

- ALLSTON
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The Bulletin

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A newspaper dedicated to the community

July 23, 2026



Hundreds came out to City Hall last week to show support for street safety improvements following the death of City Planner Louisa Gag.

PHOTO BY SUSAN KRYCZKA

Mourners at City Hall Plaza remember Louisa Gag

Mayor pledges to make streets safe

Susan Kryczka
Staff Reporter

Hundreds of mourners, friends, and colleagues gathered at Boston City Hall Plaza on Thursday, July 16, to remember Louisa Gag, a Roslindale bike activist and city employee killed July 9 in a collision with a truck at Parker and Tremont streets.

Gag was a Boston Transportation Department (BTD) planner who had previously worked at the LivableStreets Alliance and interned in Mayor Michelle Wu's office when Wu was a city councilor. The Massachusetts Vision Zero Coalition organized the event

to honor Gag while calling for changes to prevent future traffic crashes and deaths.

Brendan Kearney, the director of WalkMassachusetts, said many organizations were participating, including Massachusetts Bike Coalition, Livable Streets Alliance, Transportation for Massachusetts, and Transit Matters. Referring to a letter sent to Wu by over 3,000 co-signers demanding action, Kearney said that the death of Louisa Gag has brought out a range of emotions from those who knew her.

"I've known Louisa for over a decade. I think stuff's really raw right now. But I think what

that speaks to is people just want to hear from the city, to hear from the mayor about what is the plan." Kearney said he expected that Wu would respond soon, as she had met twice with organizations in the past week. "I think people do want to hear from her because this is also personal for her. It's not just someone that worked at City Hall. It's someone that worked in her city council office."

Stacy Thompson, former director of LivableStreets and Emcee for the event introduced herself as Louisa's friend. "We are here to do two things: to remem-

Cycling
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A rendering of the proposed building for 920 Centre St., after the current monastery is demolished.

COURTESY PHOTO

Sides drawn up for 920 Centre Street "The Magnolia"

Big turnout at Article 80 meeting

Richard Heath
Staff Reporter

If the Boston Planning & Development Agency (BPDA), formerly the Boston Redevelopment Authority (BRA), wanted the July 8 Article 80 meeting on 920 Centre Street (the former St Clare's monastery) held in person, it would have had to rent Thomas Hall at St. Thomas Aquinas Church to hold the 135 people at the virtual meeting; 125 of them are residents.

On the call was Susan Elsbree who was director of communications for the then-BRA for 16 years until 2014; she is now vice president of Benchmark, the public relations firm hired by the developer Sixteen Penny to manage the social media.

Social media is unprecedented in Jamaica Plain development and Sixteen Penny has been using Instagram to build public support for its plans for the monastery site.

The first full color blast came on July 2: "Support!" "Yes!"

920 Centre
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Dormers and deckers in rezoning

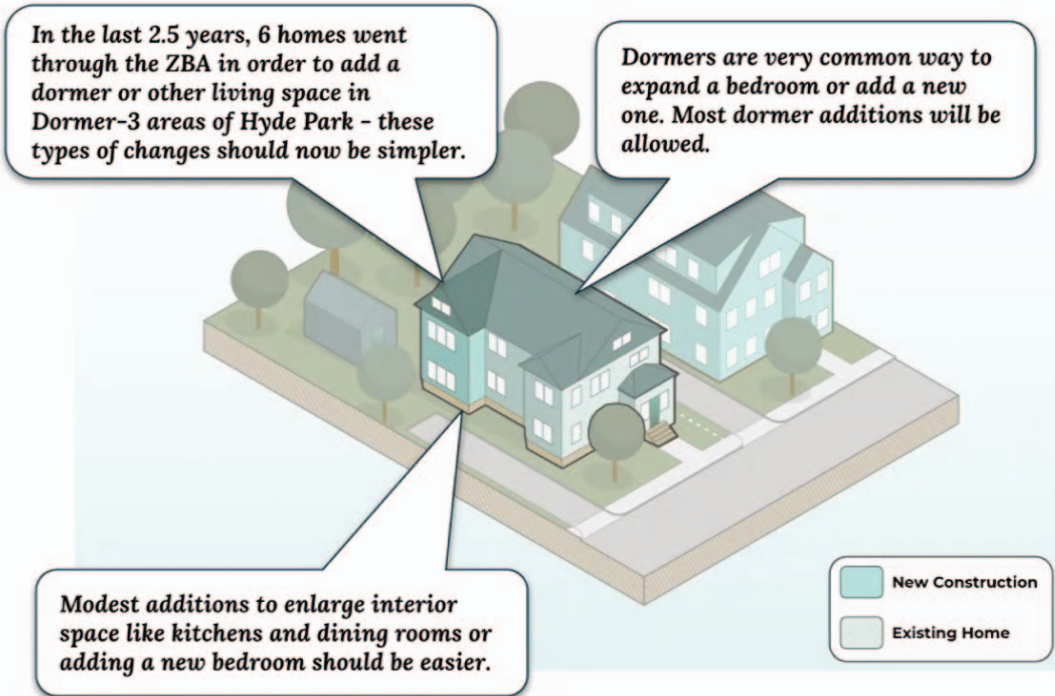
Rezoning proposal sparks little debate in first outing

Jeff Sullivan
Staff Reporter

The new Neighborhood Housing rezoning districts are out now at the Boston Planning website – <https://gvimes.link/nhbrhdzng> – and several new small(er) residential districts are planned for the Parkway (Hyde Park, West Roxbury and Roslindale).

Boston Planning Project Manager Will Cohen said during Monday's virtual meeting on the Hyde Park districts that the idea of the whole initiative is to bring zoning more in line with what's already built. In Hyde Park, that means reconciling the rules where about 90 percent of the housing units in the neigh-

HP Housing
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The city released its new housing zones for Hyde Park this week, and while all will be gradual increases to what's in the neighborhood, all will allow at least two units on every included property.

COURTESY PHOTO

Cycling

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Residents expressed frustration, sorrow, and a desire to fix a broken transportation system.

ber Louisa’s life and legacy, and to remember that it is time and that we are all here to spur greater action to get to Vision Zero.”

Vision Zero supports the elimination of all traffic-related fatalities and severe injuries through road redesign, speed management, and equitable mobility. Thompson spoke about how it was time now to unite. “And what I will say is that today, in this space, the invisible and visible barriers that divide us between the people inside the building and the people outside the building do not exist.” She called on all to pick up the work that has now been left behind.

Each speaker shared stories of Gag’s impact on their lives. Hannah Fong worked with Gag at BTM. “Louisa and I started working together in 2022. Our line of work can be emotionally difficult at times and having a friend and colleague like Louisa who can offer honesty, kindness, and support is absolutely essential. Louisa taught me patience, grace, and how to find joy during the most difficult times.”

