conducted its only official business of the evening concerning the shootings. At the request of the 7-Eleven franchisee, it approved a letter of support pertaining to his request to corporate headquarters for permission to close his store from 12 a.m. to 5 a.m. due to his increasing concerns, as well as those of his employees. District 5 City Councilor Enrique Pepén and Hyde Park Main Streets have also agreed to submit letters to that effect.

Stepping away from his store to speak to the HPNA about halfway through the two-hour session, Md. Fizul Haque stated that, over 10 years, he hadn’t had problems until Little Haiti was granted its liquor license, after which there had been escalating issues. “We are not feeling that safe, so we have to do something about that,” he said of his request to close during overnight hours.

Little Haiti had been granted its liquor license, with live en-

tertainment – and an extension of its hours to 1 a.m. from Thursday through Sunday – in late 2024, and the HPNA had unanimously voted in support of its application. Prior to the vote, co-owner George Craan had been asked about not keeping it open so late on Sunday nights. In response, he said that he’d had reservations about it until he realized that many of the sites surrounding it were commercial.

Isaac Yablo – Director of the Office of Violence Prevention and Mayor Wu’s Senior Advisor for Community Safety – was also in attendance. In his remarks, he gave an overview of the City’s Community Healing Response Network, which serves as a support resource for residents impacted by neighborhood violence. In closing, he anticipated that there would be further organized outreach to the neighborhood to further address what had happened.

For information, visit <https://gvimes.link/bphchng>
To access services, call 617-431-0125.

The only scheduled appointment of the night – regarding the proposed change of use at 147 West St. – did not start until more than an hour into the meeting. It stretched to about 45 minutes and concluded with no vote taken by the HPNA and the proponent’s promise to return.

At issue was Clyde Nesbitt’s application to extend his property’s non-conforming use in order to allow his business – Metro Towing – to continue functioning as a 24-hour tow and storage yard. The lot is on a residential block, with houses on either side of it and across the street, and the proposal to bring that variance request and a handful of others to the Zoning Board of Appeal

(ZBA) has been met with vocal opposition – and a lack of articulated support – from abutters.

As explained by representing attorney Joseph Feaster, the matter has been complicated by the fact that Nesbitt had bought the property in 2022 – after having received the necessary permitting to do business in the capacity that it is now seeking to extend – only to have the Inspectional Services Department (ISD) inform him that the permit may have been issued inappropriately, leading the City to go to Housing Court to compel Metro to pursue the variance process.

The court, in turn, granted a stay as that process runs its course, allowing Metro to continue operating for now, and bringing Feaster and Nesbitt before the HPNA to advocate for its support as they seek the zoning relief that would enable the business to continue as a 24-hour tow yard.

As the appointment unfolded, abutter Aria Frank spoke of the ongoing and myriad problems she and her four children have experienced since October of 2023 because of the towing business next door. Among them were their sleep disruptions and the negative effects that have resulted. This led Feaster to offer to talk with Nesbitt and Frank about possibly limiting Metro’s towing hours. HPNA President Mimi Turchinetz then suggested that no vote be taken until further mitigation had been explored. Feaster also agreed to return prior to any ZBA hearing date being scheduled.

The HPNA meets on the first Thursday of the month at 6:30 p.m. at the Hyde Park E-18 police station (1249 Hyde Park Ave.). For information, email hydeparkneighbors@gmail.com

NNO continued from page 4

Kirkpatrick said the lack of Boston Mayor Michelle Wu may have hurt attendance, as potentially meeting the mayor is a big draw.

“So there will be people coming in just for that purpose,” he said. “But NNO – and I’m going to get in a bit of trouble for this – doesn’t necessarily need elected officials. It’s about the communities coming together with the police department and to get to know them. Sometimes there is a familiarity that breaks the wall between the public and the police. That’s what’s going on here, to break that wall so that residents aren’t unwilling to call when there’s a need.”

And the police get to learn something about their neighbors too, as well as maybe something they weren’t expecting.

“All the police officers are walking around – last year we had a lot of them dancing sambas, and I wouldn’t be surprised to see that later tonight,” he said.

Resident Ricardo Mead said his mother first moved here a few years ago, and he’s been coming to the Unity Day / NNO celebration ever since.

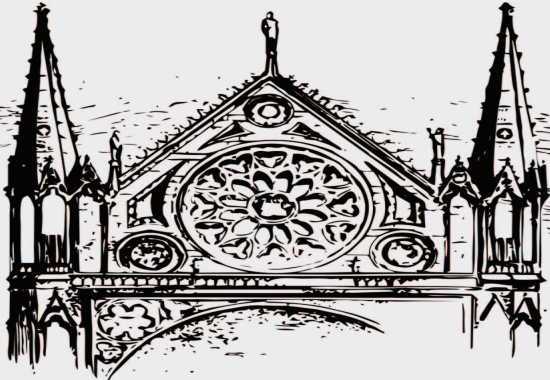
“My mother’s been here since 2013, and since I came to this state, I’ve always been coming out for Roslindale because she’s been here for years,” he said. “And this is just a great time, everybody’s united, you’ve got all the kids running around, it’s really fun and to me, it brings a wonderful and positive energy. It’s really beneficial, and just really good.”

Parkway Y Counselor and Roslindale native (now moved to West Roxbury) Armani Lugo said this was his first time at the Beech Street Apartments celebration and he was loving it. He said his supervisor at the Y recommended it to him.

“She just told me it was a really great place to socialize with the community and build my community of friends,” he said. “Of course, I’m having fun. I love the people, I love the energy and I love the music. It’s just great.”

Beech Board member Iris Centeno said she became a board member two years ago, and that it’s been a great experience.

