

- ALLSTON
- BRIGHTON
- HYDE PARK

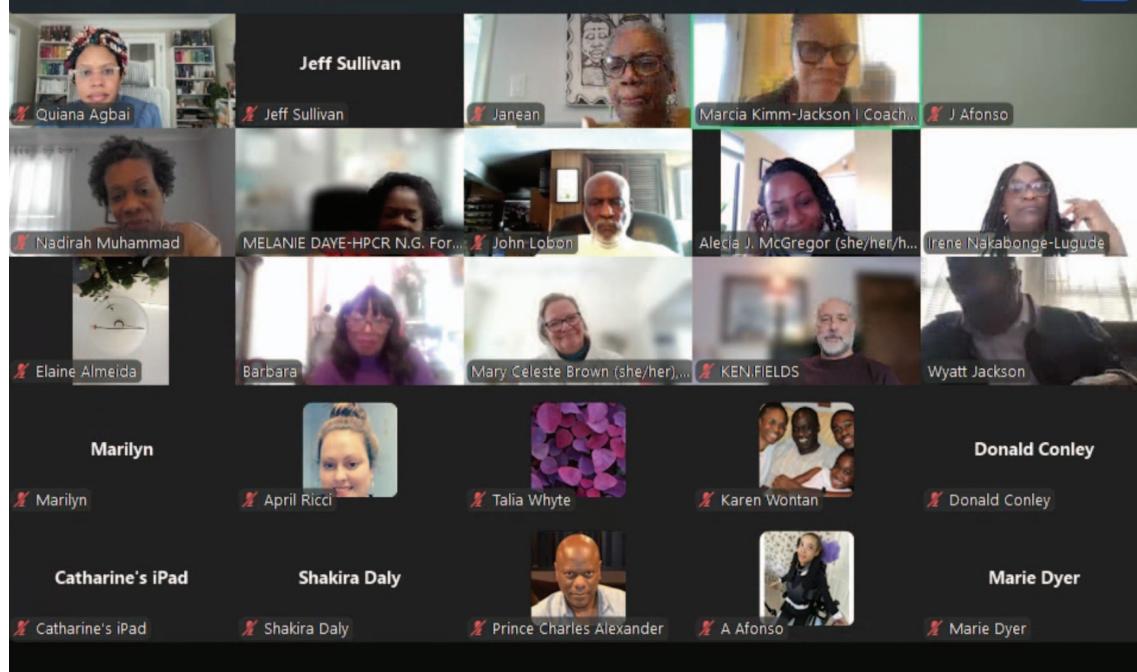
The Bulletin

A newspaper dedicated to the community

- JAMAICA PLAIN
- WEST ROXBURY
- ROSLINDALE



January 23, 2025



About 80 residents tuned in for this year's Martin Luther King Day event for Hyde Park.

COURTESY PHOTO

HP remembers MLK

Honors community members making a
“Beloved” community

Jeff Sullivan
Staff Reporter

The Hyde Park Forum for Racial Equity (FREEE) met on Martin Luther King Jr. Day in a virtual format this week to discuss King's hopes for the future and to recognize those in Hyde Park working towards that future.

More than 80 residents attended.

Organizer Marcia Kimm-Jackson started the meeting off with videos and audio of King talking about his idea for a “Beloved Community,” where love is what guides everyone in their day-to-day lives.

“Let us fight passionately and unrelentingly for the goal of justice and peace, but let's be sure our hands are clean in this struggle,” he said during his Birth of a New Nation speech at the Dexter Avenue Baptist Church on April 7, 1957. “The aftermath of nonviolence is the creation of the beloved community. The aftermath of nonviolence is redemption. The aftermath of nonviolence is reconciliation. The aftermath of violence are emptiness and bitterness.”

Officials spoke during the event, many pointing to the changing presidential administration as a call to action and work for the community.

City Council President Ruthzee Loujeune said she was not hopeful for top-down change. “I haven't been watching the TV, but I did hear that he (President Donald Trump) believes his presidency will make MLK's

dream come true, which is, a problem,” she said. “I want to challenge all of us to continue to think about what our individual responsibility is and that idea of infinite hope and of hope as a discipline. You know, I think oftentimes when people are quoting King, they quote the ‘I have a dream’ speech... but we can't sanitize King.”

Loujeune pointed out King was a fighter for racial equity and economic equity for all, as King advocated for social reforms as well as the end of segregation. “And he revisited that ‘I have a dream,’ speech and he said, ‘Maybe I was being too optimistic, and not realizing how difficult a road and journey it would be,’” Loujeune said, referencing a 1967 NBC interview (<https://tinyurl.com/y8pn5taw>).

State Sen. Liz Miranda discussed how she felt King's time in Boston helped shape his view of the world. “Much of his doctrines were really shaped by his time here in the 50s in Boston,” she said. “He was active in the 12th Baptist Church but he understood that Boston was a city having a reckoning of this City on a Hill, that for Boston's Black community, it was deeply segregated and not offered the same opportunities for young people in the neighborhoods. He understood that deeply.”

District 5 City Councilor Enrique Pepén said residents should continue to practice what King preached. “Because the work isn't done,” he said.

State Rep. Rob Consalvo

emceed the MLK Community Builder Awards to several residents who helped shape the community.

Nia Agbai presented the MLK Community Builder award to her mother Quiana Agbai, for helping to organize the Hyde Park Juneteenth celebrations and working with Keep Hyde Park Beautiful.

“Thank you so much; I'm so honored to be in community with all of you as neighbors and thank you Nia, my wonderful daughter, for presenting me with this award,” Agbai said.

Mytsie Thevenin presented the award to Melanie Daye for her work with the local community through the Hyde Park Central River Neighborhood Group and organizing around the public process for the construction of parks and greenspace in Hyde Park.

“Thank you everybody for being here today and I do appreciate this award, thank you very much,” Daye said.

A resident going by Marilyn presented resident Ken Fields with an award regarding his work on rezoning, the Environmental Protection Agency's (EPA) Superfund site cleanup at the Neponset River, and other advocacy.

“I want to thank Scott Batey for nominating me for this award,” Fields said. “I'm incredibly humbled, especially after meeting all the awardees today.”

Chiderah Okoye presented

MLK
Continued on page 2

WRCIA reviews crime, traffic, and leadership

Susan Kryczka
Staff Reporter

Martin Keogh, acting president of the West Roxbury Civic and Improvement Association (WRCIA), packed the agenda for the Tuesday, Jan. 14 meeting, which included the police crime report overview, a traffic/street update, the introduction of the new Boston Police Department (BPD) E-5 commander, updates from two Boston city councilors, and the latest on the WRCIA's leadership.

BPD Officer Elvis Garcia's crime report included car break-ins, motor vehicle thefts, and an attempted bank robbery at the Rockland Trust bank on Centre Street. Officer Nicole England distributed a lengthy fact sheet on how to prevent larceny from vehicles (step 1: lock your doors).

Of most interest though was the update on a Nov. 17 Weld Street break in by three individuals who threatened the victim with weapons. The incident was not publicly reported until December.

“The thing that concerned me is this happened Nov. 17,” said Keogh. “How come no



At-Large City Councilor
Julia Mejia

body found out about it until last week?”

“It was a friend who went into the house. It wasn't a random thing,” said England. “One person was arrested. It's still under investigation. We can't give out any information...they did recover some of the stolen items.”

The suspect is a juvenile, so their name is being withheld. The suspect is cooperating so there is hope that the additional perpetrators will be apprehended.