Sarah Davis also worked with Gag and is now a transportation planner in Cleveland. “You can find Louisa’s impact all across

Boston. In Allston and Brighton, we worked together on design and community engagement for North Beacon Street, Winship Street, and South Street ... Louisa was also the friend who always made you feel loved.” Joshua Barber, a colleague, friend, and partner described the past week in his remarks: “We’re all so sorry. I can’t believe it’s been a week without you. Years happen in moments. There’s a lingering good morning text in your phone, 8:06 a.m. that’ll never be answered ... you’re missed so dearly.”

Wu, who was not listed on the agenda, did speak. She has been criticized for stalling safety projects that were designed and funded, which caused a fissure with the bicycle community. “I really struggled with whether I should come here tonight or not. Whether it would help the healing that is so needed for a community in such grief and pain, and whether I would be able to get any words out at all,” she said, struggling to keep her voice from breaking. She said she decided to speak because Gag’s mother said that it was hoped she would come to the vigil. They “wanted to hear her vision.”

Wu recounted Lousia’s contributions of personally securing 1,500 new e-bikes for the city, blue bikes for the city’s neighborhoods, and how more children learned to ride bikes. “She devoted her life and career to building a Boston where every resident and every visitor could move through our city safely with comfort and dignity and confidence. And she was killed on our streets.”

Wu went on to say that there would be “a full investigation of the facts of the crash, stepped up enforcement of blocked bike lane crosswalk and other double parking violations, a mapped out plan to install protected bike lane infrastructure.” She continued, “I’ve assigned two senior members of my team to the streets cabinet full-time to accelerate the policies, planning, and capital delivery work that will make our streets safer. My vision for Boston, my vision, is that everyone should get to grow old in our city.”

Thompson asked for all those present to commit to supporting Vision Zero in every community, to e-mail elected officials to commit to it also, to expect more details from the mayor, to show up at every public meeting, push for more truck safety, and put pressure on the state legislature. “Are we going to do it together?” asked Thompson. The crowd responded, “Vision Zero now!”

PHOTO BY SUSAN KRYCZKA

Rat City Arts

Fest returns

Getting young people involved in the neighborhood



The Allston Rat City Arts Fest is returning this year.

COURTESY PHOTO

Jeff Sullivan
Staff Reporter

While Allston Rat City – a play on the more accepted Allston Rock City – has many obvious negative connotations, Rat City Arts Festival founder Ricky Meinke said the moniker has helped to create community.

The Festival first started in 2022, and while Meinke said neighbors weren’t originally thrilled with the name, the Festival has helped neighbors both address the issue of rodents in the neighborhood and use that ubiquitous experience of Allston and Brighton as a way to bring residents together and improve the situation. The admittedly negative experience of seeing a rat rummaging around has helped, Meinke said, to bring folks together to both celebrate what makes District 9 great and to mobilize political will to improve the situation.

So all in all, Meinke said he feels it’s a positive result.

“We’ve seen the rat terminology really bring people out, and I think people gravitate towards the term ‘Allston Rat City’ because they’ve had experiences with rats and they find community with other people by calling it Rat City,” he said. “We’re really here to champion our community and not tear

down the neighborhood in any way. We call Allston-Brighton home.”

The Festival itself is set for Saturday, Aug. 1 from 3 p.m. to 10 p.m. at the Charles River Speedway with a rain date of Aug. 2.

Meinke said they still get a little flack for the name, but most of the response has been positive.

“People may have thoughts about the name, but it’s going to be a lot of fun,” he said.

The Festival will feature art, music, food, drinks, and more activities at the Charles River Speedway. Meinke said they moved there last year after the event outgrew its original location, Zone 3 in Allston.

“The capacity of 700 at Zone 3 was too small for us,” he said. “To host it at the Speedway means we can welcome more neighbors, more engagement and really allows us to have more of a festival atmosphere.”

Meinke said the organization and prep for the event has grown as well, and it’s become something bigger than himself.

“From my perspective – and I say this in the most wonderful way – I feel like I don’t do as much,” he said. “We now have a team of about 50 neighbors who are organizing so many different parts of the festival, from our Gala and Gallery, where we show off beautified rat traps, to getting our bands, stages and live shows together, getting the decorations ready, and so in my mind, a few years ago I was doing all that work.”

Meinke said he feels the event can continue to grow and evolve on its own with this much buy-in from residents.

“Now neighbors of Allston and Brighton are doing that work,” he said. “I’ve been really seeing myself as just a supporter of this entire team that has grown year after year. I’m more managing this rat pack of neighbors instead of managing all the details.”

Meinke said Allston and

Rats

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Boston World Cup recap

Millions participate

Nearly 500,000 fans attended seven 2026 FIFA World Cup soccer (football) matches at Gillette Stadium, which was dubbed “Boston Stadium.” While the games took place in Foxborough, downtown Boston was the place to experience the full World Cup atmosphere.

During the first two weeks of the tournament, Boston restaurants and bars saw a 28 percent jump in spending. This is the biggest increase in spending among host cities – <https://gvimes.link/wrldpepcn>

Fans from Scotland caused a beer shortage at Boston pubs – in fact at one liquor store in downtown they appeared to be responsible for draining the store completely dry of anything but beer and wine by 4 p.m.

Norwegian soccer fans wore viking helmets and “rowed” on an escalator in South Station. Community members and tourists marched from Copley Square to the Boston Common to celebrate Haiti’s first World Cup game in 52 years. Local soccer fans crowded around the Four Seasons Hotel to catch glimpses of the French team.

Some lucky Bostonians had



The Scottish fan club, “The Tartan Army,” definitely made itself known throughout the city during the World Cup this year.

PHOTO BY JEFF SULLIVAN

the opportunity to experience the matches up close at Boston (Gillette) Stadium, including West Roxbury resident Liam Hoey, who attended the Morocco vs. Scotland game. He traveled to the stadium via commuter rail. Round-trip tickets for the “Boston Stadium Train” from South Station to Gillette

Stadium cost \$80 during the World Cup. Hoey remarked that taking the train was “easy,” although he left the game slightly early to beat the crowds. He enjoyed the Moroccan supporters’ drums and flares, as well as the contagious excitement of the Scottish fans.

“Scotland was accepted by

Boston with open arms,” Hoey noted.

Approximately 50,000 Scotland fans – many of whom were official members of the fabled Tartan Army – made the trip to Boston for the 2026 World Cup, making international headlines and reviving the city’s nightlife. They marched downtown play-

ing the bagpipes, took over Fenway Park, placed traffic cones on statues, and packed local bars with good vibes. Boston is creating a lasting bond with the Tartan Army by becoming sister cities with Glasgow. “No Scotland, no party!”

