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# The Bulletin

- JAMAICA PLAIN
- WEST ROXBURY
- ROSLINDALE

A newspaper dedicated to the community



December 18, 2025



A view of the Hellenic Hill and Jamaica Pond in a wintery Jamaica Plain.

PHOTO BY RICHARD HEATH

## 25 acres of Hellenic Hill to be sold by Holy Cross Greek School of Theology

Richard Heath  
Staff Reporter

For 60 years, ever since the 29-story Jamaica Towers was built in 1964, Jamaica Plainers – especially Jamaica Pondsiders – have jealously guarded the air space over the Pond.

Of particular concern has been the 229-foot drumlin known as Spring Hill because it is the source of the Muddy River, but since 1946, it's been known as Hellenic Hill when Hellenic Greek theological seminary bought it.

In 1976 the then Boston Redevelopment Authority (BRA) designated 25 acres of the Boston slope as an urban wild.

Hellenic Hill and Jamaica Pond form a complete ecological and scenic relationship unique in all of Boston's parks.

Pondsiders were recently startled to learn of the college's intentions to sell the hillside in 2011 when the college listed the campus for sale at \$18 million, and Critterion Development was interested.

At a packed public meeting at Jamaica Plain First Church in April 2011, the college heard loud and clear that the only option was conservation.

A JP group, Community Carving Institute, went so far as to write to the Christian Orthodox Church at Constantinople and a secretary for Ecumenical Patriarch Bartholomew replied to Allison Yoos of the Institute:

"His All Holiness appreciates your concern for the beautiful city of Boston... and is also touched by your vigilance to control development in the area of the Em-

erald Necklace" although the secretary acknowledged the Patriarch had no jurisdiction over the sale of the hill.

Things calmed down and the threats to the hill seemed to evaporate until November 28, 2025 when the weekly Greek American newspaper The National Herald broke the headline: "School of Theology to Sell Historic Campus for Millions."

Kevin Moloney of the Jamaica Pond Association tipped off The Bulletin to the story the same day.

"The Holy Cross Orthodox School of Theology," wrote Theodore Kalmoukos in The Herald, "in Boston is on the verge of selling a large portion of its real estate holdings [from 19 to 25

Hellenic

Continued on page 3



Boston Planning Deputy Chief Devin Quirk

## Council talks nixing parking minimums

Jeff Sullivan  
Staff Reporter

Last week, the Boston City Council voted unanimously to continue a hearing on eliminating parking minimums in new development in The City of Boston.

Hearing sponsor and District 8 City Councilor Sharon Durkan brought the matter for a vote on Dec. 10 that passed after a hearing was held the day before. She said the issue came up because parking minimums in the city are impeding development and home construction, which is in turn adding to the city's current housing and affordability crisis.

The argument is basically that parking requirements are outdated and unnecessarily increase costs of building new housing, which is passed on to the homeowner or renter.

During the vote, Durkan pointed out that an above-ground parking space can cost as much as \$50,000 each, and an underground space can be as high as \$150,000 to build within a project.

The hearing went over a wide range of topics, but from the Mayor's Administration side of the discussion, Deputy Director of Zoning Devin Quirk said the plan on Wu's side right now is to continue to work on the issue district by district.

"We're very interested in this, and we will follow this very closely, but our current position is not to eliminate parking minimums citywide, all at once, it is to work district-by-district," he said.

Quirk pointed out that in certain areas the city is already eliminating

Parking

Continued on page 7

## BZC approves two new S+S zones

### Amendment informed by citizens' petition

Matt MacDonald  
Staff Reporter

On Dec. 10, the Boston Zoning Commission (BZC) voted unanimously – after holding a virtual public hearing – to add two new Squares + Streets (S+S) zoning districts to the six already in the citywide code. Their approval marked the latest update to Mayor Michelle Wu's initiative to increase residential development in neighborhood business districts selected by City Hall.

It also served as a milestone for what has been a contentious and lengthy community engagement process regarding the Planning Department's S+S rezoning of Hyde Park's Cleary Square.

Cleary Square and Roslindale Square were the first neighbor-

Squares

Continued on page 9

### Existing S3 Height is 7 stories or 85'

A typical "5-over-1" building typology may be under 70' tall, but newly-required electrified mechanicals or roof amenity space could take up additional space on the roof and count towards overall building height.



An examples of an S3 building now enacted into the Boston Zoning Code.

COURTESY PHOTO



# Trader Joe’s manager emphasizes store’s strengths: kindness and unique snacks

Dilani Yogaratnam  
Staff Reporter

On Dec.10, in the cozy embrace of the Corrib restaurant, West Roxbury Business and Professional Association (WRBPA) members finally heard from the new Trader Joe’s manager in West Roxbury, Claire Sommers; she was unable to make last month’s meeting.

Dressed in a black Hawaiian shirt and jeans, Sommers seemed a bit nervous but held her own, making self-deprecating jokes while standing in front of business owners who had questions ranging from parking to permission to fund-raise outside the store.

Sommers told the crowd she began working for Trader Joe’s 19 years ago. Most recently she was at the popular Brookline location before being asked to lead this new one in West Roxbury. Her main objective as a manager is to make sure that everyone has a really nice time, she said, describing her co-workers as “the kindest of the kind.”

With the air of a cruise director wanting to steer the audience toward a fruitful discussion, she opened up for questions and feedback almost right away. The first question was on the state of the

parking lot the previous day. She asked, “Do you mean yesterday?” Apparently, the parking area was in chaos for a few hours. She explained that Trader Joe’s began using “smart” shopping carts. “The tape should all be off now and parking all available,” she said. The updated “smart” shopping carts have locks preventing them from going past certain boundaries. However, if someone needs to reach their car ‘down the road’ employees can unlock the carts to accommodate patrons. The intention is to keep track of all the carts without them straying.

Myles Duffey, a frequently outspoken WRBPA member, asked about constituents with petitions taking up space outside Trader Joe’s as grocery stores are known for being places for signing petitions.

Sommers said anyone looking to get someone on the ballot or push a ballot question has every right to be there. Her only concern is for solicitors to not stand to the left of the exit, by the wheelchair accessible ramp. Someone else asked for permission for Girl Scouts to sell cookies and Sommers said they only allow political-based solicitors. “A lot of it has to do with it being a rental property.”



West Roxbury Business and Professional Association members gathered at the Corrib last week to chat with a representative of the new Trader Joe's across the street.

PHOTO BY DILANI YOGARATNAM

Sommers said she has fielded 60 phone calls in a four-day period from the Girl Scouts thus far and had to say ‘no’ as the space is just not there.

District 6 City Councilor Ben Weber brought up the issue of the parking spaces near the sidewalk which do not have barriers, like at other parts of the store. Sommers said she is talking to the landlord to provide some demarcations for safety reasons and was going to follow up after the meeting.

West Roxbury Neighborhood Council Vice Chair Stephen Smith asked why Trader Joe’s only opened at 9 a.m. and not 7 a.m. like other supermarkets in the area. Sommers said part of the reason for that was Trader Joe’s has trucks that come in every morning and employees show up as early as 4 a.m. to help unload food

and stock it and so as not to rush employees or make shoppers have to walk over things on the ground, they open a bit later for safety and comfort reasons.

