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April 17, 2025

BPDA Board approves Rozzie S+S

Now needs Zoning Commission approval

Jeff Sullivan
Staff Reporter

The Boston Planning and Development Agency (BPDA) Board – which votes on measures from the Boston Planning Department – voted unanimously on Thursday, April 10, to approve the Squares + Streets rezoning initiative for much of Roslindale Square.

The plan, which can be found at – <https://tinyurl.com/4u632bpn> – calls for the Square to be zoned S4, which allows for up to 85 feet (about seven stories give or take) in maximum building height, along with other density bonuses. The areas surrounding the Taft Hill Parking Lot on the west side – Citizens Bank to the medical building – were rezoned as S5, which allows up to 145 feet, depending on the height of the first floor (about 12 stories).

The newest iteration of the plan, which was unveiled at the S+S Closeout meeting on April 8, had several changes added not previously released. These changes included adding an S1 district at the most northern point of the plan, ending at Washington Street and Archdale Road. In the same area, it also added an S0 district to South Street, just west of Washington and east of the Arnold Arboretum – to reflect the multi-family zoning already there, according to Boston Planning Department Planner Abdul-Razak Zachariah.

The plan also extended S2 zoning to the most southern point of the plan on Washington Street, as well as slightly extended the S2 district on Cummins Highway to include the corner parcels. The plan also added an S0 district on South Street just north of Fallon Field to accommodate multi-family housing close to the park.

It also removed some previously included plans, which was the S0 district on the west side of Conway Street. It remained on the east side.

Zachariah said at the April 8 meeting that the plan moved to the BPDA Board because of the large community support behind the project as detailed by the comment section on the S+S website – but this was called into question by Roslindale Coalition organizer Laurie Radwin and then later by other residents.

“We looked at all the comments actually, and on March 18, the rationale for adding more zoning areas was because 75 percent of the responses had been positive, I did the math, and Abdul, I think I sent you my most recent tally of what’s there, it’s now (as of April 8) like 50/50,” she said. “How do these opposing views get reconciled? With more time, and including more voices. I’m not going to repeat who was included and who wasn’t and my comment letters include some business walks we did where not everyone in the Square who owns a business understands what S+S is. I just spoke to a man today who didn’t really have a clue.”

By The Bulletin’s tally from the most recently collected comments on the S+S website – from February 2025 to April 1, 2025 – a total of 94 comments on the rezoning were in support, with 65 in opposition and 12 related to specific matters that did not appear to go either way. That’s including 18 opposition comments that were attributed solely to the Roslindale Coalition stating it represented 18 business owners. With that count, the support-to-opposition ratio is more like 60/40.

Radwin said in a later conversation with The Bulletin that she tried to reconcile her numbers with the 75 percent she said Zachariah presented when the zoning was expanded on March 18. She did not get a response. But it should be noted that many comments were not specifically totally in support or totally against, and there were several repeat comments as

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Many traditional food pantries, like the Roslindale Food Pantry at the Roslindale Congregational Church, will be affected by recent federal cuts.

COURTESY PHOTO

Food Bank cuts hit Boston

Ariane Komyati
Staff Reporter

Last month, the U.S. Department of Agriculture (USDA) paused \$500 million in food deliveries to food banks nationwide—a cut that’s already hitting close to home. The Greater Boston Food Bank (GBFB) has lost nearly \$2.3 million worth of food as a result.

In March, the Massachu-

sets Office of Education notified food banks across the state that the USDA had canceled \$3.3 million worth of Emergency Food Assistance Program food items. This amounts to about 122,000 cases, which were originally for Massachusetts. “Nearly \$2.3 million worth of this food was scheduled to come to GBFB, close to 105,000 cases of protein, dairy, and produce,” stated Gary Roy, the Assistant Direc-

tor of Public Relations for the GBFB.

The canceled items include produce like pears, apples, dried plums, cranberries, and canned vegetables; proteins such as chicken, pork, and canned salmon; along with staples like milk, eggs, pinto beans, and egg noodles. “In fiscal year 2024, 17 percent of GBFB’s food supply was from

Food Cuts

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Egleston Square redesign update

Richard Heath
Staff Reporter

BTD transportation planner William Moose made a return engagement to the Egleston Square Neighborhood Association (ESNA) monthly meeting on April 7 to give an update on the Egleston Square streets redesign, a project that began about six years ago.

Chair-of-the-month Dan Newman opened the meeting, which he called a “barn burner of a conversation,” with one of his trademark “icebreaker” routines. Touching on one of the two major latte topics in JP – after bike lanes – Newman asked “what is your favorite speed bump?”

The responses varied from “love ‘em all, can’t say enough about them,” to “a challenge riding a bike down Paul Gore Street” to District E-13 Boston Police Department Captain War-



The “very, very, very long” crossing at Columbus and Washington.

PHOTO BY RICHARD HEATH

ren Hoppie, “it forces people to slow down, keeps everybody at a reasonable speed.”

Moose reminded callers that the street redesign came out of the 2018 JP/Rox transportation action plan and he showed on the screen-share how that plan de-

scribed Egleston Square: Boylston Street to Dimock Street and Westminster Ave, Lamartine to Walnut Avenue bisected by Columbus Avenue and Washing-

Egleston Redesign
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At-Large candidates listen 'at the neighborhood level'

Dilani Yogaratnam
Staff Reporter

On a surprisingly chilly April 9 morning, West Roxbury Business and Professional Association (WRBPA) members sought refuge in the warmth of the Corrib Pub for their monthly meeting. This month featured three City Hall At-Large candidates all essentially saying they are better listeners and loudspeakers for the people they represent than the current slate of councilors.

Jim Hennigan, president of WRBPA, asked participants to keep to one question due to time constraints and then did his best to pronounce each candidate's name correctly: Will Onuoha, Marvin Mathelier, and Alexandra Valdez.

Onuoha broke the ice by saying his last name rhymed with the Hawaiian greeting "aloha" or people could simply call him Will. Currently he is assistant general counsel and director of health and safety for the Boston Water and Sewer Commission.

"I'm running because I think this is the greatest city in the world and I think we can fix things."

Someone from the crowd shouted, "You've got my vote Will."

The first serious question dealt with a desire to balance the need for urgent housing and maintain Boston's character and quality through more neighborhood input and creating higher structural standards for developers.

"We need to build more. We need to remove the red tape and



City Councilors At-Large candidates Marvin Mathelier, Alexandra Valdez and Will Onuoha.