Boston Mayor Michelle Wu is actually looking to make Glasgow and Boston Sister Cities. If you want to know more about the tradition, go to <https://gvimes.link/sistcities>

Hyde Park native Scotty Louijame went to the Haiti vs. Scotland game. His said his favorite part of the experience was the initial ceremony. “Hearing the national anthems of the countries participating, their flags displayed across the field, and getting to see all of the camaraderie between Haitians and Scots was amazing to experience,” Louijame said.

He said he took the commuter rail from South Station to Foxborough and did not have any issues getting to the stadium. However, there were significant issues when leaving the venue, and Louijame did not make it home to Hyde Park until 3 a.m. He explained that there was a lack of signage, and the trains were moving very slowly. “I

World Cup

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Rats continued from page 2

Brighton have reputations as transient neighborhoods with not a lot of permanent residents making improvements and protecting each other’s quality of life. He said that’s just a myth, but one that’s been hard to dispel.

He said District 9 has a lot of young people, but it’s only been recently that they’ve been getting involved in the neighborhoods and the city government to advocate for themselves and their neighborhoods. He said he hopes the Festival can help that.

“It’s not transient by desire, it’s transient by design,” he said. “Allston is a prime example of that, with rising rents, development, changing responsibilities of landlords, and I think in terms of our neighborhood involvement and the opportunities that are there.”

Meinke went on to say that there are definitely a lot of involved neighbors in the district, but said that they have their own

schedules that don’t really align with those of younger people.

“I really enjoy the passion of our neighbors, but I wonder if sometimes that comes at a cost of opportunity to our younger residents for them to jump in,” he said. “I think sometimes it’s tough to get involved in your neighborhood, because you’re balancing all these different dynamics. Like I wanted to get involved in the gardening club, but they meet weekdays during the day and I can’t get out there, I’ve got work. There are so many different reasons why I think younger people don’t get involved, and I hope that with the Rat City Arts Festival, we make all of our engagement and events accessible to folks who are balancing a lot. And that’s helped by having so many diverse people come and join us.”

Performers include Cheem, Makeout Palace, Justice Cow, The Reunion, Kay Wolf, Ashy Finn, Intac, Dream Journal, Tay-

lor Hurd, Eli Shane, Ava Sophia, Von Aldra, Nick Shea, AKA Rat, C.J. Red Mouth, and Ella Faye. The event and lead-in events are all free.

The Festival is now also hosting a free poetry night, the Rat Slam, at O’Brien’s Pub in Allston on July 27 and the Rat City Gala + Gallery on July 28 at Zone 3.

The festival is also a fundraiser, and last year raised over \$3,000 day-of for growing artists through their Emerging Artist Grant, as well as providing more than 110 paid opportunities with over \$22,000 in funding to artists and creatives last year.

Meinke said they are working with local schools and art programs to bring younger artists into the festival with paid opportunities to show their stuff.

He said this year, Brighton Main Streets is sponsoring the Festival’s “Rising Rat” pro-

gram which is giving tours and instruction on music production to local youths looking to get into music as a career. He said they also provide funding and materials for youth artists to get their pieces started and in front of people.

“These are artists who maybe have never participated in an artist market before, and so we provide them

funding to purchase materials, they make their craft, get mentoring from local artists and they come to the Festival where they will sell their fares,” he said. “It’s really just a confidence builder, and we’re doing the same thing for our Studio Rats program.”

For more information on the Festival, go to <https://www.ratcityartsfestival.com>

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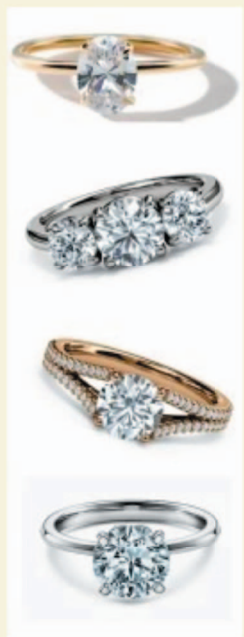
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—V.C.



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Is it in the water on Ave. Louis Pasteur?

Back in the early 90s, Boston Latin School was a push-over in girls' tennis. Competing in the vaunted Dual County League, my daughter and her teammates were ecstatic if they won even a single game: their competitors were flummoxed by their fleeting and infrequent elation. The BLS home facilities were the ravaged outside courts at West Roxbury High, which then could boast of many irregularities in the pavement.

A few years later, a single star emerged at BLS – the daughter of a municipal judge, Sarah Redd.



My Kind of Town/
Joe Galeota

She achieved newsworthy status because of her expertise, much of it learned at the Sportsman Tennis and Enrichment Center on Blue Hill Avenue in Dorchester, where children and teens were taught tennis.

And so it was with delightful surprise that I noticed that the recent Boston Globe All Scholastic insert named BLS senior Vanessa Vu one of its ten stars for singles: she had captured the state individual title without dropping a set across five matches. Heading the doubles list were BLS sopho-

more Gisele Ngo and junior Lillian Nguyen, who helped propel the twosome to the Division 1 title match. On the very small Honorable Mention List was BLS senior Halina Nguyen. On the expanded list for Dual County All-stars was Maya Nguyen. Yikes!

Where did all this skill in tennis come from? Sportsman Center? Coaching? Practice?

I dunno but congrats to all five for helping prove that tennis is not solely a suburban bawliwick.

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Letters to the Editor

Support Changes to West Roxbury’s Zoning Rules

If you think West Roxbury’s zoning rules are outdated, this is the moment to say so.

Boston Planning is currently rewriting residential zoning for the neighborhood. Here’s the core issue: most homes in West Roxbury technically don’t comply with today’s rules (lot sizes, setbacks, side yards, etc.) because those rules were written long after most of these houses were built. That means even modest projects, like finishing a basement or adding space for an aging parent, often require a costly, months-long variance process for something the neighborhood already looks like.

Mattapan recently went through the same process. Afterward, the share of small residential projects allowed automatically, no vari-

ance needed, jumped from 46% to 90%. That’s the kind of change on the table for West Roxbury now.

If that sounds like a good thing to you, if you’d like to see aging parents downsize nearby instead of leaving the neighborhood, or basements finished without a fight, you’re not alone, but the planning team won’t know that unless you tell them directly.

The first public meeting last November drew light attendance. There are two more chances: a virtual meeting on August 3, and an in-person meeting on August 6, 5:30–7:30 p.m., at the District E-5 station.

If you agree, please join us on 8/3 or come on 8/6 and say so.

Jason Brown
West Roxbury

Ask Rusty – Should I Claim Spouse Benefits Now, or my Own SS Benefit?