“Almost every Trader Joe’s in the US is 9 a.m. to 9 p.m.”

In response to a question about what separates Trader Joe’s from other grocery chains, Sommers said “We really are about the customer experience and making sure everybody feels comfortable in the store. We don’t do any ‘sales’ – dropping the prices to have you come in. We really have great values.” She also emphasized the unique types of snacks Trader Joe’s offers.

“If you’re hoping for Doritos, that’s not who we are. But if you’re looking for good prices on your everyday things or you’re looking to get adventurous we

have a lot of fun items. But what really stands out for us are our everyday great prices.”

Sommers also brought up the culture of integrity in the workplace and each employee giving their all every day. To that end, people mentioned donating to Rose’s Bounty, and Sommers said she met Darra Slagle, the food pantry’s director. She paused and people laughed as most are familiar with how passionate and energetic Slagle is.

Sommers said Slagle now comes into Trader Joe’s three times a week for collections. “She’s incredible,” she said.

Somers said she tries to foster that sense of community and caring with her employees, too, and asking about their lives outside of

WRBPA

Continued on page 7

## Correction

In the HPNA article that appeared on the front page of the Dec. 11 edition of The Bulletin, the sentence “Petty added that the commercial rate is projected to decrease by 6 percent” is incomplete. In her next sentence, Petty clarified that overall commercial values are expected to decrease by 6 percent. The Bulletin regrets any confusion resulting from this omission.

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The issue of partying at Ross Field in Hyde Park has been an ongoing and troublesome problem for residents in the area.

COURTESY PHOTO

# Police urge people to lock car doors in ERNA meeting

Dilani Yogaratnam  
Staff Reporter

Even for that quick slice of pizza on the way home, make sure to lock the car door; whatever time or warmth you are saving is not worth the risk, said Community Service Officer Matthew Conley (E-18) at the monthly East River Street Neighborhood Association (ERNA) meeting..

The heart of the meeting was on Conley’s police report for a section of Hyde Park, and he provided a plethora of stats. On Nov. 21, a man reported the theft of a female friend’s vehicle after she stepped out, with the car still running, to make a quick phone call. Two days later, also

on River Street, a man went to pick up his son, leaving the engine on resulting in another theft, but later that day the car appeared on Coronado Road in Hyde Park with the keys still inside. Conley mentioned the theft of a car left overnight only to be discovered on Elm Street.

Conley urged residents not to leave cars running. He said the gamble of keeping the car warm when measured against theft was not worth it. Numbers for auto theft across the city are up, but especially in E-18.

“Don’t leave any valuables in the car either; it’s a crime of opportunity.”

One resident said to at least lock the car, and the officer sympathized with the need to run into

a bakery or eatery for a slice of pizza but strongly advised against it.

Another resident asked for more police presence on Wood Avenue, near a church, where she said she has heard cars whizzing by and cutting the corner on Westminster Street. She also mentioned a congregation of cars at the corner of Frazer and Reddy Ave. preventing her from safely making a turn late at night. She had to call 911.

“That’s a fire hazard. God forbid there’s a fire or medical emergency. Trucks will not be able to make the turn from Frazer onto Reddy,” she said.

Conley said he would request more enforcement overnight.

A man was suckered into his own robbery when a female friend asked him for a ride from a designated meeting place to Brockton, Conley said. When he

ERNA

Continued on page 6

# Hellenic continued from page 1

acres] for between \$22 million and \$30 million. A final decision is expected on Tuesday, Dec.9.”

“It is already in discussions with the interested buyer, the Lyme Timber Company.” At the same time, according to The Herald, the school plans to change from a seminary to a “Holy Cross university.”

“Lyme Timber,” the Herald wrote, “is a recognized conservation investment firm... In this project Lyme serves as the intermediary for anonymous philanthropic foundation that will acquire the land, hold it temporarily and transfer to the Trustees of Reservations for permanent protection.”

According to its website, the Hanover, New Hampshire-based company “raises capital in pooled private equity funders which it invests as the general partner.”

Quoting a Hellenic College board member, The Herald wrote, “One-point-two-million-dollars per acre translated into \$22 million - \$30 million in unrestricted funds. These proceeds will significantly increase our endowment and advance our priorities in teaching, scholarships and faith functions.”

Word got out fast; within days the Boston Business Journal, Banker and Tradesman, Universal Hub and later The Boston Globe ran the story.

It was also a hot topic at the Dec. 1 Jamaica Pond Association meeting where the word “timber” in the Lyme name made everyone nervous; opinion ranged from skepticism to suspicion, but no course of action was suggested.

Columnist Theodore Kalmoukos, writing in the Dec. 5 National Herald (published in Long Island, Queens), came right to the point: “Sell out of the Theological School,” he wrote.

“The revelation that Holy Cross Orthodox School of Theology is on the brink of selling a large portion of its real estate for \$22 million to \$30 million has ignited intense reaction in the United States.”

“Messages have poured in—

persistent, incredulous, and innumerable—from clergy of every rank and from lay people who cannot fathom that the School has reached such a desperate point that it is preparing to sell its land. . . . As for Archbishop Elpidophoros, chairman of the Board of Trustees, he is once again preoccupied elsewhere, residing in Athens.”

“The claim that the land will be sold only to an environmental company is laughable. Once sold, the property leaves the ownership of the school— forever. This land was preserved for decades by the Greek-American community... purchased through sacrifice, savings and relentless fundraising by Greek immigrants. . . ten dollars at a time.”

“Selling it would be irreversible betrayal,” Kalmoukos wrote.

There is a backstory.

HCHC was, for a time, in danger of losing its accreditation by the New England Commission of Higher Education.

As reported in the Feb 21, 2022 issue of Hellenic, the Commission sent a letter to the college on January 14, 2022 “that recognized the progress made by the school including the enrollment of 110 students (although below projections).”

The commission decided to remove the “Notice of the School in Danger” but replace it with a “Notice of Concern.”

According to Hellenic, in its letter “The commission noted that to achieve its goal to become debt-free, Hellenic College plans to repay all borrowing with the sale of excess real estate and that the institution expects to begin negotiations through the first quarter of 2022.”

The commission wanted to know “how the sale proceeds were used to strengthen the institution.”

“Hellenic has noted in the past that the value of this real estate (59 acres!) in the most valuable area of Boston-Brookline is extremely high, up to \$500 Million!” The April 6, 2022 Holy Cross College newsletter wrote that the college had paid off the \$5.3 million mortgage on the seven acres of the Barletta parcel [on which the Prince Street ranch house is located] made possible in part by a gift of \$2.5 million by Michael Huffington. The parcel was acquired in 2006 to provide opportunities for expansion and to protect against development, wrote the newsletter.

According to school president Demetrios Katos, as reported in the Greek News of Dec. 5, 2025: “This opportunity advances our educational and spiritual goals and represents the best use of the land through mandatory deed restrictions that prohibits future development.”

