

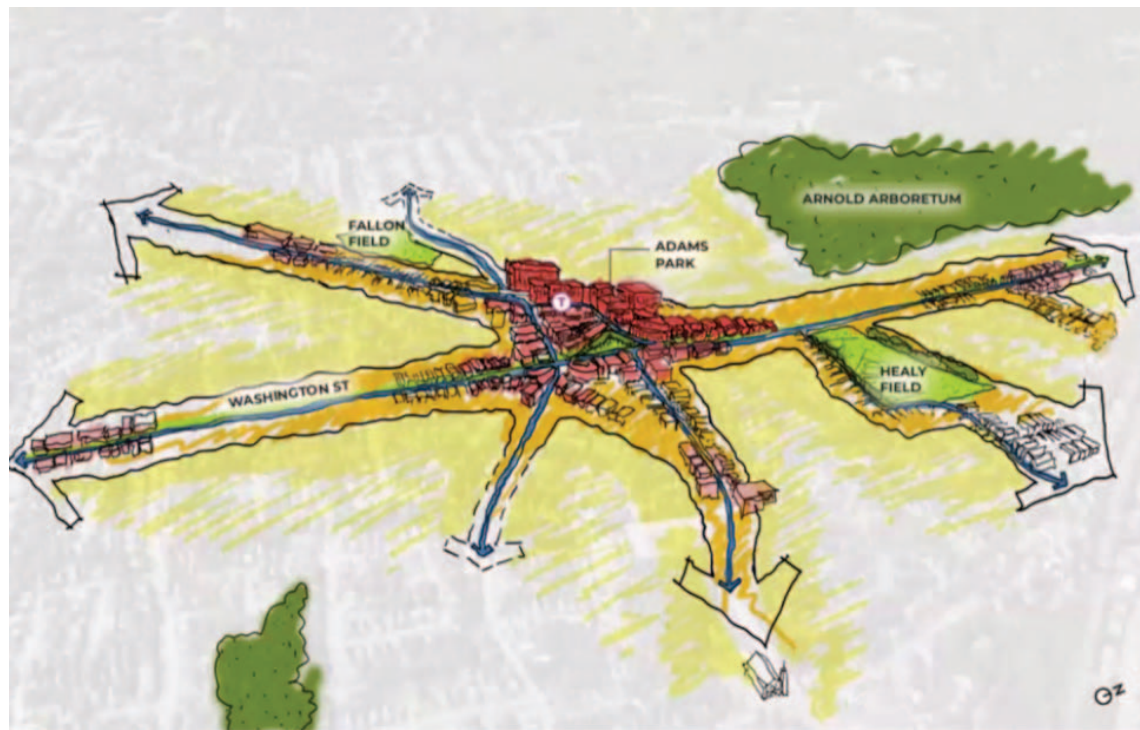
- ALLSTON
- BRIGHTON
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# The Bulletin

- JAMAICA PLAIN
- WEST ROXBURY
- ROSLINDALE

A newspaper dedicated to the community

January 16, 2025



Residents chimed in on the proposed areas where the city is looking to increase housing density in Roslindale Square.

COURTESY PHOTO

## S+S Rozzie plan reactions mixed

Jeff Sullivan  
Staff Reporter

The City of Boston Planning Department (CBPD) met with more than 140 residents in a virtual setting on Jan. 8 to review the Small Area Plan (<https://tinyurl.com/4bne25pd>) recently released for the Roslindale Squares + Streets (S+S) planning process.

A recording of the meeting can be found at <https://tinyurl.com/28cy2ycv>.

CBPD Planner Eileen Michoud led the majority of the meeting, and said the point of the small area plan was to, through public feedback, pick areas in Roslindale that would most benefit from the S+S rezoning process and help to inform which of the six new zoning districts would best benefit the neighborhood.

The CBPD (then the Boston Planning and Development Agency) introduced a plan more than a year ago to increase density in the core commercial districts – the squares and streets – so as to speed up the development process. Throughout Boston's recent decade-plus development boom, many projects have been hung up on zoning issues within the neighborhoods, as well as faced neighborhood resistance, the biggest complaint being not following the zoning code.

The CBPD decided to craft six zoning districts that could be layered over different areas of many neighborhoods to in-

crease density through a process that involved a hefty amount of public input, rather than individually rezone each neighborhood (the old way of doing it, which could take up to two or three years at a time for each neighborhood). This small area plan identifies areas where the city is considering and invites residents to offer their feedback. The comment period for the plan itself is open until Jan. 31. Go to the project page to leave a comment at <https://tinyurl.com/4u632bpn>

CBPD Zoning Reform Planner Abdul-Razak Zachariah said based on feedback they received, the largest area of dense development would be Roslindale Square itself, with density gradually reducing as it moves out from the Square's major streets (Washington Street, Robert Street, Belgrade Avenue, Poplar Street, Cummins Highway and Fifth Road).

"It was derived from land-use analysis, urban design analysis and learning from community engagement," Zachariah said.

Zachariah there are also several mixed-use 'gateways' – specifically on Washington, Archdale, Cummins, and Belgrade – at the edges of the Square that could provide more commercial opportunity as well as small- and medium-scale housing opportunities.

"The vision for these areas is to support the co-location of housing and commercial re-

sources while also being along major bus routes that connect to the commercial core and being adjacent to existing residential areas," he said.

The actual zoning map with recommendations on which of the districts to install and where will be released in February, with a 30-day comment period as well as a "closeout" public meeting sometime after the zoning map's release.

Some of the other proposed big changes to the Square have been discussed in earlier meetings, including reorganizing Washington Street back into a two-way street and possibly turning that area of Poplar Street next to Adams Park into a pedestrian area. Michoud also said they are looking at the Taft Hill Parking Lot, which is something the city toyed around with in 2017, where a development could possibly be built above the parking lot (<https://www.universalhub.com/files/tafthill-end.pdf>)

Residents were mixed on the proposals, with several saying they were very pro- or anti-development during the question-and-answer section. A majority of residents who spoke were in favor of the project, while residents in the chat were much more mixed. Many mini-debates took place in the comment section as well, including several specifically regarding the Taft Hill Parking Lot.

**Rozzie Squares + Streets**

*Continued on page 7*

## JP in 2024 constituted stalled and sold projects

Richard Heath  
Staff Reporter

The past year in Jamaica Plain development was largely one of stalled projects, sold properties and institutions being redeveloped.

On Sept. 16, 2024, Scott Hamwey, MBTA senior director of infrastructure planning wrote to the ad hoc Arborway subcommittee: "As you know the new Arborway bus facility was not funded in the most recent [MBTA] capital Investment Plan so most of the work has been paused."