WRCIA
Continued on page 4

Housing preserved and stalled on Centre

Forbes Bldg. now permanently affordable

Richard Heath
Staff Reporter

The Forbes Building, at 539 and 561 Centre street is one block apart but both made news in the first days of the new year. On Jan. 13, the state Office of Housing and Livable Communities and the Mayor's Office of Housing announced that the Forbes Building received long-awaited tax credit funding to preserve the affordability of the 147-unit rental property, the largest privately subsidized housing in Boston.

The press release listed “key elements of the plan” that included: “Long-term affordability for current and future residents with \$11 million of soft debt financing and \$7 million in Low Income Tax Credits...along with \$10 million in city funding [awarded in March 2024] and 110 Mass Rental Vouchers.”

“Buying out the limited Partnership interests to prevent conversion and marketability.”

“The Forbes Building is currently at risk of being converted to

Housing
Continued on page 6

MLK continued from page 1

the next two awards, first for resident Valerie Almeida. She was honored for founding the Rosebery Ruskindale Road Neighborhood Association (RRRd). Consalvo said he had worked with Almeida many times, including when he was a District 5 City Councilor.

"I want to thank everyone for being here today," she said. "We want all the neighborhoods to be the best neighborhoods. I'm just so amazed and happy and I'm actually very humbled to receive this award and I'll just keep plugging away and doing what Dr. King told us all to do; it was a simple thing: love thy neighbor. When you do that, everything else just falls into place."

Okoye also awarded Barbara Gibbs, who has been co-leading the RRRd. "I just want to say thank you for this award, and our work is just beginning," she said. "I want to say to our neighbors and community, please join in keeping the work going, because it's up to us. It's up to us to make sure our community is well-represented Downtown by our councilors and all governing agencies. We have to continue to make sure our voices are being heard."

Nadira Muhammad presented an award to her parents Janean and Abdullah Muhammad. She said the pair has worked with Southwest Boston Community Development Corporation and the founders of the Daddy and Me Literacy Program.

"We want to first thank the Creator and the family and friends in the Hyde Park community," said Abdulla. "We're not going to stop what we do."

"I'm also humbled because I don't think I've done enough," said Janean.

Also at the meeting, April Ricci saluted her sister Michelle Ricci, who has worked with the community through turkey donations, the Juneteenth celebration, her work on Doyle Park and more.

"This is a huge honor and I love Hyde Park and calling it my home and I intend to be here in the future and work with everyone on this call," said Ricci.

Consalvo himself introduced Marlon Solomon for his work in founding the Afrimerican Academy, as well as numerous other initiatives in the community.

"There are a lot of great people on this call we do a lot of work with, and we can't do it without a team," Solomon said.

Lastly, Consalvo recognized Helena Tongue for her work with the Belnel Neighborhood Association.

"I greatly appreciate working with my neighbors in the Hyde Park community and I'm extremely excited, having been a resident of Hyde Park since 1974, to see this trend of inclusivity in our community," she said. "And that great word we're using over and over, a 'Beloved Hyde Park.'"

Correction

In paragraph 3 of the page 1 article of the Jan. 16 edition of The Bulletin headlined CBPD presents S+S Ideas to HPNA, a clause of the second sentence reads, "reduce first floor commercial space in three of the six districts." It should read, "very likely reduce first floor commercial space in Cleary Square."



City of Boston
Planning
Department

VIRTUAL PUBLIC MEETING

FEB
6
6:00 PM
-
8:00 PM

ROGERSON-BEAUFORT

Register: bit.ly/40y57Nf

Toll Free: (833) 568 - 8864

Meeting ID: 161 875 8189



PROJECT PROPONENT: Rogerson Communities

DESCRIPTION: Rogerson Communities is proposing a two-phased redevelopment of the 3.2-acre site located on the Jamaicaway. The first phase of development will occur while the existing Assisted Living community and Social Day program remain fully operational. On an undeveloped portion at the rear of the property, the Rogerson-Beaufort project will develop a single building that will replace the memory care community and the Social Day program and will add affordable housing for seniors. In the first phase, we are planning 67 affordable independent living senior apartments that will benefit from Rogerson Communities' full offerings of supportive services for seniors.

Mail to: **Camille Platt**
Planning Department
One City Hall Square, 9th Floor
Boston, MA 02201
Phone: 617.869.7098
Email: camille.platt@boston.gov

Website:
bit.ly/rogerson-beaufort

Close of Public Comment Period:
2/13/2025

Strong feelings against Wu's policies and soda tax

Dilani Yogaratnam
Staff Reporter

On a bitterly cold Jan. 15, West Roxbury business/property owners and elected officials settled into restaurant booths at the Corrib Pub on Centre Street to discuss community issues at the West Roxbury Business Professional Association's (WRBPA) monthly meeting. District 6 City Councilor Ben Weber and Boston City Councilor At-Large Henry Santana stood in front of a fireplace and responded to questions.

A new proposed tax on soda stirred up Ron Mutascio, who specializes in small business accounting.

"What's next—corn pops?" he asked jokingly. District 8 City Councilor Sharon Durkan recently introduced the idea of placing a tax on sugary drinks as a response to obesity, type 2 diabetes and heart disease. Jack Flanagan, West Roxbury resident, said that some of City Hall employees should take a look in the mirror before passing laws on dietary restrictions as their "BMI's are off the Richter scale."

Weber cleared the air by saying it is a hearing order, a conversation at this point. Mutascio countered by saying bike lanes were thought of as a crazy idea not so long ago and now some residents complain they cannot even use Centre Street and decide to drive around it. It should be noted that the Centre Street Road Diet

was about reducing travel lanes, and bike lanes were added into the extra space. Either way, Mutascio said that as a result, he's heard many businesses are losing money. The owner of Blanchards, Christine Elder, pondered if the same businesses would even remain open due to the congestion on Centre Street.

Weber also said it reflects current times where obesity is an issue. "Thirty years ago, cigarette smoke could have been flying free during this meeting and no one would have objected," he said, which made the crowd chuckle. Soda is not orange juice, Weber said. It may taste good, but it is objectively bad for one's health.

Flanagan shot off many direct comments of the morning meeting, one of which dealt with what Mayor Michelle Wu's intentions are for Squares + Streets as far as West Roxbury. Weber said that there are many seniors in West Roxbury who cannot afford to live here so he is a strong proponent of building more housing. But based on the proposed scheduling for the roughly 20 Squares + Streets initiatives, West Roxbury isn't up to the bat anytime soon. But he assured Flanagan that they are not trying to make West Roxbury be like Jamaica Plain. "It's about what works for West Roxbury," Weber said. He emphasized a need to fill empty spaces, like the abandoned Walgreens. Weber expressed enthusiasm over the rumor of a Trader Joe's

coming to West Roxbury – it's been a common rumor for months now that Trader Joe's is looking to come in where the former Walgreens was located – and Santana maintained that the community process is working and voices are being heard even if everyone could not quite agree on zoning.

In reaction to the community process, Flanagan brought up his disapproval of Wu's handling of White Stadium and said many in the area will not benefit from the new deal and the budget keeps changing. The city is funding half the project, with \$91 million (likely higher) in taxpayer funds going into it. He accused Mayor Thomas Menino of creating a mess in the Boston Public School athletic field, and said while Wu is proactive, she is "tone deaf."

He also wondered how long Wu would even stay in Boston and that when she leaves the damage will remain. He credited Mayor Marty Walsh for engaging with the community and said Wu has not once held a community meeting in West Roxbury.

"We don't want to see West Roxbury turn into Dorchester, no offense," Flanagan said.