According to the Dec. 9 Globe, Lyme and TToR recently collaborated in conserving 2,000 acres at Pelham and Belchertown, in the Quabbin Reservoir region. However, Katos told The Globe that “the Tuesday vote is not binding and the board has not reached a final decision.”

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# Merry Christmas and a Bright and Prosperous New Year!

Special **THANK YOU** to Rep Rob Consalvo and staff, City Council President Ruthzee Louijeune and others who have helped to make 2025 a success!

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Editorial

A new chapter begins

After thirty-three years of publishing local newspapers it is time for Paul DiModica and Dennis Cawley to turn in our press passes. By the time you read this the newspaper group will have passed on to Jeff Sullivan, an integral employee of this company over the last 10 years, and his family.

The decision to sell was a difficult one. There’s an old saying that goes, “If you love what you do you’ll never work a day in your life,” and it is so true. From our first published issue on Dec. 2, 1992 in Norwood until now, we have considered it an honor and privilege to represent your neighborhoods. During all these years nothing was more sacred than earning and maintaining your trust which, unfortunately, has become harder and harder to do.

Never has faith in news reporting been as low as it is now. The reality is some media, both print and visual, have strayed from the mission of generating objective and fair information. Politics, egos and personal agendas have sullied the integrity of much of what you read and watch. It’s naïve to think that the decisions of billionaires to buy newspapers and television and radio networks are based purely on sound financial principles. Power has always been an aphrodisiac, never more so than now, and there are no tools more powerful than the ones that can manipulate the hearts and minds of a trusting population. However, times are changing and people are now turning to other sources for news including independent streaming and podcasting, thereby reducing both the revenue and influence of these once impeachable monoliths.

Local news outlets have also taken a hit, but not for the same reasons. A lot of businesses believe a greater return on investment of their advertising dollars is generated via the internet and, to some degree, for certain products and services it’s true. However, readership of local publications, particularly ours, has never been stronger because our news is unique. Seniors want to know what services are available in town; those owning homes want to know what is happening in their schools, with their taxes, and what’s going on downtown. Local crime is always a must read.

Big news outlets can’t possibly cover all of this; it’s too large an expense and too small a reward. That’s why your local rags are so important and that you continue to read them and express your thoughts and opinions to them. And please continue to shop our advertisers and tell them you appreciate their support of local newspapers.

So, as we fade into the sunset we want you to know that Jeff and his crew believe as strongly as we always did that accurate, honest, and ethical news generation and reporting are the cornerstones of success; otherwise we wouldn’t have sold to him. We also want to thank all of the past reporters, columnists, admin staff and other employees who were so important to our success. We couldn’t have done it without you. For 33 years your hard work and dedication to your craft have improved the lives of those we reached.

Finally, to our readers; thank you for picking up this newspaper every week. This simple act was what kept us going over all these years. It was evidence that we were doing something worthwhile and that we were doing something that mattered. What more could a couple of neighborhood kids have asked for?

Paul DiModica Dennis Cawley

A bit of an introduction



From left to right: Bulletin owners Gracia Bonilla, Finan Sullivan and Jeff Sullivan.  
PHOTO OF AND BY JEFF SULLIVAN

Dear Readers, Jeff Sullivan from The Bulletin and The Norwood Record here. Many of you have seen me at your meetings, events, parades, and probably at least one zoning hearing that went three hours past bedtime.

For the past 11 years, I’ve covered just about everything in Boston and Norwood — from neighborhood associations to the federal courts, from space savers to bike lanes — We’ve been there.

I’m writing today with news, bittersweet, but mostly sweet. After decades of service to this community, Paul and Dennis, the founders of these papers, are retiring. They built a strong foundation for local journalism, and I’m grateful for every opportunity they’ve given me as a reporter. Together we’ve weathered a lot, 115 inches of snow in 2015 to a pandemic in 2020, and still kept the paper printing each week. That’s a testament to this community.

So... is this a goodbye letter? Nope. It’s just the beginning. My wife and I have decided to purchase the paper from Paul and

Dennis and take on ownership duties. I’ll still be reporting — for the foreseeable future — and our commitment to local, fact-based news will stay firmly in place.

We’re proud to carry forward the tradition Paul and Dennis started back in 1992 (I was 6 — Tommy is still my favorite Power Ranger by the way).

If you haven’t read Paul and Dennis’ goodbye letter to the left, well, I don’t know what to tell you, except go read that. All good? Okay. We completely agree with everything they said regarding ethical local reporting and the need for independent community journalism.

We want to recommit to continue Paul and Dennis’ legacy into another 33 years. Hopefully.

But we also wanted to give you a heads-up about a few updates coming soon.

What’s Staying the Same:  
The paper will remain free. Print and PDF editions will continue. Every story will be written by humans, for humans. No AI-written news — ever.

What’s Changing: We’re bringing our online presence into the 21st century with a more ac-

cessible, reader-friendly website. Our archive will be easier to browse. You’ll see more from us on social media, and perhaps a newsletter or two. We believe local news should be easy to find, easy to read, and rooted in the community it serves, without mining your data or burying you in clickbait.

And finally:  
Thank you. Readers really do make a newspaper. Without you, this would just be fish-and-chips wrapping paper getting blown around by dust devils through an empty street. So thank you for opening the paper each week, for emailing story tips, for saying hello at local events, for holding us to account, for being interesting people to write about, for being there if we have a question, for answering when I call after business hours, and, most importantly, for caring about your neighborhood.

We wouldn’t ever have been here otherwise.  
We’ll see you next week.

Warm regards,  
Jeff Sullivan  
Editor-in-Chief & Publisher  
The Boston Bulletin & The Norwood Record

Letters to the Editor

ICE NOT THE ISSUE  
Dear Editor,  
I read with great interest last week’s front-page article ‘Be a Whistle Blower When ICE Comes.’ I was not sure whether to laugh hysterically or be outraged. The article chronicles the meeting hosted by the Progressive West Roxbury at the



Conserve our resources.  
Recycle this newspaper.

Stratford Street United Church. It explained how participants were instructed to initially chat with each other as “a basic strategy in fighting tyrannical dictators” and steps on how to thwart federal law enforcement efforts.

I truly wish I knew about this meeting so I could have witnessed first-hand this extraordinary display. I’m thinking of sending the article to the producers of South Park as it would make a great episode.

The meeting ended with the trainer handing out whistles to

all participants to use in case they see ICE activity.

Where were these whistleblowers when the Biden administration and Democrats ushered in over 15 million illegal immigrants into our country? Their whistles were silent as this flood of people has overwhelmed our schools, health care, housing, and welfare systems. Where was “Progressive” West Roxbury when the sanctuary status of Massachusetts attracted many of these illegal immigrants at a cost of over \$1 billion to the state.

Who footed the bill? The taxpayers of MA, and we continue to pay the price in our one-party state. The Healy Hotels may have closed but where do you think all those immigrants are now being housed? Places like Section 8 housing and soon on Redlands Road in West Roxbury. Pardon me if I don’t refer to them as my “neighbors.”

