

- ALLSTON
- BRIGHTON
- HYDE PARK

# The Bulletin

- JAMAICA PLAIN
- WEST ROXBURY
- ROSLINDALE

A newspaper dedicated to the community



July 17, 2025



View of T&H Dam from River Street side of the Neponset River, which will hopefully be seeing PCB removal in the coming years.

PHOTO BY MATTHEW MACDONALD

## EPA recommends Neponset River PCB plan

### It's big, but is it the best?

**Matthew MacDonald**  
Staff Reporter

On July 9, the U.S. Environmental Protection Agency (EPA) held a public hearing to present its PCB removal/remediation proposals for the Lower Neponset River, and to take comments.

It was the EPA's latest step in an expansive and expensive undertaking: the removal and remediation of a massive accumulation of chemical contaminants (especially polychlorinated biphenyls: PCBs) imbedded in 3.7 miles of the Lower Neponset's riverbed and banks.

The entire Superfund site stretches from the river's confluence with Mother Brook at the Grimké Sisters Bridge (Dana Avenue, Hyde Park) to the Walter Baker Dam (Adams Street, Lower Mills). However, the hearing concentrated on the first upstream mile of the project – from Mother Brook to the Tileston & Hollingsworth Dam (behind Planet Fitness at 892 River St., near Wood Avenue) – and the proposals were for work to be done on that Phase 1 section of the river.

The four Phase 1 contami-

nant removal alternatives were released for public comment on June 13 as part of a 443-page Engineering Evaluation/Cost Analysis (EE/CA) report. Each is described on page numbers 58-97, and the EPA makes its recommendation on page numbers 99-101.

Only one of those options meets all of the EPA's removal action objectives (RAOs): the reduction of health and ecological risks from contaminated sediment and floodplain soil, the elimination of a potential uncontrolled release of contaminated sediment and floodplain soil in the event of dam failure, and the prevention of the transport of PCBs to other areas of the river.

In achieving that, Removal Action Alternative 4 (RAA-4) proposes taking down the T&H Dam. Prior to that, the highly contaminated sediment impounded against it would be dredged, as would the highly contaminated sediment near the Lewis Chemical site (below the Fairmount Bridge). In addition to that, the top three feet of the remaining riverbed over the full length of the Phase 1 area would be removed, as would contaminated floodplain soil. Dredged areas would then be

backfilled to stabilize the riverbed, as well as adjacent floodplain and impacted abutting structures; it would also minimize surface water changes and provide an ecological habitat.

RAA-4 would also involve the installation of a permanent cap that would cover the full length of the dredged and backfilled Phase 1 area in order to isolate any remaining contamination.

As described in Appendix G of the EE/CA, this cap would be comprised of a 9-inch top layer of sand on top of a one-foot-thick stone armor layer, which would be on top of a 3-inch filtration sand layer, which would be on top of a 3-inch chemical isolation layer of carbon activated sand.

The RAA-4 project is estimated to last three years and 10 months at \$78.4 million.

The virtual meeting was scheduled for an hour-and-a-half and drew nearly 90 attendees. The presentation portion featured a video that gave an overview of the EE/CA and the different RAAs. The hearing itself lasted an hour and drew 15 comments

**Superfund**

Continued on page 3



Ruthzee Louijeune



Marvin Mathelier



Julia Mejia



Henry Santana



Alexandra Valdez

Five candidates for the four at-large City Council positions participated in last week's forum

COURTESY PHOTO

## Not much differentiates candidates

**Susan Kryczka**  
Staff Reporter

Progressive West Roxbury/Roslindale and Allston/Brighton Progressives sponsored a virtual at large-city council candidates forum on July 9 which drew five of the candidates seeking to fill the four at-large councilor seats open for election this fall. In attendance were three incumbents, Ruthzee Louijeune, Julia Mejia, and Henry Santana, and two challengers, Alexandra Valdez, the city's current Director of the Office of Cultural Affairs and Marvin Mathelier, small business owner and Marine. Only those who filled out a questionnaire were allowed to participate. Voters will choose eight from the current slate of nine at-large candidates on Sept. 9. From there, the final four will be chosen on Nov. 4.

Each candidate was given the same amount of time to answer the same questions posed by Progressive members Rachel Poliner, Caitlin Gillooly and Robert Orthman. With more than 60 viewers, topics included housing issues, climate change, transportation, immigra-

**At-Large Candidates Forum**  
Continued on page 4

## JP complains ZBA not listening

**Richard Heath**  
Staff Reporter

In the view of many Jamaica Plain residents the Boston Zoning Board of Appeal (ZBA) is ignoring them.

"We're at a time when our neighborhood voices are not being heard," summed up Alcurtis Clark at the July 2 Jamaica Plain Zoning Committee (JPZC) meeting.

"The city isn't listening to us and that's not very good to know," Jeri Levitt said at the July 5 Jamaica Pond Association (JPA) meeting.

Two recent cases appeared to back this up.

Over considerable neighborhood opposition, the ZBA voted on May 6 to approve a change of use variance for Victory Programs supportive housing at 81 South Huntington Ave.

**JP Ignored**  
Continued on page 5



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6. Sanctus
7. Benedictus
8. Agnus Dei
9. Lux Aeterna
10. O Jesu Deus Pacis
11. O Meritum Passionis
12. Libera Me
13. De Profundis Psm 129
14. In Paradisum
15. Pie Jesu



**Helen Peterson  
McCloskey**  
*Soloist*

# The Bulletin

## Death a prominent character

### ‘Behind the Grove’ a look at a neighborhood and wider world

**Jeff Sullivan**  
*Staff Reporter*

West Roxbury’s own Bob Moses released his life story this year, entitled, ‘Behind the Grove and Beyond the Pale,’ and while it starts off as a slice-of-life Americana story in West Roxbury, it covers a lot of ground throughout the United States.

During the course of Moses’ life he moved from profession to profession, and while death isn’t a stranger in most people’s lives, Moses said he knows about 60 people who have died. He says in the book he’s been to more friends’ and acquaintances’ funerals than weddings.

“And a lot of them, I didn’t even mention,” he said. “It was so high because the population was so high. You know, we were Baby Boomers, and there were hundreds and hundreds of people my age who died. It was just a lot of deaths yes.”

The book relates Moses’ experiences growing up in the Grove and the stories around the neighborhood that everybody grew up on. Then it discusses Moses’ various jobs including as a DJ, an EMT, a bouncer, a lifeguard at the Draper and the Healey pools, various titles at the MBTA, a promoter, and even a political aide.

“As an EMT you saw a lot of gruesome things but you just had to react to them and deal with them,” he said.

Moses worked for the MBTA for decades and



*Moses, left, from a Boston Globe story where he helped to save a motorist's life on the Jamaica Way.*

COURTESY PHOTO

though he ended up in the dispatch room, he said he started out working in the field, and the EMT training he had to become an ambulance driver came in real handy.

“You know, I had to take care of people on the train and platforms where they were hurt or sick,” he said. “I got commendations for that. It wasn’t planned that way, they didn’t hire me because I was a former EMT, but I just had the training and I used it.”

He said he’s seen a lot of changes in the character of the city and the world since he grew up, one of which was that of the mentality around seat belts. He related one story in the book where had to tend to a car crash on the Jamaica Way involving a VW Bug and a tree, and one of the victims turned out to be a

childhood friend. Moses said even these days, with new safety equipment and more emphasis on curbing the more than 40,000 deaths on the road per year, collisions and deaths are still happening every day.

“A friend of mine just died in his truck on 128,” he said. “He got on the on-ramp and accelerated and lost control about five years ago. He didn’t have a seatbelt on. He ended up getting killed, and this guy was a serious driver. He had trucks, Corvettes, all kinds of different cars. And he just didn’t have his seatbelt on. They really make a difference. And back in the day, they weren’t mandatory.”