This caused the Arborway subcommittee itself to pause; it decided in November not to meet again until the MBTA resumed planning, and the two chairs, Carolyn Royce and Sue Cibulsky, stepped down.

The redevelopment planning of the 13-acre Shattuck Hospital campus stopped without warning about the same time. The redevelopment of the aging buildings began in 2018 and has been the subject of 17 Bulletin stories.

The last public meeting was a five-hour city council hearing on April 4 chaired by District 7 City Councilor Tania Fernandes Anderson. Then, at a constituent meeting held at Curtis Hall by District 6 City Councilor Ben Weber on Sept. 19, State Rep. Samantha Montano made an off-the cuff remark that Governor Healey had stopped the Shattuck planning process; this was a year after she requested that the designated development team, led by the Boston Medical Center,

**JP in 2024**

*Continued on page 6*

## CBPD presents S+S Ideas to HPNA

Matthew MacDonald  
Staff Reporter

On Jan. 7, the Hyde Park Neighborhood Association (HPNA) held a special meeting for the City of Boston Planning Department (CBPD) to present its Squares + Streets (S+S) draft recommendations and storyboards for Cleary Square. The approximately 35 attendees also had the chance to ask questions and voice concerns about the planning and zoning initiative.

S+S – put forward by Mayor Michelle Wu – seeks to support and improve selected neighborhood downtowns and commercial thoroughfares by using prioritized goals for small business, arts & culture, open space and resiliency, transportation, housing, and land use and design.

Zoning, however, is at its core, and six S+S zoning districts were adopted into the citywide code last April. When mapped, they will allow for new development to increase residential height and density, reduce first floor commercial space for three of the six districts, and eliminate off-street parking requirements.

The CBPD's S+S planning period began for Hyde Park's business district late last February and is now winding down. Once its planning recommendations become official, some or all of those six zones will then be selected, adopted, and mapped into Hyde Park's zoning code.

At the meeting, zoning was a recurring topic, with questions asked about why districts have not yet been identified, and about CBPD-Hyde Park collaboration during the mapping process.

In response to the first question, Senior Planner Raisa Saniat explained that the land use and design recommendations – which are based in part on feedback collected since February – will inform the mapping process. "Once we kind of hear from you guys that this is

**HP S+S**

*Continued on page 4*





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# Safety concerns top battery meeting in Brighton

Jeff Sullivan  
Staff Reporter

The proponent for the battery energy storage system (BESS) facility at 35 Electric Ave. in Brighton, Flatiron Energy, held a site walk with about 30 residents on Saturday, despite the snowy conditions. The site now houses the Welch Corporation, which deals with construction and site work across the city, but Flatiron partner Bret Cullen said the current owner is looking to retire, and Flatiron will be taking over the site for the installation of the battery network.

The proposed building is 64,000 square feet going up to a height of about 50 feet within 2.84 acres. Cullen said the battery clusters themselves will encompass about 5,000 square feet within the buildings, and he said the company will be installing the latest and greatest safety procedures.

The discussion in Welch’s garage focused on safety issues. The biggest issue for abutting residents – several meeting participants identified themselves as direct abutters – concerned fire and smoke. Cullen said according to the studies the consultant Flatiron hired, the gases emitted are not that much more dangerous than a normal house fire.

“There is no data to support that it is any more dangerous than if a house on Parsons Street caught fire,” Cullen said.

BESS fires have been known to emit hydrogen fluoride, which, when combined with water, forms hydrofluoric acid (<https://tinyurl.com/2fmypfxa>), which is highly dangerous and corrosive. A recent study of the Vista Morro Bay BESS project near LA did find hydrogen fluoride – as well as several other toxic chemicals – in extensive battery fire testing it conducted, but the study found the levels of toxic chemicals to be within acceptable levels (<https://tinyurl.com/4x733v86>). However, the study did stipulate in several pages that those levels were based on very specific conditions, including the weather, and could change given the right parameters (of which they did not study for the project).

A big problem with these fires is thermal runaway. That’s when one battery cell gets too hot, ignites and starts the process for the next cell, creating a large fire within the system. The buildup of flammable gases can also, sometimes, result in an explosion. Cullen said for this system, they are using a fire suppression method called direct injection, wherein water or another agent is injected into a single battery cell when the cell heats up too much or smoke or gas is detected. According to several companies pitching the suppression method, it is the best way to stop thermal runaway, basically stopping it before it can spread (<https://tinyurl.com/mw8tuvsh>). Residents were also concerned that the increased hazard to the neighborhood would make home insurance either unaffordable or unattainable. Cullen said if that happened, the company would pay the insurance. He did not answer the follow up question as to what

would happen if the homeowners could not sell their homes because of the perceived danger of the site.

Several residents said they also felt that there were no other examples of BESS systems being installed in such close proximity to residential housing. Cullen said there are examples of similar sites, and Eversource is currently proposing a BESS and possibly a substation (<https://tinyurl.com/4tbp66c6>) near Cummins Highway and Pleasantview Street on the Roslindale, Mattapan and Hyde Park lines.

“The Wellesley Fire Department just approved a similar situation and the New York Fire Department regularly approves these facilities,” Cullen said.

“Would you put it on your street?” one resident said.

“I would, yes,” said Cullen.

Much of the site walk outside the garage, when it took place, dealt with landscaping and flood mitigation through the use of green infiltration methods and water retention. The 35 Electric Ave. project is being handled by the City of Boston Planning Department’s Article 80 Large Project Review process, specifically for its zoning and land-use implications. Cullen said there will be multiple other agencies and processes to approve the project from other avenues, like

**Battery Energy Storage**  
*Continued on page 6*

## Legals

Commonwealth of Massachusetts  
The Trial Court – Probate and Family Court

INFORMAL PROBATE  
PUBLICATION NOTICE

DOCKET No. SU24P2200EA  
Suffolk Division

Estate of: James A. Macdonald  
Also known as: James Anthony Macdonald  
Date of Death: September 01, 2024

To all persons interested in the above-captioned estate and, by Petition of Petitioner **Lauren E. Peckham of Plymouth, MA** a Will has been admitted to informal probate **Lauren E. Peckham of Plymouth, 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.

Hyde Park Bulletin: 01/16/2025

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My Kind  
of Town/  
Joe Galeota

The advent of REAL winter

Yeah, winter officially arrived around December 21 but most of us were caught up in the holidays so we pay little attention to things meteorological unless it affects travel plans. But now that New Year’s and Christmas are in the rear-view mirror—and admittedly, two minor storms have socked us already with several inches of snow, necessitating snow plowing and sanding — we are now in the belly of winter: January and February.

In November Cheryl Turner’s pure voice, crisp guitar and stirring lyrics have serenaded us with “When Fall Comes to New England,” as she croons ominously at the end:

“The frost is on the pumpkin,  
The squash is off the vine,  
And winter warnings race across the sky.  
The squirrels are on to something  
And they’re working overtime;  
The foxes blink and stare and so do I.”