PHOTO BY DILANI YOGARATNAM

we need to increase the housing stock dramatically. It's not affordable housing. We need workforce housing," Onuoha said.

He said affordable housing creates a cycle of poverty as dwellers need to stay in a specific income level to maintain their housing rights, he explained, and added that if the city builds housing for middle-income people (\$60k a year is the Boston median income) then quality of life would improve. According to Onuoha no one should be paying more than 30 percent of their income on housing. Onuoha said he would work with the mayor to remove the restrictions currently in place, even if it meant a tax incentive.

Mathelier took the "stage" next and spoke about his co-ownership of Ula Cafe in Jamaica Plain and how some of the values and lessons from his

black-owned business relate to politics. He and his wife took over as owners of the cafe in 2021 but joked they are more like the custodians.

"If we make one change in that cafe, the community members are going to come after us," he said to laughs. He said he respects that but also wanted to add his own spin and thus he formed the pay-it-forward wall where customers could give a little extra in addition to their salad or coffee. These bonuses are placed on the wall in the form of cards so those who do not have the means to pay can take the card toward a purchase.

WRBPA

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Mass General Brigham

The 11th Commandment

Everybody has her/his own idea of what the Eleventh Commandment should be. Some think that it should be, "Don't litter"; others think, "Thou shalt recycle." Comedians point out that perhaps Moses dropped a third stone tablet containing it, whatever it stated, on the way down from Mt. Sinai. But theologians won't currently be cajoled into thinking that there is a number higher than 10, or X if you're into Roman numerals, when Charlton Heston trekked back down the mountainside to revisit his brother Aaron and the thousands of followers.

Against a backdrop of my own sins of omission and commission, my own non-theological take on what the Eleventh Commandment should be is that the public has a duty to call in potholes: this is our duty to protect other people's vehicles. The police, obviously, are not going to call them in: they'll contend that it's not in their job description. The same will hold true for the fire department and public-school teachers. Other unionized municipal workers say, "Ditto." So perhaps the only department left to call in potholes is the Public Works Department, and right now I'm not sure how good a job they're doing calling them in.

If I had a dollar for every time I called 3-1-1 to report a pothole (the app can be downloaded), I'd have a second home on Nantucket. Boston is rather quick to respond to fix them, unlike Brookline and Newton, who seem to wait to batch-fixing potholes when the town has enough to warrant a truck filled with hot asphalt.

I recently learned that the T has a duty to fix potholes on bridges over their systems. For



My Kind of Town/
Joe Galeota

instance, it was taking forever, it seemed, for the city to plug a deep hole on Ukraine Way, near Forest Hills Station. Ukraine Way is a very short road—most of it actually a bridge—over Amtrak and T tracks and consequently fell into the purview of a T repair. And so if you spot a yawning cavity on a bridge over a T subway or rail line, it might be well to try to contact the T somehow for a repair.

The one that currently stumps me for ownership, and thus whom to call, is the up-ramp from inbound Commonwealth Avenue onto the Charlesgate overpass: whoever owns it needs to fix all the potholes, or better, repave the 200-foot stretch entirely.

If there ever was an original 11th Commandment, I wonder if it was to fill in ruts made by ox-carts, lest any of the following wagons experience a broken axle or lose one of their spoked wooden wheels or, worse, having one of their oxen break a leg. 'Nough said about ye olden days; now call 3-1-1 to report any pothole that recently jarred your car today.

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WRBPA

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He is very proud of this as well as the many community events held at Ula to create an atmosphere of solidarity and support.

The son of Haitian immigrants, he said he took pride in creating one of the first Haitian community centers in the West End, the completion of which is due in May. He credits his dual masters of business administration and public administration to enable him to create a business plan toward making this dream a reality.

He is also a marine and a father and expressed disappointment on a personal level in the Boston Public School system. He said he and Onuoha both shared the urge to be better listeners of not just city issues, but of neighborhoods too.

"There are things in Boston that need to be addressed and we are not doing a great job of doing that."

Mathelier said he also worked as deputy chief engagement officer for the Executive Office of Veteran Services for the state of Massachusetts, where he said he was proud to address 1,500 individual issues from housing to access to ba-

sic resources and also be in a position to assist fellow former marines who became veterans. He has since stepped out of his role with veterans to focus fully on his run for city council.

The final speaker, Valdez, asked for a moment of silence at the start of her speech for the recent roof collapse of a night-club in the Dominican Republic (DR). Valdez emigrated to the U.S. from DR when she was 10 and currently has a three-year-old and lives in Hyde Park. She said she has worked for the city for 10 years as a Latin liaison under Suffolk County Sheriff Steven Tompkins. After getting her Masters in Public Administration from Suffolk University she went on to work in community engagement for former Boston Mayor Marty Walsh as a neighborhood coordinator as a Latin liaison.

"If anyone gets a job in 311 or neighborhood services it's literally a crash course." She said she then moved onto the policy department to focus on economic mobility for minorities. She now oversees the Office of Cultural Affairs for Mayor Michelle Wu.

"I bring an understanding of

how city services actually work and meeting residents where they are at." She also said it is very important for city workers to hold themselves accountable for the work they are doing. "Making sure we are listening and coming together is so important." She also advocated supporting small businesses and said she often frequents Ula Cafe as they have the best caramel latte.

Valdez also tackled the question of bike lanes by saying she is working with several small business owners on Blue Hill Ave. who have expressed a loss in business over this last year. "I understand not everyone is anti-bike but we need to come to the table with small businesses for solutions," she said.

The importance of in-person meetings over Zoom meetings came up by several in attendance. One attendee said that Zoom meetings gave developers a chance to hide. Valdez said while she understood the convenience of Zoom, she preferred in-person meetings and encouraged those who wanted more in-depth conversations to approach her after the meeting.

Rozzie S+S Approved

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well (which were taken out of The Bulletin's tally). Basically, many comments were ambiguous.

Many residents, both in the comments and at the closeout meeting, said they were not only in support of the measure, but felt that more density was needed and more areas should have been included. Meeting regulars like Nate Stell, Andrew Murray and Matthew Lawlor all expressed their support for expanding the plan beyond what was proposed.

Radwin and resident Thomas MacDonald have been repeatedly asking the Planning Department to reach out to the large minority and non-English-speaking communities, which make up a majority of the neighborhood. However, in data that the Planning Department has collected, that demographic really hasn't shown up.

District 5 City Councilor Enrique Pepén's office actually held a Spanish language event in January, though his office stated at the time they did not get much turnout because of bad weather.