Moses ran into the Timilty family over the years, as well as former Boston Mayor Tho-

**Behind The Grove**  
*Continued on page 3*



City of Boston  
Planning  
Department

# Virtual Public Meeting

**JUL**  
**22**  
6:00 PM  
-  
7:30 PM

## 1740 HYDE PARK AVENUE

**Register:** [bosplans.org/1740HydeParkAve](https://bosplans.org/1740HydeParkAve)  
**Toll Free:** (833) 568 - 8864  
**Meeting ID:** 161 395 4019



**DESCRIPTION:** This is a Public Meeting for the proposed 1740 Hyde Park Avenue project located in the Hyde Park neighborhood of Boston. The purpose of the meeting is to discuss the Small Project Review Application. The meeting will include a presentation followed by questions and comments from the public.

*La información de esta reunión es fundamental para usted como residente de Boston y parte interesada. Dispone de servicios de idiomas de forma gratuita. Si los requiere, comuníquese con (ebony.darosa@boston.gov) antes de la siguiente fecha: 7/14/2025*

*Enfòmasyon ki nan reyinyon sa a enpòtan anpil pou ou kòm yon rezidan Boston, ak moun ki gen enterè. Sèvis Aksè lang disponib gratis pou ou. Si w bezwen sèvis sa yo, tanpri kontakte (ebony.darosa@boston.gov) pa pita pase:7/14/2025*

Mail to: **Ebony DaRosa**  
Planning Department  
One City Hall Square, 9th Floor  
Boston, MA 02201  
Phone: 617.918.4419  
Email: [ebony.darosa@boston.gov](mailto:ebony.darosa@boston.gov)

**BostonPlans.org** |  **@BostonPlans**

Teresa Polhemus, Executive Director/Secretary



from 13 different people, most of whom spoke very positively about the EPA and its recommended course of action while raising points that touched on various aspects and potential impacts of the work being proposed.

These included several comments regarding mitigation of the project’s potential negative effects on public health in the residential communities abutting that stretch of the river. Others touched on the anticipated disruption to the surrounding community in terms of the staging areas and truck traffic that will be necessary to move the dredged sediment, topsoil, and debris offsite.

Many, however, stressed the river itself and the desire for Phase 1 of the clean-up to not only improve the Neponset’s environment, but to do no further damage to it and its ecosystem.

This was addressed by Ken Fields, a member of the Lower Neponset Community Advisory Group (CAG) that is working with the EPA as the Superfund moves forward. Speaking for himself, he expressed concern over the four RAAs offering only one real alternative: RAA-4.

RAA-1 – set as a baseline for comparison purposes – takes no action.

RAA-2 and RAA-3 would reduce contaminated sediment and floodplain soil to less clean levels than RAA-4, and both would use an interim capping system that would only provide temporary containment of PCBs. RAA-3 would also take down the T&H Dam, raising the risk of future contamination further downstream if there is ever an interim cap failure in the Phase 1 area.

“I am concerned – from an ecological perspective – that the cap, which may protect us all, is going to be just a scar on our community,” Fields said, referring to RAA-4’s proposed cap and alluding to environmental regulations that emphasize doing the least amount of damage, before driving his point home about having only one option. “When we have one alternative, that doesn’t necessarily seal that deal, it just says you have one alternative so, yeah, it’s the best.”

Staying with the theme of RAA-4’s cap, and the lack of comparative plans addressing

other viable approaches, he continued. “I don’t know if the cap is good or bad. I’m saying we don’t have that comparison to make: we don’t have the dollar comparison, we don’t have the ecological comparison, and we don’t have the risk comparison.” He concluded by making a request of the EPA. “We need more information. We need real alternatives to make this analysis.”

Visit [www.epa.gov/neponsetriver](http://www.epa.gov/neponsetriver) to download a copy of the EE/CA report, watch the EE/CA informational video that was played during the meeting, or learn more about this project.

To submit a comment to the EPA regarding the Lower Neponset EE/CA, visit <https://tinyurl.com/bd7z4x42>

Comments can also be emailed to [R1Neponset@epa.gov](mailto:R1Neponset@epa.gov). Additionally, they can be sent by regular mail to U.S. Environmental Protection Agency, Region 1; ATTN: Alexander “Tristan” Pluta, Remedial Project Manager; 5 Post Office Square, Suite 100 (Mail Code 07-MI); Boston, MA 02109-3912. Please include Docket ID# EPA-R01-SFUND-2025-0083 in the subject line.

All comments must be received or postmarked by 11:59 p.m. on Aug. 1.

**LEGALNOTICE**

**BOSTON RENAISSANCE CHARTER PUBLIC SCHOOL REQUEST FOR QUALIFICATIONS OWNER’S PROJECT MANAGER**

**Building Updates and Addition Projects**

Boston Renaissance Charter Public School (BRCPS) is seeking qualified firms and individuals to provide Owner’s Project Management (OPM) Services for Building Updates and Addition Projects. Copies of the Request for Qualifications (RFQ) package will be available beginning **Thursday, July 17, 2025, at 10:00 AM** by submitting an email for documents to [purchasing@brcps.school](mailto:purchasing@brcps.school).

All applicants must submit in conformance with the Request for Qualifications document. This RFQ shall be governed by the designer selection law, M.G.L.c.7, §§38A½-O. Proposals shall be received by **Wednesday, August 6, 2025, at 10:00 AM**, at which time they will be publicly opened and recorded. No proposals will be accepted after the time and date noted.

**LATE BIDS WILL NOT BE CONSIDERED.**

Bids will be publicly opened after the submission deadline. The BRCPS reserves the right to reject any and all bids as determined to be in the best interests of the BRCPS and to waive minor informalities.

Alexandra Emery  
Chief Financial Officer  
July 17, 2025

*Hyde Park Bulletin:*  
07/17/2025

To advertise, call the Bulletin at (617) 361-8400

mas Menino. He said all the guys he knew growing up in West Roxbury helped him out in his time and he wouldn’t be the man he is without them.

“West Roxbury is one of the most politically-connected towns in the city, aside from South Boston,” he said. “And most of these guys were a lot older than I was and I learned a lot. I would try to stay with the older people, because I knew I could learn from them. And I did.”

Moses said his prior experiences with Menino and other locals helped him out when he and friends organized to eventually have a plaque dedicated to his friend Ed Hogan at the Draper and used a media campaign with the local newspaper of the time, the West Roxbury Transcript, to drum up support for such an endeavor after being rejected for several similar proposals on city land.

Death is, if not a main character in the book, then surely has a recurring role. Whether it was bar fights at Jado’s, gruesome multiple murders above the Chaine’s Pharmacy or a Code 2 working at the MBTA, the book doesn’t shy away from the subject, and Moses said that was important.

“You don’t learn about life



Moses, top middle, with his friends after a ride down to the Florida Keys in the 70s.

COURTESY PHOTO

unless you experience death,” he said. “You can’t really experience death, not first-hand and tell about it, but you can experience the death around you. And that really grips you. I had so much death in my life,

and I learned from that. You strive to survive, and that’s what I’ve been doing.”

To purchase Moses’ book, go to <https://tinyurl.com/zznhdz74>

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City of Boston  
Planning  
Department

# Virtual Public Meeting

**JUL 30**

6:00 PM - 8:00 PM

## 344-350 WASHINGTON STREET PUBLIC MEETING

**Register:** [bosplans.org/344350WashingtonPublicMeeting](https://bosplans.org/344350WashingtonPublicMeeting)

**Toll Free:** (833) 568 - 8864

**Meeting ID:** 160 463 2623

**DESCRIPTION:** The Planning Department is hosting a Virtual Public Meeting for the proposed project located at 344-350 Washington Street in the Brighton neighborhood of Boston. The purpose of the meeting is to discuss the Small Project Review Application (SPRA) that was filed and its potential impacts. The meeting will include a presentation followed by questions and comments from the public.