Two weeks ago on a Friday James Russell Lowell’s “The First Snow-Fall” evoked gentle scenes:

“The snow had begun in the gloaming,  
And busily all the night  
Had been heaping field and highway  
With a silence deep and white.”

All of this is pleasant enough but for those of us not escaping to Florida or the Caribbean for a break from the incessant cold, we dread having to experience John Greenleaf Whittier’s epoch storm detailed in his “Snow-Bound: A Winter Idyl” with its foreboding opening.

“The sun that brief December day  
Rose cheerless over hills of gray,  
And, darky circled, gave at noon  
A sadder light than the waning moon.”

Whittier’s lengthy poem speaks of a horrible blizzard in his rural setting, which except for snowplow drivers, none of us wants here.

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ENOUGH WITH THE  
ZOOM MEETINGS  
ALREADY

To the Editor:

As I read the news story on the recent ADU zoning initiative ( CBPD unveils its new ADU zoning initiative, Boston Bulletin, December 26), I remembered when BPDA officials held an East Boston community meeting in the community rather than virtually on the subject of accessory dwelling units, which did not go over well up in the Orient Heights neighborhood. The hall where the meeting was held was both packed and somewhat agitated at the ADU housing concept, which the majority in the room voiced disapproval on at adding more housing and density to their neighborhood.

The most recent BPDA virtual meeting in November tells me it is time for city planners

to stop holding 90 percent of their community meetings online. Virtual meetings only work for those running the meetings.

I did appreciate the chutzpah of Hyde Park resident Craig Martin who went mano a mano with CBPD Planner Will Cohen, but folks need to be in the same room talking with each other face-to-face and not just on a video screen.

I was getting frustrated just reading the exchange between the two individuals. I can only wonder how frustrating it was to those who signed up for this virtual meeting. A question gets asked and the response from the city official goes nowhere with little clarity.

It does appear if you read between the lines that if City Hall wants ADU zoning, neighborhoods most likely will have little to say about it. I am hesitant about anything labeled

the Neighborhood Housing Zoning Initiative, and the last person I would want to listen to would be someone with the title “community engagement manager.” When I ask a question, I want to put my hand up, not my virtual hand.

If the City of Boston wants to hear from neighborhood folk, hold the meetings in the neighborhood and talk face to face with the community.

Finally, the next ADU community meeting is scheduled from 6:00 pm until 7:30 pm in a living room or kitchen near you because to register, you’ll need your laptop, visit:bit.ly/neighborhood-housing-public-meeting.

I think it is time for folks to start boycotting these online public meetings. Time to show up in the neighborhood with zooming as an option for those who can’t appear in person.

Sal Giarratani  
East Boston

HP S+S continued from page 1

what you guys agree on, we can kind of start thinking about it in terms of zoning districts,” she said.

Responding to the second, Deputy Director of Comprehensive Planning Caitlin Coppinger broadly confirmed that there would be a community process, adding that “there may be some things that some people may be unhappy with, but we don’t want to do this in a vacuum.”

The proposed S+S Plan for Cleary Square is tentatively scheduled for release in February, after which there will be a 45-day public comment period. It will then go to the Boston Planning & Development Agency Board for adoption, after which the zone mapping process will begin.

Parking was a major discussion topic and included the lack of parking minimums for new S+S developments. “It’s a balance between providing less regulation to actually get to new housing that we all need,” Coppinger put forward, citing the extra time and expense that someone redeveloping a fairly small lot would likely have to spend to obtain a parking variance.

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 mantel 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.

—V.C.

“The goal is really not to eliminate parking,” she explained, touching on varying car use in different neighborhoods. “We really want the market to drive what types of parking the projects need – so when you see places like Hyde Park, Roslindale, West Roxbury, you’re likely going to have parking in all of the new housing developments.” She added that “the goal was really to kind of even the playing field for these smaller landowners to be able to utilize their land.”

A nagging rumor was also raised regarding the possibility of the much-used Cleary Square municipal parking lot being repurposed by the City for new housing. Coppinger addressed it by stating that the S+S recommendations listed only the vacant lots on Pingree Street (at Hyde Park Station) and Walnut Street (near Fairmount Station) for disposition by the City.

Still, a general skepticism born of experience and observation was prevalent at the meeting.

Cleary Square resident and Hyde Park Board of Trade President Scott Batey again repeated a catchphrase – “speed of trust” – that he had used one year earlier when addressing then-BPDA Chief Arthur Jemison, and then Mayor Wu during meetings leading up to the planning period.

“At speed of trust we go forward and, right now, the sense is that maybe it’s being heard, but we feel like the actions speak louder than words, and we’re very concerned about losing our commercial district to housing.”

Batey used an example that has been progressing as S+S has: the BPDA Board approved, as-of-right 1201 River St. – a four-story senior living apartment building going up in the heart of

the business district that has eliminated most of that block’s first floor storefronts.

Yrinee Michaelidis – a lifelong resident of lower Dana Avenue leading from the Hyde Park Station parking lot – also described the impact of completed and pending transit-oriented developments on her short block, focusing on their removal of its open space and tree canopy. “We’ve just seen it be totally decimated by developers and the City’s plan. What’s being done?”

“I think a lot of those developments, unfortunately, probably didn’t play out the way anybody would have ever expected,” Coppinger said before referring Michaelidis to the S+S land use and design setback guidelines and touching on the City’s ideas and goals for a citywide tree canopy.

Michaelidis pushed back on that answer. “It feels very, like, passive and kind of random – where we’re on the receiving end and sort of, like, victims of the City’s development process. And I think we’re engaged at every step, but nothing’s happened. It’s getting worse, frankly.”

Coppinger cited the lack of comprehensive planning as part of the problem. “This is the reason why we’re doing this,” she said of Squares + Streets in response to a similar question, rephrasing her point. “So that when those developments do come in, we kind of have a whole vision and a framework for people to refer to – both City staff, and the community, and developers.”

The CBPD’s proposed S+S Plan for Cleary Square is scheduled for release in February. To join the CBPD’s S+S mailing list for Cleary Square, or to view the draft recommendations and other material, visit [www.bostonplans.org/planning-zoning/planning-initiatives/cleary-square](http://www.bostonplans.org/planning-zoning/planning-initiatives/cleary-square).



# WR's Brook Farm, Part II

Susan Kryczka  
Staff Reporter

There was more to be learned about West Roxbury's Brook Farm and its Transcendentalist philosophy from Sandra Serkess of the West Roxbury Historical Association (WRHA) during her follow-up video presentation on Thursday, Jan. 9. Part one was offered in November, 2024 during which participants learned about the geography and growth of Boston and West Roxbury and some of the leaders of the short-lived experimental community at Brook Farm which existed from 1841-1847.