Frederick Gillis, a lifelong West Roxbury resident who works in the Seaport District, said that the area has exploded with properties over the last 10-15 years, producing more tax revenue than some mid-western states. One Seaport condo is

WRBPA

Continued on page 4

Legals

Commonwealth of Massachusetts
The Trial Court – Probate and Family Court
DOCKET No. SU25P0101EA

CITATION ON PETITION FOR FORMAL ADJUDICATION

Estate of: Anna Ruth Granims
Also known as: Anna Saperia
Date of Death: 07/15/2024

To all interested persons:
A Petition for Formal Adjudication of Intestacy and Appointment of Personal Representative has been filed by Phillip A. Saperia of Brooklyn, NY requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition. The Petitioner requests that Phillip A. Saperia of Brooklyn, NY be appointed as Personal Representative(s) of said estate to serve With Personal 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 02/27/2025. This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you.

UNSUPERVISED ADMINISTRATION UNDER THE MASSACHUSETTS UNIFORM PROBATE CODE (MUPC)

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

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

Date: January 16, 2025
Stephanie L. Everett, Esq. Register of Probate

West Roxbury/Roslindale Bulletin: 01/23/2025



The demolition of the site at 1305 Hyde Park Ave., the site of a housing proposal that has been stirring some things up in the neighborhood.

PHOTO BY MATT MACDONALD

1305 HP Ave. goes before HPNA

Increase in scale, parking reduction questioned

Matt MacDonald
Staff Reporter

On Thursday, Jan. 9, the Hyde Park Neighborhood Association (HPNA) held its regular monthly meeting. The main appointment concerned 1305 Hyde Park Ave., a development approved last month by the Boston Planning & Development Agency (BPDA) Board.

Located within the Squares + Streets planning area for Cleary Square, the project could be viewed as a prototype of what may be coming after the initiative's new zoning districts are mapped. Beyond that, it is also illustrative of the neighborhood's suspicion to-

ward the CBPD.

The application for the transit-oriented development (TOD) – at the corner of the one-way block of Dana Avenue going from the Hyde Park commuter rail station – was filed in June as a zoning-compliant, four-story, 42-unit market-rate apartment building with garage parking for 42 cars.

One floor higher than the largest building on the block and with nearly double its number of units, the 1305 proposal had drawn concerns in the area regarding its height, scale, and parking.

Additionally, during the community process, an old question was raised regarding which neighborhood shopping (NS-2) zoning

district the site is located in. Although the CBPD has maintained that it is in the Cleary Square NS-2 district and compliant, the point was made that the site is actually in an abutting NS-2 district – clearly delineated and labeled on the City's official zoning map for Hyde Park – in which the proposed development would not be compliant.

That question had been at the center of a dispute between the community and the City back in 2018 regarding the application for an abutting project (11 Dana Ave.).

The City had argued that the

1305 HP
Continued on page 7

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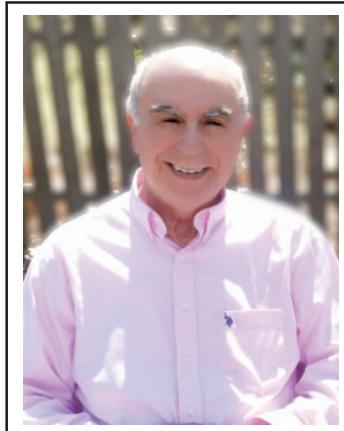
AUTOMOBILE ■ HOMEOWNERS ■ BUSINESS

No triskaidekaphobia here

Fear of [the sum of] three and ten—taken from the Greek and when added together, thirteen—is called triskaidekaphobia. It applies to people who are very superstitious—afraid of black cats or walking under stepladders; they are afraid of anything thirteen. Hotels accommodate their needs by not having any rental rooms on that floor; hotels may use the thirteenth floor for other needs.

But there is no fear of 13 with the city official who allowed for that astonishing number of speed bumps—go ahead and count ‘em—within a quarter mile of each other on Jamaica Plain’s bucolic Allandale Street. Speed bumps are not new to JP—Eliot, Amory, Lamartine, and Green streets all come to mind as places where they are intelligently separated but some on Allandale are within a scant two hundred feet of each other—a mere lob from Fenway’s Green Monster to second base. If the city wants to prevent Allandale from being used as a cut-through, I understand its motivation, but is 13 within a very short distance overkill? Is there no wisdom in moderation?

Very few of Allandale’s spanking new speed bumps will impact ambulances ac-



My Kind of Town / Joe Galeota

cessing the MassGeneral Brigham Faulkner Hospital from Centre Street; all are located between the hospital’s main entrance and the Allandale Farm, meaning that any ambulance coming from Brookline and Route 9 will thump more than a dozen times on its emergency run. Pity the poor patient.

Meanwhile, all motorists using Allandale will now have to worry about their struts and suspension if they travel at the same rate they used to; if they slow down thirteen times, their brakes are being severely taxed—certainly a win in either case for local auto mechanics.

WRBPA continued from page 2

worth four houses, he attested. He wondered aloud why Boston is not seeing this money. Weber said that when Menino developed the expansive and expensive Seaport District he did not think of the rest of the city. Currently, due to Proposition 2.5, which sets a cap at 2.5 percent on the annual tax levy, he said Boston adheres to this as a way to prevent leaving future administrations in the hole. In the big picture, Weber asserted that Boston is more fiscally responsible than most cities.

Weber brought up work he is doing to prevent wage theft violations. “Mayor Marty Walsh had an executive order for the city to not give contracts to companies who have wage theft violations in their past. It’s a great idea but it’s never been enforced,” he said. To that end, his office, in conjunction with the mayor, has drafted an ordinance to not give leases to companies who have those violations in their past. He also brought up the strong desire for a new senior center in West Roxbury, but admitted that would take a lot of time, so in the interim more funding should go to the pop-up senior center at the Elks Lodge.

Santana grew up in Boston Housing Authority (BHA) apartments in Mission Hill and is also committed to affordable housing. Santana said that he does not have as much interaction as he would like with constituents due to being an at-large versus district city councilor, thus he is having an informal gathering at Recreo cafe in West Roxbury on February 15 to speak one-on-one. For more information on WRBPA, e-mail wrbpa2@gmail.com.

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The Bulletin

Letters to the Editor

BHIA AND WRHS ESTABLISH TRUST

To the Editor:

The West Roxbury Historical Society seeks inclusion under the umbrella of the Bellevue Hill Improvement Association for the purpose of obtaining non-profit status. For that reason, the Bellevue Hill Improvement Association will establish The Bellevue Hill Improvement Association and the West Roxbury Historical Society Trust.

Under the terms of the trust, the trustees shall be the President of the BHIA and the President of the WRHS. The assets of the West Roxbury Historical Society shall then be transferred into the trust and shall be administered and preserved as assets of the trust under the non-profit status of the Bellevue Hill Improvement Association.

President of BHIA, Antonina Guarino and President of WRHS, Sandi Serkess agree that the abovementioned trust will enable WRHS to maintain control of its assets and to provide additional assurances that the historical documents and artifacts possessed by the WRHS will be safely maintained and protected for West Roxbury residents and the public at large.

WRHS access remains by appointment only via Sandi Serkess, secondarily, via BHIA Board.

*Antonina Guarino BHIA
Sandi Serkess WRHS*

NOTHING BEATS FACE TO FACE

To the Editor:

As I read the news story (Road Diet and River St. Bridge big topics at SWBCA, Boston Bulletin, Jan. 9), once again we went to a virtual mode. According to the story, the Southwest Boston Community Association met in joint session with the West Roxbury Civic Association with a bevy of elected officials and city staffers. Boy, that screen must have looked crowded, huh? All told there were 50 folks from Roslindale, Hyde Park and West Roxbury zooming on a screen.