I don’t hear any outrage from Progressive West Roxbury when American citizens are being murdered, raped, robbed, and defrauded. Where

was the shrill of whistles when the elderly Everett woman was recently struck in a hit and run by an illegal immigrant going the wrong way, speeding, without a license, and previously arrested for dangerous driving. I see this did not get brought up at this enlightened gathering.

We’re always hearing from Democrats that ‘nobody is above the law.’ Looks like that applies to American citizens only as far as they are concerned.

Frank X. O’Brien  
West Roxbury



# Wu announces 16 affordable units preserved on Cummins in Roslindale

Boston Mayor Michelle Wu joined representatives from Lavi Investment LLC, First Citizens Bank and residents to announce that the City of Boston has acquired and preserved 16 income-restricted apartments at The Hillcrest located at 237 Cummins Highway in Roslindale last week.

The preservation of the Hillcrest, supported by the City’s Acquisition Opportunity Program (AOP) and the Boston Acquisition Fund (BAF), ensures that residents will remain in their community without being displaced. Mayor Wu also announced that First Citizens Bank announced that it is contributing \$1 million to the Boston Acquisition Fund, a public-private loan fund designed to acquire affordable housing and protect residents from displacement. First Citizens Bank’s major contribution increases the

fund from \$13 million to \$14 million. This announcement builds on Mayor Wu’s efforts to make Boston a home for everyone and the administration’s ongoing efforts to make Boston more affordable and keep residents and families in their homes across neighborhoods.

“As Boston continues to take every action to drive down housing costs, we are grateful for this collaboration,” said Mayor Michelle Wu. “Preserving the Hillcrest in Roslindale shows what’s possible when public and private partners work together to ensure our neighborhoods remain strong, stable and secure for residents. I’m grateful to Lavi Investment for taking ownership of the Hillcrest and to First Citizens Bank for contributing \$1 million to our Acquisition Fund, which will bolster our efforts to make Boston a home for everyone.”

The Hillcrest had not changed ownership in over thirty years, and rent has remained well below market. When the property was listed for sale, rent was approximately 35 percent below the neighborhood average and had the potential for significant rent increases. Since entering the speculative market, the City and community partners have worked to take these homes off the speculative market and ensure the units are affordable for long-time residents.

“Whenever a building goes up for sale, longtime tenants can face real uncertainty about their future,” said Sheila A. Dillon, Chief of Housing. “By taking 237 Cummins Highway out of the speculative market, we are ensuring that the people who call this building home can remain in their community without fear of sudden rent increases or displacement.”

In order to take these apartments off the speculative market and secure long-term affordability, Lavi Investment, an organization dedicated to acquiring and stabilizing naturally occurring affordable housing, received an award from the City’s Acquisition Opportunity Program. The Massachusetts Housing Investment Corporation also provided a \$3.8 million below-market senior loan through the Boston Acquisition Fund, and the Boston Housing Authority awarded an operating subsidy to ensure that tenants’ current below-market rents remain unchanged.

“I am extremely proud of this acquisition, as it ensures the preservation of affordable rents for the families currently residing in the building and for future families who need it most,” said Adler Bernadin, Founder of Lavi Investments.

“With the housing crisis continuing to challenge families across Boston, I am grateful that we are stepping up with real solutions that keep our neighbors housed,” said Boston City Councilor Enrique Pepén. “This preservation shows what is possible when the City and our partners work together with urgency and purpose.”

“Thank you to Mayor Wu and the City of Boston for making this important and much needed announcement in my District today,” said State Representative Rob

**Cummins**  
Continued on page 7

# MHC wraps up 2025 with more to come

**Susan Kryczka**  
Staff Reporter

The last meeting of the year of the Mt. Hope Canterbury Neighborhood Association (MHC), focused on ongoing safety, traffic, transportation, an electric storage system for the neighborhood, local business development, and zoning issues.

A long discussion ensued over the Dec. 9 Boston City Council hearing that both MHC co-chairs Lisa Beatman and Rick Yoder attended that concerned possibly amending the Boston Zoning Code to remove all parking minimums as requirements for a residential structure.

“There’s a lot of advocacy groups...they think that any off-street parking space that a development has is adding to the housing costs, that more units could be built on the land that’s used for parking lots,” said Beatman. “They think it would be better to have, what I call, a one-size-fits-all-policy. It doesn’t require them (developers) to have any (parking spaces).”

Beatman argued that in areas that are devoid of adequate convenient public transportation, like the Mt. Hope Canterbury area, this would not work. Timothy Guimond, representing District 4 City Councilor Brian Worrell, agreed that locally, some of the slowest bus routes are in the district, and require many to have access to a car.

“I definitely think everything should be on a case-by-case basis.” He said that a development with three bedrooms indicated that there may be more than one person who would require a car to get around. It was suggested that the number of parking spaces should be linked to improving bus transportation with the example of the local #14 bus that serves Hyde Park, Roslindale and Roxbury which “doesn’t go anywhere.” Yoder said the largest group at the hearing was from Cambridge where bike lanes abound and how “wonderful Cambridge was, they don’t have a car.” Why Cambridge residents were testifying at Boston City Council hearing was not clear.

Beatman said that in the future, circumstances change for families and a car is a necessity. “The majority of poor people don’t have cars, and this relegates people to a class and economic status that is

static.”

Boston Police District E-18 officers Matthew Conley and Rico Lucien’s crime report showed just one incident since Nov.13, that of a larceny (theft of \$800). Conley did warn about a major focus on car theft.

“You’re running in to get something, and you leave your car running and it goes away. The car’s not going to get that cold.” He cautioned drivers to also keep their cars locked. “Do not leave your computer or iPad or \$800 of cash in your wallet. Take that into the house with you.”

This discussion led to the issue of speeding and driver confusion on American Legion Highway over bike lanes, vehicle parking, and lane mergers. Speeding cars are not seeing the painted arrows, indicating a fast lane merge to the left, in time to avoid an accident. One person said his sister’s legally parked car was recently hit and totaled.

“None of this surprises me,” said Josh McCorkle of the Mayor’s Office of Neighborhood Services, as he commented on walking to the meeting and crossing American Legion. “The transportation department is looking at other solutions,” he said.

One possibility is a concrete cast-in-place pole, but this could create another unsafe solution.

“We need strong advocacy from you guys,” said Beatman, speaking to both McCorkle and Guimond, who was also in attendance. Beatman said that better signage has been requested for a long time. “To not get a merge sign is outrageous,” added Yoder. “Some of this, you don’t have to spend a lot of money to solve the problem.” Beatman said the road had improved but the same solutions are not always right for all situations.

Beatman said that a virtual open community meeting, hosted by the Cannabis Control Commission, is planned for Jan. 8, 2026, at 7 p.m. On the agenda is the City Farm Cannabis, at 717-721 American Legion Hwy, proposal for a marijuana product manufacturing license. To attend, go to <https://us06web.zoom.us/j/84704681681>. Questions or comments about the proposal can be sent to Sigurgeir Jonsson, [lsigurgeir.jonson@boston.gov](mailto:lsigurgeir.jonson@boston.gov). “This is an opportunity to participate in the Cannabis City Farm proposal,” said Beatman.