Dear Rusty: I am writing to get advice on the optimal time to sign up for Social Security benefits. I am a 64-year-old female, and my birthdate is August 1961. My husband is already taking his SS benefits, so I have also wondered if it be advisable to take spousal benefits or full benefits. Signed: Wondering Spouse

Russell Gloor
AMAC Certified Social Security Advisor

Dear Wondering: If you take your Social Security benefits at age 64, they will be permanently reduced. And, for information, you cannot take only your spousal benefit; you must take your own SS retirement benefit whenever you claim and, if you are entitled to more as your husband’s spouse, you will also get a “spousal boost” to bring your monthly payment up to what you are entitled to as a spouse. If you claim at any time before your SS full retirement age (FRA) of 67, both your own SS retirement amount and your spousal boost amount will be actuarially reduced for claiming early. All of which means that claiming before your FRA (e.g., at 64) will mean your monthly benefit will be less than 50% of your husband’s monthly FRA amount.

Now, for clarity, it’s important to know how spouse benefits are calculated: if your FRA entitlement is less than 50% of your husband’s FRA entitlement, then you will get a “spousal boost” added to your own SS retirement amount. Note that FRA amounts are always used to calculate spousal amounts, regardless of the age at which benefits are claimed. If your husband waited until age 70 to get a higher monthly benefit, or even if he claimed before his FRA, your spousal amount would still be based on his FRA entitlement. If your FRA benefit is less than half of his FRA entitlement, you will get a spousal boost. If not, you won’t.

Assuming you will be entitled to a “spousal boost,” the decision you must make is

whether to claim early (e.g., now at 64) or wait until you are 67 to get your maximum amount as your husband’s spouse. The factors to consider are these:

- Are you still working? If so, claiming before FRA means you will be subject to an annual earnings limit until you reach FRA. The earnings limit for early filers in 2026 is \$24,480 and, if that is exceeded, SS will take away benefits of \$1 for every \$2 you are over the limit (the limit increases a bit yearly). If you substantially exceed the earnings limit by working, you may even be temporarily ineligible for SS benefits until you either reach your FRA or stop working full time.
- Do you expect your husband to predecease you? If so, then your benefit as a widow will be 100% of the larger amount he is collecting when he passes (provided when that occurs you’ve reached your FRA and your own SS retirement is less). Depending on timing, that may mean that taking a reduced spouse benefit now, which will be replaced by your larger widow benefit later, is a logical choice.
- What is your own life expectancy? If you have health issues or have other reasons to believe you will not achieve “average” life expectancy (average is about

87 for a woman your current age), then claiming your Social Security benefits early is likely a prudent choice.

So, as you can see, you must evaluate your personal circumstances to make this decision. Although we aren’t able to say exactly when you should claim your SS benefits, I hope this provides the information you need to make an informed decision.

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LANA hears Arboretum pitch for more solar at Weld

1400 Centre also discussed

Jeff Sullivan
Staff Reporter

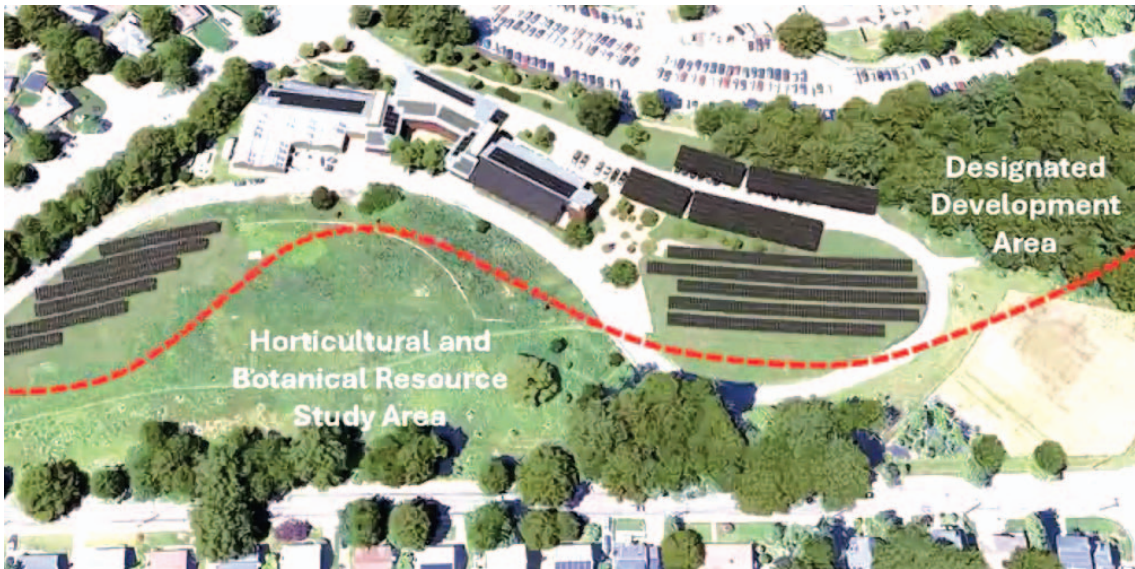
The Longfellow Area Neighborhood Association (LANA) in Roslindale met last week and heard from the Arnold Arboretum regarding its plan for new solar panels at the complex.

The plan, according to Project Management Head Danny Schissler, is to add 767 additional solar modules to the approximately 1,100 modules currently on the fields in between the Weld Building and Weld Street. Schissler said the project will bring the Arboretum’s onsite generation from around 25 percent to 50 percent.

“Which is a huge step for us to reach our climate goals and the City of Boston’s climate goals,” he said.

He said the new modules will be located on the parking lot and on the Weld Building itself, and he said they would be a bit different than solar panels residents might be used to.

“These are bi-facing mod-



The Arnold Arboretum is looking to put in more than 700 new solar panels within its pre-designated development area.

COURTESY PHOTO

ules over the parking lot, meaning that they are semi-transparent and they actually let some light through,” he said. “If you’re familiar with the back porch of the Weld Building, it’s the same as we have there.”

While Schissler said the main aim of the project is to reduce greenhouse gas emissions,

the parking lot modules will also have the added bonus of helping the Arboretum to reduce the heat island effect of its parking lot. On that tack, he said three trees will need to be relocated and five parking lot trees will be removed where the panels will be located.

Schissler said they hope to start construction next March and complete, power on and closeout the project by next fall.

“We’re looking to mitigate

any impacts, and we don’t anticipate much impact outside the property, with the small exception that we’ll have to add some electrical gear that (electric utility) Eversource requires to service the building,” he said.

However, some residents said they felt there would be many more impacts, particularly during construction. A resident going by the name Louis said he had no concerns about the panels, but rather parking and

construction parking. He said when the Faulkner was being rebuilt, most of the parking around the Arboretum went to two-hour parking, and all the construction workers, hospital workers and more parked in the neighborhoods.