A fire in 1847 destroyed two newly constructed buildings, abruptly leaving the group with no money to rebuild and no choice but to close. But the farm left a lasting legacy. The attempt to take a 19th century philosophical, spiritual, and literary movement that emphasized the inherent goodness of people and nature and create a unique utopian community with a focus on self-reliance, equality of work, communalism, and individualism, strove to build a different kind of society and is still studied by historians today.

Serkess feels it's important to remember that while the experiment only lasted six years, it was remarkable for its forward

thinking and modern ideas of the times.

"It was filled with smart and interesting people, who were amazing, considering the era, the 1840s. They were all individuals and could think for themselves. They were learning every day."

As an example, they believed that the idea and practice of slavery was an unnecessary evil.

"They had no need for slavery if everyone learned to work."

The Brook Farm Transcendentalists published newspapers and put into practice their beliefs. It was expected that everyone had a job and a choice to sign up for what you liked to do — laundry, farming, teaching, etc. No job was more important than another and the group raised revenues by taking in boarding students from wealthy families who were able to pay the required tuition.

Serkess said that the educational theme of the farm was Hands, Heart, and Head. Workers spent two hours outside working with their hands. It was expected that one would love their chosen work and used their mind toward its completion. The curriculum was diverse and open to all.

Music, history, agriculture, Latin fine arts, philosophy, math, Greek and German were offered. Despite the involvement

of many ministers with the farm, classes in religion were not offered.

"As Unitarians, they believed that so much in society was not good, so working was what would make society better, not one's religious beliefs," said Serkess. Locally, the school was considered a fine prep school and attracted boys from wealthy families.

There were other unique aspects of life at Brook Farm. Clothes were designed to be worn for comfort, not fashion or style. "Men wore whatever colors they wanted... There were no rules regarding diet, so you could eat anything you wanted. Everyone cooked, served, and cleaned up. They were allowed to dance, sing, play games, sports, read books," said Serkess. Even religion was something that could be chosen or changed. While everyone was Protestant when they came to the farm, some converted to other religions including Catholicism. "Their faith was really in themselves and other people," said Serkess.

There was only one death during the years Brook Farm was active, despite the lack of doctors and proper hygiene, common in those days. There were no crimes committed at the farm. They did have to go

Brook Farm

Continued on page 9

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The Bulletin

Battery Energy Storage *continued from page 3*

safety, fire prevention and the like.

But that means that there will be a community benefits package that residents have to provide feedback for, and Cullen said that will be coming in the next few weeks and will be completely informed by residents. However, the company did look at areas it could improve to make the facility more palatable. They said since there won't be a lot of parking on the site compared to what's there now landscape consultant Dan Adams said he believes planting new evergreens all around the facility would help with noise mitigation as well as beautification.

For the community benefits, which would be separate from the landscaping plan, Cullen said there is a small lot

across the street, about 5,000 square feet, that could be a pocket park, snow parking, or something else the community would like to see. He said they just need to go through the process and figure out what would work best there for residents.

For more information on the project and to see upcoming meetings, go to <https://tinyurl.com/4z29bzvt>

I Use only VA healthcare;  
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**Dear Rusty:** I'm 72 years old with 20 years of military service. I am retired collecting Social Security, my military pension, and State retirement benefits. According to my SSA statement, over my working lifetime I paid \$14,302 into Medicare, but I never used that medical plan. I only bring in \$33,000 in annual income. Can I get those Medicare taxes back somehow? I've run into dead ends at SSA, Medicare and IRS websites.



**Russell Gloor**  
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**Signed: Veteran Seeking Answers**

**Dear Veteran Seeking Answers:** First, I want to thank you for your military service to our country. You may find the "For Veterans" section of our [www.amacfoundation.org](http://www.amacfoundation.org) website of interest.

Regarding the contributions you have made over the years to federal Medicare, I'm afraid you cannot get any of those taxes back even though you have never used Medicare healthcare services. That's because Medicare, like Social Security, is a "pay as you go" program where all contributions received from workers are used to pay for benefits for current beneficiaries (contributions aren't put into a separate account to pay for your coverage). It's also important to know that your Medicare taxes were used only to fund Medicare Part A, which is coverage for inpatient hospitalization services. Those contributions (via payroll taxes) did not entitle you to outpatient healthcare services, as provided by Medicare Part B (for which there is a monthly premium).

FYI, you must be enrolled in Medicare Part A to collect Social Security ben-

efits after age 65. Medicare Part B isn't mandatory to collect Social Security, but assuming that, as a retired military veteran, you now receive healthcare benefits under the military's TriCare-for-Life program for retired veterans, you must be enrolled in Medicare Part A and Part B to maintain your TriCare-for-Life coverage. Your military TriCare coverage coordinates with Medicare to pay for your healthcare costs. Thus, even though it may not be transparent to you, you may be benefiting from your current enrollment in Medicare.

Note that some non-career veterans can use VA healthcare services based on their service years, instead of TriCare-for-Life for retired military veterans. Non-career recipients of standard VA healthcare services are not required to be enrolled in Medicare but, in any case, cannot receive their past Medicare Part A contributions back if they choose to decline Medicare. You may have interest in this article I previously published on the topic of VA benefits versus Medicare: [www.socialsecurityreport.org/ask-rusty-i-have-va-coverage-should-i-get-medicare-part-b/](http://www.socialsecurityreport.org/ask-rusty-i-have-va-coverage-should-i-get-medicare-part-b/)

JP in 2024 *continued from page 1*

revise and shrink their proposal.

According to Montano, the state expenditures for housing migrants had drained the budget so that the funding for the new campus was now not feasible. Montano offered no specifics in a follow up phone call, and the state health and human services press office and the governor's office did not reply to repeated Bulletin messages for confirmation.

White Stadium announcements caused every citizen and every news outlet in Boston to realize that Franklin Park had a coliseum.

Thanksgiving rolled into the holidays and the stadium's future too seemed stalled but, as The Bulletin reported last week, Mayor Wu had a surprise:

On Dec. 23 Wu announced that the public-private partnership with the soccer team lease agreement had been signed. Opposition was quick and on Jan. 2 the Emerald Necklace Conservancy had more: it sent a two-page letter to Mayor Wu urging her in part to cancel the lease; it was signed by 34 apparent Franklin Park supporters and copied to 31 people including every city councilor, the governor, attorney general and the mayor of Everett.

The sale of two significant housing developments on the Washington Street corridor also characterized the year: one completed and the second fully permitted but not started.