Hyde Park folk are probably very concerned about the ongoing saga of the River Street Bridge, while I would think the West Roxbury folk are very concerned about the dreaded Road Diet along Centre Street and the community’s business district which has affected both positive and negative responses to the skinny on Centre Street.

One Roslindale resident brought up numerous issues she had with the road diet that changed everything back in 2023. She stated some adverse things that came out of the road diet including lack of parking, slow drive times, etc. She posed her questions in the comment section of the screen which was read aloud by the zoom meeting host. At some point thereaf-

ter this resident asked the Aoom leader if the meeting was a place where folks could have their voices heard. At the end of this news story, the zoom host for the SWBCA announced that to get involved and receive notices of future meetings, folks should send emails.

Once again, I state it is time for real in-person meetings again where folks can actually come together and talk to each other. Screen time isn’t working well when it comes to discussing issues, interacting, finding points of contention and points of agreements. Zoom meetings are never better than in-person meetings, whether it is neighborhood group meetings or government agency hearings. Nothing replaces folks being in the same room listening to each other and communicating the pros and cons of issues of debate.

Keep the zoom option for those unable to attend meetings in the neighborhood but make sure going forward people start gathering together in person. Solving things means face to face, not screen to screen. Zooming means lower participation and maybe that is what some community people or folks from City Hall want? Government? We are the government. Either we run it or it runs us. Never be afraid of standing up in a crowd and speaking your piece loud and clear for all to hear.

*Sal Giarratani
East Boston*

WRCIA continued from page 1

hended.

Captain Michael Hegarty, the new BPD District E-5 Commander, introduced himself and offered more on the Weld Street incident. “That victim was targeted,” said Hegarty. “I don’t think there needed to be a community alert. It was a long, exhaustive investigation, which is a great thing. We have time on our side to build a case.”

Hegarty is no stranger to the area or policing. He said he grew up in Roslindale/West Roxbury, has served on the force in Jamaica Plain, Brighton, the K-9 unit, and Mattapan. “I’m happy to be here. I’m very familiar with the community. My philosophy is people helping people.”

Hegarty plans to go to all the community meetings and said he wants to focus on traffic enforcement. When asked about shoplifting at local stores, he will be getting officers to stop by stores, introduce themselves to the managers and walk around the stores to show a presence.

District 6 City Councilor Ben Weber said he is looking at traffic issues, as one attendee talked about green traffic lights

which allow both a car to turn and a pedestrian to walk at the same time, inviting a collision. “We’re working with Chief of Streets Jascha Franklin-Hodge to eliminate those and make the streets safer. You see another situation like that you can contact us.” Weber says to create a tracking number; one can file a complaint via 311 and call then his office. The location of the problem can also complicate the process.

“The Arborway is a state-run road, the DCR (Department of Conservation Recreation) has jurisdiction over that,” said Weber. Questions were also raised about the West Roxbury Parkway/Belgrade Avenue bridge project and when it would be completed. Weber said he’d received an update on that. “The advisory they sent on Belgrade is six-to-eight weeks. The most obstruction will be the first three-to-four weeks.”

This was City Councilor At-Large Julia Mejia’s first meeting with the WRCIA and as such she described her style in the City Council. “I’m always barking about something. I walked in with a chip on my shoulder,” she said. “I’ve been thinking about my platform, about growing some muscle.”

Keogh distributed a copy of a Cease-and-Desist letter he is sending to unknown individuals who are representing WRCIA on social media. He is asking all these individuals to stop their unauthorized usage of the WRCIA name. The letter says that if the activity does not cease, a lawsuit will be filed in an effort to learn the identity of the unknown, unauthorized users of the WRCIA name and likeness. “I don’t know who they think their president is. I don’t know who they think anybody is. They are using the name. If they want to be, there is going to be an election in May. They have a Facebook page that belongs to us.”

The next WRCIA meeting is Feb. 11, 2025 at 7:00 p.m.



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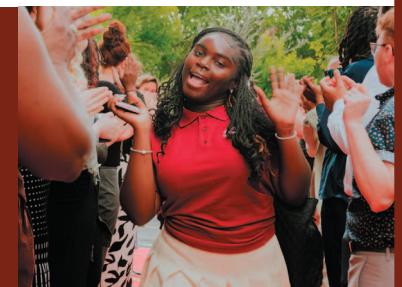


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Legals

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 February 12, 2025, at 9:15A.M., in connection with Map Amendment Application No. 791, filed by the Boston Redevelopment Authority d/b/a the Boston Planning & Development Agency.

Said map amendment would amend "Map 7A/7B/7C/7D, Allston-Brighton Neighborhood District" and "Map 7B/7D, Allston-Brighton Neighborhood District" by clearly defining the border between the Barry's Corner CC-1 and Everett/Telford CC-1 subdistricts, as reviewed and approved by the Boston Zoning Commission on November 9, 2022, as part of Map Amendment Application No. 748. The boundary between the two subdistricts runs north/south along Telford Street and then east/west to extend to Raymond Street.

This meeting will only be held virtually and not in person. You can participate in this meeting by going to <https://bit.ly/BZCFebruary1225>. A copy of the map amendment 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 February 12, 2025. Please request interpreting services **no later than February 7, 2025**.

For the Commission
Jeffrey M. Hampton
Executive Secretary

Boston Bulletin: 01/23/2025

Commonwealth of Massachusetts The Trial Court – Probate and Family Court

CITATION ON PETITION FOR ALLOWANCE OF ACCOUNT

Docket No. SU23P1842EA
Suffolk Probate and Family Court
24 New Chardon Street
Boston, MA 02114
(617)788-8300

In the matter of: Jerry Alexandre
Date of Death: 07/19/2023

To all interested persons:
A Petition has been filed by:
Joan Pinnock-Souroy of Hyde Park, MA
requesting allowance of the First account(s) as Personal Representative and any other relief as requested in the Petition.

You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before 10:00 a.m. on 02/10/2025. This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an Affidavit of Objections within thirty (30) days of the return date, action may be taken without further notice to you.

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

Date: January 13, 2025
Stephanie L. Everett, Esq., Register of Probate

Hyde Park Bulletin: 01/23/2025

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 February 12, 2025, at 9:30A.M., in connection with Map Amendment Application No. 793 and a petition for approval of the Development Plan for Planned Development Area No. 155, 250 Everett Street, Boston (Brighton), filed by the Boston Redevelopment Authority d/b/a the Boston Planning & Development Agency.

Said map amendment would amend "Map 7A/7B/7C/7D, Allston-Brighton Neighborhood District" and "Map 7B/7D, Allston-Brighton Neighborhood District" by adding the designation "D," indicating a Planned Development Area overlying district to approximately 1.8 acres (79,114 square feet) of land bounded generally by Everett Street to the east, an existing senior housing building to the south, an existing surface parking lot to the west, and an existing retail building and an access driveway to the north. Said Development Plan would allow for the demolition of the existing building on site and construct a building including multi-family residential use and accessory uses. The proposed project consists of an approximately six-story building, containing approximately 256,250 square feet of gross floor area, including approximately 240 residential units, accessory private indoor and outdoor amenity spaces, and accessory parking and loading in a below-grade parking garage with up to 120 vehicle spaces and ingress and egress from Everett Street. The proposed project will also include an enclosed secure bicycle storage area with approximately 240 bicycle parking spaces for residents and employees of the proposed project.

This meeting will only be held virtually and not in person. You can participate in this meeting by going to <https://bit.ly/BZCFebruary1225>. A copy of the map amendment 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 February 12, 2025. Please request interpreting services **no later than February 7, 2025**.