“Our strategy is going to be to keep vehicles on the property to the greatest extent possible,” Schissler said. “Secondarily, we’re looking at whether we can borrow or lease spaces from the Faulkner or the (Hebrew Senior Life) rehab. If we do need to have staff parked on street, it would be minimal amounts of time. We felt the pain of the Faulkner project as well, and we don’t want to cause similar pain.”

Most members and residents at the meeting were positive about the solar panel project. Schissler said they were a little behind schedule, as the “Big Beautiful Bill” put a lot of their funding for the project out of reach, but he said they were happy they could make it happen.

Also at the meeting, LANA drilled down on the 100 Weld

LANA
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World Cup

continued from page 3

think the state could have definitely improved how the commuter rail was operated during the matches. I even heard Scots talking about how slow the train ride to the stadium was. Everyone was becoming restless as they waited in line for hours to take the train home,” stated Louijame. “I think temporarily increasing the train speeds for match days – if that was even possible – would have been the correct thing to do.”

Google Maps estimated that if Louijame had walked from Foxborough to Readville, the train would have beat him by only an hour, as it’s an estimated five-hour walk.

Boston resident Najla Habib wore her Mbappe jersey to the France vs. Norway game at Boston Stadium. Instead of taking the commuter rail from South Station to Foxborough, she opted to drive there. “Traffic was better than I expected,” she remarked. The best part of the game, according to Habib, was the hat trick by French player Dembele. In soccer, a hat trick is when one player scores three goals in a single match. Habib noted that she would have liked the Fan Fest to remain open in Downtown Boston for a longer period.

The Boston FIFA Fan Festival took place at City Hall Plaza from June 12 - June 27. More than 155,000 fans from 108 countries watched 43 live matches at the Fan Festival over the two-week period. The event also included live music, food, drinks, braided bracelets

with Boston-themed charms, soccer activities, merch, and more. “After seeing the Fan Fests in other host cities, I think ours [Boston] could have been better,” said Habib.

Mayor Wu later explained that she had hoped that the Fan Festival would remain open longer, but financial limitations ultimately prevented it. Last week, she announced that City Hall Plaza would host free World Cup watch parties for the semifinals, third-place match, and final. Unlike the Fan Festival, these events are unaffiliated with FIFA.

Louijame said he believes the 2026 World Cup helped people realize how much fun Boston can be.

“This is already an extremely diverse city, but the added outdoor amenities and extended operating hours for restaurants, bars, and clubs are something that should not be limited to just this event,” he said. “The city is forever changed—visitors and residents alike have seen just how fun this city can be when communities come together just to have fun.”

Around the Neighborhood

FREESUMMERMEALS FOR CHILDREN – BRIGHTON

Gan Israel Shaloh House (29 Chestnut Hill Ave., Brighton) is participating in the Summer Food Service Program from June 29 through August 7, 2026.

During this time, free kosher (cholov yisrael and glatt kosher) breakfasts and lunches are available for all children.

Location:
Shaloh House Parking Lot Site
29 Chestnut Hill Ave., Brighton, MA

Breakfast: 10:00–11:00 a.m.
Lunch: 12:20–2:00 p.m.

Please note that meals are served on-site only in the parking lot gazebo (dine-in only). Grab-and-go meals are not available.

Shaloh House is committed to equal access and welcomes every child. No one is excluded or treated differently based on race, color, national origin, sex, age, disability, or any other protected characteristic.

WRANDROS NATIONAL NIGHT OUT

Monday, August 3, 2025 – 4:00 p.m. - 7:00 p.m. (approx.). Washington-Beech Apts (4560 Washington St.). Beechland St. & Unity Way, Roslindale, MA 02131.

Mayor’s Caravan arrives approx. 4:30 - 5:00 p.m. to speak and present

community activist awards. Many area elected officials will participate.

Free kids’ activities, food and entertainment ! ??

This Year’s Entertainment:
DJ, Kid’s Games, Cook Out, and more.

TRF Entertainment, DJ Jeramie Regis, “Smyly SickWitft” <https://www.jeramieregis.com/trfentertainment>

More TBD...
Displays / Info Tables
Download a PDF FAQ Sheet (2 pgs) for entertainers, info tables, and others here:
<https://drive.google.com/file/d/1leVuVtWb1hb51mUjKZkWdB2aTIEfqng/view?usp=sharing>

Special Thanks go to our supporters, helpers, and those who donated:

Boston Police Dept. Area E5 | <https://police.boston.gov/districts> | Select E5 West Roxbury

Boston Fire Dept. — <https://www.boston.gov/departments/fire-operations>

Trinity Management – Washington-Beech Apartments (Event Co-Sponsor) |

<https://trinitymanagementllc.net/property/washington-beech-apartments/>
Roslindale Community School Council, Inc | 501c3 Fiscal Agent-Sponsor | <https://www.roslindalecc.org>
More TBD...

WRBPDBIKERIDE

The District E-5 of the Boston Police Department in West Roxbury is hosting a community bike ride on Friday, July 24, starting at 10 a.m. at the station on 1708 Centre St. The ride is a loop and will end back at the station. The Community Service Officers will be leading ride as a way to connect and meet with the community. All ages and abilities are welcome.

The initiative is a way for the BPD to help promote wellness, safety and connections in a fun, relaxed ride for anyone interested. There will be free food and drink at the end of the ride.

Riders are expected to bring their own helmets and bikes. Call 617-343-4564 to RSVP. The event is free and open to the public.

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920 Centre

continued from page 1

“Sixteen Penny has proposed a \$95 million investment in Jamaica Plain at 920 Centre Street.”

“One-hundred-and-fifty-eight new homes, 79 condominiums and 79 rental apartments”

“Thirty-eight affordable homes (24%)”

“A five-story building with 50-foot set back.”

“Sixty new trees.”

“One-point-nine-million-dollars in tax revenue.”

“Attend the public meeting and voice your support on July 8.”

Social media apparently is working: 25 people came on the

call in support, 16 of whom said they were in their 20s and 30s.

“A big crowd tonight,” said Sarah Peck the new Boston Planning Department project manager; she brought on her colleague Quinn Valcich to help.

Sixteen Penny CEO John Holland, architect David Hacin, and landscape architect Mikyung Kim repeated presentations they each gave earlier at the July 6 IAG meeting.

Holland said on July 6 that the condominiums would all be market-rate.

“There’s no public funding,” he said. “The affordable apartments are self-financed. The

condo sales are the economic driver for the affordability construction and landscaping.”

Hacin described the buildings’ scale, their organization and materials in detail; Matthew Mahew is the lead architect, he said.

“It’s a series of building pavilions in a landscape broken down in a U shape to break up the masonry building” with a 50-foot setback on all sides, Hacin said.

