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October 22, 2026



A resident comments on the S+S zoning map at the Oct. 14 community-led meeting.

PHOTO BY MATT MACDONALD

Cleary Square S+S map headed to BZC

Height and scale downsized

Matt MacDonald
Staff Reporter

On Thursday, Oct. 15, the Boston Planning & Development Agency (BPDA) Board of Directors met at City Hall. There, it unanimously authorized the adoption of the Planning Department's Squares + Streets (S+S) Small Area Plan for Cleary Square, as well as a petition to the Boston Zoning Commission (BZC) to adopt the S+S zoning map and text amendments.

It was the latest milestone in the arduous saga that has been playing out between City Hall and Hyde Park advocates – in fits and starts, and with grinding attrition – since February of 2024.

That's when the then-BPDA came to the neighborhood to officially kick off Mayor Michelle Wu's S+S initiative – the core of which is to rezoneneighborhood business districts to ease the way for greatly increased building height and density catering to residential development. Opponents in Hyde Park have stressed this will likely come at the expense of the rezoned areas commercial/business/retail-use potential.

The disconnect between the Planning Department and Hyde Park advocates regarding the rezoning was significant enough that – by the summer of 2024 – a group of neighborhood volunteers had formed an ad hoc committee to draft a citizens petition for submission to the BZC to address its concerns with the S+S zoning districts that had been codified that spring. It also began

regularly holding meetings to try to better educate the community about the initiative.

The petition forced the Planning Department to engage and, over the course of the more than two years since then, the S+S process was temporarily paused, an anti-displacement action plan was released by City Hall, and two new S+S zoning districts – informed by those proposed in the citizens petition – were added to the six that had been codified in April of 2024.

The map authorized by the BPDA Board featured those two added zoning districts prominently, most notably with a four-story (SC) zone (reduced from seven stories and then six) on the block of River Street between Hyde Park Avenue and Harvard Avenue, and with a six-story (S3-6) zone (reduced from seven stories) on the Cleary Square blocks of Hyde Park Avenue.

An S3-6 zoning district was also mapped in the areaby Fairmount station parallel to Pierce Street, with the explanation that there had been community input for more transit-oriented housing there, and that its larger floorplate would better allow for structured parking layouts that can accommodate both residents and commuter rail riders.

The first version of the draft map was released in March, and its downsizing since then has been significant. Community pushback played a role in that, but the interaction between the ad hoc committee – which utilized District 5 City Councilor Enrique Pepén and State Representative

Rob Consalvo (14th Suffolk) as intermediaries – and the Planning Department was pivotal.

It was also done behind the scenes, and the Planning Department did not hold any public meetings – as it had in March and then in June after its first two versions of the map had been released – to present what would be the final BPDA Board version to the community at large.

Instead, the ad hoc committee held its own meeting the night before the BPDA Board's vote to present the Planning Department's map and text amendment – which had been posted on the Cleary Square S+S webpage the prior Thursday and released via email – to the 30-40 residents who attended, and to once again try to answer their questions about the zones and the initiative.

Unresolved concerns were also raised about anti-displacement, affordability, a neighborhood traffic study (S+S developments have no parking minimums), and tree canopy. There was also discussion about making the aspirations of the S+S Small Area Plan (which includes quality of life categories such as arts & culture and open space resiliency) more likely to be realized.

At the core, however, were still the incoming zoning districts, and their potential impact.

"That's where everybody in the room comes in," Mimi Turchinetz, who had led the meeting, put forward at one point, al-

Squares

Continued on page 5



West Roxbury E-5 District Police said they need your help to combat crime in the neighborhood.

COURTESY PHOTO

E-5 District needs community engagement to help fight crime

Residents are E-5's eyes and ears

Susan Kryzcka
Staff Reporter

Police District E-5 Captain Nicole McMullin welcomed West Roxbury residents to an Oct. 13 CompStat (computer statistics) meeting at the station, where police shared local crime data and explained how they respond to, investigate, and track incidents. McMullin stressed that building a collaborative relationship within the district is the most important element.

"As part of our mission of

community policing, we need you folks, we need your input, we need that relationship. So, we truly appreciate you guys taking the time to come out here to share your thoughts and experiences with us and give us the opportunity to work with you guys to resolve some of those issues that are happening in the community," she said,

WR Police

Continued on page 3

Allandale Farm makes progress

Heath Street moving forward as well



Allandale Farm construction from the farmstand.

PHOTO BY RICHARD HEATH.

Richard Heath
Staff Reporter

Quality of life in Jamaica Plain is often cited by critics of new housing, but two developments which will arguably go far to improve that quality are on either end of Jamaica Plain yet have been overlooked: the new Allandale Farm year-round buildings, and the extensive modern-

ization of the Heath Street half of the Mildred Hailey Apartments.

This is in part due to the Jamaica Plain Neighborhood Council's (JPNC) preoccupation with 920 Centre St. which, after three years and three changes, is no closer to a Boston Planning and Development Agency

Allandale

Continued on page 6

WR Police *continued from page 1*

introducing speakers from E-5, the Boston Regional Intelligence Center (BRIC), and Community Services Office (CSO).

McMullin noted an increase of 35 incidents over all from 2025 through 2026, January through Oct. 8. Most of the increase was in larceny, defined as property theft. Much of this was in shoplifting, not just locally but city-wide. She also noted a 12 percent decrease over the same time in “crowd calls.” These are large gatherings, protests, etc. The Boston Police website provides access to these statistics.

Community Services Officer Sgt. John Downey explained who to call for help and when. He said, for example, if 311 calls come in on a Saturday night, a few days could pass before someone sees them. So a 911 call is better if you need police help as soon as possible.

“So, if it’s something immediate that you would like the police out there for, call 911 and they will send someone out eventually. If it’s something like a quality-of-life issue or a tip about some type of crime or something suspicious you think is going on, then that’s always best to use the Crime Stoppers, the tip line (617-343-4564).”

The CSO also sponsors group bike rides, with safety tips for crosswalks and hand signals. E-5, along with the YMCA, will sponsor an Oct. 30 Halloween Party at the station from 5 p.m. to 8 p.m. The party will have a spooky cell walk through, hotdogs, candy, reptiles, a bomb squad demonstration, and face painting.

Some recent crime activities resulted in police confiscating 13 unlicensed, unregistered scooters and getting them off the street.

“We know that they are out there and that is a problem, but we’re going to continue to work to alleviate those problems.” Lt. Det. Michael Kern said “scooters” are defined more accurately as motorcycles that “have to abide by the same rules as motorcycles – registration, insurance, driving on the road, no driving in the bike lane, no driving on the sidewalk, helmet, and have the proper permits or license for all that.”



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Kern said these bikes can be dangerous. “Sitting at a light, scooters are moving in and out here through red lights, and a lot of times they’re t-boning cars, and either they take off and don’t hang around. Or they just leave it right there because in the event it’s stolen, it’s very tough to, you know, to find the ownership of that.” He noted that motorcycles are used in many crimes involving shootings, robberies, and other thefts.