For the Commission
Jeffrey M. Hampton
Executive Secretary

Boston Bulletin: 01/23/2025

The Bulletin



The Forbes Building, left, and the proposed building for 561 Centre St., right.

COURTESY PHOTO

Housing *continued from page 1*

market-rate housing as the ownership led by the Jamaica Plain Company nears the expiration of its general partnership in 2026."

The Mayor's Office of Housing clarified that last point in a reply to The Bulletin the next day. "The limited partnership will be paid the appraisal value of the property [in 2024 the building was appraised at \$10 million].

"The buyout means that the property owner will have restrictive covenants that will make the building 100 percent affordable and allow legacy tenants to remain in their long-term homes. The building will be owned by a new LLC entity committed to preserving affordability and providing services to elderly tenants."

The 2024 \$10 million city grant will go to buy out the limited partnership.

In other news, on Jan. 6 Attorney Richard Lynds, representing Chris Stamatos, said he thought he would receive approval from the Jamaica Pond Association (JPA) for the revised plans of 561 Centre housing, but was disappointed.

Rolling along since July 2024, Stamatos proposes a long, four-story, 12-unit apartment house with eight onsite parking spaces to replace a long-closed gas station.

Readers with long memories will recall that five years ago, the JPA enthusiastically supported Max Gitlin's plans for a butcher shop on the site, but for various reasons those plans evaporated.

At the first meeting of 2025, JPA zoning chair Kevin Moloney wanted Lynds to focus only on "what changes are in the revised plans."

Lynds said there were four: the first, to incorporate more windows on the Lakeville Road side and reduce the height from

46 feet to 40 feet, but maintaining a four-story building. This would be achieved, said Lynds, by reducing the ceiling height of the upper level apartments. In addition, the Lakeville corner commercial space would be increased "to make it more marketable."

Lynds said the larger space would attract a law office or real estate firm.

Lynds went on, "the BPDA [CBPD] wanted less parking and more bikes" so the rear parking lots have been reduced to six spaces.

On the screen share Lynds showed two plans; the first a diagram of a long building with a curved facade at the Lakeville corner where the first floor commercial space is planned. The building is broken up at the rear with two indented parking areas flanked by 40-foot stairwells.

The second shows a Centre Street elevation of a long building with a squat mansard roof, with 14 windows on each floor and no street doors; entrances are at the corners.

Eileen Brito of Rosa Design is the architect. Reaction was quick and Mark Zanger was up first.

"It's still four stories," he said. "It doesn't seem like much has changed."

Zanger seemed particularly concerned with safety in what he called, "the alley behind the building" which backs up to the brick apartment buildings on Goodrich and Lakeville roads.

Maddie Cox came right to the point. "Nobody is in favor of this," she said. "It's starting to degrade the character of the neighborhood.

"Four stories is just too high. Reduce it to three stories. I know 'it's not profitable for us' developers say, but it's not our job to make this profitable."

Jeri said she is part of the Lakeville Road Condominium Association. "No communication with us," she said. "The neighbors want more parking and we get bike racks." Jeri said she would approve the plans with three caveats: more parking underground, three stories of residential only and a Centre Street motor entrance and exit.

Lynds was given some time to respond; he said that the cost increase for an underground garage "would have to be offset by higher return on rents."

He added there are two affordable units.

Parking concerned callers the most, with one saying that the Forbes Building has "a significant loss of parking from 50 down to 35 and then the Rogerson and now this," he said. "Parking is a big issue."

Lynds wanted to respond, but Moloney wanted to go for a vote and Lynds conceded, "I'm ready for a vote."

The vote was unanimous not to approve, with ten JPA board members voting.

Lynds wanted a "point of clarification."

"This is not acceptable," he said. "We're offering these changes to reduce the size in exchange for support. I will discuss this with my client."

One caller wrote in the chat, after Lynds said this, "it sounds like blackmail."

Moloney announced next steps. "I will send a letter to the Board of Appeal and the JP zoning committee [with the vote]."

E 13 Police Community Service Officer Patty DaRosa announced at the meeting the recent sale of enVision Hotel, at 81 South Street, to Victory Programs as transitional housing.

As first reported by Universal Hub on Dec. 30, 2024, SDS Hospitality sold the building for \$15.8 million.

Opened as a boutique hotel in 2008, the pandemic forced it to close in 2020. Victory Programs began operating the former hotel as temporary housing for people from Mass and Cass in 2022. Councilor Ben Weber, who was on the JPA call, said he understood that Victory will renovate and improve the building and add two more units.

According to UHub, Victory Programs will "staff the four-story building 24/7 with workers who help residents get treatment and training with the goal of finding permanent housing within three to nine months."



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1305 HP

NS-2 district in question was a “scrivener’s error” but never provided documentation as to how it had drawn that conclusion. The question led to a dispute and the matter went to court. The case was dismissed due to lack of standing, but the zoning district/scrivener’s error at the center of it remained on the official map and – according to the language of the Hyde Park zoning code (Article 69) – takes precedence over the zoning text.

Regarding the 1305 application, also relevant was the fact that – as zoning compliant – it was not required to have any City-mandated Inclusionary Development Policy (IDP) affordable units.

The application had been scheduled to go before the BPDA Board on Oct. 10 but was removed from that agenda at the eleventh hour after the question of its zoning compliance and its lack of IDP reserved units were brought to the attention of District 5 City Councilor Enrique Pepén.

Then, on Oct. 23, a supplemental CBPD filing was made that expanded the 1305 proposal to five floors and 54 units (seven of which are IDP units), while cutting its garage parking in half.

This significant increase in height and scale – as well as the halving of its garage parking – was unexpected and had further exacerbated the community concerns that were already there. It also took 1305 out of zoning compliance, which was opposite what the developer – Joe Federico – had repeatedly stated as a major goal: to build an as-of-right, market rate TOD development.

During an appointment that ran longer than 45 minutes, Federico fielded questions from the 20 people who were in attendance – many of which had to do with those concerns.

Federico related his version of the events after Pepén had become involved that had led to the project change. As he explained it, there had been “a whole back-and-forth with whether or not the car

continued from page 3

stackers counted as parking,” which called zoning compliance into question.

“Nobody wanted to really touch it, so it laid in limbo for about four weeks,” he explained, adding that the plans examiner handling it at Inspectional Services had subsequently taken a leave of absence, adding to his uncertainty. “I was kind of held there really not knowing what to do, and so I made the determination that, if we add a floor onto it, then we’re going through the ZBA process, and we’re going to have affordable apartments, and we don’t have to put the stackers in because we’re not trying to make a parking requirement to meet zoning.”

Federico went on to say that he did eventually receive confirmation from the City that the original project was in compliance, but that – by then – he had already changed the plans, resubmitted them, and had received a refusal letter with the new zoning violations. “I guess, at that point, it was a choice of which way to go, and this is the direction we decided to go: to have the affordable apartments because the City wants more affordable units.”

The seven IDP units are comprised of five studios and two one-bedroom apartments.

Regarding the elimination of the car stackers that had originally been proposed – and that doubled the amount of garage parking – Federico spoke generally regarding their overall inconvenience, then went described the design challenges involved in gaining appropriate height clearance for them to work appropriately. He did, however, acknowledge that stackers could be used. Immediately following that, he responded to a question about the possibility of bringing them back into the plan. “I’d consider it,” he started off, before shifting. “I’ve thought about it a lot and – the way I feel now – I just don’t feel like it’s going to improve the building.”

Federico emphasized how

The Bulletin

close the building will be to the commuter rail. “This really was designed for renters who commute to Boston who use the train,” he said, putting forward that the smaller size of the units (44 of the 54 apartments will be studios) should help to keep the total number of residents down, despite the relatively high number of apartments. Requests were also made to increase the setback of the building, as well as greenspace (the proposal includes street trees, a long planter along Dana Avenue, and trellising for vine growth).