Resident Phyllis Dunn wanted to get down to the nitty gritty. “Stop looking at the drawings,” she said. “Look at the number. Why 158?” she said. “Why not 80? It’s because of profit.”

Ritu Choudhary was among those who wanted to live in Boston but faced hurdles.

“I’ve experienced how difficult it is to find quality affordable housing in Boston,” she said. “This project is exactly the kind of thoughtful investment our city needs. We can’t address the housing crisis without creating more homes.”

Daniel said he was in his mid 20s. “Housing is impossible,” he said, “I definitely support this.”

Joseph said he was 24 years old. “It’s difficult for people my age to have the opportunity to live here,” he said.

On July 6, IAG member Steve Lussier asked Holland, “Where’s the Arboretum now?”

Holland had already agreed to give the Arboretum a 50-foot buffer and a permanent deed attached to the condos of the 50-foot no-build with the Arboretum right-of-access for

The Bulletin

any tree work.

Holland said he didn’t know at the Article 80 meeting.

“No date set yet for a meeting,” he said.

Ned Friedman CEO of the Arboretum seemingly decided to use the public Article 80 hearing to respond to Holland’s offer.

“We’re not opposed to housing,” Friedman read in a statement. “There are five projects approved around the Arboretum.”

“We do not object to housing at 920 Centre Street,” he read. “But we object to the increase of five stories and 158 units.”

“This is equal to, if not larger than, what was proposed a year ago,” he continued. “We care about the visual impact, the shadows. Totally unrealistic drawings. Trees are impermanent. Buildings are permanent.”

Apparently the Arboretum prefers to negotiate through the Boston Planning Department and not with Holland.

“Our proposed solutions will be submitted in the comment letters,” Friedman read.

At a recent Longfellow Area Neighborhood Association meeting, Arboretum Chief of Staff Todd Washburn had a slightly different tack.

“We will be submitting a comment, our position on that project is that we do not object to the size, the density or the unit count,” he said. “We would like the massing to be changed so the visual sight line from the Arboretum is less impactful, but that’s basically our position.”

Resident Alan Wright of Roslindale came on the call with some context.

“Ned helped throttle the 22 Arboretum Rd. project because of marginal shadows on non-Arboretum trees,” he said. “His employees can’t afford to live in the city due to housing costs.”

Sister Mary Veronica came on the call.

“I represent the Poor Clares of Boston,” she said. “For 90 years from 1934 until 2023 this [building] was the heart of our devotion and our home in Jamaica Plain... Five years ago we made the difficult decision to move. The building was too large and had more operating costs than we could afford. We chose to develop the property into housing, which Jamaica Plain needs.”

“We wanted someone sensitive to the neighborhood and we found John Holland. We are

grateful to John Holland,” Sister Mary Veronica said.

“The resources from the sale of the monastery are vital to our future mission of prayer and service and welcoming other sisters displaced from other monasteries.”

“We hope our neighbors will help this project to completion.”

Dan McCusker lives on Centre Street and was apparently feeling the spirit. He said he grew up in Jamaica Plain and was opposed. He was very critical of people who called in support but don’t live in the neighborhood.

“Its preposterous!” he said.

“I feel bad you can’t find housing,” he said. “I feel bad for people who need housing.”

“But I do pray. Every night. I believe in the power of prayer.”

“Sister Veronica? You still there? Pray with me: I hope this falls flat, unless it’s much smaller.”

“I hope the sisters get their money,” McCusker added.

Savannah Bell said she has lived in Jamaica Plain for a year. “I’m strongly in favor,” she said. “It’s a nightmare to find housing. All of the delays increase the costs and are just passed on to the renters and the buyers.”

Emily Calleyas said she lived across the street and was opposed.

“This is offensive. It’s all about money. This is about greed,” she said.

“These people in their 20s and 30s who call in? I want to say good luck. You won’t be able to afford the prices.”

Micah Sachs called in to say thank you.

“I fully support this project,” he said. “Thank you to all the young people who have called in. You don’t live here because you can’t afford to live here.”

Brendan King said he lived in West Roxbury and was in support.

“The amount of complaining and extortion this project has endured is unbelievable,” he said. “It’s no wonder builders want nothing to do with Boston.”

Peck wrapped up the meeting and said the comment period had been extended until July 31.

A Sixteen Penny Instagram notification came on at noon last Monday (July 14): Picking up on a riff from Friedman’s statement it read, “The Magnolia: Benefits that last beyond the building. Investment in the future of Jamaica Plain.”

Legals

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court

DOCKET No. SU26P1408EA

CITATION ON PETITION FOR
FORMAL ADJUDICATION

Estate of: Etheline L. Marcelle
Also known as:
Etheline La Soma Marcelle
Date of Death: 05/18/2026

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

David Williams 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:

David Williams 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 08/25/2026. 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: July 21, 2026
Stephanie L. Everett, Esq.,
Register of Probate

Hyde Park Bulletin:
07/23/2026

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court
Department

Docket No. SU26P1402GD

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

In the matter of:
Laurence McQueen
Of: Jamaica Plain, 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

Lemuel Shattuck Hospital of Jamaica Plain, MA

in the above captioned matter alleging that **Laurence McQueen** is in need of a Guardian and requesting that

(or some other suitable person) be appointed as Guardian to serve on the bond.

The petition asks the Court to determine that the Respondent is incapacitated, that the appointment of 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 **08/13/2026**. 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: July 17, 2026
Stephanie L. Everett, Esq.,
Register of Probate

Boston Bulletin:
07/23/2026

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court

Docket No. SU26P1326EA

Suffolk Division

Estate of: **Leo S. Dyer**
Also Known As: **Leo Steven Dyer**
Date of Death: **November 19, 2025**

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

Kathryn M. Dyer of Boston, MA
Robert L. Dyer of Reading, MA

a Will has been admitted to informal probate.

Kathryn M. Dyer of Boston, MA
Robert L. Dyer of Reading, 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.

Boston Bulletin:
7/23/2026

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HP Housing *continued from page 1*

borhood were built before the current zoning was enacted, and therefore are out of compliance.

The Boston Planning Department will be hosting an in-person meeting on Thursday starting at 5:30 p.m. at the Hyde Park Branch of the Boston Public Library at 35 Harvard Ave. There will be online and in-person meetings for Roslindale and West Roxbury in the coming weeks, and Cohen said they are reaching out to neighborhood associations to confirm meeting times with them as well.

Not only that, the team said around mid-September they want to host an outreach meeting to check in with residents on the process. There is also a survey available at the main page linked in the first paragraph of this article.

That means if you have such a property and you want to put a deck, dormer, addition or other small work on your property you have to go through the Zoning Board of Appeals (ZBA) process and apply for a zoning variance. This grants “relief” from the zoning code, even though the current housing stock was built before those rules were in place.