“It’s just great to see everyone in the neighborhood,” she said.



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Walk Hill

continued from page 3

rages behind each home,” Martell said.

Architect Michael McKay

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Boston, MA 02114
(617)788-8300

To all interested persons:
A Petition for Late and Limited
Formal Testacy and/or Appointment
has been filed by
**Marianne T. Duddy-Burke 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:
**Marianne T. Duddy-Burke 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 09/08/2026. 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: August 04, 2026
Stephanie L. Everett, Esq.,
Register of Probate

West Roxbury/Roslindale Bulletin:
08/13/2026

said “the minimum ledge re-
moval will have the most posi-
tive impact.” Each building will
be slab on grade, and four dif-
ferent designs were shown of
gable and mansard roofs.

“It’s simple and quicker
than the previous plan.”

“The most important neigh-
bor is the Boston Teachers
Union School,” McKay said.
“It’s an important corner site
with three converging streets.
We will coordinate with the
school.”

Access will be from
Wachusett by a set of steps
to a walkway that connects all
the townhouses.

Public comment was effu-
sive. “Wonderful,” said Noah
from 171 Wachusett St.

Anna Kordan said she was
“one of the primary organiz-
ers of opposition” to the 2024
plan, with “125 signatures on

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The 2024 plan and 2026 plan for 35 45 Walk Hill St. in Jamaica Plain.

COURTESY PHOTO

the petition.”

“This developer met with
us in person. I want to voice
my pleasure working with this
group,” Kordan said.

“I hope the city moves for-
ward with this,” said David
Bachrach from Walk Hill
Street.

If Gary Martell seemed to
go out of his way to mollify the
neighbors, developer Charlie
MacDonald, heading a project
for 10 Verona St. opposite
Murphy Playground, did it the
old fashioned way with a flyer-
in-the-door. It should be noted
that there are only two multi-
families on the street and
MacDonald owns one of them.

At the July 29 virtual abut-
ters meeting, MacDonald said
his grandfather bought the lot
with the rear garage 70 years
ago; he said his family also
owns the six-family at 12
Verona.

“We want to add more
housing to the neighborhood
with the same charm to add
value,” he said.

Charm was not apparent in
the screen-shared elevation

shown by Talia Cannistra of
Studio Cann: an apparently
plain wooden box with side
patios.

Cannistra explained that the
first floor would be bi-level
with the basement for a four-
bedroom apartment. There
would be window wells to pro-
vide light into the basement liv-
ing area. The upper two floors
will have two bedrooms each.
These will be market-rate
rental units, with three parking
spaces provided at the rear of
the 4,000 square foot lot.

Tania Nixon was the first
neighbor on the call. She said
she has lived next door at 12
Verona for two years.

“I just got a notice in the
door,” she said. “It’s a very
tight fit. Where’s all of this stuff
going?”

“We’ve endured a 10 per-
cent rent increase. This is the
first time we’ve heard of this.
I’m worried over construc-
tion,” Nixon continued.

Mary Gorman said she lived
at 76 Child St. and she just got
a notice in the door, too: “With
no proposal to look at.”

“It’s massive,” Gorman
said.

Attorney Matt Eckell is a
veteran of abutters meetings.

“First to hear of it? That’s
the point,” Eckell said. “That’s
exactly the purpose of this
meeting, an informal abutters
meeting.”

Some of the concern was
because of the long and incon-
venient construction of Murphy
Playground last year, which
residents were afraid would be
repeated when/if 10 Verona is
built.

Jeremie Bembury, who
hosts most abutters meetings
for Neighborhood Services,
said the next step is the civic
association.

Directly behind 10 Verona
is another vacant lot at 11 Lee
St., on which a three-family
building is proposed; an abut-
ters meeting is scheduled for
Thursday, Aug. 27.

According to the Boston
Tax Parcel Viewer GIS sys-
tem, the owner of 11 Lee St. is
MacDonald Realty Group
LLC., which also owns 10
Verona St.

Housing

continued from page 2

If you give a mouse a
cookie, he’s going to want
some milk to go with it.

“Once we pass this, what
kind of exceptions are going to
be made?” asked resident Rob-
ert Foster. “I mean there are
already exceptions made in the
current system, but once these
are passed, how much more
could the envelope be pushed?”

The thing is, at least where
this has been tried before, that
doesn’t seem to be the case.
The city enacted Plan
Mattapan two years ago, and
is using it as a baseline for the
new Neighborhood Housing.
Cohen said since then there
have been nine additional
units built as-of-right under
the zoning, mostly through

basement and attic conver-
sions.

Onufer said Mattapan’s
total number of permits aver-
age 50 percent allowed and
haven’t needed ZBA ap-
proval to 90 percent approval
since the new zoning was
enacted. In fact, most if not
all of the big projects in
Mattapan proposed since the
new zoning was enacted have
been in the multi-family, com-
mercial, Squares+Streets-like
districts in the new plan –
Plan Mattapan appears to
maybe have been a test
bed for that too – and not
in the outlying residential
neighborhood districts.

The maximum allowed
zoning for D-2 and D-3,
the majority districts in the
zoning, would be three
units. Basically it would
allow every dwelling – re-
gardless of current unit
counts – to add an ADU, at
least, within the current build-
ing envelopes. Additional con-
struction seems to be more
dependent on each individual
lot’s characteristics, but that’s
what also seemed to concern
Saroufim.

He said he was all for al-
lowing renovations and ADUs.

“But to make it three units?
That’s going to be a bit of a
stretch,” he said. “If it’s an
ADU with enough parking and
it follows the laws? That’s
good. Also the distance be-
tween houses, you should be
careful with that and how far
you go with that.”