“So, once they get off on a side road, cutting through fields, whatever, any narrow area, they’re gone and there’s no catching up with them.” Kern described a recent incident where a driver suspected of seven robberies looped through several Boston police districts. He also noted the difficulty in catching them unless residents assist with videos, report motorcycles stolen quickly, and provide a description and other information to help pinpoint the driver.

Audience questions were varied. One involved phone scams and how the police can help.

“We have some of the flyers that you’ll grab here,” said McMullin. “We do talk a lot about scams and things over the phone. It almost seems like

The Bulletin
as soon as we know what one scam is, it sort of pivots and then we’ve got a new scam.”

She said to avoid anyone asking for money on the phone. “We want to know what’s going on because then when we come to these meetings, we’re able to address those things. We would take a report for you. Even if someone calls, if we know the number they’re calling from, any information you have on someone who’s trying to scam you is probably going to try to scam somebody else.” You can report scams to CSO at 617-343-5500.

Another question was asked about people using their hand-held phone while driving. “We’re not arresting folks for distracted driving,” said McMullin. “The people aren’t being arrested, but they certainly are being ticketed.”

Another question was about packages stolen from porches. “We have been covering that and focusing one of the flyers (on porch thefts) ... just remember holiday season is coming,” said McCullin. “It’s just that we want you folks to protect yourselves ... but remember to try to have your packages delivered when you’re home or to a relative that you know is home.” Contact CSO for more information: 617-343-5500.



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Three housing applications — pass easy at ERNA —

Yet Ross Field disturbances still an issue

Dilani Yogaratnam
Staff Reporter

This month, Ross Field was more of a backburner issue, while the main focus of the East River Neighborhood Association (ERNA) meeting was on three housing applications, which members passed through.

The only pushback for all three housing developments was for lack of parking.

ERNA President Barbara Hamilton frequently asked Boston Office of Neighborhood Services (ONS) Hyde Park Liaison Zoe Petty to introduce each speaker and the items moved fast and politely. Yet when Ross Field became the topic of discussion, one resident commented regarding noise disturbances, Petty took time to define what a noise disturbance was and who specifically should handle it.

But when it comes to neighbors’ attempts to grow their homes or business, the members of ERNA were supportive, if a little skeptical.

The biggest of the three applications was from the Jean-Jacques family, who said they want to add a unit to their home

located at the corner of Mercer and Tileston Streets. Gabrielle Jean-Jacques took the helm, saying she is a longtime resident of Hyde Park and a school-teacher and BPS alum. She went over the intention of the project and showed slides of the expanded version. She said she wants to remain in her location as houses are increasing in value, and she and her husband, Alex, have two teen children who are growing and they all need more space. Apart from the main house, they have a detached garage and one driveway. The plan is to get rid of the garage and add an attached unit, and extra driveway. Alex Jean Jacques said he spoke with an architect who said they were zoning compliant with all their additions and renovations. Alex said because they are on a corner lot, the enlargement does not impact neighbors negatively. They are merely reconfiguring how the parcels are laid out in a way that does not disrupt the character of the neighborhood.

When members saw a 3-D

ERNA

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Gimme that ol' time barbering

Let me start off by saying that I thoroughly enjoy going to Sebastian's Barbershop in Roslindale Square – oops, Roslindale Village – for tonsorial services. Sitting in Ray's chair, I can enjoy hearing his charming stories of growing up in Italy and his opinion on current-day affairs while getting my hair, or what's left of it, fashionably trimmed.

But there was something to be said for the large barber-shop in Egleston Square that I was forced to frequent in my youth – about every other Saturday. Across the street from the old firehouse and Egleston Theater and in between a First National and bakery, it was the site of forced attendance, coupled with the mandatory confessions at nearby Our Lady of Lourdes, that infringed on many of my Saturday activities.

The shop with its four barber chairs, owned by Tony and his son Sudsy, tended to become crowded on Saturday mornings. The haircuts took longer, as the local bookie made his frequent appearances in the store to clandestinely converse with the barbers on duty. Plus, it seemed that the haircuts took longer, with handheld massagers that massaged the scalp and shoulders. Then there was the application of shaving cream on the back of the neck to smooth the movement of the single-edged razor – honed on a hanging leather strop – that would be used to get rid of persistent stubble (but no hot



My Kind
of Town/
Joe Galeota

towels unless one paid for a full facial shave).

There was no hair dryer to blow off errant, cut hairs: they were all supposed to be caught by the large sheet-like apron spread over the lap. As with things in the 1950s, the price was much lower and a quarter usually sufficed as a tip from a kid like me.

Only once as a kid did I go to the barber at the corner of Washington Street and Chilcott Place: the waiting at Tony's was going to be too long, judging from the number of people waiting. This other barber had a reputation of being mean, and that he was – such as the time I fidgeted too much in his chair and he held the hot clippers to my neck, prompting a loud "Owww!" from me, after which I remained still as a corpse.

Yeah, some fond and not so fond memories about the ol' barbershop.

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Letters to the Editor

WHAT DOGS, NEWBORNS, AND CHURCH PEWS CAN TEACH US ABOUT ADDICTION

The 50,000-patient care visits that I am grateful for having participated in during my 20-plus years as an addiction medicine physician in Boston have offered me unique insights into this complicated disease.

Chief among them these days is that innovative ways to help succeed – and thrive in recovery – may well be tied to dog companionship and/or involvement in a faith community.

And it is impossible to ignore the lessons we are learning from the “cuddling program” begun for neonatal babies exposed to drugs before birth. This novel approach is yielding tremendous benefits for both mother and child.

These therapeutic tactics all combine to champion the healing power of unconditional love. When used alongside our standard treatments, they do offer vital contemporary strategies on how to optimally care for those suffering from substance use disorders.

And the ultimate benefit? Saved lives.

All of this comes at a crucial juncture as we find ourselves experiencing a marked surge in the those who are self-medicating – be it with drugs or alcohol – in an ill-advised attempt to combat loneliness, hopelessness, feeling unloved, and a lost sense of purpose and self-worth.

In fact, this phenomenon has become so pronounced that researchers have assigned the term “deaths of despair” to explain the marked increase in fatalities from suicides, alcohol-related illnesses, and overdoses from despair.

In response, the Boston-area nonprofit Power Forward 25, where I am proud to serve as a board member, is working to change this culture of despair into one of hope and healing. The array of solutions we employ include providing desperately needed scholarships to sober homes, to the creation of a unique, specially trained dog pro-

gram to interact with the residents in those homes.

To determine the efficacy of these approaches, data from patented software is collected to chart the journey of these sober home residents. To date, surveys and heartfelt testimonials from the sober home residents who spend more time with the dogs appear to demonstrate noticeable gains in their personal recoveries.