Representatives from Eversource distributed a questionnaire to the group regarding the installation of a Battery Electric Storage System (BESS) behind the Stop & Shop Plaza. This has been under consideration for a while, and the questionnaire has been distributed before. It is designed to determine community concerns and need for more information. Yoder said that Eversource would return when they have more to report that outlines the type of batteries to be used and if there are any related health issues in using these batteries.

The next MHC meeting will be held on Jan. 8, 2026.



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ERNA

continued from page 3

arrived his “friend” was in the back seat of a car and a man in the driver’s seat came out yielding a firearm demanding belongings; his “friend” and the gun-toting man fled. This case is under investigation.

Breaking and entering crimes were zero. In larcenies, a female said her boyfriend stole her iPhone after an argument. He denied it. A report was written. Drug related crimes were zero. One ballistic incident occurred in early December on Frazer Street. Residents in the area heard gunshots but did not witness anyone. Officers discovered shell casings in front of 2 Frazer St. Officers are investigating.

A fire took place on Dec. 1, at 74 Birchcroft Road due to a knocked down space heater and then someone tossed a blanket over it which escalated the fire. The resident was hospitalized for evaluation. One of the leaders of ERNA, Patricia Odom, inquired about the specific hospital, as she lives in the area. Conley said he believed the hospital was Boston Medical.

One resident brought up the ongoing disturbances at Ross Field, which have lasted all year, lessening with the end of the baseball season. Despite the Parks Department not renewing permits for certain teams, residents still experience high levels of noise and excess cars in the area on weekends. One Hyde Park resident lamented that the Parks Department’s recommendation to merely set games earlier was a “meek” solution. He referenced a November article

in The Bulletin on this issue, which noted the official at the Parks Department’s suggestions. He is now waiting to hear back from City Council President Ruthzee Louijuene’s office on the matter. Odom referenced the holidays and said to try back in January and not give up.

Also on the virtual call was Hyde Park liaison for the Office of Neighborhood Services Zoe Petty who said City Hall would make no new policy decisions regarding Ross Field until early next spring, to leave room for incoming applications. Petty swiftly changed topics to the Trolley Tour by Mayor Michelle Wu who went all around Boston, offering families and passersby holiday cheer. In addition to the mayor and Santa entertaining crowds, musical youth programs in Hyde Park provided impressive performances, and Petty recommended residents support them.

Petty also mentioned a third-quarter tax hike on residential properties set for early January. “I try very hard not to get this information wrong when I talk to residents about it.” A single-family house will increase by 13 percent, which translates to ~\$780 per household. Mayor Wu is pushing back on this by suggesting that residents reach out to their local state senators that represent Boston for a discussion on the state level. City Hall is in agreement that the tax burden should fall on commercial properties, but since the pandemic, commercial properties have decreased in value as many people began working

from home. Many people continue this trend still. Wu has devised a re-crafted bill which raises residential property taxes by only 9 percent (which would be around \$550 per household), lessening the financial burden.

To contact Petty, email: [zoe.petty@boston.gov](mailto:zoe.petty@boston.gov) for help on how to write letters to state senators. Barbara Hamilton, one of the leaders of ERNA, clarified who they should reach out to: Rep. Rob Consalvo and Rep. Brandy Fluker-Reed are the Hyde Park state representatives; the state senators are Liz Miranda and Nick Collins. She encouraged writing letters to all four of them for this pertinent issue. “Do your homework, folks,” she said.

Eddie Conley, constituent services and policy coordinator for Enrique Pepén’s office, said the major update was that Pepén and his wife are expecting their third child by the end of the year. Pepén plans to continue his “coffee hours” in the community. They just had the last one for the year and plan to visit every precinct in District 5 in 2026 to broaden their reach.

Suzanne Hinton, Greenways program coordinator for the Neponset River Watershed Association, also said a few words at the end of the meeting. She also organizes for the Hyde Park Neponset River Access Committee and noted the start of the Doyle Park construction and the EPA’s decision on how it is going to clean the first mile of the Superfund site. The actual clean-up will go from 2027 to 2030.



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Parking continued from page 1

parking minimums in district-by-district efforts like Squares + Streets (S+S), but he pointed out without addressing the zoning in each specific area first, eliminating parking minimums all at once could have negative repercussions. He said, for instance, that S+S is looking to eliminate parking minimums, but that zoning effort is sited in main streets with high instances of public transportation and can afford to perhaps not have any parking.

He also said that parking will not disappear as a zoning consideration either and pointed out that if the project is over 20,000 square feet the Boston Planning and Development Agency (BPDA) Board would have jurisdiction to dictate parking; if it's lower, then the Boston Building Commissioner would have authority to require spaces.

However, Durkan said she felt the conversations around parking minimums have been moving too slow. The Boston Planning Department in the past – when it was the BPDA – did in fact reduce many parking minimums throughout many different neighborhoods, but as Fitzgerald pointed out, some neighborhoods still have two spots required for every unit of housing built.

Abundant Housing MA Executive Director Kanson-Benanav gave a presentation on support throughout the city for eliminating parking minimums. In one slide – <https://tinyurl.com/48vkmcaw> – he showed a clear majority of residents in each of the city's neighborhoods at least somewhat support the city changing rules to "allow property owners to determine the size and location of paved parking for new homes."

Parking Reform Network representative Daniel Herriges also gave a presentation that showed more than 100 cities of varying sizes across the country have eliminated such parking minimums from their zoning codes, and he discussed some of the opposing arguments he's seen or heard.

He said that's at least at first, but over time, the market adjusts

to the flexibility and people start to use housing that doesn't have parking. He pointed to a recent graph from Minneapolis showing how eliminating parking minimums affected the number parking spaces per unit on new construction – <https://tinyurl.com/yeyn8w7b>

"And you see that parking hasn't gone away, but that bell curve has shifted so that the average ratio (of parking spaces to units) is now about 70 percent of what it was," he said.

Most of the residents who testified at the hearing were in support of the measure. However, Mount Hope Canterbury Co Chair Rick Yoder testified that parking-less developments in the neighborhood – which borders Roslindale, Mattapan and Hyde Park – would lead to more cars on the street, as there are few amenities and very little public transportation.

"To get to any of those amenities, it's 1.5 miles, maybe 4.5 miles in some cases," he said. "The only reliable public transportation for us into Boston are the 32 Bus and the Orange Line. So if your life is in Downtown Boston, you're good to go, but for most of us, it is not, they travel all over the city. We have construction workers and people with kids where parents have to take them everywhere all the time, and of course there is shopping. Shopping means going out of our neighborhood. I can't support this as expressed because it's for all development. It has to be nuanced and depend on the situation."

Durkan pointed out that much of the current built environment in the city predates zoning and parking minimums.

"This conversation is about eliminating costly parking mandates that force developers to put in parking even when it is not needed, which increases rents and home prices for Boston residents," she said. This reform does not eliminate parking; it simply removes arbitrary barriers in the development process that slow down housing production and provides the flexibility to build what makes most sense for each project in each neighborhood."