One resident said he didn’t
believe consensus was going
to happen with this zoning, but
rather compromise, so that nei-
ther party is happy.

“I want more houses, I
want more units, and I want
more ADUs,” he said.

“Then go to East Boston!”
said Saroufim.

“But I want it here!” the
resident replied.

“But you can’t!” Saroufim
said.

The meeting calmed down
after that.

The comment period for
Neighborhood Housing will be
open until Oct. 31, and more
meetings are scheduled.
Cohen asked residents to look
at the map and submit com-
ments, especially if you feel
the department got a district
wrong.

For all maps, district infor-
mation, and to comment, go to
<https://gvimes.link/nhbrhdzng>

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www.DalyFootCare.com

O'Connell *continued from page 1*

the neighborhood, Kevin O'Connell appeared to feel Kim's loss especially hard.

"We had plans," he said. "But we had 48 wonderful years, so I can't complain. I always said I'd be married once and done, she did too and we made it. All I can say is thanks."

He said however that he was comforted that Kim's legacy will go on.

"When I'm long gone, Kim's name will always be there," he said. "And her grandchildren will be able to tell their grandchildren about Kim, and what she did for the neighborhood. She loved her neighbors. She would do anything. If you moved in, Kim came over with a cake. That's who she was."

Kevin O'Connell ended by saying that they got too much food for the dedication and everybody needed to dig in.

"I can't fit all this stuff in my fridge!" he said.

O'Connell's partner in crime (watch) was always Beth Columbo. Columbo helped to found the Dale Street Neighborhood Crime Watch, and said O'Connell was always willing to help those in need.

"If she saw something that needed to be done, she would jump right in, and do it," Columbo said. "She was a hard worker who loved her country and community, but most of all she loved her family and friends."

Columbo said State Rep. Rob Consalvo introduced the bill to get the tennis courts named after Kim, and it was Consalvo and State Sen. Michael Rush who were able to get it done in the state legislature.

"Thank you so much for introducing the bill to dedicate this court to Kim, and seeing it through to the end," she said. "To Kris and Taylor, Kim's son and daughter-in-law, thank you for helping me to make this night memorable."

Columbo said one of the Watch's biggest accomplishments and one of O'Connell's biggest efforts over the years was the property formerly known as 0 Dale St. The property was the last piece of privately-owned woods in the Sherrin Woods. The Sherrin Woods Urban Wild is a section of protected greenspace owned by the city, and through 30 years of advocacy, O'Connell, Columbo and scores of local residents were able to convince the city to purchase it and preserve it, along with the rest of Sherrin Woods, under the city's Urban Wilds designation.

"One of her biggest realizations was to have the city buy the lot down the street to become part of Sherrin Woods," she said. "It was something that took 30 years to come to fruition."

Columbo said she knew O'Connell was enjoying the ceremony.

"To Kim, I know you're looking down from Heaven smiling at your new court," she said. "God bless you."

O'Connell's son Kris O'Connell said he was honored to be a part of the ceremony, and had O'Connell's granddaughter

Graciela knock out the first ceremonial serve on the court after the dedication.

He also presented Consalvo with an award from the family and neighborhood for his work on the courts. "She was always looking out for other people, and I really really appreciate all you did for this today, and I wanted to present you an award as well," Kris O'Connell said.

Boston Mayor Michelle Wu spoke during the ceremony and said this court will help keep O'Connell's memory alive.

"The names that we put up on special places matter. It's the memories that trigger for all of you when you see this and keep her smiles and conversations and legacy alive," she said. "I am very very lucky to be the 'temporary' Mayor for the City of Boston, but we all know that in every neighborhood, there are the permanent Mayors of Boston who actually live there and they're pushing for that street, that park, those woods and all of that. I, from the bottom of my heart, miss Mayor Kim O'Connell."

Consalvo said he was honored to be a part of O'Connell's story.

"Not only was I so honored to file the bill in the House, and I know you all know, but Kim was a civic giant in the city," he said. "She loved her family, she loved the community of Roslindale with all her heart, she loved Weider Park, she loved these tennis courts, and she is the reason these tennis courts are here, because she fought to make sure the Department of Conservation and Recreation (DCR) put these courts here. She and her sidekick Beth have been running the Dale Street Neighborhood Crime Watch for over 30 years. So in addition to being stewards of the park, the playground and the courts, Beth and Kim advocated for this neighborhood when I was a city councilor, to these city councilors, to past mayors, to former city councilor Michelle Wu! She had us all on speed dial."

Rush said it was events like these that honor past advocates that help inspire those to come.

"It is an honor to be here and this is what it's all about," he said. "It's about community, it's about the beautiful greenspace we all count on to make our homes more livable, it's about recreation, and this is a perfect example," he said. "I want to thank Beth for all she's done here on Kim's behalf."

District 5 City Councilor Enrique Pepén said O'Connell was the best kind of advocate, one who showed you where the issues were and what needed to be done about them.

"Since day one I was in office I was able to meet with Kim and Beth, the dynamic duo, and they made sure they held us accountable," he said. "Whenever you're in these types of positions as elected offices, you truly depend on neighbors to tell you what's going on and what needs to be changed, and Kim embodied that. She really did



O'Connell's granddaughter threw out the first ceremonial serve at the newly-minted tennis courts last week.

PHOTO BY JEFF SULLIVAN

have me on speed dial, and she called and texted every day. 'Hey this street needs to be repaved,' or 'This stop sign is missing.' And she was, along with Beth, instrumental in protecting the Sherrin Woods here."

At-Large city Councilor Ruthzee Louijeune said it was both important to give folks their kudos while they're here, but also to teach future generations what it means to be for the neighborhood.