These include improving both physical and emotional well-being, reducing stress levels, enhancing social interactions, and increasing the ability to manage cravings. Feedback from residents reveals their gratitude for the unconditional love given by the dogs, and many report they feel a renewed sense of purpose and value – the very things they’ve often suppressed due to adverse childhood experiences.

Secondly, many Neonatal Intensive Care Units currently utilize volunteers to cuddle and console the newborn babies of mothers afflicted with opiate use disorders. The volunteers’ loving human touch generates a powerful healing response in the babies – including the release of Oxytocin, known as the “love hormone.” This helps prevent or lessen the hallmarks of Neonatal Abstinence Syndrome – hyperirritability, violent tremors, poor feeding, and sleeping disturbances. The “cuddling program” has proven indispensable in helping to avoid the need for morphine or methadone typically required, enabling the babies to be discharged from the hospital much earlier, with better long-term outcomes.

Lastly, for those struggling from substance use disorders, becoming involved in a faith community can be instrumental in restoring dignity and hope by feeling loved and valued, while also helping bolster resiliency and strengthen family relationships and social connections. It is inspiring to hear patients credit their church attendance for guiding them towards inner peace, wholeness, healing, and recovery.

But it is not only those who are grappling with addictions who benefit, but those who care for them as well. An in-depth review

of the landmark Harvard Nurses’ Health Study revealed that those in the field who attended religious services weekly experienced a 68 percent lower risk of “deaths of despair” than those not attending.

And all of these results couldn’t be more timely. Data from the National Survey on Drug Use and Health shows that over 15 percent of Americans 12-and-older are currently battling a substance use disorder, even as less than one-quarter of this population are receiving adequate care for this treatable disease.

It is hard to escape the conclusion that now is the ideal time to take a fresh look at our approach to addiction and give more attention to interventions such as these – ones created to help foster the healing power of unconditional love.

Dogs. Religious worship of some kind. Warm and tender care.

Dr. Michael Hamrock
West Roxbury

NO ON 6

I’m a tree-hugging nature lover and yet I will be voting against Question 6 in November. Why? Question 6 diverts up to \$100 million in tax revenue to fund pro-environmental projects. While I strongly support the idea of spending money to help the environment, as usual, the devil is in the details. First, that \$100 million is being diverted from the general fund. As such, funding for other things will likely need to be cut. This isn’t just “free money”.

Who will decide how this money will be spent? This is where I have a major problem which solidified my decision to vote No. The law creates a 15-member board, including ten members of the public appointed by the Governor. Ten well-connected people will get plum jobs spending our money. Could we find a better way to promote nature without creating a bunch of patronage jobs?

Gary Chase
West Roxbury

The “HOLE” Story

The next time you’re holding a donut, consider the “hole” story of its creation.

Maine sea Captain, Hanson Gregory was but a teenager, in 1847, when he noticed that donuts were usually raw in the middle. His solution? Bake them with a hole in the middle to allow more even cooking. His new donut also allowed for relaxed holding while steering the ship.

Nowadays, Hanson Gregory’s ingenuity accounts for global donut sales annually in the billions of dollars. One can appreciate that fact considering the popular, sweet treats at

Anna’s Hand-Cut Donuts on West Roxbury’s Centre Street.

Maintaining its polite neighborliness for more than 60 years, the latest rendition opened under new owners Chaufan Bun and his wife, Jennifer Aing, in May, 2025. With a wide following due to its expanded menu offerings of fresh-baked donuts and muffins and a variety of tasty breakfast sandwiches, Anna’s, under Bun and Aing, seems more flavorful.

Allston-Brighton readers know that a donut baker, in order to be taken seriously, really should have Twin Donuts on the resume. That’s where Chaufan



Frank
Reflections
Frank Sullivan

Bun baked donuts prior to opening Anna’s.

Hole Story
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14th annual Oaktobberfest

draws hundreds

Raising money for the Y



For 14 years, the Oaktobberfest celebration has raised funds for the Oak Square YMCA to help residents get healthy.

Jeff Sullivan
Staff Reporter

The 14th annual Oak Square YMCA Oaktobberfest 5K celebration kicked off bright and early on Sunday without a hitch as about 450 residents came out to participate.

The weather was a bit chilly that early in the morning, but more than one runner said they preferred it that way. The temperature warmed up as the runners, well, warmed up, and the starting gun saw hundreds filter through Brighton’s streets.

Oak Square Y Executive Director Kerry Jackson-Lee said the 5K is aimed at raising funds to subsidize membership fees for residents who could not otherwise afford them.

“We raise money so that other neighbors in the community can join us and have the health benefits they so desire regardless of their ability to pay,” she said. “It’s very exciting and fun, and a lot of people come out to enjoy the day... We also throw a heck of a party afterwards, just in celebration of people helping people.”

Jackson-Lee said she was thankful the Y was able to put this together for 14 years now, and that, this time at least, the weather cooperated.

“It’s gorgeous today, thank God the sun is shining, it’s not super windy or super cold, it’s great running weather,” she said. “We just love being here for the community and being able to help others learn, grow and thrive.”

Speaking of thriving, resident Casandra Xavier said she has been doing just that, with the help of the Oak Square Y.

“The YMCA is a special space for me,” she said. “They were very warm and welcoming to me when I started my weight loss journey. I walked in weighing 300 pounds and prediabetic, and six years later, after their motivation and encouragement, I’m now regis-

Oaktobber
Continued on page 7

Squares

continued from page 1

cluding to the last couple of years. “They respond to organizing and they respond to people power, and we’re just going to have to keep on addressing those issues.”

The next day’s appointment at the BPDA Board for S+S was straightforward, and the outcome was never in doubt, but there was a telling exchange that took place when BPDA Board Chair Priscilla Rojas – in the context of the Cleary Square map’s reduced heights in response to community feedback – asked about the process for a developer to increase density beyond a zoning district’s limit.

Deputy Director of Comprehensive Planning Caitlin Copping responded that “we’re happy to have that conversation and potentially rezone for a project once it goes through the Article 80 process. We’re happy to have that conversation if the project is in support of the community.”

As the S+S community process has played out, the point was raised at different times that the new zoning districts – with their more relaxed requirements enabling a greater range of as-of-right construction – would lead the Zoning Board of Appeal to grant fewer variances. However, developers are also able to petition the BZC to build beyond zoning limits – an option not typically utilized be-

cause of the relative ease of obtaining zoning relief under the current system.

“I’m just going to challenge us all, as an agency, and as a community, and fellow residents, to – as we come to these consensus – be thinking about the entire housing need that we need, not just for... what we need to make available for this particular neighborhood, but across the city, and the magnitude of what that is,” Rojas replied, while still praising the Cleary Square package.

The exchange shed light – however briefly – on the push and pull between City Hall and the neighborhoods that could be felt from the beginning of the S+S community process, and the Planning Department’s balancing act between the neighborhood and the BPDA Board.