HP's VITFriends headed to the Prud



The Hyde Park-based VITFriends Vitiligo Support Group is heading to the Prudential Center's 17th annual 31 Nights of Light nonprofit promotion event. The building will light up in the group's chosen color of purple on Dec. 28, starting at 5 p.m. For more information, go to <https://tinyurl.com/mw4yxjv5>

COURTESY PHOTO

WRBPA continued from page 2

work. She said many employees have said how Trader Joe's stands out for being a place that cares. The West Roxbury location is fully staffed, and 60 percent of the staff are able to walk to work. What Sommers has noticed is that there is no peak period that retail stores often get.

They are steadily busy throughout the day, with the weekends being a little busier.

Weber then took the stage and encouraged people to give back by volunteering or donating to food pantries. Even though SNAP benefits are back the eligibility for them has tightened, he said.

"They got rid of the work exemption for non-disabled veterans; they've upped the limit from 51 to 55 years old."

Another group to consider is Neighbors Connect, formerly JP@Home, which helps older people remain in their home. Weber said this program helped his

father in law who was initially a priest and then later became a carpenter, having kids late in life and working for as long as he could, into his late 70s. John McGuire, a longtime volunteer for Ethos, which runs Neighbors Connect, called it a village helping one another to lead longer, healthier lives. He encouraged people 68-91 to take part in the regular walks at the Arboretum and other outdoorsy locations, to avoid isolation which often leads to depression.

Brightening up the event, Hennigan played a video made by the Salvation Army as an accompaniment to his award for his community service. Featuring many community-oriented people praising Hennigan, Lindsay Chase's words felt the most heartfelt. The director of West Roxbury Main Streets, she said many people rely on Hennigan to

not only organize efforts but to inspire them; he works in an understated way, not realizing how much joy he brings.

A raffle and parting gift bags were some fun highlights of the meeting. The raffle included five \$50 gift cards to the Corrib, which is known for its quality comfort food. Hennigan's wife and daughter, who surprised him with her attendance, were on hand to facilitate the raffle and goodie bags.

For those who want to participate in the Parkway Kettle Campaign (ringing the bell for the Salvation Army) outside of Roche Brothers or for the second round of turkey dinner deliveries as part of the Mary Mulvey Jacobson's Families in Need volunteer effort, contact Hennigan at [jim@jimhennigan.com](mailto:jim@jimhennigan.com).

As he stated many times throughout this meeting and last, ringing the bell is just for one hour so no matter how cold it is, one can brave the elements for the greater good.

Cummins continued from page 5

Consalvo. "With this acquisition, the City is continuing to prioritize preserving and protecting affordable housing in Boston and will ensure that these neighborhood residents can stay in their homes now and for years to come."

"With the increasing need for affordable housing across the commonwealth and nation, I am proud to live in and represent a city that is committed to meeting the needs of

everyday people," said State Senator Michael Rush.

Launched last year by Mayor Wu and the Mayor's Office of Housing, the Boston Acquisition Fund (BAF) is an innovative public-private loan fund that addresses the City's housing affordability crisis, an important part in making Boston a home for everyone. The fund's primary goals are to stabilize housing for at-risk individuals and families, permanently remove naturally occurring affordable housing from the speculative market, and promote the growth of new,

local, and diverse development teams. This fund will also strengthen the Acquisition Opportunity Program by offering sustainable financing through a revolving loan model. When developers identify buildings for sale, BAF will provide low-interest loans, complemented by City grants and lender financing, to support these acquisitions.

The Acquisition Opportunity Program (AOP) helps protect Boston's rental housing from market pressures while creating and preserving affordable homes. Through the program, the Mayor's Office of Housing provides loans to responsible developers to acquire occupied multi-family buildings. AOP ensures tenants' apartments remain affordable over time, funds developments with more income-restricted units, and helps fight displacement caused by rising rents and gentrification. The program also gives mission-driven developers a competitive edge in a fast-moving housing market by pre-qualifying them for funding, helping them secure properties that might otherwise be lost to private investors.

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DISTRICT COURT, SEDGWICK COUNTY, KANSAS  
Case No. SG2025DM007121  
In the matter of the marriage of  
Roberto Rodriguez-Carrasco, Petitioner and Renata B. DeSantos, Respondent  
PURSUANT TO CHAPTER 23 OF KANSAS STATUTES ANNOTATED  
NOTICE OF SUIT IN THE STATE OF KANSAS:  
YOU ARE HEREBY NOTIFIED that a petition has been filed in the District Court of Sedgwick County, Kansas, by Petitioner, praying for an absolute decree of divorce, and you are hereby required to plead to such petition on or before the 4th day of January, 2026 in said court at Wichita, Sedgwick County, Kansas. Should you fail therein, judgment and decree will be entered in due course upon said petition.  
Roberto Rodriguez-Carrasco, Petitioner  
Boston Bulletin:  
12/4/2025, 12/11/2025, 12/18/2025

Legals

Commonwealth of Massachusetts  
The Trial Court – Probate and Family Court Department  
Docket No. SU23P1908EA

CITATION ON PETITION  
FOR ORDER OF  
COMPLETE SETTLEMENT

Suffolk Probate and Family Court  
24 New Chardon Street  
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Estate of: Jorge Luis Solenzal  
Date of Death: 12/21/2020

A Petition for Order of Complete Settlement has been filed by:  
Ira H. Grolman of Boston, MA  
requesting that the court enter a formal Decree of Complete Settlement including the allowance of a final account, a determination of heirs at law, the allowance of a proposed distribution and other such relief as may be requested in the Petition.

IMPORTANT NOTICE  
You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this court before: 10:00 a.m. on the return day of 01/08/2026. This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you.

Witness, Hon. Janine D. Rivers, First Justice of this Court.  
Date: December 05, 2025  
Stephanie L. Everett, Esq., Register of Probate  
Boston Bulletin: 12/18/2025





He was a devoted husband to his wife, Nopi, and a proud father to his son, Mike, and daughter, Kiki. He was an extremely proud grandfather to George, age

To know him was truly to love him. He had a great sense of humor, a strong personality, and a presence that filled any room. He was an incredibly hard worker throughout his life. A skilled painter by trade, he took pride in everything he did and worked tirelessly to provide for his family.

Family meant everything to him. He cherished the simple pleasures in life — scratching lottery tickets, his daily Dunkin' Donuts coffee hours with his buddies, and yes, his cigarettes until the very end. These small routines brought him happiness and comfort, and they are memories his family will forever hold close.

He leaves behind a legacy of love, strength, laughter, and dedication to family. He will be deeply missed but never forgotten.

Relatives and friends are invited to attend services. Visiting hours in the Robert J. Lawler & Crosby Funeral Home, 1803 Centre St., West Roxbury on Thurs-

# DEATHS

day December 18, from 4:00 to 8:00 p.m. A funeral service will be held Friday, December 19, at 11:00 a.m. in St. Nectarios Greek Orthodox Church, 39 Belgrade Avenue, Roslindale, MA 02131. Phone: 617-327-1983. Interment at The Gardens Cemetery in West Roxbury.