There were three public meetings on the proposed zoning map itself, along with a slew of public meetings before that over the summer and spring of 2024, though

to build trust in the community. This is just great and fabulous."

Zachariah said both in the BPDA Board vote meeting and the closeout that the impetus behind the S+S program is that in much of the City of Boston, multi-family housing is not legal to build without Zoning Board of Appeals (ZBA) approval. He pointed to a project in the Mattapan S+S prototype rezoning that took place over two years where residents had to go through the ZBA to get decks and even in one case a wheelchair ramp installed. He said even the triple deckers that created Boston's current architectural identity are simply not allowed to be built under the current zoning.

In Roslindale specifically, he said you can only build as-of-right multi-family in about 11 percent of the lots in the entire neighborhood, and he said the status quo will not allow growth or help the housing crisis the region is facing. Resident Rosy Hoskins also pointed out that development does not happen overnight, and that she felt much of this housing impact will be gradual (though she said she hopes it speeds up).

The next Boston Zoning Commission meeting is scheduled for May 16 and the agenda has not been released.

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Washington Street has been a bit slower and safer these past few months because of increased enforcement from the Boston Police Department.

COURTESY PHOTO

WRCIA marvels at police and sets election slate

Susan Kryczka
Staff Reporter

Martin Keogh, acting president of the West Roxbury Civic and Improvement Association (WRCIA) sped through the April 9 meeting agenda, aided by the postponement of approving the minutes from the last meeting and a last-minute cancellation of the Area E police

report when the officers were unable to attend. Keogh and the 10 attendees used the extra time on reports from City representatives and on traffic issues. Nominations for officers for the WRCIA and the upcoming election on May 13 were left as the last item.

Even without the Area E police officers present, the announcement at the March 12

meeting that moving violations in West Roxbury had gone up from 200 to 800 in one month was still a hot topic for discussion. Some marveled at the recently beefed-up presence and efficiency of the police.

“They are all over the place, patrolling on running red lights and things like that,” said mem-

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Egleston Redesign

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ton Street.

In many ways the plan continues the work of knitting the Square back together in the wake of the removal of the elevated Orange Line and train and bus station, plus increased population growth since 1989.

There are four focus areas: Egleston Square intersection of Columbus, Atherton and Washington, the Washington Street corridor from Boylston to Dimock, neighborhood traffic calming mainly on Atherton, School Street and Boylston, and the connection between Franklin Park and the SWC Park.

Priority one, Moose said is the intersection of Columbus Avenue and Washington Street. "I'm going to call it a mega project.

"It's a big redesign, significant investment focus on a high crash intersection," he said. "It's the top three percent in the whole city [for accidents], an infamous statistic."

One of the problems is the "very, very, very long crosswalks" which, he said, will be alleviated by curb extensions at the corners of Washington Street.

Another issue is that the whole sidewalk from Washington Street to the Boston Housing Authority (BHA) Roundhouse is owned by the MBTA [a remnant of the old Egleston Square busway removed in 1989]; another land taking will be at the Mobile station between Washington and Bray Streets.

Moose said both land takings have been resolved with the two property owners. He said the plan will give "extra love" to the priority side streets, Atherton, School and Boylston streets with traffic calming methods that include curb extensions and speed bumps.

He listed on the screen-share the 12 intersections getting curb extensions; included are Boylston and Amory, Walnut Park and Washington Street and Washington Street at Cobden Street.

The curb extensions, Moose said, will make pedestrian crossings shorter and improve accessibility but "are a pretty big undertaking; a large capital project."

One cost is the relocation of the drainage grates. Another challenge, Moose said, is the "legible connection from Franklin Park to the SWC Park "where there's been a lot of discussion. No street is a direct connection."

The main idea, he said, is the Atherton, Washington, School Street route. Curb extensions and curb crossings are governed by federal guidelines with 12 pedestrian ramp details. "Exciting stuff," Moose said. "They make pedestrian crossings shorter but are a problem with narrow sidewalks."

Moose showed a schematic plan of the proposed curb extensions at Washington and School streets along the Peace Park and the YMCA. These would provide a dedicated neck down for the 42 bus, allow for bus shelters and would also slow traffic at this corner, he said.

The Atherton Street corner is now enhanced by the new design proposals for Lawson Park, all of which show a connection with the shaded sitting area adjacent to the municipal parking lot on the schematic. Atherton Street would be raised to the sidewalk level to slow turning traffic and also show that the two green spaces are joined together.

The big question there, Moose said, is materials, concrete, pavers or asphalt; "it's a fairly fixed design."

One caller asked Moose "why the delay?" and he had to confess it was mostly due to inter-city agency un-coordination. "It's the biggest time suck," he said. "One department has feedback and another and another. It's feedback, redesign, feedback, redesign."

"These city agency submissions take three months," Moose said. "It's a lot of haggling."

This seems to have impacted the cost although, as Moose said, the cost of materials has "escalated significantly."

The Egleston Street design was originally budgeted at \$7 million and that is already in the city capital budget, Moose said; the cost now is \$10 million. He explained that the design is at 25 percent with a 75 percent design expected in September.

The additional \$3 million will be in another capital budget request from the streets cabinet and that will be made in the fall if 2025, Moose said. He expects construction to start in the 2026-2027 construction season.

There is a Plan B "if we can't get the full funding," Moose said. "It could be phased out over a few fiscal years."

One benefit of that, he said, was smaller, community-based contractors could take these shorter phases.

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ber Terri Halliday.

"I've started paying attention," said Keogh. "I need to go 25." Referring to the one officer he saw checking speeds near St. John Chrysostom Church, "I don't know who he is but he's doing a great job," he said.

"He's really responsive," said Mark Cohen, District 6 City Councilor Ben Weber's representative. "I know when we get calls about a certain intersection or whatever...two hours later he's out there...he's really good. No matter where they are...they are moving all the time." Ben Tayag, West Roxbury Office of Neighborhood Services liaison, said the city budget would be released on Wednesday, April 9. "I'll have updates at the next meeting on different funding items...the mayor's coffee hour will be announced soon. It will be at some point in the spring."

Responding to a question that Patricia Connors, a neighborhood resident, raised at the last meeting about crosswalks on Washington Street, Tayag reported some headway. "I sent in a request for three crosswalks

at bus stops so those are in design, and so new ramps need to be built and things like that...it might be some time before I hear on their progress but those are in the queue," he said.