The S+S zoning map and text amendment for Cleary Square will now go to the BZC, which meets virtually and will hold a public hearing prior to its vote. This is scheduled for 9:30 a.m. on Wednesday, Nov. 18. To register, visit bosplans.org/BZC-Nov182026. For information, visit <https://gvimes.link/plnbzc> or call 617-918-4308.

To access the S+S map, text amendment, and small area plan for Cleary Square, visit <https://gvimes.link/clearysquares>

Studios

continued from page 2

Whalen added that her New Hampshire heritage helped her out during the walk.

“I didn’t pay taxes on the art I bought today!” she said with a laugh.

Artist Quenby Bucklaew works through printmaking by engraving images from a wood block or other surface to paper. She said Open Studios is a great way to interact with those who might want to know a bit more about the medium.

“I bring samples of my printmaking plates and my tools and I just love telling people how printmaking works and educating them on the art,” she said.

Bucklaew said she is from Jamaica Plain and while that’s a big Open Studios in its own right, she said she really enjoys Roslindale.

“I just get a to talk to a lot of people, and I love when art students or other artists come by and I get to show them maybe a new technique they haven’t seen before or a type of plate they haven’t done before, it’s just really nice,” she said.

Artist Lisa Heffley of Lisa Heffley Jewelry said she just loves seeing her neighbors in a different setting.

“It’s just a wonderful neighborhood-building event,” she said. “We love to share our artwork of course, but it’s just a way of building community. It’s a great turnout today, and Open Streets has added another level of community excitement.”

Artist Stephanie Ressel said she came from Cambridge because a Roslindale friend recommended the Roslindale version. She said while she loves her hometown, Roslindale will have a special place in her heart.

“I’ve done open studios in Cambridge, where I live, but I have to say, this is much nicer,” she said.

Resident Rachel Stanton said she felt it was a great way to get out of the house and get the family together.

“We bring the kids, we walk around, have lunch and we’re in walking distance, so it’s just so easy,” she said. “We love the art and we almost always end up buying something every year.”

Gala

continued from page 2

are part of the fabric of the neighborhood,” she said. “The Farmers Market, Porchfest, Open Studios, just to name a few. They’re three of my favorite things here in the neighborhood they’re directly tied to and we might not have had the events without them. Understanding that, it feels so fitting for the Gala next week.”

Blaxter said Glenn Williams is still working hard at the Boston Neighborhood Network Studios filming shows and spreading the Boston community.

“He is such a visible force to the neighborhood,” she said “I’m still somewhat new to the position here, and last year I asked him to emcee the tree lighting, and it’s just so much fun to work with him. He knows everybody, he loves being in that position of facilitating community dialogue. It was just amazing to be on stage with him. He’s so good at it.”

For tickets and more information, go to Roslindale.net/gala-2026

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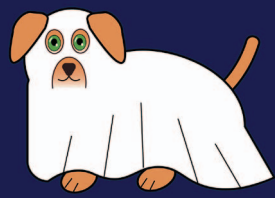


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ERNA continued from page 3

model of the floor plans, a few people asked if there was another house being attached and if so, the concern was more cars. The Jean Jacques said no and added that Mercer Street is a dead-end road and in general he and his wife try to limit the number of cars to respect neighbors. Having another driveway is a way to contain the cars. Alex Jean Jacques said his extension will bring value to the neighborhood. Again, residents questioned the new addition as a separate house. At this point, the contractor for the Jean Jacques, named Dalton, intervened saying it was an in-law unit that is connected to the home.

The group supported the

project when Petty took the second tally.

The smallest application was from Wind-Starr Payne who lives at 5 Linden Ave. and wants to expand his home by way of dormers. Payne said it would remain a single-family house, with the intent of creating more space for everyone, as currently, the roof is too sloped for habitation (without head bumping at least). Hamilton said that sounded reasonable, and Payne clarified again that no new tenants were moving in. The ERNA reached a positive consensus, and Petty said she would take the numbers of each vote to the Zoning Board of Appeals.

The third application was for 797 River St. which includes a

The Bulletin

plot of land with a hair salon, nail salon and a residence. The request is for a nail school to be added to the hair salon. Presenting was Alexander Burke, who said the owners received a certificate of occupancy (CO) in 2019. In 2023, they added a nail salon on the left of the residence; the hair salon is on the right. Currently, they are looking for a conditional use permit for a nail school.

“Believe it or not, a nail school is considered a trade school,” Burke said. When asked where this location was in Hyde Park, Burke said it was between Tileston and Blake Streets. Hamilton said the big concern was parking. Burke said there was a huge parking lot, bus and train stops. ERNA member Patricia Odom asked for clarification on the parking for the nail students and later admitted she studied cosmetology. Burke said the back parking lot was for residents while the parking lot on the left side was for business owners and students.

Astrid, the business owner, said the hours of the nail school would be 8 a.m. to 8p.m. She apparently lightened the mood of the proposal by speaking more personally. She said this school was an opportunity to give people a chance to obtain a license. She said only 24 students would participate at a time. It’s a 100-hour course to complete at one’s own pace. Another concern was ventilation, and Astrid said that the training would not include use of acrylic, which is what causes the smell. She said a ventilation system was in place as it is required by the Board of Cosmetology.

Dan Asia wanted clarification on who owned the building since Astrid is the owner of the business, not the building.

Astrid said there is no nail school in the area and the intention is to just support people furthering their careers in Boston in a convenient location. The group supported the application.

The next ERNA meeting is scheduled for Nov. 9.

Allandale continued from page 1

(BPDA) vote to say nothing of a Zoning Board of Appeals (ZBA) date. Reportedly more meetings are in the works.

Also emphasizing their penchant for process over progress, the JPNC has re-energized the dormant Arborway bus garage subcommittee under a new chair, Eryn Ashlie Bailey. The subcommittee is gearing up for “round two” that reportedly kicks off on Oct. 19.

But the emails keep pinging with complaints and criticism from the usual trio of arm chair architects even before the still unscheduled MBTA public meeting on the 15-percent-plus design.

As reported by The Bulletin in February 2025, the popular Allandale Farm is planning two new buildings which will enable them to be open year-round: a wood frame market barn and three greenhouses on the same site as the two older buildings.

Early in 2026, Allandale ran into some zoning weeds after the Inspectional Services Department (ISD) discovered that retail agricultural uses were forbidden, although the Allandale farmstand opened 60 years ago selling produce from its 105-acre planting fields.

The ZBA cut out the weeds, regulatorily speaking, in February and on May 19, Allandale received a \$23.4 million mortgage; site clearance started soon after.

The Bulletin caught up with the farm manager Helen Glotzer at Allandale on Oct. 10, and she had some exciting news.

Gesturing to the two concrete foundations, she pointed out the two metal gables set up on the far end.