The proposed project involves the demolition of the existing structure on a 6,450 square foot lot to allow for the construction of a new (6) six-story, mixed-use building. The building will include approximately 1,007 square feet of ground-floor retail space, nineteen (19) condominium units, and seventeen (17) off-street parking spaces. In total, the new structure will encompass roughly 27,969 square feet and will provide twenty (20) residential bicycle parking spaces, along with six (6) additional bike spaces designated for visitors.

Mail to: **Zoe Schutte**  
Planning Department  
One City Hall Square, 9th Floor  
Boston, MA 02201

Phone: 617.918.4311

Email: [zoe.schutte@boston.gov](mailto:zoe.schutte@boston.gov)

Close of Public Comment Period:  
**8/11/2025**

Website:  
**[bosplans.org/344350WashingtonStreet](https://bosplans.org/344350WashingtonStreet)**

**BostonPlans.org** | **@BostonPlans**

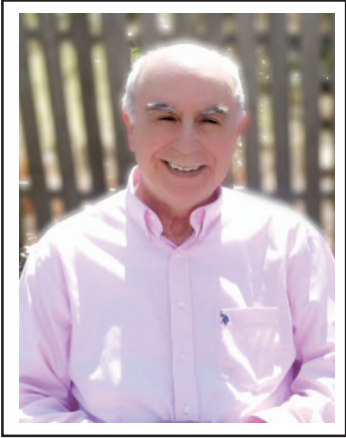
Teresa Polhemus, Executive Director/Secretary



# A rejoinder par excellence

I’m not good at quick (con-  
v e r s a t i o n a l )  
comebacks. Comedians at  
nightclubs excel at spitting them  
out but politicians are woeful at  
them, some just replying with  
insults. I wish I had a good  
comeback recently to a Keolis  
conductor when I boarded the  
wrong outbound commuter rail  
train at Back Bay  
Station: instead of getting on  
the Needham Heights to travel  
to Roslindale’s Bellevue (when  
two outbound trains arrived at  
the same time and I didn’t listen  
intently to the conductor step-  
ping out at Back Bay to holler  
the destination), I found myself  
on the confusing signage at  
Back Bay Station over the  
down-step/elevator: “Tracks 1  
& 3” although track 3 is actu-  
ally on the left and track 1 on  
the right, but I couldn’t think to  
spit it out fast enough to the un-  
derstanding conductor. I  
merely smiled, saying that I got  
confused.

The best rejoinder I ever  
heard was voiced some forty-  
four years ago to a United States  
president and no one was  
offended. When President  
Ronald Reagan (as well as  
White House spokesman James  
Brady, Secret Serviceman Timo-  
thy McCarthy, and District of  
Columbia police officer Thomas  
Delahunty) were suddenly shot



My Kind  
of Town/  
Joe Galeota

by John Hinkley exiting the  
Washington Hilton Hotel onto K  
Street, the president was rushed  
to George Washington Univer-  
sity Hospital in Washington.  
It was there that the late Dr.  
Joseph Giordano, the son of a  
Jersey City Italian immigrant  
and the first in his family to at-  
tend college, was summoned  
from his rounds to treat the ail-  
ing Commander-in-  
Chief. Before being anesthe-  
tized, Reagan jocularly com-  
mented, “I hope you all are  
Republicans.” With so much on  
his mind about saving the life of  
#40 and under so much pressure,  
Giordano had the sharpness and  
the wit to reply, “Today, Mr. Presi-  
dent, we’re all Republicans.”  
Would Dr. Giordano say the  
same today?

Commonwealth of Massachusetts

The Trial Court – Probate and Family Court Department

Docket No. SU25C0390CA

CITATION ON PETITION  
TO CHANGE NAME

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

In the matter of: Michelle Kathleen Chubeck

A Petition to Change Name of Adult has been filed by  
Michelle Kathleen Chubeck of West Roxbury, MA  
requesting that the court enter a Decree changing their name to:  
Michelle Kathleen McIntosh

IMPORTANT NOTICE

Any person may appear for purposes objecting to the petition by filing an  
appearance at: Suffolk Probate and Family Court before 10:00 a.m on the return  
day of 08/07/2025. This is NOT a hearing date, but a deadline by which you must  
file a written appearance if you object to this proceeding.

WITNESS, Hon. Brian J. Dunn, First Justice of this Court.

Date: July 09, 2025,  
Stephanie L. Everett, Esq., Register of Probate

West Roxbury/Roslindale Bulletin: 07/17/2025

Commonwealth of Massachusetts

The Trial Court – Probate and Family Court

INFORMAL PROBATE  
PUBLICATION NOTICE

DOCKET No. SU25P1225EA  
Suffolk Division

Estate of: Karen M. Muldoon

Date of Death: April 30, 2024

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

Petitioner Sean P. Muldoon of Brockton, MA

Sean P. Muldoon of Brockton, 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: 07/17/2025

## Letters to the Editor

### ICE AS TRAFFIC COPS?

To the Editor:  
In Kirby Boyce’s rambling letter last week, he  
suggests a similarity between “illegal aliens” and  
drivers running red lights. Maybe we should re-  
deploy the current ICE force to traffic enforce-  
ment, rather than their current mission of randomly  
kidnapping people without warrants. That would  
truly increase our safety, rather than going after  
the imaginary threat posed by our hard-working  
neighbors whose lives have been disrupted this year.

David Wean  
Roslindale

### OWNING 920 CENTRE STREET

To the Editor:  
Let’s pretend the 920 Centre St. project is a  
go. First, you must talk about the logistics of how  
this is going to work.  
On the first day lots of front loaders and large  
dump trucks will arrive on the property. This is  
the beginning of at least TWO YEARS of pulling  
down and digging up, the precious, virgin land.  
As they climb the trees to cut them down, they  
will see all the wildlife scurry away, except for one.  
The birds’ nests high in the trees will just be  
thrown to the wind, eggs and all while the parent  
birds yell and scream after them. The eggs are  
killed, may as well kill the parent birds as well!  
Do they have a right to live?  
So, as the trees fall and the land is uncovered,

it all goes into the large dump trucks to be taken  
away. Away to where? Will they go up and down  
Centre St.?  
For at least two years the trucks will own 920  
Centre St. In and out, in and out, constantly going  
in and out, holding up traffic, important medical  
traffic! The noise from all the machines and the  
constant dust kicking up into the atmosphere will  
be too much for people of the Arboretum to take.  
Now, these trucks cannot go on certain roads,  
like the Jamaicaway and the VFW Parkway. So,  
what will their route and final destination be for all  
this fill soil? You have to know these important  
things.  
I wonder why “The developer” (John Holland)  
was completely taken aback by the community op-  
position (at the Feb. 27 virtual BPDA meeting).  
He doesn’t see the Jamaica Plain community like  
the people of Jamaica Plain. No, he is all about  
making lots of money, and the JP community wants  
to keep all our natural resources. There will be lots  
more cars, cars, cars we don’t want. When you fin-  
ish your 85 & 38 units there will be 300 parking  
spaces inside and outside bothering the already busy  
traffic.  
You see Mr. Holland and City Councilor We-  
ber, the people of Jamaica Plain are all about LOVE  
in our community, not the theft of something so won-  
derful as the Arboretum.  
You will be opposed at every turn. You are not  
stealing the peoples’ protected land!