"When you talk about the crosswalks, is it going to be lights or a stripe on the ground?" asked one neighbor. "It will be a stripe on the ground," said Tayag. "Ben had told me about it, that's really great news," said Connors. "I would add, if a neighbor has a specific budget interest, you can call our office," said Cohen. "We would love to hear from you."

"Trader Joe's is coming," said Keogh in a response to a question about the former Walgreens on Centre Street which closed in December 2024. "It's on their website," said Cohen. No opening date has been confirmed though the website did post that no alcohol will be sold at the West Roxbury location.

Last up was the nomination for officers for the WRCIA which Keogh said would not be officially closed until there

were nominations for each open position, but that this was the time and place to put names forward for the positions of president, vice-president, treasurer and secretary. Keogh, reiterating that he did not want to be president, noting those who served before could have come and ask to be nominated, but were not present. Nominations that were accepted with the candidate in attendance would be put on the slate for voting at the May meeting.

"Doesn't anyone have any interest in running for president?" said Keogh, half joking. "I don't want it to look like we picked who the next board is going to be." Keogh then nominated Daniel Durant for president; Keogh was nominated as vice-president, and Terri Halliday as treasurer. All three were present and accepted and approved for the slate. Judith Halper was nominated for secretary but was not present to accept, so filling that position nomination will be held over for the next meeting.

The election of the officers on the slate will be held at the next meeting, on Tuesday, May 13.

Food Cuts continued from page 1

USDA. This reduction represents about three percent of our total food distribution across Eastern Massachusetts," Roy said.

GBFB partners with more than 600 food agencies, including food pantries, community meal programs and other food assistance providers throughout 190 towns and cities across Eastern Massachusetts. Rose's Bounty, Roslindale Food Pantry, Hyde Park Food Pantry, and Allston Brighton APAC are some of the many local food programs that partner with the GBFB. "We depend on the Greater Boston Food Bank, so any cuts to their funding would have a trickle down effect on us," stated the Hyde Park Food Pantry.

Food Rescue US-Boston (FRUS) relies on local volunteers to collect surplus food from area donors and deliver it directly to food programs in need. Volunteers pick up donations from places like Panera Bread, Trader Joe's, Tatte, Whole Foods, Shaws, Stop & Shop, Wegmans, and more. The rescued food is then distributed to community organizations, including the Roslindale Food Collective (RFC).

Food Rescue US-Boston is in a unique position, explained FRUS-Boston Site Director Charlie Burns, and has not been directly affected by the federal cuts. "Our agile, volunteer-powered model allows us to operate in the leanest of

times as a convener, agent of food sourcing and transport, and booster to grassroots programs," said Burns. In these difficult times, FRUS-Boston is dedicated to collaborating with fellow food recovery organizations and developing solutions to improve food access.

The volunteer-driven RFC distributes over 50 boxes of food almost every Sunday. The RFC does not receive any food from the GBFB, but has seen a growing demand for food. Leah Arteaga, RFC's founder, has seen a 20 to 30 percent increase in new recipients coming to the program on a weekly basis. "Fortunately, we do not rely on the Greater Boston Food Bank, which depends on federal funding and faces ongoing food shortages. Instead, we source much of our food through Food Rescue US. The volunteers' dedication helps us remain sustainable," Arteaga explained.

"Our approach has always been open and inclusive—we welcome anyone in need, regardless of their ZIP code. Most food programs restrict access based on residency, but we have made it a priority to serve people from any town, every week," she said. RFC's mission is to "reduce food waste and combat food insecurity by nurturing a network of food distribution that brings sustenance and dignity to our community, ensuring no one goes hungry."

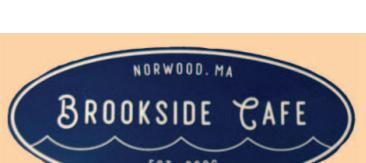
Boston's food banks are not alone. USDA cuts are impacting food assistance programs in every city and state, which are a part of federal spending reductions under Trump's administration. The administration has vowed to curb inflation by cutting back on government spending, which includes two USDA programs that helped schools and food banks buy food from local farms.

With new tariffs and the threat of a looming recession, the need for food assistance is becoming increasingly urgent. Before the pandemic, household food insecurity in MA stood at 8.2 percent. The onset of the COVID-19 pandemic drastically worsened the hunger crisis, which peaked at 19.5 percent in May 2020. As of Sept. 2024, 18.4 percent of all households in MA reported food insecurity. (Source: Project Bread)

"Food is not a privilege; it's a basic human right. We will have a lot of work to do in the coming months and years - a calling we will always answer and a mission we are dedicated to furthering," stated Burns.

To find food programs near you, visit gbfb.org/need-food/.

Every Sunday at 3 p.m., the Roslindale Food Collective distributes free boxes of food at 1195 Centre Street. One box is allowed per car. For more information, visit roslindalefoodcollective.org.



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- 21ST ANNUAL -

Easter

SUNRISE SERVICE

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**The Gardens Cemetery
(Gethsemane)**
670 Baker St., Boston, MA 02132

Complimentary Hot Breakfast

Sermon by:
Father Oscar Pratt
St Katharine Drexel, Boston
Music by:
Demetrios Tsaniklides Jr.



**No RSVP Necessary
Any Questions? Call (617) 325-0186**



CONNORS

Mary J. (Barry) of Stoughton, formerly of West Roxbury, died peacefully on Sunday, April 6, 2025, at Sophia Snow Place in Boston. She was 93. Mary was born in Boston on October 26, 1931, to the late John and Margaret (Higgins) Barry. She was one of five children, their only daughter. Mary was the beloved wife of the late Donald P. Connors Sr., with whom she shared many loving years of marriage and a Fourth of July wedding anniversary. Although widowed for more than 20 years, she surrounded herself with friends and family—remaining vibrant and ever-present to those she loved for many of those years. She was the devoted mother of Margaret Connors of Jamaica Plain, Donald Connors Jr. and his wife Maria of Stoughton, the late Jackie Connors, and the late Sue Connors. She loved her children endlessly. Mary's warmth and kindness knew no bounds. She was the type of person who could light up any room with her infectious laughter and ever-present smile. Her zest for life was contagious, and she was always the first to offer support, kindness, and love to anyone in need. Whether

you knew her for a lifetime or just a short while, she made you feel like family. Mary maintained an active social life. She enjoyed playing bingo with her sisters-in-law and friends, always surrounded by laughter and good times. Though she didn't win often, she cherished the opportunity to be with others. She was always up for a good laugh and had a way of making even the simplest moments feel special. Her friends and family will forever cherish the memories of the joy she brought into their lives. A kind-hearted volunteer, Mary was also a dedicated member of her community. She spent many years volunteering at Rosie's Place and various other organizations, always giving her time and energy to help those in need. Her generous spirit extended far beyond her family, and she touched the lives of countless individuals through her acts of kindness. Mary was also an avid walker and remained active for as long as her body allowed. Her