“The greenhouse arrived from Holland on Oct. 6,” she said. The 5,170-square-foot gabled glass house was manufactured by Dool International at Maasdijk. the Netherlands.

“A four-bay greenhouse with 10-foot high gables; it will take six weeks to build,” Glotzer said.

The closest foundation nearest the present farmstand is in place for the new market barn.

“The timber frame walls are being built in Walpole, NH, by Bensonwood Builders,” Glotzer said. It’s a 5,535-square-foot building.

“The wooden walls will be brought down in early November, and the barn will take about three weeks to build. We’re on track to begin construction.”

Glotzer said she plans a hard hat tour in early 2027 and expects to open in the summer of 2027.

“We’re open with limited capacity using the small garage bay [under the office] Wednesday through Saturday,” she said. “For fall plants and produce, a variety of pumpkins, a wide variety of apples plus raspberries, butternut squash and scallions.”

“We’ll have pre-orders of Thanksgiving turkeys and pies,” Glotzer said, “and Christmas trees and greenery in the large greenhouse in back.”

The \$69 million modernization of Heath Street apartments at Walden, Heath and Horan Way was briefly reported on at the second Jackson Square neighborhood association meeting on Sept. 24 by board member Bianca Terry who lives at 110 Heath St.

The Bulletin took a walk over there a week ago and the change on Walden Street just past the community garden is dramatic, with the new white and dark red panels on 10 Walden and 170 Heath St. with double panel windows.

The Heath Street corner has a new tree and has been hydroseeded for the new lawn.

The wide patio behind 170 Heath was being set by masons with white and gray blocks, and the new lawn has been graded.

The block is not occupied yet as interior work is underway, but 18 Walden is occupied and complete with new lawn, patio and benches.

Behind 18 Walden, 154-162 Heath St. is gutted and renovation just getting started.

According to the Boston Housing Authority (BHA), “The 87 residents in Heath Street have moved to other units at Mildred Hailey or to other public housing units into apartments that meet their household needs.”

The walkway is closed off between 154 and 138 Heath St.; number 138-148 is next to be worked on, but relocation has not begun according to the BHA.

Three of the five buildings in Phase I are complete according to the BHA, and all five buildings will be completed in the early spring of 2027.

Phase Two is five buildings including 122-130,106, 110 and 114 Heath Street at the corner of Bickford St and two buildings on Horan way opposite the playground.

Relocation of 72 units in Phase 2 has not begun yet according to the BHA. The BHA expects Phase 2 to start in late 2027.

Legal Notices

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court
Department

Docket No. SU26P1746GD

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

In the matter of:
Jazmin Liliana Guzman
Of: Allston, 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

Jessica L. Mora of Allston, MA

in the above captioned matter alleging that Jazmin Liliana Guzman is in need of a Guardian and requesting that

Jessica L. Mora of Allston, MA

(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 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 11/12/2026. 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: October 06, 2026
Stephanie L. Everett, Esq.,
Register of Probate

Boston Bulletin:
10/22/2026

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court

DOCKET NO. SU26P2050EA

CITATION ON PETITION FOR
FORMAL ADJUDICATION

Estate of: John Arun Basu
Date of Death: 09/04/2026

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

Martin J. Murphy, Esq. of
Brighton, 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:

Martin J. Murphy, Esq. of
Brighton, 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 11/23/2026. 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 : October 19, 2026
Stephanie L. Everett, Esq.,
Register of Probate

Boston Bulletin:
10/22/2026

Legal Notice

ZONING HEARING

The Zoning Commission of the City of Boston hereby gives notice, in accordance with Chapter 665 of the Acts of 1956, as amended, that a virtual public hearing will be held on November 18, 2026, at 9:30 A.M., in connection with Text Amendment Application No. 558 and Map Amendment Application No. 802, submitted by the Boston Planning and Development Agency.

Said text amendment would implement Squares and Streets zoning and remove named Neighborhood Business Subdistricts which are overwritten by the newly mapped Squares + Streets Districts and adds language to maintain application of the existing Neighborhood Design Overlay District in newly mapped Squares + Streets Districts. The text amendment will also revise outdated language. Said map amendment would include Squares + Streets districts. The map names now include “Boston Zoning Code,” because the map is regulated both by the text in Hyde Park’s Article 69 as well as the Base Code.

This meeting will only be held virtually and not in person. You can participate in this meeting by going tohttps://bosplans.org/BZC-Nov182026. Copies of the proposed amendments may be obtained from the Zoning Commission electronically, and you may also submit written comments or questions to zoningcommission@boston.gov.

Interpreting services are available to communicate information at this hearing. If you require interpreting services, please contact the following: zoningcommission@boston.gov or 617-918-4308. The meeting is scheduled for November 18, 2026. Please request interpreting services no later than November 13, 2026.

For the Commission
Jeffrey M. Hampton
Executive Secretary

Hyde Park Bulletin: 10/22/2026



Conserve our resources.
Recycle this newspaper.

Hole Story

continued from page 4

Perhaps that’s why the inviting shop quickly developed a reputation for uniquely fresh, delicious donuts. For instance, the tempting lemon donut is an irresistible powdery pillow oozing with luscious lemon. Then there is their best seller, the sinfully scrumptious honey dip. Your eyes will glaze over with each bite.

Is it any wonder customers arrive early?

The line slowly grows at 7:00 a.m. Customers – ages 2 years to 92 – know that it is worth the wait, and wait they will.

“They’ll be coming in about ten minutes,” smiles Nicole McGuire, counter person extraordinaire at Anna’s, while looking out at Centre Street. McGuire is referring to the St. Theresa School children. It’s a maroon-school-uniform tsunami of boys and girls. Wave after wave they arrive, flooding the shop with a youthful vibe. The Reddick siblings, Monroe, 9 and his sister, Presley, 6, race in.

Monroe selects a chocolate; Presley gets a chocolate frosted with rainbow sprinkles. Off they go to high-top stools, at one of two window counters.

I take my life into my hands when I slow a rushing woman to ask her opinion. Smiling, Laura tells me that she is new to West Roxbury. “When I moved here, friends told me, ‘You have to check out Anna’s.’ I’m hooked. Do you mind keeping me anonymous?” she laughed.

“I love building relationships



Monroe Reddick and his sister, Presley, get ready to eat their donuts at Anna's Hand-Cut Donuts in West Roxbury.

PHOTO BY FRANK SULLIVAN

with the customers, seeing the regulars and meeting new faces. This is all about community,” McGuire says as she hands a gentleman his coffee.

“This coffee is the best, most consistently great-tasting coffee you can get around here,” says Tony. “I’ve been coming here for 20 years. This place is quite an improvement,” Tony smiled, then gestured toward McGuire. “You have a beautiful waitress here. It makes you happy to come here and see her smiling.”

McGuire waits, patiently, as customers ponder their orders. Their mental tennis match is underway: Should I get the honey dew cruller, coconut, Bavarian crème, coffee roll, or the audaciously delicious apple fritter?