Carol Galvin  
Jamaica Plain

## At-Large Candidates Forum

continued from page 1

tion, budgeting for federal cuts,  
and youth engagement.  
The candidates held similar  
positions. All five candidates  
support rent stabilization and the  
right to counsel in case of evic-  
tions. Incumbent at-large coun-  
cilers, Louijeune, Mejia, and  
Santana know each other well  
and have worked on legislation  
together. There were variations,  
however, on how each candidate  
wanted to fix problems.  
Expanding affordable hous-  
ing was important to the candi-  
dates. Mathelier said it was his  
top priority. “I want to fight for  
more affordable rental units” he  
said. He suggested rent stabiliza-  
tion. “I want to be sure we’re tak-  
ing care of small developers,  
landlords with the smaller units.”  
Valdez favors co-purchasing  
programs to encourage afford-  
able homeownership. “Families  
living together...making sure we  
support our immigrant families  
who want to do this together,” she  
said.” Santana supports public  
housing and zoning reform. “Al-  
lowing families who look like  
me, being able to stay here in the  
City of Boston.”  
Louijeune backs the right of  
first refusal for city properties for  
affordable housing development.  
“I am a big proponent of the city’s  
Acquisition Opportunity Pro-  
gram,” which helps makes inves-  
tor-owners buy occupied, multi-  
family rental properties. Mejia  
talked about growing up in Bos-  
ton and “bouncing from place to  
place. Here now, decades later  
we’re still contending with the  
same issue.” As a councilor, she  
has worked with Santana cospon-  
soring affordable co-ownership  
bills and wants more city vouch-  
ers.  
Another question asked was  
how to solve traffic and transit  
problems. “To be or not to be –  
speed bumps or no speed bumps?  
Bike lanes or no bike lanes ... it  
all depends on the neighborhood  
you’ve been in,” said Mejia. She  
wants decisions to be made  
neighborhood by neighborhood  
or even street by street.  
“I think about our freedom to  
be multimodal ... how do we  
move people around ... how do  
we keep people safe,” she said.  
Mejia said she wants to in-  
clude people who can’t come to  
meetings and get their feedback.  
Mathelier said he’s been solicit-  
ing people’s opinions going door-  
to-door. “This has been a com-  
mon denominator ... they feel  
like they aren’t being heard. In  
City Hall, we need to go ahead  
and change that.” Mathelier even  
rode his bike from JP to West  
Roxbury to have his own experi-  
ence. Valdez said as a Hyde Park  
resident if she misses her bus, “I  
have to wait for another 45 min-  
utes.” She says neighborhoods  
with few resources have to be  
helped. She supports more free  
buses and better sidewalks.  
Santana considers public safety  
vital to traffic and transit discus-  
sions. “I don’t want to go to an-  
other memorial because someone  
got struck by another bus ... all  
deserve to be safe in our city,” he  
said.  
An emotional part of the meet-  
ing came when each candidate  
spoke about their own personal  
experience with immigration.

Louijeune and Mathelier are the  
children of Haitian immigrants.  
Mejia, Santana, and Valdez were  
born in the Dominican Republic  
and immigrated to the U.S.  
Santana said he came to the  
U.S at the age of three. “I was  
undocumented. I became an  
American citizen in the last few  
years, so I know the fear that ev-  
eryone in our communities is liv-  
ing with.”  
He has sponsored Know-  
Your-Rights training, supports  
providing more immigration law-  
yers.  
Mejia said, “I agree with  
Councilor Santana ... it presents  
itself as an opportunity... mutual  
aid can stand in the gap.” She is  
sponsoring an ordinance to have  
an ID to have access to get around  
and to doctors. Valdez came to  
the U.S. at 10 years of age after  
being separated from her parents  
for seven years. She wants more  
legal protections for immigrants.  
“Working hand-in hand with  
those who are going to help people  
first.” Mathelier said “What  
makes this country work are im-  
migrant communities. We’re all  
immigrants ... we have skin in  
the game, and I want to be part  
of it.” He wants a legal fund act  
enacted by the city and strength-  
ening the Boston Trust Act.  
Louijeune said, “There’s not a  
day that goes by that my office  
isn’t trying to address an issue  
where someone’s life has  
changed dramatically.” She  
wants increased support for im-  
migrant programs.  
The Boston City preliminary  
election is Sept. 9. The final elec-  
tion is Nov. 4.



# JP Ignored

continued from page 1

On June 24, again in the face of neighborhood opposition, the ZBA voted to approve 561 Centre St., a four-story, 12-unit building to replace a long-closed gas station.

Reactions were quick. One action involves the ZBA being sued by a large abutting property owner contesting the vote to approve 81 South Huntington, and two, in an unprecedented rebuke, Dave Baron, chair of the Jamaica Plain Zoning Commission (JPZC) is drafting a letter to the ZBA criticizing its vote on 561 Centre St.

The lawsuit demands that binding, legal “reasonable conditions and safeguards” be put in an attached proviso to the ZBA decision that will protect adjacent property owners.

Baron’s letter, which he will submit to the full neighborhood council on July 22, states the ZBA “showed contempt for the neighbors” by approving 561 Centre St. denied by both the JPZC and the full Jamaica Plain Neighborhood Council (JPNC).

As first reported by Universal Hub on June 10, the Moskow family, which owns 46-82 South Huntington Ave. directly opposite Victory Programs, sued the ten-member zoning board and Victory for “ignoring the requirements of the zoning code.”

In his June 9 filing, Moskow’s attorney Bud Shadrawy states “the [ZBA] decision contradicted the conditional use variance...[that] the conditional use will not be more objectionable to the neighbors than the non-conforming use.

“The decision makes no finding that a homeless shelter will not be more detrimental to the neighborhood than a hotel [the previous use].”

Moskow has owned 46-82 South Huntington, which consists of 10, connected, three-story brick buildings of 107 rental apartments since 1968.

Victory Programs Inc. bought the former En Vision Hotel in December 2024. Shadrawy and many neighbors testified at the May 6 ZBA hearing.

“Neighbor concerns,” states the lawsuit, “are based on actual deterioration of the neighborhood by the nature of a low-threshold shelter operation.”

VPI is adding 39 rooms with 55 beds in the four-story building. The lawsuit wants the decision annulled.

The Bulletin talked with attorney Shadrawy on June 26; he provided a copy of the lawsuit.

“We are not opposed to the homeless shelter,” Shadrawy

told The Bulletin. “My client is only seeking relief to protect the neighborhood and formalize certain protections and representations made by the applicant [Victory Programs].

“The applicant and the ZBA have refused this otherwise normal and customary request for a proviso to be attached the decision,” he said.

Victory Programs did not respond to repeated phone messages or emails for comment or further information on the build-out of the former hotel.

The 561 Centre St. proposal seems to have as much to do with a nearby vacant site owned by the same developer, Christ Stamatos, as it does with repeated neighborhood objections over the past year to the building itself, a four-story, 12-unit building.

The neighbors’ demands for a smaller building with fewer units were resisted by the owner.

Richard Lynds is the Stamatos attorney. “This is the sixth presentation,” he told the May 7 JPZC. “Dialogue is a two-way street. You can’t get everything you want. Some things we just can’t do. We understand we didn’t do what you want [three-stories, nine units]. We did our best.”

The JPZC reviewed and voted to defer 561 Center St. on Feb. 5 and it denied it on May 7.

One thing that leaked out on Feb. 5 was committee chair Dave Baron’s allusion in his remarks supporting the deferral to Stamatos’ property at 626 Centre St., the long-closed Mike’s Service Center garage.

“My personal opinion,” Baron elaborated to The Bulletin the next day, “I was not ready to vote in favor [of 561 Centre] until the community is given some kind of substantive update on the owners’ plans for 626 Centre –that long derelict property, unattractive, unused and unchanged in a vital and active center of the neighborhood.”

JPZC member Peg Preble explained her no vote on May 7. “I don’t want to help Stamatos,” she said. “He owns an abandoned gas station, a big eyesore down the road.”