No vote was taken on the project.

Demolition of the two houses that had occupied the site took place the next week.

The Zoning Board of Appeal hearing for 1305 Hyde Park Ave. is scheduled for Feb. 25. The HPNA typically meets on the first Thursday of the month at 7 p.m. in the Municipal Building/BCYF (1179 River St.). For information, shoot an email to hydeparkneighbors@gmail.com.



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VIRTUAL PUBLIC MEETING

ROSLINDALE SQUARE SQUARES + STREETS

Register: bit.ly/rozcloseloutmtg

Toll Free: (833) 568 - 8864

Meeting ID: 160 928 1360



DESCRIPTION: The Planning Department is hosting a public meeting to present a revised Roslindale Square Squares + Streets Small Area Plan, anticipated to be released by Tuesday, February 4th and presented to the BPDA Board for adoption on February 13th. At the February 6th meeting, staff will review changes to the land use and design framework to guide the future development of the built environment, housing and small business policies that will support a thriving neighborhood center, opportunities to incorporate more public art and cultural activities, and strategies to expand the public realm and improve transportation safety. The presentation will be followed by questions and answers. Translation services for Spanish will be provided!

Mail to: **Eileen B Michaud**
Planning Department
One City Hall Square, 9th Floor
Boston, MA 02201
Phone: 617.918.4343
Email: eileen.michaud@boston.gov

Website:
bostonplans.org/roslindale-square

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DEATHS

CARNEY

Kathleen T. (Lehane) of West Roxbury, Kathleen "Kay" died peacefully and surrounded by family on Friday, January 16, 2025, at St. Elizabeth's Hospital, after a brief illness. She was 96. Kay was born November 11, 1928, in Boston. She was predeceased by her husband, Patrick Joseph Carney, Sr. Kay was a proud member of the Boston Police Department as a traffic supervisor serving West Roxbury. Prior to that, she worked for many years at the New England Telephone Company/NYNEX. Kay was the matriarch of a large and growing family. She was an early widow and faced unimaginable pressure to keep her five young children safe and cared for, along with taking care of all the bills, after losing her husband almost 50 years ago. She succeeded in doing what many women of that generation couldn't fathom, and for that her children will forever be grateful. She loved nothing more than having everyone together at holidays and over the summer at pool gatherings at her children's homes. Kay had an affinity for fashion right up until she passed. She could also never pass up a sale on anything with sequins or wide brimmed hats. She also loved her Manhattans, but could only be made by Ruth Ann, her daughter-in-law. What her family will miss most is her sense of humor. The energy she brought to any gathering is already missed. Kay leaves her children, Patrick J. Carney, Jr., Paul Carney (Kathy Carney), Kevin Carney (Ruth Ann Carney), Kathleen Carney (Beth Carney) and John Carney (Cathy Carney). She also leaves behind many loving grandchildren and great-grandchildren. Funeral from the P.E. Murray-F.J. Higgins, George F. Doherty & Sons Funeral Home, 2000 Centre Street, WEST ROXBURY. Interment in St. Joseph Cemetery, West Roxbury. For online guestbook, pemurrayfuneral.com P.E. Murray-F.J. Higgins George F. Doherty & Sons West Roxbury 617 325 2000.

GILMORE

Joseph M. Jr., of Hyde Park, passed away on January 13, 2025. Devoted father of Anthony Gilmore. Beloved son of the late Joseph M. Gilmore and Jeanette C. (Gouvia). Dear brother of Cherylle Parrish and her husband Robert of Norwood and Cynthia Gilmore-Ulrich and her husband John of Stoughton. Loving uncle

of Patrick O'Sullivan, and Joseph Ulrich. Funeral from the William J. Gormley Funeral Home, 2055 Centre St., West Roxbury. A Funeral Service will be held in the Knollwood Memorial Park Chapel, 321 High St., Canton, on Thursday, January 23rd at 11am. Relatives and friends are kindly invited to attend. Interment Knollwood Memorial Park.

GORMAN

Charlene (Aldrich) of Attleboro, formerly of Hyde Park, Thursday January 9, 2025. Born in Framingham, she was the daughter of the late Robert and Phyllis (Curren) Aldrich. Charlene was raised in Ashland, and later moved to Wellesley. She was a graduate of Wellesley High School, class of 1965, and went on to attend the Chandler School for Women. Charlene worked for many years for the City of Boston in the Office of the Parking Clerk. Charlene treasured her family above all, but a close second was her love of all things that sparkle. She was a good friend who loved to make others happy, until the game was on the line. She was out to win, especially when playing UNO, Pass the Pigs, or Left Right Center. Charlene was the beloved wife of the late Steven L. Gorman, and the devoted mother of Amanda Williams and her husband Matthew of East Walpole and Scott Gorman and his wife Carla of Abington. She was the sister of Lorraine Aldrich of Georgia, Gail Aldrich of Arizona, and the late Paul Aldrich. She was the proud grandmother of Abygale Gorman of Abington, Lorelei and Lydia Williams of East Walpole, and is survived by nieces and nephews Michael, Andrew Dubovsky and Kristin Daggett, Liam Gorman, and Michael and James Kereluk. Services were held in the Gillooly Funeral Home, 126 Walpole Street, Norwood on Friday January 17. Private interment.

HARTLEY

Lawrence "Larry" A. Jr. of Roslindale passed away on January 7, 2025. Beloved husband of Mary A. (Kenneally) Hartnett. Devoted father of Mary A. Bushika and her husband, Cary of CA, Amy E. Harnett of Roslindale, John T. Hartnett and his wife, Kate Hulgan Hartnett of TX and the late David L. Hartnett. Dear brother of the late Virginia, Julia "Anna" and Hubert Hartnett. Loving grandfather of Timothy, Emily and Kevin Bushika, Weston Hartnett, Valerie Garriety and her husband, Jesse, Robert and Olivia Hartnett. Great-grandfather of Rose Hartnett. Also survived by many nieces and nephews. Funeral from the William J. Gormley Funeral Home, 2055 Centre St., WEST ROXBURY. Interment in St. Michael Cemetery, Roslindale. In lieu of flowers, donations in memory of Larry may be made to The Arc of Massachusetts, 217 South St., Waltham, MA 02453 or www.thearcofmass.org For guestbook, please visit www.gormleyfuneral.com William J. Gormley Funeral Service West Roxbury 617-323-8600.

Deaths
Continued on page 9

Deaths *continued from page 8*

MICHALOWSKI



Wanda A. (Pieculewicz) of West Roxbury and Falmouth, January 14, 2025, at the age of 101. Beloved wife of Stephen Michalowski, deceased. Mother of Stephen Michaels (Susan) of Naples, FL, Claudia DiMuccio (Kenneth) of Wellesley, Christine Thompkins-Michalowski (Bob Tompkins, deceased) of Milton, Claire Duggan (Frank) of Hyde Park, Mark Michalowski (Nancy) of Chestnut Hill and Diane Michalowski Freedland (Barry) of Sharon; sister to Stanley, Charley, Zenon, Claude, Alfred and Wally, all deceased; and loving "Grammy" to 15 grandchildren and ten great-grandchildren. Funeral from The Robert J. Lawler & Crosby Funeral Home, 1803 Centre St., WEST ROXBURY. Interment will be private. In lieu of flowers, donations can be made in Wanda's memory to Sophia Snow Place, 1205 Centre Street, West Roxbury, MA 02132. www.sophiasnowplace.org/donations For more information and a full obituary, please visit www.lawlerfuneralhome.com Lawler Funeral Home 617-323-5600.