Some order one donut, many say give me a dozen. As if selecting 12 gemstones at the Jeweler’s Building they take their time, eyeing McGuire fastidiously filling the box, “Give me four honey-dip, a chocolate, a jelly stick...”

Bun, who begins artfully hand-cutting each donut at 1:00 a.m., later occasionally appears from the kitchen, smiling as he places another treasured tray of delectable donuts on the shelf. Jennifer Aing also handles the counter, pleasantly making everyone feel at home.

Holding a jelly stick and an iced coffee, Bill O’Neill, grins, “I probably shouldn’t be in the habit, but I come here a lot.” It’s as if he’s confessing. No need. The “hole” story is donuts are good for the soul.

Oaktober

continued from page 5

tered for a half-marathon with a running guide as a visually-impaired athlete.”

Xavier ran the 5K with her guide Noah Naddaff-Slocum, and said she felt the course might be a small challenge.

“It’s a short course, and I’m pretty sure we’re going to find some hills, but that’s okay, my quads are ready for it,” she said. “And me and my guide Noah are going to take this race out. We’re going to do just fine.”

Resident Jeff Walkens – wearing a running suit in spite of his surname – said he has done the race a few times, and while it’s a good course, he said it’s the people that keep him coming back.

“It’s a fun time for everyone and it’s just an annual thing for me now,” he said. “It’s just

for fun, and it’s a really good race. It’s a challenging course and there’s always a lot of enthusiasm coming from everyone around here.”

Residents Abby Miller and Sarah Thorne said they are both Y members and they wanted to support their community.

“And I, myself, have never run a 5K so I thought this would be a good way to do it,” Miller said.

“I wanted to see if I could run a 5K again,” said Thorne with a laugh.

The pair said they just wanted to support the Y community in

Brighton, as they get a lot out of everything the location has to offer.

“We have a really great Y, it’s very supportive of our community, the classes are awesome, it’s always packed, the coaches are awesome, and we just like to be here,” Miller said.

“Most of my friends are from this community,” said Thorne, literally as one of those friends came up to ask them something.

“That was one of the friends we made here!” said Miller with a laugh.

For more information on the Oak Square Y, go to <https://ymcaboston.org/oaksquare/>



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Conserve our resources.
Recycle this newspaper.

This year, the Election is more than November 3

Make sure you get out and vote!

From West Roxbury/Roslindale Progressives: Election Day is just one day on the calendar, but voting is our right and we shouldn’t have unnecessary obstacles, so, many states, including Massachusetts, have implemented ways to make voting more accessible – early voting and voting by mail. That’ll come in especially handy this year because the ballot is 5 pages long, with nine ballot questions! Voting will be faster and less frustrating if you’ve made your decisions about the ballot questions ahead of time. You can find them all on the Massachusetts Secretary of State’s website, and organizations you trust may have made recommendations.

Why are people encouraging voting early this year? We’ve heard many people express concerns about potential Election Day disruptions and the counting of ballots. At this point, all systems in Boston are working as usual, but why worry? By voting early here and across the US, we preempt those concerns and demonstrate throughout October that we believe in democracy.

Also, when more people vote early, turnout is higher. Campaigns refresh their lists regularly; they remove names of people who already voted and shift to those who might need a nudge. Higher turnout often produces bigger win margins, which are harder to challenge. For people concerned that some candidates might not accept the results if they lose, bigger win margins are key, as in Hungary’s recent election.

Prepare for voting
Check your voting status, make updates ahead of time, check what will be on your ballot and where to vote if you wait till Election Day. You can do all of those tasks on the Massachusetts Secretary of State’s website.

Not registered to vote yet? You can register till Oct 24, and from Oct 17-24, you can vote early on the same day as you register. For that one week, we have same-day voter registration. If Question 4 passes, we’ll have it for good, as in twenty-four other states.

Voting early in person runs from October 17-30, in different locations on different days. If you vote early in person, you’ll avoid any challenge on November 3 – in your own busy life or disruptions at the polls you may be worried about. Any Boston voter may vote in any Boston early voting location; you’re not limited to your own neighborhood. Locally, the upcoming early voting sites are Roche Community Center in West Roxbury on Saturday and Sunday, October 24-25 from 11 am - 7 pm, and from 12 noon to 8 pm are weekday sites: Saint Nectarios Church in Roslindale on Tuesday, October 27, Saint George Orthodox Church in West Roxbury on Thursday October 29, and Hyde Park Community Center, also on October 29.

Voting by mail - If you’ve already applied for a mail-in ballot, it’ll arrive soon if you don’t have it yet. You can apply until October 27. Once you vote, drop it in a drop box, and (this step is important) use TrackMyBallotMA online to make sure it was accepted. If it was rejected (maybe there’s a smudge or a missing signature), you can still vote in person.

Franklin D. Roosevelt said, “Nobody will ever deprive the American people of the right to vote except the American people themselves and the only way they could do this is by not voting.” So, let’s vote!

[boston.gov/elections](https://www.boston.gov/elections) - for voting locations, drop box locations, and more

TrackMyBallot: <https://www.sec.state.ma.us/WhereDoIVoteMA/TrackMyBallot>

Online voter registration, updates, status checks: <https://www.sec.state.ma.us/OVR/>

Ballot Question info from Sec of State: <https://gvimes.link/bltqs>



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Deaths continued from page 8

Maureen Hansen, who was already an established teacher of Irish dance in Boston. Together they built a family that became an enduring presence in the Boston Irish community, centered around the Hansen-Keohane School of Irish Dance.

Tim worked for 42 years at his beloved Harvard University, starting shortly after his arrival in the U.S. at 18. He began his career in the Buildings and Grounds Department and later moved into managerial roles across the university until his retirement in 1996. He remained an active member of the Harvard Retirees, reflecting the deep pride he took in his years of service at the university. It was there that he and his wife Maureen became lifelong fans of Harvard hockey, traveling all over the Northeast to watch the Crimson. Tim was a long-time season ticket holder and for over 60 years, he was a regular at The Beanpot.

His years at Harvard and his unwavering support of Maureen's dance school brought him great fulfillment, but nothing mattered more to him than his family. Tim and Maureen had four children, and they instilled in them the importance of education, hard work, family, character, and faith. Their life was filled with traditions, the most cherished of which was their annual summer trip back home to Ireland. Tim's home in Ballinadee, a small coastal village is where he developed his love of nature. Fishing, boating, gardening, birdwatching, and admiring all the wonders of the natural world were among his greatest joys, made all the more meaningful by sharing them with his children and grandchildren.

Tim will be remembered most by his family and friends for his character. A man of quiet strength, he was defined by his kind and compassionate nature. He moved through the world with a quiet grace and a gentle ease, serving as a steady anchor for his family. His introspective nature gave him a profound depth of wisdom, which he shared generously in his own understated, thoughtful way. He had a gift for listening with patience, and a deeply caring heart that touched the lives of all who knew him.