**HANAFIN**



Thomas D. Longtime resident of Roslindale, passed away peacefully on December 10, 2025. Beloved son of Mary M. (Kelley) Hanafin and the late William F. Hanafin of West

Roxbury. Dear brother of Mary G. Hourihan and her husband Paul of West Roxbury, Kathleen A. Hanafin of West Roxbury, Eric C. Hanafin and his wife Heather of Pembroke, and the late William G. Hanafin and his surviving wife Arlene of West Roxbury. Uncle of Kelly, Paul and David Hourihan, and Daniel, Kevin, Mabel, Lila and Bridget Hanafin. Great uncle of Billy, Sofia, Finley and Kaylee. Tom is survived by many close friends and family.

Tom was a talented and gifted athlete; he especially cherished his years and friendships developed from the Hillbilly Basketball League, Jamaica Plain. Visiting hours were held on Monday, December 15th from 4-8pm at the P.E. Murray - F.J. Higgins, George F. Doherty & Sons Funeral Home, 2000 Centre St., West Roxbury. Interment was at Mt. Benedict Cemetery. Expressions of sympathy may be made in Tom's memory to Our Lady of Perpetual Help.

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Home, West Roxbury.

## HOUT



Kurt H. of Hyde Park passed away on December 3, 2025. He was 63 years old. Kurt was a proud U.S. Air Force Veteran of Operations Desert Shield and Desert Storm.

He was the loving father of Norma Elaine Huot of Arizona, Bridgette Mae Huot of Kansas, and Hana Marie Huot of Florida. Loving grandfather of Natalie, Naomi and Caden. Brother of Agnes Huot of Kennebunk, Maine and Katherine Princiotta of Dorchester. Son of the late Elaine (Olmstead) and Herman Huot. Kurt is also survived by "Nellie", and Holly Burgess.

Funeral Services will be private. To order or send flowers to the family in memory of Kurt H. Huot, please visit our flower store at <https://tinyurl.com/yfdk9yvx>  
Donations can be made in remembrance of Kurt H. Huot to: Stretch for Stays: <https://tinyurl.com/57ydez6f>

## KEEFE



Mary Ann, of West  
Roxbury on December  
14, 2025. Mother of William

## Deaths

Continued on page 9

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Squares continued from page 1

hood downtowns/main streets selected for the initiative, and when the Planning Department released the draft amendment (Article 26) proposing six new S+S zoning districts in early December of 2023, there were many concerns regarding their potential negative impacts, as well as how much meaningful input the community would have in determining which of those zones would go where.

Those concerns were informed by the fact that the loosened restrictions of the S+S zones allow for greatly increased height and density in new residential development – and a possible reduction of active use/commercial space in the areas where they are mapped. The districts would also reduce, if not eliminate, any binding community input built into the zoning relief process, as the Zoning Board of Appeals would not get as many zoning variance requests.

The planning process for Cleary Square officially kicked off in February of 2024 and the BZC adopted Article 26 into the citywide code that April. Throughout the year, the Planning Department held many public meetings and community outreach events while, some feel, avoiding publicly addressing those reiterated zoning concerns in any sort of detailed way as things moved forward.

In response, that summer a volunteer ad hoc committee drafted a citizens’ petition in which it proposed changes to Article 26. It focused on protecting business space in Cleary Square from being taken away, guarding against residential and business displacement, addressing concerns raised by the S+S zones having no minimum parking requirement, and the environment.

Over roughly the next year, the citizens’ petition would go back and forth between the ad hoc committee and City Hall as it was winnowed down, and the Planning Department opted to submit two of its own S+S amendments that were informed by it.

“Although the new districts we’re proposing now are not identical to those in the citizens’ petition, this amendment is meant to meet the residents’ request for more options for districts that suit smaller-scale mixed-use and commercial areas,” Cleary Square Project Manager Maya Kattler-Gold explained during her hearing presentation last Wednesday morning.

The two new zones also are designed to act as buffers.

The existing S+S districts (S0-S5) increase from maximum allowed heights of four, to five, to seven, to about 12 stories in generally corresponding mixed-use proportions, and active ground-floor use is not required until the first seven-story zone (S3).

The new S3-6 zoning district differs from the original S3 (Active Main Street) district in only one way: it allows for a maximum of six stories instead of seven, thus connecting to the five-story S2

(Main Street Mixed-Use) district, which allows – but does not require – active use.

The new SC (Shopping and Commercial Nodes) district is similar to the S2 district, aside from allowing for a maximum height of four stories and more commercial uses on its upper floors. Its design also provides a link to the primarily residential four-story S1 (Main Street Living) district.

The Planning Department’s other S+S amendment – adopted in January and also a result of the citizens’ petition – expanded active uses on ground and upper floors (mainly in the S0-S2 districts) and made primary frontage ground-floor residential units in S2 a conditional use.

The hearing ran about 15 minutes and was uneventful, with public testimony in favor of the amendment from two members of the ad hoc committee (the only other testimony – also in support – was from District 5 City Councilor Enrique Pepén’s office), and a letter submitted by the Hyde Park Neighborhood Association (the organization most involved in the community-led response to S+S) that was also in support of the new zoning districts.

In short, there was consensus, but the whole process’ existence could be said to call into question the veracity of the S+S community process.

Those two amendments were adopted because residents put in the extra time, effort, and expense to prepare and follow up on a formal petition in order to try to force constructive communication with the Planning Department regarding their zoning concerns.

Beyond that, none of what happened between the ad hoc committee and the Planning Department to bring about those changes was public: the community at large was not officially notified of the proposed amendments until they were, in effect, ready for approval.

That noted, in early 2026, the S+S community process will resume when the Planning Department releases its proposed S+S zoning map for Cleary Square for public review.

For Squares + Streets information, visit [www.bostonplans.org](http://www.bostonplans.org) and scroll down to its quick link: <https://www.bostonplans.org/planning-zoning/planning-initiatives/squares-streets>

and his wife Susan Keefe of Canton. Loving grandmother of William and Kristina Keefe also of Canton. Predeceased by her parents William and Jennie Lepere of West Roxbury and her brother Frank and his wife Janet of FL. She is also survived by her niece Susan Lepere, her nephews Jimmy and Joseph all of FL, as well as many relatives and friends. As Mary Ann wished, all services were private.

MCGUIRE



Patricia, of West Roxbury died December 3, 2025. She was 75 years old. Beloved daughter of the late Mose and Jessie B. (Jones) McGuire. Funeral services will be private.

To order or send flowers to the family in memory of Patricia McGuire, please visit our flower store at <https://tinyurl.com/yfdk9yvx>

TIGHE



Grace Evangeline (Franz), of Dedham, formerly of Jamaica Plain, passed away on

Deaths continued from page 8

December 11, 2025. Beloved wife of John Thomas Tighe. Devoted mother of Mary Tighe and her husband David D’Amore of Dedham, Kathleen “Katie” Downing and her husband Richard of Dedham, Ellen Rutherford and her husband Patrick of PA, Patrick Tighe and his wife Michelle of SC, and John “Jack” Tighe and his wife Caroline of Dedham. Dear Sister of Clement Franz of Tyngsboro and the late Edward Franz, Jr. Loving grandmother of Kara, Shawna, Molly, Kerianne, Thomas, Margaret, Karlene, Julia, Anna, Meghan, Sadie, Grace, George, Mary, Jake, Griffin, and Isabelle. Great grandmother of Lilah, Nico, and Zane. Also survived by many

nieces and nephews.