The Bulletin

DEATHS

April 9, 2025. Bruce departed this earth while surrounded by his loving family. Bruce was born in Keene, NH and was raised in Brighton, MA by his grandmother Maude Wiggins. He served as an engine specialist in the United States Air Force and was a member of the MBTA Carpenters Union as well as foreman for their upholstery division. Bruce was an artist in everything he did. He would hug you like you meant the world to him, even if you had just met. He had a great sense of humor and would often be caught laughing at his own jokes. He was selfless and kind and always willing to lend a helping hand. Bruce leaves behind his devoted wife Dorothy (Cheever) Fagan of West Roxbury. He was a loving father to Heidi (Fagan) White and her husband Stephen of Franklin, MA and Bruce A. Fagan, Jr. of Pittsburgh, PA. Known as Grampy and Gaga to his grandchildren Kyle and Brendan White of Franklin, MA and Ava and Levi Fagan of Pittsburgh, PA. Also survived by many nieces and nephews. He was predeceased by his grandmother Maude Wiggins and his sister Sheila Rich. Visiting hours will be held on Saturday, April 26th from 9-10:30am at the William J. Gormley Funeral Home 2055 Centre St., WEST ROXBURY, MA 02132. Interment in St. Joseph's Cemetery, West Roxbury. In lieu of flowers, memorial contributions may be sent in Mary's name to Rosie's Place, 889 Harrison Ave., Boston, MA 02118, or by visiting: www.rosiesplace.org.

FAGAN

It is with great sadness we announce the passing of Bruce A. Fagan, Sr. of West Roxbury on

FAULKNER

Thomas F. of West Roxbury, April 7, 2025. Devoted husband of Beverly J. (Segreve) for 61 years. Loving father of Mark and his wife, Kristine of Newton and Steven and his wife Mary of West Roxbury. Adored Papa of Ryan, Katherine (Kate), Nicholas, Brendan and Kayla. Also survived by many nieces, nephews, extended family and dear friends. Funeral from the Robert J. Lawler & Crosby Funeral Home, 1803 Centre Street, WEST ROXBURY. Interment in St. Joseph Cemetery. www.lawlerfuneralhome.com Lawler & Crosby Funeral Home 617-323-5600.

GILLIS



John J. of Hyde Park passed peacefully on April 8, 2025, surrounded by his loving family at the age of 82. Beloved husband of Mary Gillis (Cibotti) of 60 years. Devoted father of John R. Gillis and his wife Dawn of Hyde Park and Christopher J. Gillis and his wife Jean of Canton. Cherished brother of the late Ronald Gillis

Deaths

Continued on page 9

Around the Neighborhood

GALLERY TO EXHIBIT TWO ARTISTS

The Gallery at the Roslindale Library will be exhibiting to "two well-known to the area" artists Wendi Gray and Richard Pepp. Their works, all scenes of Roslindale, will be displayed from Thursday April 17th through Friday, May 30th with an opening reception on Thursday, May 8, from 5-7p.m. There will be short artist talks followed by Haikus about Roslindale or specifically about of their paintings. All are welcome to bring Haikus.

WARD 11 DEMOCRATS TO ELECT DELEGATES

On Monday, April 28 at 6:00, Democrats will convene at the Farnsworth House at 90 South St. in Jamaica Plain to elect up to 18 delegates and 4 alternates to represent Boston's Ward 11 at the 2025 State Democratic Convention.

Registered and pre-registered Democrats in Ward 11, 16 years old by Saturday, March 29th may vote and be elected as delegates or alternates during the caucus. Youth (age 16 to 35), people with disabilities, people of color, veterans, members of the LGBTQ+ community not elected as delegates or alternates are encouraged to apply to be add-on delegates at the caucus or by visiting massdems.org/massdems-convention. The 2025 Convention will be in person at the MassMutual Center in Springfield, MA on September 13th. Those interested in getting involved with the Ward 11 Democratic Committee should contact Anne Rousseau at revarousseau@comcast.net or (617) 571-6711.

ROSE'S BOUNTY HITS THE PAVEMENT

On May 4, Rose's Bounty will step up for Project Bread's 57th Walk for Hunger. For the 4th consecutive year, the West Roxbury-based nonprofit will raise money to support statewide food security through the Commonwealth Program. The Commonwealth gives organizations addressing food insecurity 60% of all funds they

raise to support their own hunger relief programs, with the remaining 40% applied to Project Bread's statewide food security efforts.

Donate directly to Rose's Bounty's Commonwealth fundraiser at <https://give.projectbread.org/team/640407>. To register as a participant for Project Bread's Walk for Hunger, or to support a walker or team with a donation, visit give.projectbread.org/walk. All individual walkers are encouraged to fundraise a minimum of \$25 and teams \$250. Participants who raise \$500 or more are recognized as Heart & Sole walkers and receive access to personalized fundraising support, exclusive event gear, free breakfast on Walk Day, and invitations to exclusive events.

PLANT SALE 2025!

Every gardener loves a plant sale! RG&C will hold our yearly sale on Saturday, June 14, from 10 AM to 1 PM. This event will be at the homes of two of our members - 53 Prospect Avenue and 5 Sheldon Street (just a few houses from each other).

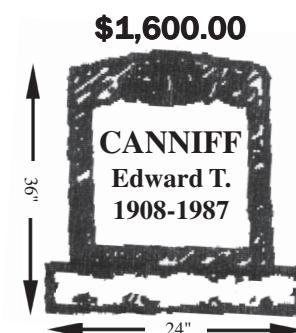
We'll be selling plants from our own members' plant divisions, mostly perennials (both sun and shade loving) with a few edibles and shrubs. Depending on donations, we sometimes have a small selection of decorative garden items or gardening books.

If you are dividing plants this spring and have some to share with us (no wild orange daylilies or invasives, please), consider potting them up and labeling them (sticks are great but even masking tape on the pots is OK) for us to sell.