Tim is survived by his loving brothers Denis (Bob) Keohane and Cornelius Keohane of Ireland, and Jeremiah Keohane of England. Also survived by a cherished extended family of nieces, nephews, and cousins, with whom he shared a lifetime of love, laughter, and treasured memories. He was predeceased by his sisters Mary Keohane, Nora Linnane, and Sr. Theresa Keohane and his loving parents Denis and Catherine Keohane of Ballinadee, County Cork, Ireland.

Visitation and Funeral Services provided by P.E. Murray – F.J. Higgins, George F. Doherty & Sons Funeral Home, 2000 Centre Street, West Roxbury. A Funeral Mass was celebrated at the St. John Chrysostom, West Roxbury. Burial Forest Hills Cemetery, Jamaica Plain. In lieu of flowers, donations can be made in Tim's memory to The Arnold Arboretum of Harvard University, P.O. Box 419209, Boston, MA 02241-9209.

KOTI



Kristo, of Roslindale passed away surrounded by his loving family on October 16, 2026.

Kristo spent most of his life in Albania. He immigrated to Boston in 2004. He loved animals, and enjoyed reading and singing.

He was the dear and devoted husband of Patra Koti; beloved father of Florika Sevi and her husband Vasil of Roslindale, Greta Duri and her husband Kostandin of West Roxbury, Parashqevi Shkurti and her husband Arqile of West Roxbury; dear grand-

The Bulletin

father of Leandro Sevi, Mariana Sevi, Zhulietta Sevi, Arjan Sevi, Ermir Duri, Aleksander Duri, Artemisa Shkurti, Elena Shkurti; brother of the late Kostandin Koti, Agathi Decka, Fane Koti, and Aspasi Kola.

Relatives and friends were invited to attend Kristo's visting hours Tuesday October 20, 2026 at the Kfoury Keefe Funeral Home, followed by the Funeral Service at the Funeral Home. Kristo will be laid to rest at The Gardens Cemetery in West Roxbury.

McKENNEY

Edward J. McKenney of West Roxbury, October 17, 2026. Beloved son of the late Agnes P. (Boyle) and Edward A. McKenney. Devoted brother of Gerald J. McKenney of West Roxbury. Edward was a proud graduate of Boston Latin School, class of 1975; Boston College, 1979; and New England School of Law, earning his Juris Doctor in 1983. He was a parishioner of St. Theresa of Avila Parish and a member of the West Roxbury Knights of Columbus.

Relatives and friends are invited to attend. Visitation will be held in the Robert J. Lawler and Crosby Funeral Home, 1803 Centre St., West Roxbury, on Tuesday morning, October 27, from 10:00-11:00 a.m. A Mass of Christian Burial will be celebrated in St. Theresa of Avila Chapel at 11:30 a.m. Interment: St. Joseph Cemetery.

PAPPAS



Pauline J. (Norton) Lifelong resident of West Roxbury, more recently of Sophia Snow House, originally of Upham's Corner, Dorchester, passed away on October 12, 2026. Beloved

wife of the late Emanuel Pappas. Devoted mother of Susan Hampson and her husband Phil of Milford, and John Pappas and his wife Rosa Davidsdotir of Hyde Park. Loving Nana of William Hampson, and Gudrun Pappas.

June absolutely loved being a Mom and Nana, and her deep kindness, warmth, and love touched everyone who knew her. Resilient, funny, and full of life, she loved to laugh, spend time with friends, and bring her family together for every holiday and celebration. June knew how to truly enjoy life and taught us all to cherish the time we have with the people we love and to live life to the fullest.

Visitation and Funeral Services provided by P.E. Murray - F.J. Higgins, George F. Doherty & Sons Funeral Home, 2000 Centre St., West Roxbury. A Funeral Mass was celebrated at St. Theresa Church, West Roxbury. Burial in the St. James Section of St. Joseph Cemetery, West Roxbury.

PIRRELLO

John C., South Boston, grew up in Roslindale & known to most as "Jack" passed away peacefully Oct. 10, 2026 with his family by his side. Jack was born in August 25, 1948. He leaves behind his longtime girlfriend Colleen and was a loving son to the late Joseph & Evelyn (MacMaster) Pirrello, Jack was the brother to Joseph Pirrello of Woodbury, NY, the late Robert Pirrello of York, PA, the late James Pirrello of Old Orchard Beach, ME, Ronald Pirrello of Canton, MA, Cynthia Meaney of West Roxbury, MA. One of the proudest

times in Jack's life was spending time with & helping to raise now adults Denise Murphy McCarthy, David Murphy, and Daniel Murphy, the children of his long-ago relationship with their late Mom, Marguerite Costa.

Jack also leaves many nieces & nephews & relatives behind.

After joining the US Air Force, Jack became Sgt. during the Vietnam Era: he served as an intercept operator with the 6970th support attached to the National Security Agency; Brindisi, Italy & USAFSS Fort Meade, Maryland.

Jack worked for the Post Office for many years before being diagnosed with his cancer. Before that he had enjoyed working in the hospitality industry as the food and beverage manager at the Sonesta Beach Resort in Key Biscayne, FL.

Jack loved to surf and roller blade before his long battle with cancer.

Services for Jack will be announced at a later date.

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HPCR likes 1230 River plan

Crime and fire issues also discussed

Jeff Sullivan
Staff Reporter

The Hyde Park Central River Neighborhood Association (HPCR) met recently and went through several issues in the neighborhood.

The organization covers River Street and beyond in Hyde Park. Boston Police Department (BPD) District E-18 Community Service Officer Rico Lucien gave the monthly crime report, and discussed the shooting at 54 Walter St., which took the life of Michael Lorenus, 37, of Milton, on Sept. 26.

"Officers responded to JT Auto Care for a report of shots fire, and found a male suffering a gunshot wound," Lucien said. "That male was later pronounced deceased. The Homicide Unit is investigating."

The meeting took place before another shooting that resulted in death in Hyde Park. On Oct. 7, Darryl Aleo, 20,

was shot to death at 1171 River St. Christen Peebles, 18, later turned himself in for the crime.

In relation to the 54 Walter St. incident on Sept. 26, BPD District E-18 Captain Joe Boyle said the incident was a targeted shooting.

"It was not random, so there is no threat to the community," he said. "We just wanted to make sure everybody was aware of that; a lot of people were upset. Overall, Part 1 Crime (crimes involved violence or bodily harm) is down 4 percent, so our numbers look pretty good overall."

In other news, Boston Fire Lt. Henry Perkins went over several fire incidents in the neighborhood. He said, perhaps surprisingly, that most of the cooking fires they have been responding to lately are coming from electric ovens, mainly because people forget that they're on. He said also to watch out during Halloween parties, as the department has

seen several incidents where smoke or smoke machines were being used to help spread the feeling of the season, but in so doing, resident turned off their smoke alarms. He said that's not a good excuse. He pointed out that much of the Halloween decorations people put up are not flame retardant in the best of cases, and actively dangerous in the worst, so having operating smoke detectors when a large gathering is taking place is a must.