Lynds accepted the vote to deny. “After seven meetings a level of opposition always comes about,” he said. “All changes are already done,” Lynds told the ZBA. “Some changes we can’t do, three stories. It’s the best we can do. It’s not true that we ignored the neighbors. We go to community meetings and hear the same thing.”

Centre-South Main Streets submitted a letter of support



Above: A tale of two gas stations, 626 Centre St and 561 Centre St both owned by Stamatos Realty. Bottom: 561 Centre St. as it stands today and then with approved apartment plan.

PHOTOS BY RICHARD HEATH, RENDERINGS COURTESY OF THE DEVELOPER



stating 561 Centre was a significant change and built of quality materials.

Councilor Weber testified. “I’ve lived nearby for 17 years, something has to be done,” he said, “The Main Streets is in support. So is the JP design committee. The density is good. My request is to delay until July 15.”

Weber acknowledged that Stamatos “needs to work on that other property he owns.”

The ZBA voted to approve. “The shape of the lot is unique, an improvement from a gas station,” zoning member Katie Whewell said.

Baron was not happy with this decision and he said so at the July 2 zoning committee meeting. “The JPZC voted to deny, the JPNC voted to deny,” he said. “From February to May there were no further community meetings and no changes.

“The ZBA and the electeds did not stand up for the council. Weber did not oppose, the

mayor’s office did not weigh in for or against. This is too bad,” Baron said.

Baron said he is drafting a letter to the ZBA chair Sherry Dong stating, “The JPNC is an open and fair process. Their denial deserves more credit.”

“I’m personally frustrated,” Baron said. “The ZBA is unaccountable. They view the neighbors with contempt. The ZBA was told that half of the residents were in favor. That’s not true,” Baron.

Baron said he received copies of the plans for 626 Centre Street.

Attorney Lynds also sent a copy to The Bulletin on May 15. A four-story building with housing over ground floor retail designed by the same architect as 561 Centre.

“I didn’t spend much time looking at the plans,” Baron said. “Not doing anything is the real problem.”

Lynds told the JPZC on May 7 that “the plans are preliminary and are in the ISD

pipeline now. We’re preparing to go to the neighborhood,” Lynds said.

The biggest of all vacant properties in Jamaica Plain is at the edge: 41- 75 Amory St., three large parcels of six, three-story brick buildings on two acres most of which are owned by Boston Community Ventures for over 25 years.

In that time a small town has grown up around it of hundreds of income-restricted social housing : 10 and 75 Amory Ave, 25 Amory Street, 250 Centre Street and 1599 Columbus Ave.

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City of Boston  
Planning  
Department

Virtual Public Meeting

JUL  
23  
6:00 PM  
-  
8:00 PM

1200 CENTRE STREET

Register: [bosplans.org/1200CentreStreet](https://bosplans.org/1200CentreStreet)

Toll Free: (833) 568 - 8864

Meeting ID: 161 991 5474

PROJECT PROPONENT: Hebrew SeniorLife

DESCRIPTION: Hebrew SeniorLife (HSL) proposes to build a 78-unit affordable senior housing community in partnership with the BHA/HUD through the Restore Rebuild program. The project will be located at the corner of Centre Street and Walter Street in Roslindale on a site owned and operated by HSL. The HSL campus includes a comprehensive healthcare and research facility that provides a range of services to seniors, from rehabilitation and outpatient care to end-of-life support. The proposed development will repurpose an existing parking lot, comprising 0.78 acres of the 9.4-acre site. The proposed 6-story building will include 78 deeply affordable senior housing units, composed of seventy-four one-bedroom units and four two-bedroom units.

Mail to: Camille Platt-DeCosta  
Planning Department  
One City Hall Square, 9th Floor  
Boston, MA 02201

Phone: 617.869.7098

Email: [camille.plattdecosta@boston.gov](mailto:camille.plattdecosta@boston.gov)

Close of Public Comment Period:  
7/28/2025

Website:  
[bosplans.org/1200-centre-street](https://bosplans.org/1200-centre-street)

BostonPlans.org | @BostonPlans

Teresa Polhemus, Executive Director/Secretary



Legals

Commonwealth of Massachusetts  
The Trial Court – Probate and Family Court Department  
Docket No. SU25C0313CA

CITATION ON PETITION  
PETITION TO CHANGE NAME

Suffolk Probate and Family Court  
24 New Chardon St.  
Boston, Ma 02114 617-788-8300

In the Matter of: Rayleigh Claire Banash

A Petition to Change Name of Adult has been filed by  
Rayleigh Claire Banash of West Roxbury, MA  
requesting that the court enter a Decree changing their name to:  
Emelia Rayleigh Clair Webb

IMPORTANT NOTICE  
Any person may appear for purposes of objecting to the petition by filing an  
appearance at: Suffolk Probate and Family Court before 10:00 a.m on the return  
day of 07/24/2025. This is NOT a hearing date, but a deadline by which you must  
file a written appearance if you object to this proceeding.

WITNESS, Hon. Brian J. Dunn, First Justice of this Court  
Date June 16, 2025  
Stephanie L. Everett, Esq., Register of Probate

West Roxbury/Roslindale Bulletin: 07/17/2025

Conserve our resources. Recycle this newspaper.

Commonwealth of Massachusetts  
The Trial Court  
Probate and Family Court  
Department

Docket No. SU25P1510GD

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

In the matter of: Jamie Seeley  
Of: Boston, MA

RESPONDENT  
Alleged Incapacitated Person

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

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

Brigham & Women’s Faulkner  
Hospital of Boston, MA

in the above captioned matter alleging  
that Jamie Seeley is in need of a  
Guardian and requesting that

(or some other suitable person) 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 Guardian  
is necessary, and that the proposed  
Guardian is appropriate. The petition is  
on file with this court and may contain  
a request for certain specific authority.

You have the right to object to this  
proceeding. If you wish to do so, you  
or your attorney must file a written  
appearance at this court on or before  
10:00 A.M. on the return date of  
08/05/2025. 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: July 03, 2025  
Stephanie L. Everett, Esq.,  
Register of Probate

Boston Bulletin:  
07/17/2025

Commonwealth of Massachusetts  
The Trial Court  
Probate and Family Court  
Department

Docket No. SU25P1557GD

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

In the matter of: Bonnie Caldwell  
Of: Brighton, MA

RESPONDENT  
Alleged Incapacitated Person

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

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

Brigham & Women’s Hospital of  
Boston, MA

in the above captioned matter alleging  
that Bonnie Caldwell is in need of a  
Guardian and requesting that

(or some other suitable person)  
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 Guardian  
is necessary, and that the proposed  
Guardian is appropriate. The petition is  
on file with this court and may contain  
a request for certain specific authority.