The new, overall zoning initiative is bringing about seven new residential-focused zoning districts to the neighborhoods – and Cohen said they will be expanding as soon as they can into Allston and Brighton – that, Planners say, are focused on residential uses and reducing the amount of zoning variances residents need to make changes to their properties.

The new zones are called Residential Dormer-2 (RD-2), Residential Dormer-3 (RD-3), Residential Decker-4 (RD-4), Residential Decker-6 (RD-6), Residential Garden-15 (RG-15), Residential Garden-50 (RG-50), and open space districts like cemeteries, public gardens, etc. (RG-65).

Each zone is different, but none of the zones are, at least exactly, single-family zoning.

The only new zone that

looks somewhat like single-family is designed for multi-building campuses, that’s Residential Garden districts, which require at least 50 feet of setback on every side, but allow multiple buildings, heights of 45 feet (RG-15), 85 feet (RG-50) and 180 feet (RG-65).

The least dense districts are the dormer districts. RD-2 allows for two units as-of-right, based on the lot size. Cohen explained that they wanted to reduce the setbacks, as most of the older buildings were built before these zoning restrictions and therefore didn’t really take them into account when they were built. This means that if the house meets the lot size requirements and lot coverage (how much space the building takes up on the property), it can be upgraded to two units, either through an addition, if allowed by the fire code and the other myriad of state zoning requirements, or through an ADU (accessory dwelling unit such as a finished basement, in-law apartment, detached cottage, etc.).

The zoning provisions allow that any home built after 2027 would be allowed to go up to three units in RD-2.

Hyde Park is doing mostly RD-2-4 zones, with RD-6 taking up only a small amount of zoning space, and garden and open space districts taking up previously open space (Monterey Hilltop near the Sherrin Woods Urban Wild appears to be the only one on the map at this point).

Also, perhaps somewhat interesting for those following the Crane Ledge Woods fight – <https://gvimes.link/clwc> – the property itself is whited out for the most part, with one area within the property being designated as RD-3, several areas surrounding the property are designated as Urban Wilds in the OS-UW zoning.

The use tables explain in great detail how many units, the density, the setbacks, etc., each district has – <https://gvimes.link/usetbles> – but the

basic rule of thumb is if the number goes up, so does the density. RD-2 allows up to two units and RD-6 allows up to six units, all as-of-right, depending on the lot size and dimensions. Cohen said they tried to basically make it like a sliding scale, that the more land on your lot, the larger you could go. Cohen said about 45 of the lots in the neighborhood will be going RD-2, 140 to RD-3, 115 to RD-4, and 10 to RD-6.

At the Hyde Park meeting, Cohen and the Boston Planning team went over the details for the neighborhood, and participants spoke mainly in favor of the proposal.

Residents Michael Grant, Tracy Simmons, Stephan Jacobs, Monicellia Pruitt and Brian Putnam all expressed interest in the proposal. Grant, Simmons and Pruitt expressed their desire to take advantage of the new zoning as soon as possible with additions and ADUs.

“We’re looking to put in an ADU on an almost 11,000-square-foot lot, and for planning purposes, I’ve been deferring almost anything I can in hopes all of these changes would come to pass,” Grant said.

“We have funding and we want to move forward with architecture,” said Simmons. “But if this is going to take another year, we don’t want to wait another year to start it.”

Jacobs at least one other resident said they were concerned about fire codes, basically buildings being too close together and therefore a risk to one another if one catches on fire. Jacobs said he’s worried because he has seen several developments elsewhere build right up to the lot line.

Cohen said there is an added expense to that in requirements for sprinklers and other fire safety equipment, and that the closer buildings are, the more of that they need.

Other than that, those commenting in the chat and on Zoom were positive.

That may not be the case for Thursday’s meeting.

LANA *continued from page 5*

St./1400 Centre St. condominium issue. The short version of the story is that the developer promised a lot of road improvements to Centre and Weld in exchange for impeding – or essentially butting into – the public way. The building got built, the improvements never came, the new condo owners are suing the old developer, and LANA had to hold a meeting – instead of the city – to try to figure out the next steps.

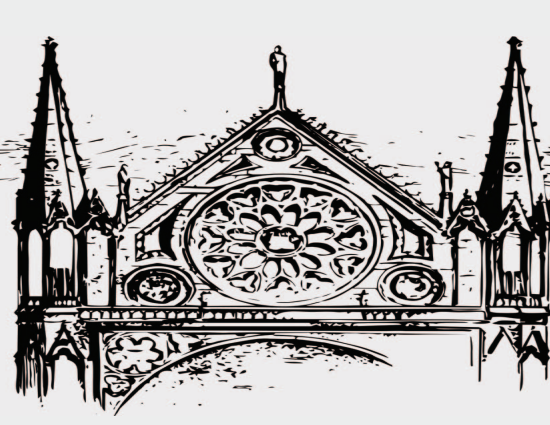
District 5 City Councilor Enrique Pepén’s representative Dianna Bronchuk said the city council will be hosting a hearing to try to figure out how the city can have a bit more teeth when it comes to community benefit agreements and their enforcement.

“The Planning Department has told us they are looking at their legal team to go towards the developer to fix that soon,” she said. “Our office filed a hearing order to discuss why so many community benefits do not get fulfilled and whether or not that is a loophole we need to fix. We will file that in a future council meeting and host it, hopefully, before September.”

LANA Chair Cathy McCabe said she is also concerned with the closure of the rail bridge under the West Roxbury Parkway just on the neighborhood line. She pointed out that, while the Massachusetts Department of Transportation (MassDOT) does not expect traffic to spill into the side streets, she feels it’s likely and could exacerbate issues already going on in the neighborhood, like the allowed ‘right on red’ from Walworth Street to South Street directly at Fallon Field. With street hockey and basketball leagues setting up there, she said the city needs to be more proactive about safety there.

In other news, the LANA Ice Cream Social is Thursday, July 23, at the Green T Coffee Shop from 6 p.m. to 8 p.m.