NALLY



Elizabeth Ann (Sonia) of West Newton, formerly of Roslindale, passed away on January 16, 2025. Beloved wife of James E. Nally. Devoted mother of Jessica E. Williams and her husband Matt of West Newton. Step mother of the late Melinda Nally. Loving grandmother of Haleigh, Kyle, and Lily. Dear sister of Mary Ellen DeMarco and Edward Sonia of Roslindale. Cherished niece of Jane Ryan of Dennis and Margaret Ariel of Brewster. Also survived by many nieces, nephews, and cousins. Betty Ann was the definition of a warrior going up against cancer not once but twice. She would never let that interfere with showing up one hundred and ten percent for the people she loved the most. Her

greatest joy in life was being a mother and wife. She found great comfort in making sure that everyone knew they were loved and cared for. Her beautiful spirit will be sorely missed by all who loved her. Funeral from the P.E. Murray - F.J. Higgins, George F. Doherty & Sons Funeral Home, 2000 Centre St., West Roxbury. Interment Mt. Benedict Cemetery, West Roxbury. For online guestbook pemurrayfuneral.com.

PERO

William K. "Bill" Ret. Lt. BFD. (Ladder #7 Dorchester, Ladder #4 Roxbury), longtime resident of West Roxbury passed away on January 18, 2025. Beloved husband of Nancy L. (Albanese) Pero. Devoted father of Kristi Pero Bennett and her husband Erik of Bellingham, Liam Pero (BFD) and his wife Katie of Norwood, and Scott Pero and his partner Julio of Orlando, FL. Loving Papa of Brennan and Mia. Dear brother of Edwina Pero of Attleboro. He was loved by many nieces, nephews, and cousins. Funeral from the P.E. Murray - F.J. Higgins, George F. Doherty & Sons Funeral Home, 2000 Centre St., West Roxbury. In lieu of flowers donations may be made in Bill's memory to Boston Firefighter's Cancer Foundation 55 Hallet St. Dorchester, MA 02122. For online guestbook pemurrayfuneral.com. Arrangements by P.E. Murray - F.J. Higgins, George F. Doherty & Sons Funeral Home, West Roxbury.

POMA



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

REGAN

John P. of Medway, formerly of West Roxbury on January 14, 2025. Beloved son of the late Frank M. and Mary (Mellett) Regan. Loving brother of Robert P. Regan of Norwood, Mary

The Bulletin

Fiorenza and her husband, Edward of Norwood and the late Frank Regan and his surviving wife, Betty and Gerald Regan. Also survived by several cousins, nieces and nephews; especially Julie and Michael. Funeral from The Robert J. Lawler & Crosby Funeral Home, 1803 Centre St., WEST ROXBURY. Interment in St. Joseph Cemetery. Graduate Boston College High School, Class of 1960. For complete notice, go to www.lawlerfuneralhome.com Lawler & Crosby Funeral Home 617-323-5600.

WILCOX



Patricia Ann Lynch of Roslindale passed away peacefully on January 14th, 2025. Loving mother of her 4 children, Shawn Wilcox of Denver, Colorado, Kate Wilcox of Roslindale, Moira Wilcox of Barrington, Rhode Island and Doreen Wilcox Little & her husband Robert of Beverly Hills, California. Loving sister to the late Mark & Paul Lynch, and devoted daughter to the late Frances & Mark Lynch. Pat is survived by 4 grandchildren; Paul Raymond, Olivia & Lily Little, and Doro Wilcox. She adored visiting them in her many travels across the country. Aside from her love of family, Pat loved her country and served as a nurse in the Navy. In her later years she joined the army reserves and was deployed for active duty to Germany for her medical expertise. Pat also had a great love for the arts including a musical background which lead her to join the Black Catholic choir of Boston. She loved traveling and globe trotted around the world to places like Iceland, Egypt, Russia, all of Europe, China and many more countries after retiring from the Hebrew Rehabilitation Center where Pat served for 30+ years as a Geriatric Nurse Specialist, and was well known as a fierce advocate for her elderly patients. Pat loved life and she lived it to the fullest. She truly was a force of nature and she will be greatly missed by many friends, neighbors and family members. Funeral Service and Interment Private. A mass and celebration of life will be held in the early spring (details will follow). In lieu of flowers, donations in memory of Patricia may be made to Hope Lodge Center - Boston, 125 South Huntington Ave, Boston, MA 02130 <http://www.cancer.org/HopeLodge>

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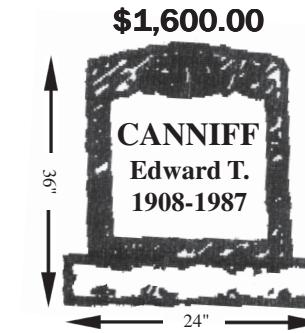


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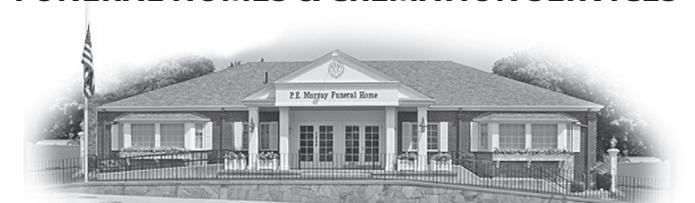
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Legals

Commonwealth of Massachusetts
The Trial Court – Probate and Family Court

INFORMAL PROBATE PUBLICATION NOTICE

Estate of: Jerome J. Goffredo
Also known as: Jerome Goffredo
Date of Death: October 08, 2024

To all persons interested in the above captioned estate, by Petition of
Petitioner Joanne L. Deleconio of Dedham, MA

Joanne L. Deleconio of Dedham, MA
has been informally appointed as the Personal Representative of the estate to serve without surety on the bond.

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

Hyde Park Bulletin: 01/23/2025

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court

DOCKET No. SU24P1240EA

CITATION ON PETITION FOR FORMAL ADJUDICATION

Estate of: Willie Arnold McKinney, Jr.
Also known as: Willie McKinney, Jr.
Willie O. McKinney, Jr.
Date of Death: 04/30/2024

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

To all interested persons:
A Petition for S/A - Formal Probate of Will with Appointment of Personal Representative has been filed by
Vanzuela Smith 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:
Vanzuela Smith of Hyde Park, MA be appointed as Personal Representative(s) of said estate to serve 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 02/11/2025. This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you.

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

WITNESS, Hon. Brian J. Dunn, First Justice of this Court
Date: December 31, 2024
Stephanie L. Everett, Esq., Register of Probate

Hyde Park Bulletin: 01/23/2025

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

SUFFOLK Division
Docket No. SU24C0603CA

CITATION ON PETITION TO CHANGE NAME
Suffolk Probate and Family Court
24 New Chardon St.
Boston, MA 02114 617-788-8300

In the Matter of: Royce Elias Santiago Valdez Cabral Reyes
A Petition to Change Name of Minor has been filed by
Royce Elias Santiago Valdez Cabral Reyes of Roslindale, MA requesting that the court enter a Decree changing their name to:
Royce Elias Santiago Cabral Valdez

IMPORTANT NOTICE
Any person may appear for purposes of objecting to the petition by filing an appearance at: Suffolk Probate and Family Court before 10:00 a.m. on the return day of 02/26/2025. This is NOT a hearing date, but a deadline by which you must file a written appearance if you object to this proceeding.