You have the right to object to this  
proceeding. If you wish to do so, you  
or your attorney must file a written  
appearance at this court on or before  
10:00 A.M. on the return date of  
08/07/2025. 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: July 10, 2025  
Stephanie L. Everett, Esq.,  
Register of Probate

Boston Bulletin:  
07/17/2025

Commonwealth of Massachusetts  
The Trial Court  
Probate and Family Court  
Department

Docket No. SU25P1556PM

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: Bonnie Caldwell  
Of: Brighton, MA

RESPONDENT  
(Person to be Protected/Minor)

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

Brigham & Women’s Hospital of  
Boston, MA

in the above captioned matter alleging  
that Bonnie Caldwell 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  
08/07/2025. 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: July 10, 2025  
Stephanie L. Everett, Esq.,  
Register of Probate

Boston Bulletin:  
07/17/2025

Commonwealth of Massachusetts  
The Trial Court  
Probate and Family Court

DOCKET No. SU25P1437EA

CITATION ON PETITION FOR  
FORMAL ADJUDICATION

Estate of: Thelma J. Ricci  
Also known as: Thelma Ricci  
Date of Death: 06/23/2023

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

To all interested persons:

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

Joseph J. Ricci of Mansfield, 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:

Joseph J. Ricci of Mansfield, 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 07/29/2025. 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: July 10, 2025  
Stephanie L. Everett, Esq.,  
Register of Probate

Boston Bulletin:  
07/17/2025

Commonwealth of Massachusetts  
The Trial Court  
Probate and Family Court

DOCKET NO. SU25P1264EA

CITATION ON PETITION FOR  
FORMAL ADJUDICATION

Estate of: Charles F. Hartley, Jr.  
Date of Death: 01/08/2025

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

To all interested persons:

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

Robert Hartley of Plainfield, CT

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

The Petitioner requests that:

Robert Hartley of Plainfield, CT

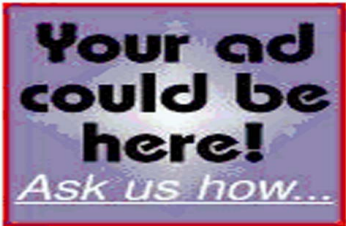
be appointed as Personal  
Representative(s) of said estate to  
serve Without Surety on the bond in  
unsupervised administration.

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 07/24/2025. 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: June 16, 2025  
Stephanie L. Everett, Esq.,  
Register of Probate

West Roxbury/Roslindale Bulletin:  
07/17/2025



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# ZBA approves Leo Birmingham proposal

Douglas Rivelli  
Staff Reporter

On July 8, the City of Boston Board of Appeal (ZBA) meeting took place to discuss additions and changes to be made to private property across the city desired by property owners.

While there were many appeals during this meeting, 83 Leo Birmingham Parkway was a major discussion point.

The property was represented by Attorney Paula Devereaux.

The property owner was requesting conditional use permits and variances for construction of a new apartment building on the property. Variances were required because the new building would not comply with the current area’s size regulations.

The property owner sought approval because, due to height limits placed on buildings for general safety reasons, their building would exceed the required maximum height. According to Devereaux, the only reason for the building not complying is because the property has a slope. While the building itself would remain within a safe height, the grade the building is on top of makes its true height look disproportionate.

The property owner also proposed building a parking lot beneath the building, which only makes its appearance appear more out of place.

Todd Fremont-Smith, a real estate representative from Nordblom Company, noted that the company went through an “exhaustive neighborhood process” of contacting local groups in the Brighton and Allston area to ensure regulations are followed. They also gained approval from the Boston Planning Department in April.

Tamara Roy, a representative from Stantec working on public infrastructure projects, also noted that the property is part of the Charles River basin and is close to local MBTA and public transit locations. This showed that providing these variances would be a boon for the city while still maintaining minimal complications.

The building would include 52 affordable units, a connecting trail to Soldier Field Place and will maintain and protect existing tree groves on the property.

With no questions from the Board, they turned to public testimony where members corroborated that representatives from this property did hold meetings with community groups and did acquire Boston Planning approval.

With the testimony complete, the Board motioned to approve the variances and conditions unanimously.

Also on the docket was 45 Solaris Rd. in Hyde Park, where the property owner wants to build a two-family dwelling on a newly created lot. Speaking on the behalf of the owner was Attorney Derric Small.

Small told the board that the owner was looking to combine and subdivide the land for this project. He noted that making such adjustments would conflict with zoning requirements for the area, but believed these concerns should not be considered violations.

The main concerns, according to Small, were insufficient side yard setback and insufficient rear yard lot width. He mentioned that both the side and rear yard had sufficient space and should not conflict with zoning regulations.

The Board then turned to public testimony. During this,



The proposed structure to replace the current radio station at 83 Leo Birmingham Pkwy.

COURTESY PHOTO

they reached a unanimous decision to which they agreed that all concerns were addressed and the project should be able to move forward pending approval from the board.

The Board also came to the unanimous decision to approve the project.

Another major change desired was at 15 Rickerhill Rd. in West Roxbury, for which the property owner was seek-

ing permission to install five back yard chickens in coop on their property.

The Board waited and no representative for the property made an appearance, so they continued. Before a scheduled break, they attempted to repeat the appeal

for Rickerhill Road. However, no representative made an appearance at that time either.

Because of this the Board unanimously denied the request.

The next Zoning Board of Appeals meeting is set to meet on July 29.

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Fellows of the American Academy of Pediatrics

## Legal Notice

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

SUFFOLK Division

CITATION ON PETITION TO CHANGE NAME

In the matter of: Anna Charlotte Walters

A Petition to Change Name of Adult has been filed by Anna Charlotte Walters of Boston, MA requesting that the court enter a Decree changing their name to: Anna Krupin Mendoza

IMPORTANT NOTICE

Any person may appear for purposes of objecting to the petition by filing an appearance at: Suffolk Probate and Family Court before 10:00 a.m on the return day of 08/12/2025. This is NOT a hearing date, but a deadline by which you must file a written appearance if you object to this proceeding.

WITNESS, Hon. Brian J. Dunn, First Justice of this Court  
Date: July 08, 2025  
Stephanie L. Everett, Esq. Register of Probate

Docket No. SU25C0355CA

Suffolk Probate and Family Court  
24 New Chardon St.  
Boston, Ma 02114 (617) 788-8300

Boston Bulletin: 07/17/2025

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1943. He was honorably discharged in 1945 with the rank of Sergeant, and awarded the French Legion of Honor in 2014. After the war, he went on to have a distinguished art career teaching across the country from California to Massachusetts. His life work includes paintings, collage, calligraphy, sculpture, stained glass, jewelry, wood carvings and published books, with select pieces at the Metropolitan Museum of Art, the MFA in Boston, and at the Houghton Library in Cambridge. He loved trips to the museum, working in his studio, and a strong cappuccino. He will be greatly missed by his family and friends. Arrangements by P.E. Murray - F.J. Higgins, George F. Doherty & Sons Funeral Home Funeral Home, West Roxbury. For online guestbook [pemmurrayfuneral.com](http://pemmurrayfuneral.com).

LOVETT

James J. of West Roxbury,  
July 4, 2025. Beloved son of the  
late Daniel P. and Marguerite  
(McDermott) Lovett. Loving

brother of Dennis and Ellen Lovett of Westwood and the late Daniel Lovett, Jr. Also survived by several nieces and nephews. Funeral from the Robert J. Lawler & Crosby Funeral Home, 1803 Centre St., WEST ROXBURY. Interment in Holyhood Cemetery. Lawler & Crosby Funeral Home 617-323-5600.

**PEMBERTON**



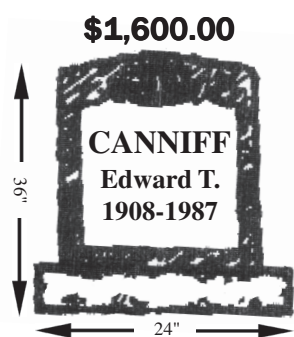
Doris A. of West Roxbury,  
formerly of Roxbury Cross-

ing, passed away on July 6, 2025. Longtime partner of Michael Dziubaniuk. Beloved daughter of Ralph and Margaret (Dineen) Pemberton. Sister of William Pemberton of Marlboro, and the late Edna Brown, Jean Myers, Carol Grieshaber, Susan Vella, and Ralph, Richard, Robert, and Frank Pemberton. Also survived by many loving nieces and nephews. A Funeral Mass was held at St. John Chrysostom Church 4750 Washington St. West Roxbury on Wednesday, July 16th. Interment Mt. Benedict Cemetery, West Roxbury. In lieu of flowers donations may be made in Doris' memory to American Diabetes Association, 1 Bromfield St., Boston, MA 02108, or to St. John Chrysostom Church 4750 Washington St. West Roxbury, MA 02132. For online guestbook [pemurrayfuneral.com](http://pemurrayfuneral.com).