If you need plastic pots, we can supply them. We'd appreciate donations delivered to us after June 1 and no later than Wednesday, June 11. Thank you in advance.

The proceeds of the sale fund our 501c3 non-profit mission to plant and maintain public green spaces in Roslindale Village. That's right—your extra plant donations keep us afloat for the year ahead.

If you have questions about the sale or about donating plants, please email us at rge.plantsale@gmail.com.



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George F. Doherty – Edward J. Doherty – Edward J. Doherty Jr.
Patrick J. Twomey – Bryan F. Higgins – Jerry Locke

Trader Joe's

continued from page 2

nity member Julia Fagone. Popular Trader Joe's items include their Mandarin orange chicken, cold brew coffee concentrate, fresh flowers, spinach and artichoke dip, goat cheese, Irish potato chips, ice cream sandwiches, Brazil nut body butter, and iconic mini tote bags.

"I really like their frozen and packaged foods, they have a good variety of stuff that isn't available at Roche Brothers. Their produce isn't great so I won't shop there for everything but in

their packaged foods there are some specific things I'll go there for. Mainly sweets," remarked Julia Hansen, who lives within walking distance of the future Trader Joe's store.

Some residents voiced their concerns on social media regarding "more traffic on Centre Street" when the new store opens. Other community members think the traffic will be worth the affordable groceries and snacks. "I'm excited to not have yet another bank, but to have a source of healthy and

unique groceries. Any extra traffic is totally worth it, maybe I'll just use the bike lanes on Centre to get there," remarked West Roxbury resident Steve Lewis.

Liam Hoey, who was born and raised in WR, is most excited for Trader Joe's healthy meats and special snacks. He will also shop at the beloved local grocery store, Roche Brothers.

For more information about Trader Joe's in Boston, visit locations.traderjoes.com/ma/boston/.



Deaths

continued from page 8

and his late wife Ann Gillis-Kearns, the late Catherine Kyle and her late husband Bill, and the late Evelyn Bryan and her late husband John. Loving "Papa" of Aidan, Eddie, Nick, Andrew, and Nolan (Gillis). Brother in law of Thomas Cibotti and his wife Kathleen and Joseph Cibotti and his wife Kathleen. Also survived by many loving nieces, nephews, and great friends. A Mass of Christian Burial was celebrated Monday, April 14th, at St Pius X Church Milton (101 Wolcott Rd). Interment at Knollwood Memorial Park in Canton, John was a proud veteran. He served in the United States Air Force from 1960-1964. He was a most proud papa who thoroughly enjoyed attending in person sporting events of all of his grandchildren. A self employed electrician for 34 years he loved his work and all of the wonderful relationships he built along the way. He joined the Boston Fire Department as one of their in house electricians from 1995 until he retired. John was beloved by all who knew him. His kindness and generosity has been a staple throughout his life. Please at the family's request in lieu of flowers all donations in Johns memory can be made to New England Center for Homeless Veterans www.nechv.org.

HIGGINS

Deborah J. of Hyde Park, Massachusetts, passed away unexpectedly at her home on Saturday, April 5, 2025. She was born in Providence, Rhode Island on July 14, 1967. Beloved daughter of Judith Mercer and the late Ronald Higgins. Loving sister to David (Kristine), Stephen, Daniel (Gerri) and her late brother Michael. Deborah was the caring Aunt of Katelyn, Ashley, Emma, Keira, Somer, and Declan. She was the loving Godmother to Ashley and Keira. A member of the Assumption College class of 1989, Debbie had a long and varied career in hospitality and health care. Her business success included a long stint in the Director's role with the New England Patriots. Most recently, Debbie successfully built the Norwood branch of Cornerstone Caregiving as the Operating Director. Deborah's indomitable spirit and the love and care she showered on her family and many friends will be greatly missed. She was a spirit of light to all those around her. May she rest in

Peace. Funeral from the Robert J. Lawler & Crosby Funeral Home, 1803 Center Street West Roxbury, MA 02132. A Funeral Mass was celebrated on Friday, April 11, at 10:00 AM, in St. Theresa of Avila. Debbie will be laid to rest at Milton Cemetery, 211 Center Street, Milton, MA 02186.

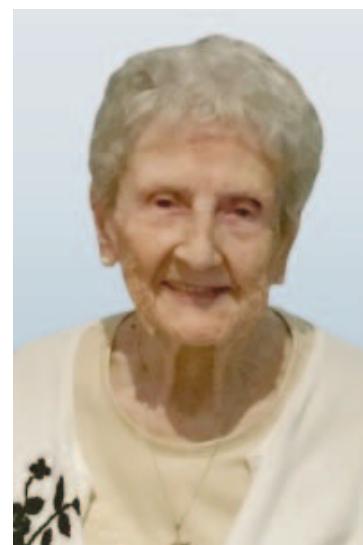
McLAUGHLIN

John Donald of West Roxbury passed away on April 3, 2025. Beloved husband of Angela (Kraft) McLaughlin. Son of the late Joseph and Ellen (Rafferty) McLaughlin. Devoted father of John Donald McLaughlin Jr. and his wife, Breana of AZ, Thomas More McLaughlin and his wife, Adrianna of Framingham, Anna Elizabeth McCormick of Natick, Theresa Marie McLaughlin and her husband, Brian Estepe of Braintree and Joseph Francis McLaughlin of Roslindale. Dear brother of the late Eleanor Karshis, Mary Fermano, Joseph McLaughlin, Alice Dixon, Jeanne Skelton, Ruth Gibbons and Robert McLaughlin. Loving grandfather of Connor O'Gara and his wife, Chloé, Audrey and Abbie McCormick and Stella McLaughlin. Also survived by many nieces and nephews. Funeral from the William J. Gormley Funeral Home, 2055 Centre St., WEST ROXBURY. Interment Holyhood Cemetery, Chestnut Hill. In lieu of flowers, donations in memory of John may be made to KNOM Radio Mission, 107 W. 3rd Ave., Nome, AK 99762 or www.knom.org or to Holy Name Parish, 1689 Centre St., West Roxbury, MA 02132 or www.holynameparish.com. For guest book, please visit www.gormleyfuneral.com William J. Gormley Funeral Service West Roxbury 617-323-8600.