"This is all about community and so often we don't give

people their flowers while they're here, and it's important to give people their flowers while they're here and for our young kids to know that it's regular everyday people who fight for community and make sure we have the resources we need and the public spaces that reflect the kind of city we want," she said.

DCR Commissioner Nichole LaChapelle said it's important to keep advocates' legacies alive.

"It's said that when we continue to say the name and share

the stories of those we lost, we honor them and continue to allow their light to shine bright," she said. "It is an honor to be here tonight to help all of you continue to honor Kim O'Connell with this naming."

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Commonwealth of Massachusetts

The Trial Court

Probate and Family Court

Docket No. SU26P1510EA

CITATION ON PETITION FOR FORMAL ADJUDICATION

Estate of: Christopher R. King

Date of Death: 04/11/2025

Suffolk Probate and Family Court

24 New Chardon Street

Boston, MA 02114

(617)788-8300

To all interested persons:

A Petition for **Formal Probate of Will** with **Appointment of Personal Representative** has been filed by

Robert Davis of Orlando, FL

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

The Petitioner requests that:

Robert Davis of Orlando, FL

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 09/04/2026. 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: July 31, 2026

Stephanie L Everett, Esq., Register of Probate

Hyde Park Bulletin:

8/13/2026

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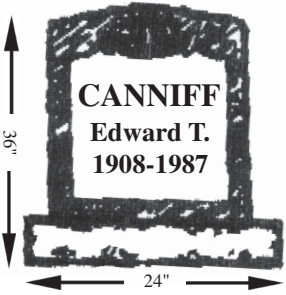


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DEATHS

KENNEDY



Elaine M. (Cieri) of Walpole, formerly of West Roxbury, died August 4, after a long battle with cancer. Beloved wife of the late Richard Johnson, Loving mother of Richard Johnson and Nicole Johnson both of Walpole. Devoted sister of Frank Cieri of Boston. Loving daughter of the late Matilda (Fuccillo) and Domenic Cieri of West Roxbury. Best friend and cousin of Rosanne O'Brien of Rockport. Visitation services organized by The Robert J. Lawler & Crosby Funeral Home, and the Alexander F. Thomas and Sons Funeral Home, 45 Common St. Walpole.

**Obituary
policy**

The Bulletin Newspaper publishes obituaries from information supplied by funeral homes. Relatives and friends also may supplement information by e-mailing to news@bulletinnewspapers.com by Monday at 1 p.m. Photos also will be accepted.

Ruth Josephine, 95 years young, of Roslindale, MA recently passed away with her niece by her side. She was the eldest living of her three siblings, Dorothy (Kennedy) Ribero, Jack, and Joan Kennedy. She was the daughter of John and Josephine Kennedy of Roslindale, MA who owned the Birch Flower Shop.

This is where Ruth found her true passion, creating bouquets and connecting with people. She started working there at the age of 14 and later in her adult life became the proud owner and operator for over 70 years. She was a strong, smart, independent, talented woman who loved being with people. In her early years when she wasn't working she enjoyed playing the piano and organ, knitting and sewing.

Although Ruth never married she had a meaningful relationship with her long-time companion Dick (who has since passed). During their time together they enjoyed traveling, but one place they loved to venture to was Castle Island. That is where they would enjoy their hot dogs and fried clams on a hot summer night.

During her last years, Ruth enjoyed her time at Standish, which was like a second family to her. She made many friends, enjoyed reading, playing games, or whatever other activity was going on, and watching movies at night. Her all time favorite activity was bingo on Friday. She was a devout Catholic, so she would also attend Mass and communion days at Standish.

Ruth did not have any children of her own, but she was a loving aunt who enjoyed sharing family stories, and history with her nieces and nephews, as well as teaching them about the flower business. Ruth is survived by her nieces, nephews, great nieces, nephews, and sister-in-law. She will be surely missed.

Ruth's Funeral Mass was celebrated at St. John Chrysostom Church, 4750 Washington St. West Roxbury, MA. Ruth will be laid to rest at St. Joseph Cemetery. At Ruth's request, there will be no visiting hours.

To send flowers or plant a memorial tree in memory, please visit our flower store.

KELLY



Margaret M. "Peggy" (Bane) passed away peacefully on July 31, 2026.

Born to the late John and

Deaths

Continued on page 9

Rusty *continued from page 4*

IRMAA supplement amounts are determined using a sliding scale to define the required higher Part B premium for each income level category, and IRMAA will cause the Part B premium to be more than the standard premium amount. For those with exceptionally high incomes, the Part B premium can be as much as \$690 per month.

FYI, income reported to the IRS two years ago is used to determine if an individual is subject to IRMAA for the forthcoming year. The reason for this is timing: when next year's Part B

premium is determined in October of each current year, the IRS has processed all tax returns for the preceding year but doesn't yet have individual income for the current year. Thus, they must use a person's income from October of the preceding year to determine who will pay the standard Part B premium next year, and who will pay a higher IRMAA amount.

And just to complete this picture, you should be aware that IRMAA also applies to Medicare Part D premiums. And that means that those with higher incomes who are affected by IRMAA for Part B will also pay a higher Medicare Part D premium. (Medicare Part D is private insurance coverage for prescription drugs). But none of this is related to your Social Security benefit amount.

This article is intended for information purposes only and does not represent legal or financial guidance. It presents the opinions and interpretations of the AMAC Foundation's staff, trained and accredited by the National Social Security Association (NSSA). NSSA and the AMAC Foundation and its staff are not affiliated

with or endorsed by the Social Security Administration or any other governmental entity. To submit a question, visit our website (amacfoundation.org/programs/social-security-advisory) or email us at ssadvisor@amacfoundation.org.