**WEBB**

James P. of Hyde Park, formerly of Roslindale, passed away on July 10, 2025. Father of Jill Botto and her husband Ryan of Halifax, and Danielle Webb of

Halifax. Grandfather of Riley Botto, Dayna Nersessian, and Dean Nersessian. Brother of Mary Ann Dye, George Webb and his wife Virginia, Deborah Shattuck and her husband George, Kathleen Leoncello, Daniel Webb and his wife Barbara, and Craig Webb and his wife Heather. Also survived by many nieces and nephews. James was a longtime employee for the City of Boston as well as UPS. Jimmy was a big sports fan. He loved the game of golf. He was especially fond of baseball and the Boston Red Sox. He looked forward to his yearly visit to Fort Meyers to watch their spring training. Jimmy loved the beach. Summer days you could find him on Nantasket. Visiting hours will be held at the P.E. Murray - F.J. Higgins, George F. Doherty & Sons Funeral Home 2000 Centre St. West Roxbury on Monday, July 21st from 4-6pm, followed by a service in the funeral home beginning at 6pm. Interment private. For online guestbook [pemurrayfuneral.com](http://pemurrayfuneral.com). Arrangements by P.E. Murray - F.J. Higgins, George F. Doherty & Sons Funeral Home, West Roxbury.



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Patrick J. Twomey – Bryan F. Higgins – Jerry Locke

# Fire injures firefighter

**Jeff Sullivan**  
*Staff Reporter*

The Boston Fire Department (BFD) reported a four-alarm fire at 143 Poplar St. in Roslindale early on July 13, adding that one resident and one firefighter had to be transported to a local hospital for minor injuries.

BFD Deputy Chief Michael Doherty said upon arrival, firefighters found the structure heavily engaged and two residents needed to be rescued through the windows. Doherty estimated the fire damage at \$800,000-plus.

The BFD reported getting the call and arriving around 1:30 a.m. to find heavy black smoke coming out of the attic of the structure. A second and then third alarm was ordered, and about 40 minutes later, a fourth alarm.

This was likely due to the six-or-seven-foot jet of flame seen arching out of the attic window. Firefighters quickly evacuated the building themselves, after getting all 10 residents out. Then, the BFD reported using “a defensive approach” which involved using multiple portable deck guns to surround the building and protect the firefighters as the fire continued to burn in the attic.

At around 2:52 a.m., the BFD reported the heavy fire knocked down. In total, firefighters said they had to



*The fire raged to a four-alarm status from the Boston Fire Department.*

PHOTO BY BFD

use about 3,000 feet of hose line to fight the fire throughout the night.

District 5 City Councilor Enrique Pepén said his office is accepting donations of gift cards and other sundries in the Boston City Hall, and that Mi Finca owner Oscar Bonilla is also allowing drop-offs at his restaurant in Roslindale.

Square.

“Gift cards are certainly the best resource for families in these situations,” Pepén wrote on social media. “I’ve spoken with Oscar from Mi Finca who has kindly allowed us to use Mi Finca as a drop off location for gift cards. My office will then take them to the family.”





Caleb Mathis (left) and Quinn Heath (right) listen to a question at the July 10 HPNA meeting.  
PHOTO BY MATTHEW MACDONALD

# HPNA hears new cannabis delivery proposal

**Matthew MacDonald**  
Staff Reporter

On Thursday, July 10, The Hyde Park Neighborhood Association (HPNA) held its monthly meeting, which ran an hour-and-a-half and featured two local business appointments.

One had to do with the latest proposal for a cannabis delivery business.

New Growth, LLC went before the group to present an overview of its plan, and to request its support when it goes before the Zoning Board of Appeal (ZBA) for a buffer zone variance.

If successful in its application, it would be located at 110-114 Business St. at the corner of Reservation Road. As described by co-owner Caleb Mathis, the operation would involve two unmarked delivery vans driven by him and his business partner Moe Taha (who was unable to attend the meeting due to illness), with all orders placed online. The site would be comprised of a restricted-access garage/loading area, an inventory storage area, and an office. The business would also have to meet security and delivery protocols, and it would have no walk-in service.

The buffer zone in question concerns the distance between the proposed business site and the Boston Renaissance Charter Public School at 1415 Hyde Park Ave. The two are 428 feet apart as the crow flies – under the 500-foot buffer zone minimum. However, they are separated by the MBTA/Amtrak rail line, so the actual traveling distance between them is greater than half-a-mile. Nonetheless, be-

cause of the way the zoning code is written, a ZBA variance is required.

“We really don’t anticipate a huge community impact from this, especially with just one or two delivery vans to start. But it is nearby a couple of schools in the area, and I think pretty much everywhere in the city there’s children, and the businesses coexist,” representing attorney Quinn Heath said at one point to address the buffer zone and to assuage concerns regarding the proposed site’s proximity to a nearby daycare business, dance school, and skate park.

At the conclusion of the appointment, the HPNA opted to take the matter under advisement.

The other business appointment concerned the Voltage Park Events Center at 1260 River St.

It is applying for a full liquor license and an extension of its business hours from 12:45 a.m. to 1:45 a.m. and Director Robert Tambi and representing attorney Derric Small appeared before the group to ask for the HPNA’s endorsement of those pursuits.

Voltage Park has been in business in Cleary Square for the last handful of years, and it holds evening and weekend events such as wedding receptions, birthday parties, and graduations for which it often must apply for one-day liquor licenses. Tambi and Small both stated that its record is clean, and it is applying for one of the liquor licenses now coming available in the city.

There was no resistance to the full liquor license, but there was some objection to the proposal to extend its business hours. Tambi defended this by

bringing up the non-traditional working hours of those in the community who attend these functions but are unable to fully enjoy them because of their later arrival time to events and the function hall’s relatively early closing time.

“So, by the time they get there it’s 11:30 p.m., so they’re going to have 30 minutes, 45 minutes to start getting out,” Tambi explained.

“So that’s why we’re asking that you give us that extra 45 minutes to attend to this community.” He added that the City has twice issued 2 a.m. one-day licenses to Voltage Park as a sort of test, and that both instances had gone smoothly.

Despite Tambi’s efforts, the HPNA only voted in favor of Voltage Park’s application for a full liquor license, leaving the event center’s request for extended business hours off its motion.

In development news: HPNA President Mimi Turchinetz announced that the Crane Ledge Woods development (990 American Legion Highway) is again moving forward. It has been back in the Planning Department’s filing pipeline since April, when the developer submitted revised design plans that eventually led to a Final Project Impact Report (FPIR) being submitted on June 27. The applicant is now requesting no affordable units within the project.

The FPIR comment period for Crane Ledge Woods ends on August 11.

To submit a comment, or to get up to speed on the revised application’s official status, visit <https://tinyurl.com/mvp6vdpn>

July 4th Numbers:

During his police report, BPD Officer Matt Conley gave the call statistics for the July 4 weekend. In District 18, there were 62 calls for fireworks, 52 calls for loud music or parties, and 362 total calls. Across the city, there were 778 calls for fireworks and 6712 total calls.

The HPNA meets on the first Thursday of the month at 6:30 p.m. in the Hyde Park Municipal Building/BCYF (1179 River St.). For information, shoot an email to [hydeparkneighbors@gmail.com](mailto:hydeparkneighbors@gmail.com).

## Around the Neighborhood

### NOTICE FOR FRIENDS ANNUAL MEETING AND POP UP BOOK SALE

The FRIENDS of the Hyde Park Library is hosting its Annual Meeting Coffee Hour (10am- 11 am) followed by a Pop Up Book Sale (11 am – 2 pm) on Saturday, July 19. Please make plans to join us at the Hyde Park Library, 35 Harvard Avenue, Hyde Park. For more information, contact [info@friendshplibrary.org](mailto:info@friendshplibrary.org).