MCLEAN

James F. of Hull, formerly of West Roxbury and Mission Hill, April 9, 2025. Beloved husband of the late Catherine Leonard-McLean. Loving father of Clifford L. and his wife, Robin of Dedham and Joseph J. and his wife, Julia of West Roxbury. Devoted grandfather of Jack. USAF Veteran Vietnam. 30-year construction engineer with the MBTA. Funeral from the William J. Gormley Funeral Home, 2055 Centre St., WEST ROXBURY. Interment in Mt. Benedict Cemetery. For guestbook, gormleyfuneral.com William J. Gormley Funeral Service 617-323-8600.

O'CONNELL



Claire R. (Duggan) of Sophia Snow Place, West Roxbury, formerly of Dedham, and Dorchester, passed away on April 11, 2025. Beloved wife of the late William H. O'Connell. Devoted mother of William O'Connell & his wife Karen of Rockland, Joan Eacmen of West Roxbury & her late husband, Peter, Patricia Mazurkiewicz of Dorchester and her late husband, John, and Michelle O'Connell and her wife Christine Coakley of Needham. Loving grandmother of 7 and great-grandmother of 11. Sister of Marion LeBlanc of Lynn, and the late Eleanor DePalma, and Francis and Paul Duggan. Also survived by many nieces and nephews. Claire enjoyed bowling leagues with her family and friends, painting ceramics, and was an avid reader of the Boston Globe. Claire loved participating in various activities, including Bingo, with her close friends at Sophia Snow Place. Funeral from the P.E. Murray - F.J. Higgins, George F. Doherty & Sons Funeral Home, 2000 Centre St., West Roxbury. Interment St. Joseph Cemetery. Expressions of sympathy may be made in Claire's memory to Sophia Snow Place 1205 Centre St. West Roxbury, MA 02132. For online guestbook pemurrayfuneral.com. Arrangements by P.E. Murray - F.J. Higgins, George F. Doherty & Sons Funeral Home, West Roxbury.

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Since the Federal, State, Local authorities have put in place social distancing guidelines, and places of worship have suspended services, we've found ways to help families continue to honor their loved ones.

We can meet with you in person, via telephone or email to assist with the planning process. We can also offer some alternatives to traditional rites and ceremonies by live streaming, online condolence books as well as other alternatives to traditional choices.

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The Bulletin

Legals

Commonwealth of Massachusetts
The Trial Court – Probate and Family Court
Docket No. SU25D0558DR

SUMMONS BY PUBLICATION

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

Lasylvia Woods vs. Jonathan Sims

To the above-named Defendant Jonathan Sims:

A Complaint has been presented to this Court by the Plaintiff(s), Lasylvia Woods seeking a divorce pursuant to Supplemental Probate Court Rule 41 1, an Automatic Restraining Order has been entered against the above named parties, and that the said defendant cannot be found within the Commonwealth and that his/her present whereabouts are unknown, that personal service on said defendant is therefore not practicable, and that said defendant has not voluntarily appeared in this action.

You are required to serve upon Lasylvia Woods - plaintiff(s) - whose address is 91 Ames Street, Apt. C313, Boston, MA 02124 your answer on or before the 6th day of June, 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: March 27, 2025
Stephanie L. Everett, Esq., Register of Probate

West Roxbury/Roslindale Bulletin: 04/17/2025

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court
Department

Docket No. SU25P0713PM

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: Alice Roberts
Of: Boston, MA

RESPONDENT
(Person to be Protected/Minor)

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

Sherrill House of Boston, MA
in the above captioned matter alleging that **Alice Roberts** is in need of a Conservator or other protective order and requesting that

Jonathan J. Davey, Esq. of Quincy, MA
(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 **04/24/2025**. This day is NOT a hearing date, but a deadline date by which you have to file the written appearance if you object to the petition. If you fail to file the written appearance by the return date, action may be taken in this matter without further notice to you. In addition to filing the written appearance, you or your attorney must file a written affidavit stating the specific facts and grounds of your objection within 30 days after the return date.

IMPORTANT NOTICE

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

Witness, Hon. Brian J. Dunn, First Justice of this Court
Date: April 1, 2025
Stephanie L. Everett, Esq., Register of Probate

Boston Bulletin: 04/17/2025

Commonwealth of Massachusetts
The Trial Court – Probate and Family Court

INFORMAL PROBATE PUBLICATION NOTICE

DOCKET No. SU25P0637EA
Suffolk Division

Estate of: Elizabeth Ann Hartnett
Also known as: Elizabeth A. Hartnett; Elizabeth Hartnett
Date of Death: December 27, 2024

To all persons interested in the above-captioned estate and, by Petition of Petitioner **Walter J. Mahoney, Jr. of West Dennis, MA**
a Will has been admitted to informal probate
Walter J. Mahoney, Jr. of West Dennis, 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: 04/17/2025

Commonwealth of Massachusetts
The Trial Court – Probate and Family Court

DOCKET No. SU24P0589EA

CITATION ON PETITION FOR SALE OF REAL ESTATE BY A PERSONAL REPRESENTATIVE

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

Estate of: Dianne Kenney
Also known as: Dianne E. Kenney
Date of Death: 11/23/2023

To all interested persons:
A Petition for Sale of Real Estate has been filed by:
Maryellen Kerins of Hyde Park, MA
requesting that the court authorize the Personal Representative to sell the decedent's real estate at a private sale.

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. of the return day of 05/15/2025. 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: April 09, 2025
Stephanie L. Everett, Esq., Register of Probate

Hyde Park Bulletin: 04/17/2025

MORTGAGEE'S NOTICE OF SALE OF REAL ESTATE

By virtue of a Power of Sale contained in a certain Mortgage given by Aletta Horton (the "Mortgagor") to Finance of America Mortgage LLC, its successors and assigns, dated November 29, 2022; recorded in the Suffolk County Registry of Deeds in Book 00686, Page 101 and registered at the Suffolk County (Suffolk District) Registry District of the Land Court as Document No. 939801 and noted on Certificate of Title No. 138101 (the "mortgage"); which mortgage the undersigned is present holder by assignment, pursuant to and in execution of said power and for breach of conditions of said Mortgage and for the purpose of foreclosing same will be sold at:

Public Auction on May 28, 2025 at 1:00 PM

Said sale being located on the mortgaged premises and having a present address of **10 Waterloo Street, Hyde Park, Suffolk County, MA**. The premises are more particularly described in said mortgage, to wit:

The land in Hyde Park with the buildings thereon, described as follows: A certain lot of land containing 5,555 square feet more or less referred to as Lot 2 on a Plan entitled, "Land Court Subdivision Land Court Plan 20221-B in Boston, MA (Hyde Park District) Scale 1" = 20' dated August 11, 2005 created by Toomey-Munson & Associates, Inc., Civil Engineers & Land Surveyors" and filed at the Suffolk County Land Court on November 10, 2005 as Document No. 20221B.