The Velo, originally called The Residences at Forest Hills, are huge three - five - and six-story buildings with 252 rental units developed by Criterion in 2016. Seemingly hurt by pandemic-related construction problems, it was not completed until 2022. Leasing appeared to be slow and it was learned last summer that it was on the market. It was sold on Sept. 27 for \$102 million to Nuveen Financial Management Co of Kansas City, Mo. (The total development cost was \$113 million).

For a variety of reasons, Primary could not make 3326 Washington St. work. Begun with a lot of enthusiasm in 2019 after the usual fussy neighborhood review process, it was fully approved and permitted but had been on hold since 2021.

Finally, the 45-unit, five-story apartment building was put on the auction market. Mark Kaplan of Stanford Homes of Wellesley bought the fully designed building on July 28, 2024, for \$2.175 million. The original development cost was \$3.9 million.

"Not many multi-families are available," Kaplan told The Bulletin at the closing.

Kaplan said he expects construction to begin in the fall of 2025. Next door on the abutting corner property of 3346 Washington St., Steve Sullivan is reported to begin construction in summer 2025 on his housing at the old Exodus Bagels bakery site.

Sullivan will add a two-story addition above the old brick building for apartments and then a row of three-story, for-sale condominiums on Green Street designed by Cindy Lee of EMBARC.

The changes of three venerable Jamaica Plain institutions also characterize JP development in 2024.

Allandale Farm, an agricultural institution in Jamaica Plain for three centuries is planning to expand, and farm manager and CEO Helen Glotzer made a presentation to the Jamaica Plain business association last summer.

Other than a Bulletin story with Glotzer on Sept. 19, no details are available and the small project notification form (PNF) has not yet been filed. The farm stand closed just before Christmas.

Rogerson House filed the project notification form for its expansion on Dec. 17 after holding two in-person abutters meetings this fall as reported by The Bulletin. A JP landmark since 1957, it plans

a seven-story addition to the rear of its original building: three stories for 66-bed memory care services and four stories for 67 senior supportive housing apartments.

The architects are DiMella Schafer who are also designing Blessed Sacrament church adaptive reuse.

The Sisters of St Clare monastery redevelopment, on hold for 2.5 years, came back on Sept. 19 with a proposal by Holland Properties to the JP housing committee. Holland has formed a partnership with the Archdiocese Planning Office of Urban Affairs for a two-part project reuse of the 1934 monastery building into 40 senior living apartments.

At the rear, around the existing courtyard, a four-story, 40-unit condominium building is proposed and is designed by Hacin architects. No PNF has been filed but concerns about height and density are rumbling within the Jamaica Hills Association and the Arnold Arboretum.

A new neighborhood association in arguably the busiest square in Jamaica Plain was formed this year at Forest Hills. The nascent Forest Hills Neighborhood Association (FHNA) was formed largely in response to Vince O'Neil of Vinco who wants to build housing to replace the stores at 3724 Washington St. at the corner of Tower, a six-story, 35-unit apartment building in an area he called "blighted."

O'Neil gave this label in his presentation to the FHNA virtual meeting on Oct. 22. The group was largely in favor of his proposal. Dennis Quilty is the architect. No project notification form has been filed yet.

The Bulletin was told that further meetings of the FHNA are closed to the press.

The 2024 Determination Award goes to Chris Disisto who is finally building his Bartlett Square 2 housing at the Green/Amory corner opposite the T station.

After nine years of trying, Disisto's BS2, a five-story, 14-condominium building designed by Jeff Ollinger, received JP zoning committee approval on Dec. 4. Bartlett Square Two will be on the Jan 28 ZBA agenda.

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DEATHS

CROXTON

Pearl Ann (Lipscomb) of Hyde Park passed away peacefully on December 18, 2024, at age 81. Former Harvard University Academic Administrator and Brookline METCO Bus Monitor. Beloved wife of 54 years of the late Howard George Croxton. Loving mother of Celeste J. Croxton-Tate, Tarra Croxton and the late Rachael Gates. Devoted grandmother of Victor Howard-Lee Berry and his wife, Jennifer, Lake George-Isiah Berry and Horizon Pearl Starwood. Dear sister of Janet McGrew, Eugene and James Lipscomb. She will be dearly missed by her numerous nieces, nephews, cousins and friends. Funeral Service on Thursday, January 16, 2025, at 12 noon, at Davis Funeral Home, 654 Cummins Hwy., MATTAPAN. Visiting with the family beginning at 11 AM. Burial is private.

To post a sympathy message, visit [www.DavisOfBoston.com](http://www.DavisOfBoston.com)

HANAFIN



William F. “Bill”, longtime resident of West Roxbury and Roslindale, formerly of Mission Hill, passed away on January 8,

2025. Beloved husband of Mary M. (Kelley) Hanafin for 69 years. Devoted father of Mary Hourihan and her husband Paul, Kathleen Hanafin all of West Roxbury, Thomas Hanafin of Roslindale, Eric Hanafin and his wife Heather of Pembroke, and the late William Hanafin and his surviving wife Arlene, and the late baby Joseph Hanafin, and baby Patricia Hanafin. Loving Grampa/G-PA of Kelly (Kerianne), Paul, and David (Jacqueline) Hourihan, and Daniel (Antonia), Kevin, Mabel, Lila, and Bridget Hanafin. Great-grandfather of Billy, Sofia, Finley, and Kaylee. Dear brother of Helen Dignan (late Donal), Kitty Provost (Larry), and the late Connie Hanafin (Rachel), Jack Hanafin (Shirley), Charlie Hanafin (Rose), Gige Hanafin, Jim Hanafin (surviving wife Maureen), Also survived by many nieces and nephews. Bill was a proud Marine Veteran, Korean War. He was a retired lineman for NE Telephone. Funeral from the P.E. Murray - F.J. Higgins, George F. Doherty & Sons Funeral Home, 2000 Centre St., West Roxbury. Interment Mt. Benedict Cemetery. For online guestbook [pemmurrayfuneral.com](http://pemmurrayfuneral.com). Arrangements by P.E. Murray - F.J. Higgins, George F. Doherty & Sons Funeral Home, West Roxbury.