WITNESS, Hon. Brian J. Dunn, First Justice of this Court
Date: January 07, 2025
Stephanie L. Everett, Esq. Register of Probate

West Roxbury/Roslindale Bulletin: 01/23/2025

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Commonwealth of Massachusetts
The Trial Court – Probate and Family Court

CITATION ON PETITION TO CHANGE NAME
Docket No. SU24C0701CA
Suffolk Probate and Family Court
24 New Chardon Street
Boston, MA 02114 (617)788-8300

In the matter of: Ren Garrido
A Petition to Change Name of Adult has been filed by
Ren Garrido of Brighton, MA requesting that the court enter a Decree changing their name to:
Ren Mariua-Alexandre Nunes

IMPORTANT NOTICE
Any person may appear for purposes of objecting to the petition by filing an appearance at: Suffolk Probate and Family Court before 10:00 a.m. on the return day of 01/30/2025. This is NOT a hearing date, but a deadline by which you must file a written appearance if you object to this proceeding.

WITNESS, Hon. Brian J. Dunn, First Justice of this Court
Date: December 31, 2025
Stephanie L. Everett, Esq. Register of Probate

Boston Bulletin: 01/23/2025

CITY OF BOSTON – B D 26

To the Public Safety Commission
Committee on Licenses
Inspectional Services Dept. **Boston, MA** **January 3, 2025**

APPLICATION

For the lawful use of herein-described building, and other structure, application is hereby made for a permit to erect a private-public-business-garage and also for a license to use the land on which such building or structure is/are or is/are to be situated for the KEEPING-STORAGE and SALE of

Location of land: 44 Robeson Street **Ward 11**
Owner of land: FSL Robeson, LLC **Address: 32 Rockview, Boston, MA**

Dimensions of land **Ft. front: 87 Ft. deep: 204 Area sq. ft.: 14264**
Number of buildings or structures on land the use of which requires land to be licensed 1. Manner of keeping

Park six (6) cars

City of Boston. In Public Safety Commission, January 29, 2025. In the foregoing petition, it is hereby ORDERED, that notice be given by petitioner to all persons interested that this Committee will on Wednesday the 29 day of January at 10:00 o'clock A.M., consider the expediency of granting the prayer of said petition when any person objecting thereto may appear and be heard; said notice to be given by the publication of a copy of said petition with this order of notice thereon in the Boston Bulletin and by mailing by prepaid registered mail, not less than 7 days prior to such hearing, a copy to every owner of record of each parcel of land abutting on the parcel of land on which the building proposed to be erected for, or maintained as, a garage is to be or is situated. Hearing to be held 1010 Massachusetts Ave, Boston, MA 02118.

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

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

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617.361.8400

Classifieds

HELPWANTED
Assistant Project Manager (Process Automation) (GZA GeoEnvironmental, Inc., Norwood, MA): Install geotechnical, structural, & environmental instrumentation monitoring systems; Optimize performance of projects by establishing data pipelines for process optimization for civil engineering systems; Manage stakeholder risk, & ensure employee & public safety; Facilitate engineering reports & perform data collection, warehousing, & visualization using Power BI & programming w/ Python; Complete proposals, project submittals, & equipment maintenance. Bachelor's in Geotechnical Eng, Environmental Eng, or related field & 2 years exp in job offered or related field or involvement in process optimization in civil engineering systems; associated telemetry; data collection, warehousing, & visualization using Power BI; programming w/ Python. Travel for short-term projects required. Salary: \$85,600 - \$112,350. Send C.V. to careers@gza.com.

Notice of Self Storage Sale

Please take notice Prime Storage - Hyde Park located at **1641 Hyde Park Ave., Hyde Park, MA 02136** intends to hold an auction to sell the goods stored by the following tenants at the storage facility. The sale will occur as an online auction via www.storage-treasures.com on **2/11/2025 at 12:00PM**. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Natasha Blount unit #1075; Erin Antonini unit #1077; Rose Okoye Brown unit #205. All property is being stored at the above self-storage facility. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

Hyde Park Bulletin: 01/23/25, 01/30/25

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court

Docket No. SU24C0602CA

CITATION ON PETITION TO CHANGE NAME

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

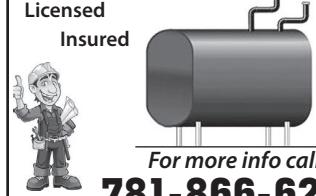
In the matter of:
Usher Manuel Valdez Cabral of Roslindale, MA requesting that the court enter a Decree changing their name to:
Usher Manuel Cabral Valdez

IMPORTANT NOTICE
Any person may appear for purposes of objecting to the petition by filing an appearance at: Suffolk Probate and Family Court before 10:00 a.m. on the return day of 02/26/2025. This is NOT a hearing date, but a deadline by which you must file a written appearance if you object to this proceeding.

WITNESS, Hon. Brian J. Dunn, First Justice of this Court
Date: January 07, 2025
Stephanie L. Everett, Esq. Register of Probate

West Roxbury/Roslindale Bulletin: 01/23/2025

Community Service Directory

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AUTO INSURANCE HOME INSURANCE COMMERCIAL INSURANCE <i>Savings, Personal Service, Local</i>  LORE Insurance Group, LLC 1207 River Street, Hyde Park, MA 02136 617-361-3400 p 617-364-3051 f LOREINSURE.COM since 1956	SULAVALLEY GENERAL CONTRACTING Additions • Kitchens • Bathrooms • Dormers • Decks Full home reno • Siding • Int/ext painting • Roofing 617-981-9456 HIC185545 info@sulavalley.com CS-113675 60 Amory St, Boston, MA 02119	M. NAUGHTON CONTRACTING • Carpentry • Painting • Full or Partial Restoration of Home • Exterior Shingle • Clapboards • House Painting • Decks • Masonry 40 years in business. References, Licensed, Insured (617) 327-2231 (617) 953-8523	MAINTENANCE MAN AKA PROPERTY DOCTOR Gutter Cleaning, Satellite Dish Removal, Chimney Sweeping and Roof Repair 24 hour emergency service avail Christmas Decor – Seasonal MIKE 617-448-2162
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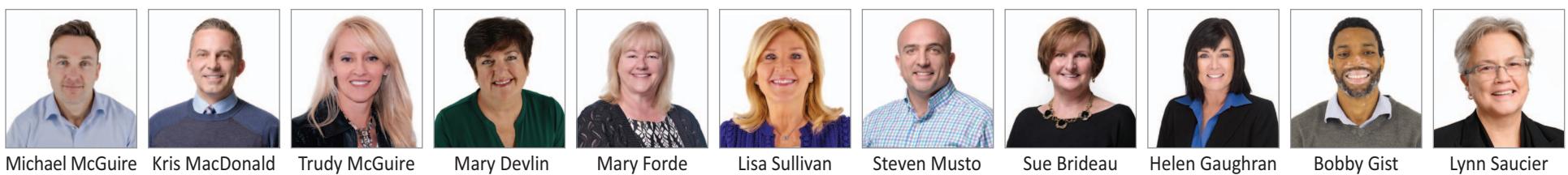
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HYDE PARK

9 Fairmount Avenue 617-361-6400



Pat Tierney Michael Hunt Greg Lovell Jaden Lerner-Lewis Bud Marshall Johnny Rodriguez Judy McNulty Kachi Nzerem Aldrich Robinson Patricia Malone

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SOUTH BOSTON

CONDO 3 beds; 2 full baths
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SINGLE FAMILY 4 beds; 3 full, 1 half baths
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20 STRATFORD ST
WEST ROXBURY

SINGLE FAMILY 6 beds; 2 full, 2 half baths
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11 STARLING ST
WEST ROXBURY

SINGLE FAMILY 4 beds; 2 full, 1 half baths
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2 BROWNSON TERRACE
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\$2,500,000 Listed by Rosemar Realty Group



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