The HPCR also voted in favor of a proposed development from Alex Aguilar, who is proposing knocking down the current two-family building at 1025 River St., subdividing the lot and putting two duplex buildings on each lot. Attorney representing Aguilar John Pulgini said both new properties will be about 6,000 square feet apiece. The proposal is to have rentals.

HPCR

Continued on page 10

Legal Notices

COMMONWEALTH OF MASSACHUSETTS
SUFFOLK, ss
DOCKET NUMBER; SU26P0424

To all persons interested in the matter of: **Roger Grimes aka Rogers A. Grimes of Boston**, in said County of Suffolk - a person under conservatorship.

A petition has been presented to said Court, for license to sell a private sale certain real estate of **Kay Buck** of Boston in the County of Suffolk, for maintenance and praying that the petitioner, Shelly Oaks may be licensed to sell convey the same of said real estate.

See attached description of said property to be sold.

If you desire to object thereto you or your attorney should file a written appearance in said Court at Boston before ten o'clock in the forenoon on the 26th day of October, 2026, the return day of this citation.

Witness, **Janine D. Rivers, Esquire, First Judge of said Court**, this 28th day of September, 2026
Stephanie L. Everett, Esq., Register of Probate

Hyde Park Bulletin:
10/15/2026, 10/22/2026,10/29/2026

NOTICE OF MORTGAGEE’S SALE OF REAL ESTATE

Premises: **1 Copeland Place, Roxbury (Boston), MA 02119**

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Jovahni E. Hilaire, Belkis P. Diaz, Gislhaine S. Bonbon and Andraw A. Mangra to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Cardinal Financial Company, and now held by Freedom Mortgage Corporation, said mortgage dated July 25, 2022 and recorded in the Suffolk County Registry of Deeds in Book 67995, Page 293, as affected by a Loan Modification dated October 24, 2025 and recorded in the Suffolk County Registry of Deeds in Book 72054, Page 217; said mortgage was assigned from Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Cardinal Financial Company, Limited Partnership, its successors and assigns to Freedom Mortgage Corporation by assignment dated September 27, 2023 and recorded with said Registry of Deeds in Book 69467, Page 26; for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at Public Auction on November 5, 2026 at 10:00 AM Local Time upon the premises, all and singular the premises described in said mortgage, to wit:

The land with the buildings thereon situated in that part of Boston called Roxbury, Suffolk County, Massachusetts now known as and numbered 1 Copeland Place and being Lot 2 on a plan titled "Subdivision Plan of Land located at 1 Copeland Place, Roxbury, Massachusetts" prepared by Boston Survey, Inc., dated January 12, 2016 and recorded August 11, 2016 as plan No 339 in Plan Book 02016 in the Suffolk County Registry of Deeds.

Containing 3396 square feet of land, more or less, according to said plan

Subject to easements and restrictions of record insofar as the same may be now in force and applicable.

For title see deed recorded in Book 23784, Page 254 and herewith.

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

For Mortgagor’s Title see deed dated July 12, 2022 and recorded in the Suffolk County Registry of Deeds in Book 67995, Page 290.

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

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

Other terms to be announced at the sale.

Brock & Scott, PLLC
23 Messenger Street
2nd Floor
Plainville, MA 02762
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Present Holder of the Mortgage
(401) 217-8701

West Roxbury/Roslindale Bulletin:
10/8/2026, 10/15/2026, 10/22/2026

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HPCR continued from page 9

HPCR Chair Melanie Daye asked Pulgini and Aguilar for direct connection and communication with the new manager of the building, and asked that information be shared with any new residents about the HPCR so that they can be a part of the community, if they so choose.

“We want direct communication, pre-, during and post-development, we want those who develop in the community to be part of the community,” she said. “As well as supporting what’s happening in and

around our community, not just coming to the meetings with a proposal for development, and then, ‘Okay we’re done we’re gone, bye.’ We’re not looking for that type of interaction, we’re looking for a more closer interaction to support neighborhood fundraisers, neighborhood activities, etc. This development is in our neighborhood, and we want to see the neighborhood as a family/community-oriented space, where those neighbors and the persons who develop that space are interacting with the com-



Legal Notices

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court

DOCKET No. SU26P1743EA

CITATION ON PETITION FOR FORMAL ADJUDICATION

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

Estate of: Lillian Noseworthy
Date of Death: 09/05/2023

To all interested persons:
A Petition for **Formal Probate of Will** has been filed by

Jared R. Ferran of Allston, 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:

Jared R. Farren of Allston, 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 11/19/2026. 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: October 15, 2026
Stephanie L. Everett, Esq., Register of Probate

Boston Bulletin:
10/22/2026

munity holistically.”

Pulgini went through his history in the neighborhood, which is extensive, as he grew up in the Fairmount neighborhood, and said Aguilar will be “accessible” for any concerns.

“It’s his project that he will be managing himself,” Pulgini said, giving his phone number. “I have such a familiar connection with Hyde Park that I always support neighborhood fundraisers and I’m sure Alex, who is relatively new to this part of the city, will do the same.”

Aguilar said his mother bought the property in 1997, lived there for four years, and

October 22, 2026

he moved in after law school. He said his mother has moved on because of dementia. He said he’s had good relations with the neighbors.

“The number of meetings that I’ve already had with the abutters and all of the neighbors ... I did my own separate pamphletting in addition to what was required, but I’m happy to have any conversations, questions on the phone, I’ll even walk the site with you,” he said. “I did that with Melanie this morning, actually, and that was very fun.”

The HPCR eventually voted to support the development.

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court

DOCKET No. SU26P2051EA

CITATION ON PETITION FOR FORMAL ADJUDICATION

Estate of: Marion Caprio
Also known as: B. Marion Caprio
Date of Death: 05/03/2017

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

To all interested persons:
A Petition for **Late and Limited Formal Testacy and/or Appointment** has been filed by

Barbara A. Caprio 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:

Barbara A. Caprio 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 11/23/2026. 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: October 19, 2026
Stephanie L. Everett, Esq., Register of Probate

Hyde Park Bulletin:
10/22/2026

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court

DOCKET No. SU25P2054EA

CITATION ON PETITION FOR FORMAL ADJUDICATION

Estate of: Simon Miller
Date of Death: 01/01/2004

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** has been filed by

Barbara A. Edwards of Randolph, 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:

Barbara A. Edwards of Randolph, 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 11/10/2026. 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: October 06, 2026
Stephanie L. Everett, Esq., Register of Probate

West Roxbury/Roslindale Bulletin:
10/22/2026

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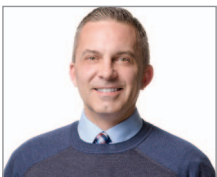
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