For mortgagor's title see deed registered at Suffolk County (Suffolk District) Registry District of the Land Court as Document Number 939801 and noted on Certificate of Title Number 138101.

The premises will be sold subject to any and all unpaid taxes and other municipal assessments and liens, and subject to prior liens or other enforceable encumbrances of record entitled to precedence over this mortgage, and subject to and with the benefit of all easements, restrictions, reservations and conditions of record and subject to all tenancies and/or rights or parties in possession.

Terms of the Sale: Cash, cashier's, or certified check in the sum of \$5,000.00 as a deposit must be shown at the time and place of the sale in order to qualify as a bidder (The mortgage holder and its designee(s) are exempt from this requirement); high bidder to sign written Memorandum of Sale upon acceptance of bid; balance of purchase price payable in cash or by certified check in thirty (30) days from the date of the sale at the offices of mortgagee's attorney, Leopold & Associates, 80 Business Park Ave., or such other time as may be designated by mortgagee. The description for the premises contained in said mortgage shall control in the event of a typographical error in this publication.

Other terms to be announced at the sale.

Finance of America Mortgage, LLC,
Leopold & Associates, PLLC.,
P.O. Box 59, 28 Vermont Route 110,
South Royalton, VT 05068
(914) 219-5787

Hyde Park Bulletin: 04/03/25, 04/10/25, 04/17/25

Classifieds

HELP WANTED

Logistician: Manage supply chain projects & optim logistics oprns. Req Bachelor's deg in Industrial Engg or rltd field & 3 mos exp in logistics or supply chain mgmt.

Send resume Attn: HR to hradmin@designerschoiceinc.com Ref: Logistician Application. Designers Choice LLC, 52 Industrial Dr, Ste B, Boston, MA 02136

Staff Dentist; Dimock; Roxbury, MA. Responsible for clinical dental services. Provide dental health care for patients as part of care team. Must have at least Dental Medicine/DDS or equiv. & at least 1 yr of exp as a dentist or rltd role. Must have license to practice dentistry in Mass. Apply online at dimock.org/careers/jobs.

Real Estate Analyst (Blue Ocean Realty LLC, Boston, MA 02134) full-time; DUTIES: rsch & anlz real est mrkts + develop fin models. Int trvl up to 3-4x/ year as needed. Reqs: Bach. in Fin, Econ, or related + 2yrs exp in fin & stat anlys servs. Full job desc & reqs at <https://jobquest.dcs.eol.mass.gov/JobQuest/JobDetails.aspx?jo=22330890>. To apply, send resume to borhr@blueoceanboston.com.

COMMONWEALTH OF MASSACHUSETTS
SUFFOLK, ss.
SUPERIOR COURT
DEPARTMENT OF THE TRIAL COURT
CIVIL ACTION NO. 2584CV00409

EDEN BROWNELL
Plaintiff
v.
Any persons claiming under
UNITED CALIFORNIA
SYSTEMS INTERNATIONAL,
INC., and/or GMAC MORTAGE
CORPORATION who may Claim
an interest in certain property
in Boston, Suffolk County,
Massachusetts by purchase,
descent or otherwise
Defendants

ORDER OF NOTICE

TO: the Defendants, any persons claiming under United California Systems International, Inc., and/or GMAC Mortgage Corporation who may claim an interest in the certain property located at 14 Bowdoin Avenue, Boston, Suffolk County, Massachusetts (the "Premises") by purchase, descent or otherwise.

EDEN BROWNELL
claiming to have an interest in the Premises by virtue of that certain Condominium Unit Deed made by 14 Bowdoin, LLC dated February 27, 2023 and recorded with the Suffolk County Registry of Deeds in Book 68732, page 235 has filed with this Court a Complaint to Discharge a Mortgage pursuant to M.G.L. c. 240, §15 and an Action to Quiet Title pursuant to M.G.L. c. 240, §§ 6 to 10.

If you object to the Plaintiff's Complaint, then you or your attorney must file a written appearance and answer or other responsive pleading with the Suffolk County Superior Court, 3 Pemberton Square, Boston, MA 02108 on or before April 30, 2025 (the "Return Date"), or you may be forever barred from objecting to the Plaintiff's claims.

Witness: Wilson, J.

Attest: John Powers, Clerk,
Suffolk County Superior Court.

Boston Bulletin: 4/03/25, 4/10/25, 4/17/25

Community Service Directory

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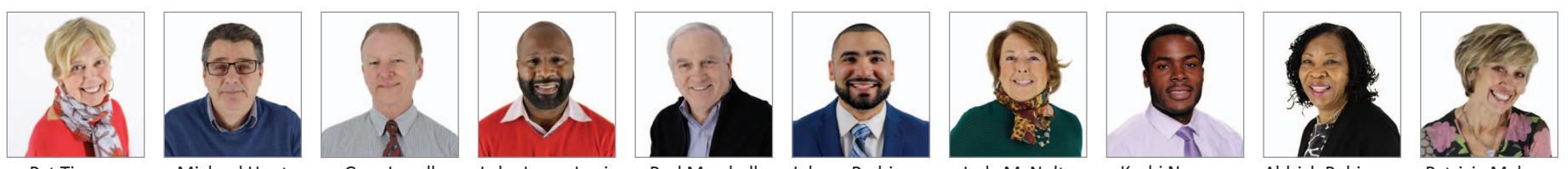


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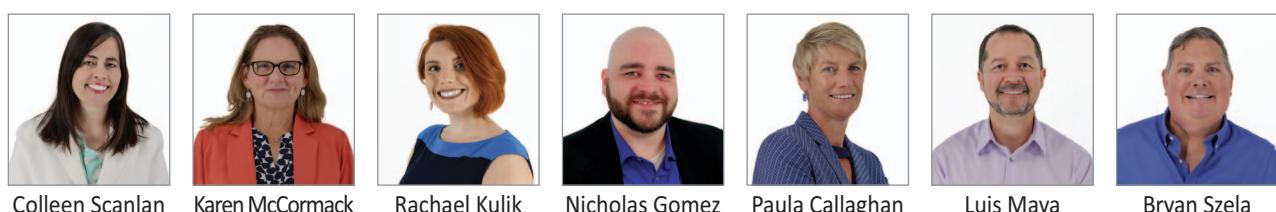
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