HINES



David J. Jr. of West Roxbury succumbed to cancer after a courageous fight on Saturday, January 4, 2025. Beloved husband of 49 years to Kathleen (McDonough) Hines. Devoted son of the late David Joseph Hines and Marjorie (Kearney) Ryan. Loving father of David J. Hines, III and his wife, Casey

### Obituary policy

The Bulletin Newspaper publishes obituaries from information supplied by funeral homes. Relatives and friends also may supplement information by e-mailing our office at [news@bulletinnewspapers.com](mailto:news@bulletinnewspapers.com) by Monday at 1 p.m. Photos also will be accepted.

of West Bridgewater, Patrick A. Hines and his partner, Bridy Loughlin of Roslindale and Erin K. Menard and her husband, Brian of Franklin. Dear brother of Patricia A. Hines of Swampscott. Proud grandfather of Natalie, Flynn and Maeve Hines, Liam, Emma and Avery Menard. Uncle of Justin Hines of NJ. Also survived by many nieces, nephews, extended family members and friends. David was a graduate of St. John’s Prep, Villanova University and Johnson and Wales Culinary School. He worked for many years as the Vice President of National Accounts for American Patriot Sales, lending his expertise and knowledge in the culinary aspects of the industry. David loved hockey, which led him to coach his sons and others in Parkway Youth Hockey for many years. Funeral from the William J. Gormley Funeral Home, 2055 Centre St., WEST ROXBURY. Interment was private. For guestbook, please visit [www.gormleyfuneral.com](http://www.gormleyfuneral.com) William J. Gormley Funeral Service West Roxbury 617-323-8600.

KERR

Margaret Irene (Cunniff) July 26, 1929 - January 5, 2025 died peacefully at her home surrounded by her loving family. She was born, raised and lived within one mile of St. Andrew’s Parish in the Forest Hills section of Jamaica Plain. She was the daughter of the late Michael and Mary (Carey) Cunniff. Irene was predeceased by William, her loving husband of 51 years; her brothers, John and Martin; her sister, Mary Burke; and her great-granddaughter, Josie. She is survived by her children, William, Stephen, James, Maureen and Michael; by her son-in-law, PJ Preskenis; her daughters-in-law, Kathleen, Judy and Lisa; her sister, Catherine Beggan and her brother, James Cunniff. She is also survived by 11 grandchildren and 15 great-grandchildren whom she loved dearly. Irene had a deep and abiding faith, with a special devotion to St. Padre Pio. She was an avid sports fan, especially of football and Notre Dame. She was a talented knitter, creating beautiful Irish fisherman’s sweaters and Celtic cable style blankets. She had a remarkable sense of humor and made “strangers” feel at home in her house. Irene particularly enjoyed interacting with her grandchildren and great-grandchildren, taking great interest in their achievements and milestones. She will be greatly missed by all who knew her. Visiting Hours at the P.E. Murray F.J. Higgins, George F. Doherty & Sons Funeral Home, 2000 Centre Street, WEST ROXBURY, on Thursday, January 16, from 4 to 8 pm. A Funeral Mass will be celebrated at St. Ignatius of Loyola Catholic Church, 28 Commonwealth Avenue, Chestnut Hill, MA, on Friday, January 17, at 10:00. Interment will be at St. Joseph Cemetery. In lieu of flowers, donations can be made to the charity of your choice. For directions and guestbook, [pemmurrayfuneral.com](http://pemmurrayfuneral.com) 617-325-

2000 P.E. Murray - F.J. Higgins George F. Doherty & Sons West Roxbury.

McSHERRY



Stephen J. (Ret. BFD) of West Roxbury passed away on January 10, 2025. Beloved husband of Rita M. (VonEuw). Devoted father of Christopher McSherry and his partner, Jennifer Snook of West Roxbury, Stephen J. McSherry and his wife, Caitrin of Walpole and Janine Smith and her husband, Richard of West Roxbury. Dear brother of Robert McSherry of GA, Collette McSherry of FL, James McSherry of Germany and the late Paul McSherry. Loving grandfather of Christopher McSherry, Jr., Nolan and Jack McSherry, Martin and Sean Smith. Cherished brother-in-law of James VonEuw and his wife, Maureen of Westwood, Maureen Carty and her husband, Rich of Walpole, Paula VonEuw of Reading and the late William and John VonEuw. Also survived by many nieces and nephews. Funeral from the William J. Gormley Funeral Home, 2055 Centre St., WEST ROXBURY. Interment is private. In lieu of flowers, donations in memory of Stephen may be made to the Dana-Farber Cancer Institute, P.O. Box 849168, Boston, MA 02284-9168, [www.dana-farber.org](http://www.dana-farber.org) or the Wounded Warrior Project, P.O. Box 758516, Topeka, KS 66675-8516, [woundedwarriorproject.org](http://woundedwarriorproject.org) For guestbook, please visit [www.gormleyfuneral.com](http://www.gormleyfuneral.com) William J. Gormley Funeral Service West Roxbury 617-323-8600.

PERELLA



Amy L., of Nevada, formerly of California, died at the age of 59 in the company of her loving sisters on December 20, 2024 after recent declining health. She was a native

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— Brook Farm continued from page 5 —

to Centre Street to buy food as the soil at the farm, mostly puddingstone, was not conducive to growing most crops. Leaving the farm was somewhat risky as the Brook Farm adherents were considered odd and made up of “outsiders.” But they apparently avoided any serious dustups with the local community.

What ended the experiment was the failure to plan well for long-term, day-to-day sustainability. “The financial decline of Brook Farm was due to the inability to grow their own food, the fire that destroyed their new buildings with no insurance, and a smallpox epidemic,” said Serkess.

But that doesn’t take away from the basic philosophical and social beliefs of its founders

who wished to create equality within society. “Everyone had the chance to advance themselves,” said Serkess, though this was limited to white males. “The good thing was that education was stressed above all.”

For some who attended the presentation, the story of Brook Farm is new. “What is there now?” asked Barbara LaRock, regarding the current property. “There is one building left. It was a dairy farm, then Brook Farm, then a poor house. It took a long time to figure out what could grow there,” said Serkess. She revealed a sad truth. “Puddingstone was the prevalent rock in the area, so nothing is going to grow here.” For more information on Brook Farm, go to <https://www.mass.gov/locations/brook-farm-historic-site>

Deaths continued from page 8

Bostonian, the youngest of eight daughters born to the late Ann L. (Jaross) and the late Paul G. Perella of Roslindale. Amy is survived by her seven loving older sisters: Marie Perella-Sullivan(& Barry Sullivan) of Dedham, Patty (& Fred) Nadolny of Middleboro, Carol Perella of South Weymouth, Susan (& Tommy) Greeley of Roslindale, Kathy Marchionda (& Dave Fontaine) of West Roxbury, Anne Perella-Ferzoco (& James Ferzoco) of Roslindale, and Lynn Perella (& Teddy Webber) of West Roxbury. She was the loving mother of Justin Robinson, and devoted wife of Allen Robinson. She was the doting aunt to many nieces and nephews, as well as great nieces and nephews. She is also survived by loving cousins and their families. Following the path of her older sisters, Amy attended Sacred Heart Elementary School in Roslindale, and later graduated from St. Clare’s High School. Upon her graduation, Amy sought out a new adventure in Costa Mesa, California. There she became involved with the Boston Bash, and secured a position as a dental assistant. After the birth of her son Justin, she became a homemaker helped with Logistics for her husband’s medical supply company. She was an active member of her church and taught Sunday school to her congregation’s youngest children. Incorporating her creative nature she offered a helping hand as a parent volunteer at a number of schools over the years. Amy loved baking, and made cakes, cookies, and desserts of such quality that she succeeded in having her own seasonal baking business. She was known for her generosity and for her upbeat and positive attitude. She was especially supportive of anyone in trouble, even when she could only offer a word of encouragement or a firm embrace. Her love for travel, meeting new people and photography led her to a driving adventure with her family to explore the 50 states. Each summer, Amy would return to Boston with Justin and spend several weeks in Roslindale. The reunion was always a celebratory one, with many relatives coming together for summer cookouts that always lasted late into the evening. Family and friends alike always looked forward to sharing stories and laughter together. Amy’s memory will live on in the hearts of all who knew her. A funeral mass will be offered at