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Learn more at <https://esplanade.org/projects-programs/programs/>

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Legals

Commonwealth of Massachusetts  
The Trial Court – Probate and Family Court Department  
Docket No. SU25D1070DR

DIVORCE SUMMONS BY PUBLICATION AND MAILING  
Smith Joseph vs. Therese Louisius

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

To the Defendant:

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

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

You are hereby summoned and required to serve upon:

**Smith Joseph, 970 Hyde Park Avenue, Hyde Park, MA 02136**

your answer, if any, on or before **08/11/2025**. If you fail to do so, the court will proceed to the hearing and adjudication of this action. You are also required to file a copy of your answer, if any, in the office of the Register of this Court.

**Witness, Hon. Brian J. Dunn, First Justice of his Court**  
Date: June 17, 2025  
Stephanie L. Everett, Esq., Register of Probate

Hyde Park Bulletin: 07/17/2025

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK ssDocket Number 25P1482

To any and all interested parties with regard to **Kamara Arjae Cummings**

A petition has been presented to the Probate and Family Court of Suffolk County, in the Commonwealth of Massachusetts by Kamar Cummings, the Biological Father, who is seeking to have visitation with the minor child, Kamara Arjae Cummings and any other action this court deems appropriate. Petitioner prays that he be granted visitation with the minor child and be given any other relief the Court may deem just and proper for the reasons more fully described in the Petition.

If you desire to object thereto you or your attorney should file a written appearance in said Court at Boston before ten o’clock on the forenoon on the **4th day of August 2025**, the return day of this citation.

**Witness, Brian J. Dunn, Esquire,**  
**First Judge of said Court,**  
this 7th day of June 2025.  
Stephanie L. Everett, Esq.,  
Register of Probate

Hyde Park Bulletin: 07/17/2025



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Commonwealth of Massachusetts  
The Trial Court  
Probate and Family Court  
Department

Suffolk Division

Docket No. SU25P0426PM

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: Orlando D. Loureiro  
Of: Roslindale, 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:

Americo Loureiro of Stoughton, MA

in the above captioned matter alleging  
that **Orlando D. Loureiro** is in need  
of a Conservator or other protective  
order and requesting that:

Americo Loureiro of Stoughton, 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  
**07/31/2025**. 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: July 08, 2025  
Stephanie L. Everett, Esq.,  
Register of Probate

West Roxbury/Roslindale Bulletin:  
07/17/2025

Commonwealth of Massachusetts  
The Trial Court  
Probate and Family Court  
Department

Docket No. SU25P1123GD

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

In the matter of: Javier Baez Seri  
Of: Roslindale, MA

RESPONDENT  
Alleged Incapacitated Person

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

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

Donaida Delcarmen Seri of  
Roslindale, MA

in the above captioned matter alleging  
that **Javier Baez Seri** is in need of a  
Guardian and requesting that

Donaida Delcarmen Seri of  
Roslindale, MA

(or some other suitable person)  
be appointed as Guardian to serve  
**Without Surety** on the bond.

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

**You have the right to object to this  
proceeding.** If you wish to do so, you  
or your attorney must file a written  
appearance at this court on or before  
10:00 A.M. on the return date of  
**08/05/2025**. 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: July 07, 2025  
Stephanie L. Everett, Esq.  
Register of Probate

West Roxbury/Roslindale Bulletin:  
07/17/2025

Commonwealth of Massachusetts  
The Trial Court  
Probate and Family Court  
Department

Docket No. SU25P1517GD

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

In the matter of: India Fuller  
Of: Roslindale, MA

RESPONDENT  
Alleged Incapacitated Person

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

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

Brigham & Women’s Faulkner  
Hospital of Boston, MA

in the above captioned matter alleging  
that **India Fuller** is in need of a  
Guardian and requesting that

(or some other suitable person) 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 Guardian  
is necessary, and that the proposed  
Guardian is appropriate. The petition is  
on file with this court and may contain  
a request for certain specific authority.

**You have the right to object to this  
proceeding.** If you wish to do so, you  
or your attorney must file a written  
appearance at this court on or before  
10:00 A.M. on the return date of  
**08/06/2025**. 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: July 03, 2025  
Stephanie L. Everett, Esq.  
Register of Probate

West Roxbury/Roslindale Bulletin:  
07/17/2025

Commonwealth of Massachusetts  
The Trial Court  
Probate and Family Court  
Department

Docket No. SU25P1519PM

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: India Fuller  
Of: Roslindale, MA

RESPONDENT  
(Person to be Protected/Minor)

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

Brigham & Women’s Faulkner  
Hospital of Boston, MA

in the above captioned matter alleging  
that **India Fuller** 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  
**08/06/2025**. 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: July 03, 2025  
Stephanie L. Everett, Esq.,  
Register of Probate

West Roxbury/Roslindale Bulletin:  
07/17/2025

Commonwealth of Massachusetts  
The Trial Court  
Probate and Family Court

Docket No. SU24P0790EA

CITATION ON PETITION  
FOR FORMAL APPOINTMENT  
OF SUCCESSOR  
PERSONAL REPRESENTATIVE

Estate of: Patricia Lovell  
Also known as:  
Patsy A. Lovell, Patsy Lovell  
Date of Death: 01/10/2024

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

To all interested persons:

A Petition has been filed by:

Paul J. Lovell of Holbrook, MA

requesting that the Court enter a  
formal Decree and Order that

Paul J. Lovell of Holbrook, MA

be appointed as Successor Personal  
Representative(s) of said estate to  
serve **Without Surety** on the bond and  
for such other relief as requested in the  
Petition.

**You have a 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  
08/07/2025. 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 date, action may be taken  
without further notice to you.**

The estate is being administered  
under formal 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 recipients 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.

**WITNESS, Hon. Brian J. Dunn,**  
**First Justice of this Court.**  
Date: July 3, 2025  
Stephanie L. Everett, Esq.,  
Register of Probate

West Roxbury/Roslindale Bulletin:  
07/17/2025



# Community Service Directory

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# INSIGHT

## WEST ROXBURY

1429 Centre Street 617-323-2300



Michael McGuire



Kris MacDonald



Trudy McGuire



Mary Devlin



Mary Forde



Lisa Sullivan



Steven Musto



Sue Brideau



Helen Gaughran



Bobby Gist



Lynn Saucier



Ulta Connolly



Linda Burnett



Carol Meehan



Dave Greenwood



Michelle Quinn



Kim Sullivan



Caitlyn DiCillo



Mike McDonough



Michael Keane



Bre Norris



Chrissie Teague



Karen Kelly

## HYDE PARK

9 Fairmount Avenue 617-361-6400



Pat Tierney



Michael Hunt



Greg Lovell



Jaden Lerner-Lewis



Bud Marshall



Johnny Rodriguez



Judy McNulty




Aldrich Robinson




Patricia Malone

## JAMAICA PLAIN


68 South Street 617-522-7355




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Karen McCormack




Rachael Kulik




Nicholas Gomez



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Luis Maya



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SINGLE | Listed by Pat Tierney



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CONDO | Listed by David Greenwood



264 SOUTH HUNTINGTON AVE U:2  
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**Jason Bonarrigo**  
Branch Manager | NMLS# 698459  
MA Lic #MLO-698459  
MA Mortgage Broker License #MC3274  
1427 Centre Street, West Roxbury, MA 02132  
**M: 617.413.5038**

Reach out today for a free mortgage consultation!



**Matthew Attaya**  
Branch Manager | NMLS# 404081  
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MA Mortgage Broker License #MC3274  
1427 Centre Street, West Roxbury, MA 02132  
**M: 617.680.4249**