About AMAC

The 2.4 million member Association of Mature American Citizens [AMAC] www.amac.us is a vibrant, vital senior advocacy organization that takes its marching orders from its members. AMAC Action is a non-profit, non-partisan organization representing the membership in our nation's capital and in local Congressional Districts throughout the country. And the AMAC Foundation (www.AmacFoundation.org) is the Association's non-profit organization, dedicated to supporting and educating America's Seniors. Together, we act and speak on the Association members' behalf, protecting their interests and offering a practical insight on how to best solve the problems they face today. Live long and make a difference by joining us today at www.amac.us/join-amac.

Around the Neighborhood

STATE PRIMARY: TUESDAY, SEPTEMBER 1, 2026

Voter Registration Deadline: Saturday, August 22, 2026
For the State Primary, any absentee request by mail must be received by 5 p.m. on Tuesday, August 25, 2026. If you qualify, you have until Monday, August 31 at 12 p.m. to vote absentee in person in the Boston Election Department Office, City Hall 241.
Early Voting: Saturday, August 22 through Friday, August 28 (Locations and Times TBD)
Applications to request a vote-by-mail ballot must be received by 5 p.m. on Tuesday, August 25, 2026, for the State Primary on Tuesday, September 1, 2026.
To access the Accessible Electronic Voting system, you must first submit a complete Vote by Mail application

ALLSTON BRIGHTON VOTER REGISTRATION DRIVE

(“Democracy is not a spectator sport”) The Voter Registration Deadline for the September 1, 2026 State Primary Election is Saturday, August 22, In Person 5 pm; Online 11:59 pm; Postmarked by August 22. voteinma.com
H2O SOS: WATER WARNING CLOSING PANEL
Thursday, August 13 6 PM - 8 PM Overview Join us for a panel of Art and Climate Change in Boston to celebrate the closing of our current art exhibitions! Please join us for the Closing Celebration of our current exhibitions centered on environmental issues. This panel will feature exhibiting artists Lani Asunción, Lisa McCarty and Sarah Slavick in conversation with Hessann Farooqi, Executive Director of the Boston Climate Action Network (BCAN), and Catherine McCandless, Senior Climate Resilience Project Manager for the City of Boston. The event will start at 6pm with a guided water ritual meditation led by Faith Johnson at the Civic Pavillion located next to the Haymarket MBTA Station and the City Hall Plaza Playground.
For more information please visit boston.gov/cityhallgalleries

ZERO WASTE DAY DROP-OFF

Bring your household hazardous waste and certain waste ban items to a Zero Waste Day for safe disposal.
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Please note:
We only take waste from Boston residents. You need to show us a photo ID, utility bill, or lease as proof of your residency. We will not take any waste from businesses.
We reserve the right to reject any materials that do not meet our regulations.
Latex and acrylic paint are NOT hazardous. Just let the paint dry out in the can and put it out on your trash day.
We accept rechargeable batteries such as lithium-ion batteries. We do NOT accept Alkaline Batteries - these are your traditional, non-rechargeable AAA, AA, C, D and 9 volt batteries - they are NOT hazardous. Alkaline batteries will be labeled with “no added mercury” or with a green tree logo. Please place them in your regular trash. Visit our website for more details on what batteries we accept.
SALSA IN THE SQUARE
Thu Aug 13th 6:00pm - 8:00pm
Salsa in the Square is back this August!
On Thursday evenings in August, we’ll hold a salsa lesson from 6-7pm led by Salsa Y Control and then open dance from 7-8pm to take advantage of the long summer evenings and fill Birch Street Plaza with movement and music.
Dates: August 6, 13, 20, and 27
Join us for the return of this popular dance series!
RVMSGALA
You are invited to the Roslindale Village Main Street Gala
Honoring Glenn & Janice Williams Thursday, October 29, 2026 7:00pm - 10:00pm
The Substation 4228 Washington St. Roslindale, MA 02131
The gala provides vital funding that enables RVMS to support local businesses and create inclusive programming that makes Roslindale Village a vibrant and welcoming destination for all.

WEST ROXBURY COMMUNITY CLEANUP

Date: 09/19/2026 (Sat.) Time: 9:00am - 12:00pm EDT
Join the WRMS Beautification Committee in cleaning up our Main Street!
Location: Tim White Way – Meet at the Post Office – sign up below or email Lindsay Chase at Director@WRMS.rog
RSVP: <https://gvimes.link/wrmsclnup>

HPARTISTS-AT-LARGE PRESENT WOMEN OF BOSTON

6 p.m. to 8 p.m. Hyde Park Branch of the Boston Public Library
From the current exhibit Faces in the Crowd at Boston’s MFA to the documentary Finding Vivian Maier, street photography is a popular subject. Dating back to Henri Cartier-Bresson and his contemporaries to current day photographers the streets have possessed a interesting subject matter and an array of stories. From Helen Lewitt to Garry Winogrand to Joel Meyerowitz stories have been conveyed via a single frame. Those are big names but lesser known names are just as good, if not sometimes better, locally the Boston scene is covered with many photographers; Lou Jones, Jim Dow, Mitch Weiss, and so on. Somewhat lesser know yet brilliant is Robert Richmond. He has left a substantial body of work and this exhibit explores one of his bodies of work; Women of Boston.
Possessed of a keen and dry wit, he pursued his passion for black and white street photography over thirty years,
He focused on the residents of Boston’s North End neighborhood, as well as the city’s downtown area and the infamous combat zone. He leaves work that is no less than a social history of this time and place, unsparing and unusually gritty,”
“Bob was never a heavy shooter. Some days he wouldn’t take a single shot; other days he might take a handful, review them and one by one delete them all. But when Bob saw something he wanted he was as tenacious as a bloodhound. He’d follow his subjects down alleyways, through the streets, corner them as they slumped against a wall or read the newspaper or passed a bottle or just stood there. Bob would loiter and stalk and shoot with painstaking deliberation. This is why so many of his pictures look as they do; perfectly framed, in sharp focus with the subject staring directly into the camera