10:00 am at St. John Chrysostom Parish in West Roxbury on Friday, January 17, 2025. It will be live streamed for those unable to attend in person. Her remains will be interred in her parents’ plot in a private ceremony at Mt. Benedict Cemetery. The family extends its gratitude to all those who shared their condolences, memories, and prayers over the last several weeks. For online guestbook [pemmurrayfuneral.com](http://pemmurrayfuneral.com). Arrangements by P.E. Murray - F.J. Higgins, George F. Doherty & Sons Funeral Home, West Roxbury.

POMA



Yolanda (Maglito), longtime resident of Roslindale, passed away on January 9, 2025. Beloved wife of the late Jean Poma. Devoted mother of Elizabeth Desruisseaux-Poma and her wife Deborah, and Jon Poma and his wife Michelle, and the late Mary Poma and baby Joseph Poma. Loving Meme of John, Kayla, and Marissa Poma. Longtime co-owner of John’s Bakery, Roslindale. Funeral from the P.E. Murray - F.J. Higgins, George F. Doherty & Sons Funeral Home, 2000 Centre St., West Roxbury. Interment Gardens Cemetery, West Roxbury.

SULLIVAN



James of Bedford, formerly of Groton and Roslindale passed away peacefully on the morning

of December 24, 2024, after having reached his remarkable goal of living for a century with grace, humor and humility. Born in the middle of 9 siblings on May 29, 1924, James was fun-loving, a bit mischievous and easy to get along with since childhood. He loved playing cards and basketball, playing as a center on his community basketball team. Ever popular James was the best man for all four of his brothers’ weddings. While working as a tack welder at the Hingham Shipyard, James was drafted into WWII in April of 1943 at the age of 18. Serving as a gunner on an anti-tank gun crew with the 143rd Infantry Regiment of the 36th Infantry Division, James saw battle in Italy in the Naples-Foggia and Rome-Arno campaigns. He was wounded on January 22, 1944, for which he received a Purple Heart. After his discharge he returned to the Hingham Shipyard. He left after a few years to become a letter carrier in Jamaica Plain, where he worked until his retirement at the age of 63. A chance encounter on a bus ride to the beach led to him meeting the love of his life, Barbara (Schleicher) Sullivan, whom he married on May 2, 1953. Over their 65 years of marriage, they traveled extensively and were deeply involved with their church, Sacred Heart of Roslindale, serving as ecumenical ministers. James Sullivan’s mischievous smile and endearing laugh will long be remembered by his two sons, James Sullivan and his wife Annie of Mendon, Mark Sullivan and his wife Karyn of WA, and five daughters, Barbara Waters and her husband Greg of Groton, Carol Duffy and her husband Neil of Norton, Paula O’Malley and her husband Chris of East Mansfield, Evelyn Burns and her husband Michael of Plainville, and Gerardine Hickey of Pepperell. Predeceased by his loving daughter Anne Sullivan. Cherished grandfather of Jacob, Jesse, Calle, Daniel, Brian, Rebecca, Paul, Patrick, Hannah, Callahan, Ryan, Liam, Colin, Abigail, Luke and Jessica. Loving great-grandfather of Malcolm, Madison, and Emma. Funeral from the William J. Gormley Funeral Home, 2055 Centre St., West Roxbury. Interment St. Joseph Cemetery, West Roxbury. In lieu of Flowers, donations in memory of James may be made to Sacred Heart Church, 169 Cummins Highway, Roslindale, MA 02131 or [www.sh-roslindale.org](http://www.sh-roslindale.org)

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Legals

Commonwealth of Massachusetts  
The Trial Court – Probate and Family Court  
Docket No. SU24D2283DR

DIVORCE SUMMONS  
BY PUBLICATION  
AND MAILING

Suffolk Probate and Family Court  
24 New Chardon Street  
Boston, MA 02114

Indhira Y. Rodriguez vs. Kayner N. Fernandez Montilla

To The Defendant:


The Plaintiff has filed a Complaint for Divorce requesting that the Court grant a divorce for **Irretrievable Breakdown** of the Marriage. 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.**

You are hereby summoned and required to serve upon:  
**Indhira Y. Rodriguez, 10 Kove Road, Hyde Park, MA 02136**  
your answer, if any, on or before **02/27/2025**. If you fail to do so, the court will proceed to the hearing and adjudication of this action. You are required to file a copy of your answer, if any, in the office of the Register of this Court.

WITNESS, Hon. Brian J. Dunn, First Justice of this Court.  
Date: December 19, 2024  
Stephanie L. Everett, Esq., Register of Probate

Hyde Park Bulletin: 01/16/2025



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Commonwealth of Massachusetts  
The Trial Court – Probate and Family Court

INFORMAL PROBATE  
PUBLICATION NOTICE

DOCKET No. SU25P0007EA  
Suffolk Division

Estate of: Anne Marie Conroy  
Also Known As: Anne M. Conroy  
Date of Death: June 15, 2024

To all persons interested in the above-captioned estate and, by Petition of  
Petitioner **John M. Conroy of Norwood, MA**  
a Will has been admitted to informal probate

**John M. Conroy of Norwood, 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: 01/16/2025

Commonwealth of Massachusetts  
The Trial Court  
Probate and Family Court

CITATION ON PETITION FOR  
FORMAL ADJUDICATION

DOCKET NO. SU24P2691EA

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

Estate of: Jamal Thomas Harris  
Date of Death: 09/30/2024

To all interested persons:  
A Petition for **Formal Appointment of Personal Representative** has been filed by  
**David Harris of Hyde Park, 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:  
**David Harris of Hyde Park, 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 01/27/2025. 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. Brian J. Dunn,  
First Justice of this Court  
Date: December 16, 2024  
Stephanie L. Everett, Esq.,  
Register of Probate

Hyde Park Bulletin:  
01/16/2025

Commonwealth of Massachusetts  
The Trial Court  
Probate and Family Court  
Department

Suffolk Division  
Docket No. SU25P0045PM

CITATION GIVING NOTICE OF  
PETITION FOR APPOINTMENT  
OF CONSERVATOR OR  
OTHER PROTECTIVE ORDER  
PURSUANT TO  
G.L. c. 190B, §5-304 §5-405

In the matter of: Jung D. Kong  
Of: West Roxbury, MA

RESPONDENT  
(Person to be Protected/Minor)

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 & Rehabilitation Center of West Roxbury, MA**  
in the above captioned matter alleging that **Jung D. Kong** is in need of a Conservator or other protective order and requesting that:  
(or some other suitable person) be appointed as Conservator to serve **Without Surety** on the bond.