Visiting Hours were held on Sunday afternoon, December 14 in the Funeral Home. The Funeral was from the William J. Gormley Funeral Home, 2055 Centre St. West Roxbury, Monday, December 15th at 9:00 a.m., followed by a Funeral Mass in St. Mary of the Assumption Church, 420 High St., Dedham, at 10:00am. Relatives and friends were kindly invited to attend. Interment Private.

In lieu of flowers, donations in memory of Grace may be made to Type 1 Diabetes support organization Breakthrough T1D (formerly JDRF), PO Box 5021, Hagerstown, MD, 21741-5021 or <https://www2.breakthrough1d.org/>

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Legals

Commonwealth of Massachusetts  
The Trial Court – Probate and Family Court

INFORMAL PROBATE  
PUBLICATION NOTICE

Estate of: Gerald Peter O’Shea  
Date of Death: 03/28/2025

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

Petitioner   **Frances Kehoe of Terenure, Dublin  
Elizabeth O’Shea of Boston, MA**  
  
a Will has been admitted to informal probate  
  
**Frances Kehoe of Terenure, Dublin  
Elizabeth O’Shea of Boston, MA**

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

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

Boston Bulletin: 12/18/2025

Commonwealth of Massachusetts  
The Trial Court Probate and Family Court

SUFFOLK Division

Docket No. SU25P2713EA

Suffolk Division

INFORMAL PROBATE PUBLICATION NOTICE

Estate of: Francine Esperant Teramene  
Date of Death: April 28, 2025

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

Petitioner   **Dominique Esperant of Randolph, MA**  
  
**Dominique Esperant of Randolph, MA**

has been informally appointed as the Personal Representative of the estate to serve **with surety** on the bond.

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

West Roxbury/Roslindale Bulletin: 12/18/25

Commonwealth of Massachusetts  
The Trial Court  
Probate and Family Court

DOCKET No. SU25P2765EA

CITATION ON PETITION FOR  
FORMAL ADJUDICATION

Estate of: Robert Allen Crimmins  
Also known as: Robert A. Crimmins  
Date of Death: 10/02/2025

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

To all interested persons:  
A Petition for **Formal Probate of Will with Appointment of Personal Representative** has been filed by:  
**Christopher F. Webber of Quincy, 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:  
**Christopher F. Webber of Quincy, MA**  
be appointed as Personal Representative(s) of said estate to serve **Without Surety** on the bond in **unsupervised administration**.

IMPORTANT NOTICE  
You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of 01/20/2026. This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you.

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

WITNESS, Hon. Janine D. Rivers,  
First Justice of this Court.  
Date: December 09, 2025  
Stephanie L. Everett, Esq.,  
Register of Probate

Boston Bulletin:  
12/18/2025

Commonwealth of Massachusetts  
The Trial Court  
Probate and Family Court  
Department

Docket No. SU25P2801GD

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

In the matter of: Ishmael D. Hayden  
Of: Brighton, MA

RESPONDENT  
Alleged Incapacitated Person

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

To The named Respondent and all other interested persons, a petition has been filed by  
**Newton Wellesley Hospital of Newton, MA**  
  
in the above captioned matter alleging that **Ishmael D. Hayden** is in need of a Guardian and requesting that  
  
(or some other suitable person) to 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 a Guardian is necessary, and that the proposed Guardian is appropriate. The petition is on file with this court and may contain a request for certain specific authority.

You have the right to object to this proceeding. If you wish to do so, you or your attorney must file a written appearance at this court on or before 10:00AM. on the return date of 01/22/2026. This day is NOT a hearing date, but a deadline date by which you have to file the written appearance if you object to the petition. If you fail to file the written appearance by the return date, action may be taken in this matter without further notice to you. In addition to filing the written appearance, you or your attorney must file a written affidavit stating the specific facts and grounds of your objection within 30 days after the return date.

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

Witness, Hon. Janine D. Rivers,  
First Justice of this Court.  
Date: December 11, 2025  
Stephanie L. Everett, Esq.,  
Register of Probate

Boston Bulletin:  
12/18/2025

Commonwealth of Massachusetts  
The Trial Court  
Probate and Family Court  
Department

Docket No. SU25P2807PM

SUFFOLK Division

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: Ishmael D. Hayden  
Of: Brighton, 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  
**Newton Wellesley Hospital of Newton, MA**  
  
in the above captioned matter alleging that **Ishmael D. Hayden** 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 a 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 01/22/2026. This day is NOT a hearing date, but a deadline date by which you have to file the written appearance if you object to the petition. If you fail to file the written appearance by the return date, action may be taken in this matter without further notice to you. In addition to filing the written appearance, you or your attorney must file a written affidavit stating the specific facts and grounds of your objection within 30 days after the return date.

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

Witness, Hon. Janine D. Rivers,  
First Justice of this Court.  
Date: December 12, 2025  
Stephanie L. Everett, Esq.,  
Register of Probate

Boston Bulletin:  
12/18/2025

Commonwealth of Massachusetts  
The Trial Court  
Probate and Family Court

Docket No. SU25P2745EA

CITATION ON PETITION FOR  
FORMAL ADJUDICATION

Estate of: Hilda Atlagracia Feliz  
Also known as: Hilda A. Bautista  
Date of Death: 12/21/2023

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  
**Odalix Bautista of Hyde Park, MA**  
requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition.

The Petitioner requests that:  
**Odalix Bautista of Hyde Park, MA**  
be appointed as Personal Representative(s) of said estate to serve **Without Surety** on the bond in **unsupervised administration**.

IMPORTANT NOTICE  
You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 A.M on the return day of 01/16/2026. This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an Affidavit of Objections within thirty (30) days of the return day, action may be taken without further notice to you.

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

WITNESS, Hon. Janine D. Rivers,  
First Justice of this Court.  
Date: December 05, 2025  
Stephanie L. Everett, Esq.,  
Register of Probate

Hyde Park Bulletin:  
12/18/2025

Commonwealth of Massachusetts  
The Trial Court  
Probate and Family Court

DOCKET No. SU25P2782EA

CITATION ON PETITION FOR  
FORMAL ADJUDICATION

Estate of: Larriston S. Lake  
Date of Death: 10/24/2025

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

To all interested persons:  
A Petition for **Formal Appointment of Personal Representative** has been filed by  
**Jamelia Willock of Boston, MA**  
requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition.


The Petitioner requests that:  
**Jamelia Willock of Boston, MA**  
be appointed as Personal Representative(s) of said estate to serve **Without Surety** on the bond in **unsupervised administration**.

IMPORTANT NOTICE  
You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of 01/22/2026. This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you.

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

WITNESS, Hon. Janine D. Rivers,  
First Justice of this Court.  
Date: December 11, 2025  
Stephanie L. Everett, Esq.,  
Register of Probate

West Roxbury/Roslindale Bulletin:  
12/18/2025



What drives the internet?

CONTENT

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