The Bulletin Deaths continued from page 8

Margaret (Quinn) Bane, Peggy was the beloved wife of John “Mike” Kelly with whom she shared 56 years of marriage. She was the loving mother of Michael Kelly and his wife, Jessica, of Mansfield, and Richard Kelly and his wife, Michelle, of Woodstock, Georgia. Peggy was the cherished grandmother of Joseph, Matthew, Brendan, Ryan, Bryan, Tim, Patrick, and Sami. She was the dear sister of John Bane and his wife, Kathy, of Norwood; Joseph Bane and his wife, Noel, of Southborough; and James Bane and his wife, Dale, of Allston. She is also survived by many loving nieces, nephews, extended family members, and dear friends.

Peggy was raised in Allston, Massachusetts, as the oldest of four children. She later made her home in West Roxbury, where she and Mike lovingly raised their family and built a lifetime of cherished memories together.
For more than 35 years, Peggy dedicated herself to Camp Schodack, a summer camp in Rensselaer County, NY where her hard work, kindness, and unwavering commitment touched the lives of countless families and colleagues.

York Beach, Maine, held a special place in Peggy’s heart. Whether relaxing by the ocean, spending time with family, or gathering with lifelong friends, those summers brought her endless joy and created memories she treasured throughout her life.
Above all else, Peggy was devoted to her family. She was a proud and loving wife, mother, and grandmother whose greatest happiness came from supporting those she loved and celebrating their accomplishments. Her warmth, generosity, quiet strength, and unwavering love will be deeply missed and forever remembered by all who had the privilege of knowing her.
A Mass of Christian Burial was celebrated at Holy Name Church, 1689 Centre Street, West Roxbury. Interment will be private.

LUSARDI



Louis of Dedham, formerly of Roslindale, August 7, 2026. Beloved husband of the late Elena (Oriani) Lusardi. Devoted father of Ann M. Hadayia and her husband Glenn of Dedham, and Paul Lusardi of Port St. Lucie, FL. Grandfather of Peter, Lindsay, Morgan, Joseph, Lauren, and Christina. Also survived by seven great-grandchildren.
Louis was a World War II veteran and recipient of the Purple Heart. He enjoyed gar-

dening, red wine, and spending time with his family.
Visitation services provided by George F. Doherty & Sons Wilson-Cannon Funeral Home, 456 High St, Dedham. Funeral from the funeral home on Thursday, Aug. 13 at 9 a.m. followed by a Funeral Mass in St. Mary’s Church, Dedham at 10 a.m. (accessible parking in the rear of the church). Relatives and friends kindly invited. Interment in St. Michael Cemetery, Roslindale.

STEVERMAN



Cynthia of Salem, New Hampshire passed away peacefully on August 2, 2026.

“Cindy” was 74.
Born in Boston on October 1, 1951, she attended Jamaica Plain High and graduated in 1969. Cindy was the daughter of the late Richard and Joan Steverman. She was predeceased by her sister Luanne Luce. She is survived by her brothers, Richard Steverman, Jr. and Leo Steverman. A devoted employee of Lahey Clinic Medical Center. Cindy worked as a patient account representative for thirteen years. She will be sadly missed by all her colleagues and friends.
When not busy working, Cindy enjoyed dining out with friends and family. She especially loved reminiscing and laughing about childhood holidays with her cousins.
A “semi-professional” shopper, Cindy would watch the television shopping channel QVC for hours. Aside from shopping and dining out she loved cruising. She often planned trips to Bermuda and Maine. Cindy is finally at peace with her sister and best friend Luanne and her beloved parents. We shall all miss her but are grateful to have had her in our lives.
Rest in peace dear Cindy.
Visitation services provided by The Robert J. Lawler & Crosby Funeral Home, 1803 Centre St. West Roxbury.

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City of Boston Announces 26th Annual Gospel Fest

Mayor Michelle Wu today announced that Gospel Fest, an annual City event that showcases local and national gospel talent, will take place on Sunday, August 30 at 5:00 p.m. on City Hall Plaza. The show will be headlined by Billboard Gospel Charts-topping artist Todd Galberth.

“This summer, Boston showed the world what it means

Gospel Fest—free and open to all—is New England’s largest annual Gospel music celebration

to be a welcoming, beautiful and family-friendly city for everyone, and we are excited to keep that spirit going with our annual Gospel Fest,” said Mayor Michelle Wu. “This beloved tradition brings people together through music, community and faith and showcases the pride

we take in celebrating the many cultures and communities that call Boston home.”

Galberth will be joined by a lineup of talented performers including the Community Choir, City Praise Team, Jesus Gang The Family, Alexis Benoit, Angela Elizabeth, Pastor Jeremy

D. Battle, and the lBoston Latin School Gospel Choir. The Community Choir features participation from more than 85 members representing nearly 40 churches across the city and region.

“This Summer proves what’s possible when Boston

comes together,” said Donald Wright, Interim Chief of Economic Opportunity and Inclusion. “Gospel Fest is a joyful reminder that our City’s greatest success is found in its people.”

“Gospel Fest is a Musical Celebration that helps connect various generations through faith, joy, hope and peace,” said Will Dickerson, Senior Advisor & Head of Faith-based Initiatives. “It’s an uplifting time to share with family, neighbors and friends as we reflect on what is truly possible when we come together in the city of Boston.”