The petition asks the court to determine that the Respondent is disabled, that the protective order or appointment of Conservator is necessary, and that the proposed conservator is appropriate. The petition is on file with this court.

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 **02/06/2025**. 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. Brian J. Dunn, First Justice of this Court  
Date: January 09, 2025  
Stephanie L. Everett, Esq.,  
Register of Probate

West Roxbury/Roslindale Bulletin:  
01/16/2025

Commonwealth of Massachusetts  
The Trial Court  
Probate and Family Court  
Department

Docket No. SU25P0044GD

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

In the matter of: Jung D. Kong  
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 & Rehabilitation Center of West Roxbury, MA**  
in the above captioned matter alleging that **Jung D. Kong** is in need of a Guardian and requesting that  
(or some other suitable person) to be appointed as **Guardian** to serve on the bond.

The petition asks the Court to determine that the Respondent is incapacitated, that the appointment of a 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 10:00AM. on the return date of **02/06/2025**. 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. Brian J. Dunn,  
First Justice of this Court  
Date: January 09, 2025  
Stephanie L. Everett, Esq.,  
Register of Probate

West Roxbury/Roslindale Bulletin:  
01/16/2025

Commonwealth of Massachusetts  
The Trial Court – Probate and Family Court Department

Docket No. SU24P0774EA

CITATION ON PETITION  
FOR ORDER OF  
COMPLETE SETTLEMENT

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

Estate of: Phyllis Cavanaugh  
Also known as: Phyllis H. Cavanaugh  
Date of Death: 01/09/2024

A Petition for Order of Complete Settlement has been filed by:  
**Francis Cavanaugh of Foxboro, MA**  
requesting that the court enter a formal Decree of Complete Settlement including a determination of testacy and heirs at law, determine heirs at law of the decedent and other such relief as may be 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 the return day of 02/11/2025.**

**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. Brian J. Dunn, First Justice of this Court  
Date: January 13, 2025  
Stephanie L. Everett, Esq. Register of Probate

West Roxbury/Roslindale Bulletin: 01/16/2025

CITY OF BOSTON – B D 26

To the Public Safety Commission  
Committee on Licenses  
Inspectional Services Dept.

Boston, MA

January 3, 2025

APPLICATION

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

Location of land: 44 Robeson Street  
Owner of land: FSL Robeson, LLC

Ward 11  
Address: 32 Rockview, Boston, MA

Dimensions of land Ft. front: 87 Ft. deep: 204 Area sq. ft.: 14264

Number of buildings or structures on land the use of which requires land to be licensed 1. Manner of keeping

Park six (6) cars

City of Boston. In Public Safety Commission, January 29, 2025. In the foregoing petition, it is hereby ORDERED, that notice be given by petitioner to all persons interested that this Committee will on Wednesday the 29 day of January at 10:00 o'clock A.M., consider the expediency of granting the prayer of said petition when any person objecting thereto may appear and be heard; said notice to be given by the publication of a copy of said petition with this order of notice thereon in the Boston Bulletin and by mailing by prepaid registered 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 or is situated. Hearing to be held 1010 Massachusetts Ave, Boston, MA 02118.

A true copy,  
Attest: Brigid Kenny-White, Secretary,  
COMMITTEE ON LICENSES  
Marc Joseph, Chairman  
Paul Burke, Boston Fire  
Nicholas Gove, Boston Transportation

Boston Bulletin:  
01/09/25, 01/16/25, 01/23/25



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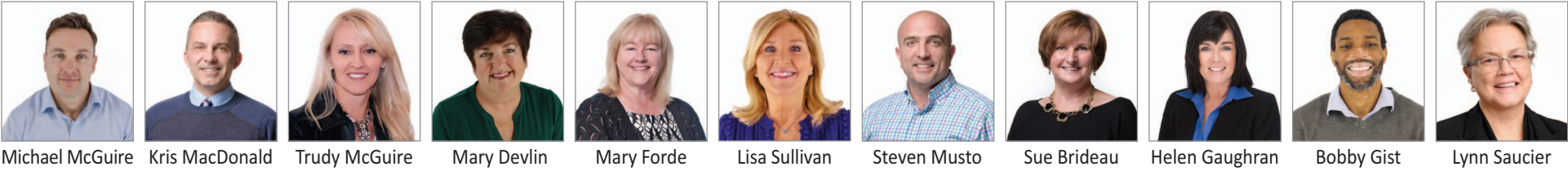
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# INSIGHT

## WEST ROXBURY

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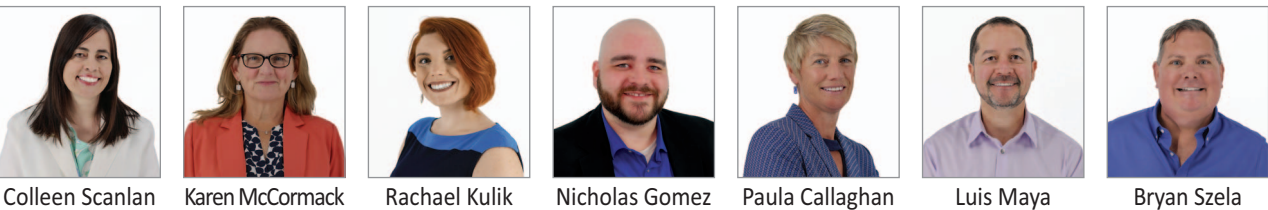
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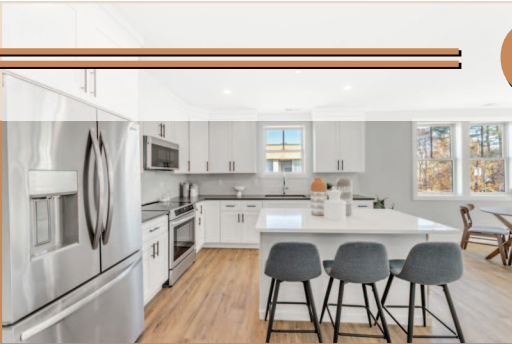
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