The event will feature food vendors, including Cool Shade Jamaican Food Truck, Gourmet Fingerz Southern Cuisine, Chivo Taqueria and delicious cookies from Boston Cookie Kitchen. All attendees should bring their own chairs to this event. For more information about the 26th Gospel Fest, please visit the Gospel Fest event page.

Building on the momentum of large-scale events earlier this summer, the Office of Tourism, Sports, and Entertainment is also activating City Hall Plaza with the Donna Summer Disco Party on August 28 and Summer Dance Parties on August 14 and September 12.

In addition, the City will host the Friday Afternoon Concert Series on August 7 and 21 and Open Streets Boston from August through October. Open Streets Boston allows local businesses to expand into the street and safely make space for music, games, bicycling, and community tabling in Boston’s neighborhoods. All events take place from 10:30 a.m. to 3:00 p.m. This year’s remaining Open Streets dates are as follows:

- Saturday, September 12, 2026 | Mattapan
- Sunday, October 4, 2026 | Allston-Brighton
- Sunday, October 18, 2026 | Roslindale

ABOUT THE MAYOR’S OFFICE OF TOURISM, SPORTS, AND ENTERTAINMENT

The Mayor’s Office of Tourism, Sports, and Entertainment supports the tourism industry in Boston by producing events, supporting film and TV production, and marketing the city to conventions and visitors. Their mission is to advance tourism in Boston and promote participation in public celebrations from Boston residents and visitors. For more information, visit boston.gov/tourism or follow the department on social media @VisitBostonCity

Legal Notices

NOTICE OF MORTGAGEE’S SALE OF REAL ESTATE

Premises: 71 Ruskindale Road, Hyde Park (Boston), MA 02136

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Vernon Williams as assumed by Thelma Williams to Citifinancial Services, Inc., and now held by U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCAF Acquisition Trust, said mortgage dated May 26, 2004 and recorded in the Suffolk County Registry of Deeds in Book 34651, Page 280, as affected by a Assumption Agreement dated January 30, 2020 and recorded in the Suffolk County Registry of Deeds in Book 62576, Page 77; as affected by a Loan Modification dated January 17, 2020 and recorded in the Suffolk County Registry of Deeds in Book 62576, Page 81; as affected by a Loan Modification dated April 21, 2025 and recorded in the Suffolk County Registry of Deeds in Book 71468, Page 139; said mortgage was assigned from Citifinancial Services, Inc. to Citifinancial, Inc. by assignment dated June 18, 2013 and recorded with said Registry of Deeds in Book 51728, Page 24; said mortgage was assigned from CFNA Receivables (MD), LLC f/k/a CFNA Receivables (MD), Inc. f/k/a Citifinancial, Inc. to Citifinancial Servicing, LLC by assignment dated June 22, 2017 and recorded with said Registry of Deeds in Book 58161, Page 251; said mortgage was assigned from Citifinancial Servicing, LLC to Bayview Loan Servicing, LLC by assignment dated June 22, 2017 and recorded with said Registry of Deeds in Book 58161, Page 252; said mortgage was assigned from Bayview Loan Servicing, LLC to Bayview Dispositions IVA, LLC by assignment dated November 13, 2018 and recorded with said Registry of Deeds in Book 60989, Page 145; said mortgage was assigned from Bayview Dispositions IVA, LLC to Wilmington Savings Fund Society, FSB D/B/A Christiana Trust not in its individual capacity but solely as trustee for Bantam Funding Trust 2018-1 by assignment dated November 13, 2018 and recorded with said Registry of Deeds in Book 60989, Page 147; said mortgage was assigned from Wilmington Savings Fund Society, FSB d/b/a Christiana Trust, not in its individual capacity but solely as trustee for Bantam Funding Trust 2018-1 to U.S. Bank Trust National Association, as Trustee of CVF III Mortgage Loan Trust II by assignment dated January 21, 2021 and recorded with said Registry of Deeds in Book 65145, Page 337; said mortgage was assigned from U.S. Bank Trust National Association, as Trustee of CVF III Mortgage Loan Trust II to U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCAF Acquisition Trust by assignment dated January 18, 2024 and recorded with said Registry of Deeds in Book 69849, Page 324; for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at Public Auction on September 4, 2026 at 11:00 AM Local Time upon the premises, all and singular the premises described in said mortgage, to wit:

That certain lot or parcel of land with any buildings thereon located in the Municipality of Boston (District of Hyde Park), Suffolk County, State of Mass; bounded and described as referenced below.

Being shown as Lot 147 on a Plan of "Oakwood Park", by C.E. Varney, Surveyor, recorded with the Norfolk Registry of Deeds, in Book 720 Page 640, to which reference may be made for a more particular description.

Said premises are conveyed subject to a Taking by the Metropolitan Sewerage Commissioners for the right to carry and conduct underground appurtenances and to repair and renew same, recorded with said Norfolk Deeds in Book 855, Page 261.

Said premises are also conveyed subject to a Taking by the City of Boston for the right and easement to lay and maintain sewerage works, recorded with the Suffolk County Registry of Deeds in Book 5903, Page 631; and a Taking by the City of Boston for the laying out and construction of an extension of Ruskindale Road and an easement for street purposes, recorded with said Suffolk Deeds in Book 6324, Page 337.

Subject to and with the benefit of any and/or all rights, restrictions, covenants and easements of record, insofar as the same may be in force and applicable.

For title see deed dated 12-27-84 from Charle C. & Mary E. Bowman, to Vernon Williams, recorded in the Suffolk County Registry of Deeds in Book 11322, Page 227.

The description of the property contained in the mortgage shall control in the event of a typographical error in this publication.

For Mortgagor’s Title see deed dated December 27, 1984 and recorded in the Suffolk County Registry of Deeds in Book 11322, Page 227. Also see deed in said Registry in Book 55677, Page 1 for title into assumptor Thelma Williams.

TERMS OF SALE: Said premises will be sold and conveyed subject to all liens, encumbrances, unpaid taxes, tax titles, municipal liens and assessments, if any, which take precedence over the said mortgage above described.

FIVE THOUSAND (\$5,000.00) Dollars of the purchase price must be paid in cash, certified check, bank treasurer’s or cashier’s check at the time and place of the sale by the purchaser. The balance of the purchase price shall be paid in cash, certified check, bank treasurer’s or cashier’s check within thirty (30) days after the date of sale.

Other terms to be announced at the sale.

Brock & Scott, PLLC
23 Messenger Street
2nd Floor
Plainville, MA 02762

Attorney for U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCAF Acquisition Trust Present Holder of the Mortgage (401) 217-8701

Hyde Park Bulletin:
08/06/2026, 08/13/2026, 08/20/2026

Cellco Partnership and its controlled affiliates doing business as Verizon Wireless (Verizon Wireless) proposes to collocate wireless communications antennas at top heights of 84.5 and 85.2 feet on a 117-foot building at the approx. vicinity of 10 Brookline Place, Brookline, Norfolk County, MA 02445. In accordance with the requirements of Section 106 of the National Historic Preservation Act and the FCC regulations implementing Section 106 review, public comments regarding potential effects from this site on historic properties may be submitted to: Trileaf Corp, Maggie Vincent, m.vincent@trileaf.com, 303 International Circle, Suite 150, Hunt Valley, MD 21030, 410-853-7128

Boston Bulletin: 08/13/2026

THE COMMONWEALTH OF MASSACHUSETTS
LAND COURT
DEPARTMENT OF THE TRIAL COURT
26 SM 002495
ORDER OF NOTICE

To:
Bryant Williams; Vanessa Williams; Hassan Williams; Sheara Williams a/k/a Sheara Bryant; Heirs, Devisees, and Legal Representatives of the Estate of Yvonne Williams; Ralph Williams

and to all persons entitled to the benefit of the Servicemembers Civil Relief Act, 50 U.S.C. c. 50 §3901 (et seq):

Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-R4 claiming to have an interest in a Mortgage covering real property in Hyde Park (Boston), numbered 19 & ½ Mariposa Street, given by Bryant Williams, Yvonne Williams to Ameriquest Mortgage Company, dated April 27, 2005, and registered at the Suffolk County Registry District of the Land Court as document number 700591, and noted on certificate of title number 84711 and now held by plaintiff by assignment, has/have filed with this court a complaint for determination of Defendant’s/ Defendants’ Servicemembers status.

If you now are, or recently have been, in the active military service of the United States of America, then you may be entitled to the benefits of the Servicemembers Civil Relief Act. If you object to a foreclosure of the above mentioned property on that basis, then you or your attorney must file a written appearance and answer in this court at Three Pemberton Square, Boston, MA 02108 on or before September 14, 2026 or you may lose the opportunity to challenge the foreclosure on the ground of noncompliance with the Act.

Witness, Gordon H. Piper, Chief Justice of this Court on August 3, 2026.
Attest: Deborah J. Patterson, Recorder 29370

Hyde Park Bulletin:
8/13/2026

To the Public Safety Commission
Committee on Licenses
Inspectional Services Department

BOSTON July 31, 2026

APPLICATION

For the lawful use of the herein-described building and other structure, application is hereby made for a permit to erect a private-public-business-garage:

9 vehicle parking garage

And also for a license to use the land on which such building or structure is/are or is/are to be situated for the KEEPING - STORAGE - and SALE of:

180 gallons of gas in the tanks of vehicles

Location of land: 36 Colborne Road

Ward: 22

Owner of Land: Dwight House LLC

Address: 500 Lincoln St, 2nd floor, Allston, MA 02134

Dimensions of Land:
FT. Front: 44’ **FT Deep:** 124’
Area sq ft.: 6863 sq ft

Number of buildings or structure on the land, the use of which land to be licensed: one

Manner of Keeping:
in the tanks of vehicles

Signature of Owner:
Dwight House LLC

Address: 300 Lincoln St, 2nd Floor, Allston, MA 02134

City of Boston, In Public Safety Commission August 26, 2026 in the foregoing petition, it is hereby ORDERED that notice be given by the petitioner to all persons interested that this Committee will on Wednesday the 26 day of August at 10:00 A.M. given by the publication of a copy of said petition with this order or notice thereon in the Boston Bulletin Allston/Brighton and by mailing by prepaid certified mail, not less than 7 days prior to such hearing, a copy to every owner of record of each parcel of land abutting on the parcel of land on which the building proposed to be erected for or maintained as, a garage is to be situated. Hearing is to be held 1010 Massachusetts Ave, Boston, MA 02118

Marc Joseph,Chairman
Rodney Marshall, Boston Fire
Nicholas Gove, Boston Transportation
Brigid Kenny-White, Secretary for the Committee

Boston Bulletin:
8/6/2026, 8/13/2026, 8/20/2026

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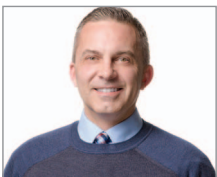
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CONDO | Listed by David Greenwood



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CONDO | Listed by Mike & Kris



199 HAVRE STREET U:1
EAST BOSTON
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CONDO | Listed by Mike & Kris



3992 WASHINGTON STREET U:302
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CONDO | Listed by Sue & Kris



54 SUMMIT STREET
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SINGLE | Listed by Pat Tierney



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