Also, LANA is asking all residents to sign up to volunteer this Saturday, July 25, from 8:30 a.m. to 3:00 p.m. at the 104-108 Walter St. Habitat for Humanity affordable housing project. The link to sign up: vhub.at/LANA

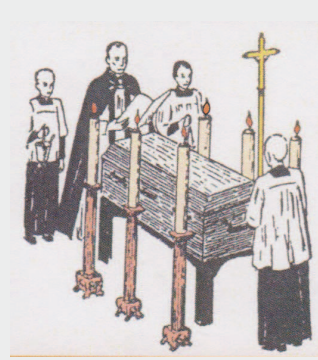


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5. Miseremini Mei
6. Sanctus
7. Benedictus
8. Agnus Dei
9. Lux Aeterna
10. O Jesu Deus Pacis
11. O Meritum Passionis
12. Libera Me
13. De Profundis
Psm 129
14. In Paradisum
15. Pie Jesu



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As a child, he had a knack for mechanics, spending countless hours in the cellar tinkering, building, and fixing things. He enjoyed

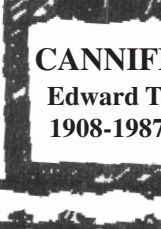
In high school, Ken was a member of his school's camera club. He built an at-home darkroom to develop his own photographs. Eventually, photography became a shared passion with his son and, later, his granddaughter. He was often spotted at Saquish Beach in Plymouth, patiently capturing im-

The family wishes to thank Brigham and Women's Hospital for their dedication, support, and compassion during his final days, and Mass Eye and Ear for the care they provided. In lieu of flowers, please consider donating to the Mayhew Program. Ken was a longtime supporter of this organization, which he first became involved with when he was a cook at the Groton School's summer camp for underprivileged boys at Newfound Lake in NH. A celebration of life will be held at Hatherly Country Club on Thursday, July 30, at 12:00 p.m., 663 Hatherly Rd, Scituate, MA 02066.

DOLAN
In loving remembrance, we announce the passing of Catherine “Grandma” Dolan, our beloved matriarch whose unwavering love enriched the lives of everyone for-

Visiting hours will be held on Sunday, July 26th from 3:00 to 6:00 p.m. in the William J. Gormley Fu-

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IN
THE BULLETIN**

Deaths continued from page 8

neral Home, 2055 Centre St, West Roxbury, Massachusetts. Family and friends are kindly invited to attend.

In lieu of flowers, please consider donating in Cathy’s memory to the New England Paralyzed Veterans of America at pvanewengland.org or to Journey League (Basketball League for those with Special Needs) at journeyleague.org.

“Love you more.”

GANNON



Mary “Maureen” Gannon of Needham, formerly of Roslindale and Brighton, passed away on July 16, 2026. Beloved daughter of the late John “Gerry” and Catherine “Kay” Gannon. Loving sister of John J. Gannon of Duxbury, Brian J. Gannon and his wife Donna of Millis, Robert F. Gannon and his wife Rhonda of West Roxbury, and the late James M. Gannon and Karen M. Anderson. Also survived by many nieces and nephews.

Visiting hours in Saint Susanna Church, 262 Needham St. Dedham, on Wednesday, July 22nd at 9:00 a.m. followed by a Funeral Mass at 10:00 a.m. Relatives and friends are kindly invited to attend. Interment St. Joseph Cemetery, West Roxbury. In lieu of flowers, donations in memory of Maureen may be made to the Charles River Center, 59 East Militia Heights Dr., Needham, MA 02492 or www.charlesrivercenter.org.

KELLEY



Brendan M. Of Jamaica Plain, more recently of Campton, NH, passed away on July 17, 2026. Beloved son of the late Jack and Roderike Kelley of Mission Hill. Loving husband of Diane E. (Ruggiero) Kelley. Stepfather of Chara Ruggiero of New Hampton, NH. Step-grandfather of Allannah Knight of NC, Thomas Kill of Hebron, NH, and Oliver Ruiter of New Hampton, NH. Step-great-grandfather of Warren and Lucy Knight. Nephew of Mary Hanafin of West Roxbury. Brother of the late Carol and Eileen Kelley. Uncle of Charlie and Andrew Martin. Also survived by many cousins.

Brendan was a member of the Carpenters Union Local #327.

Visiting hours will be held at the P.E. Murray - F.J. Higgins, George F. Doherty & Sons Funeral Home 2000 Centre St. West Roxbury on Thursday, July 23rd from 4-7 p.m. Funeral from the funeral home on Friday, July 24th at 8:45 a.m., followed by a Funeral Mass at the Basilica of Our Lady of Perpetual Help (Mission Church) at 10 a.m. Relatives and friends kindly invited. Expressions of sympathy may be made in Brendan’s memory to American Cancer Society, 30 Speen St., Framingham, MA 01701.

LYONS



Winifred Lyons, known lovingly to all as Winnie, passed away peacefully on July 6, 2026, at the age of 90.

Born and raised in Roxbury, and living her adult life in Jamaica Plain, Winnie was a Boston girl through and through. Despite the challenges she faced growing up, she never stopped calling Fort Avenue her home. Winnie even asked for some of her ashes to be spread in her old neighborhood in Roxbury. She loved telling stories about the way things were growing up in a Boston that’s long since disappeared, a place where kids worked in barrooms, went to the store to buy cigarettes for their parents, and ran around in the streets until supper.

Winnie’s love of music began as soon as she could sing. As a young girl, her father brought her to barrooms around Boston to sing and earn money for their family. Those early performances sparked a lifelong passion that led to a glamorous career singing in nightclubs downtown, and later in life, in the Saint John’s Episcopal Church choir. Whether she was on stage or simply at the kitchen table, Winnie had a voice that could fill a room and a spirit that made everyone feel welcome.

After many years working for community-based support programs, Winnie became the proud owner of Winnie’s Pub in Mission Hill, a place that was far more than just a local drinking hole. It was a refuge, a gathering place, and a second home to many. It was a comfortable place free of frills and judgment where you could find her sons working behind the bar, dogs sitting up on barstools, and always a pot of soup on the stove. Winnie welcomed even the roughest characters who walked through the door with kindness. She had an innate ability to see the good in people, even when they didn’t see it in themselves (including her husband Richard, who became her number one fan and greatest defender).

To know Winnie was to know generosity in its purest form. Things didn’t always come easy for her, but if someone was in need, she always found a way to help. If they needed a meal, she fed them. If they

The Bulletin

needed a place to stay, somehow there was always room. If they needed a shoulder to cry on, she could sit and listen for hours, fully present. Winnie gave so freely that she rarely accumulated much for herself, but what she built instead was far richer, a life full of friendship, family, gratitude, and love.

Family meant everything to Winnie, and she was the glue that held ours together. Decades of holidays were celebrated around her table, where there was always room for one more. Though modern technology wasn’t exactly her forte, Winnie learned to navigate it and faithfully joined weekly family Zoom calls to stay connected with loved ones near and far. Winnie believed family wasn’t measured by distance; it was measured by showing up.

And while Winnie always showed up for everyone, she rarely showed up on time. To her, time was merely a suggestion. But no one could stay mad at Winnie long because whenever she arrived, she came with her whole heart. Winnie was the type of person who was genuinely interested in everyone around her and could make each person feel like they were the most important in the room. If you were lucky enough to know her, you probably spent a fair amount of time waiting for Winnie, but you also knew she was worth waiting for.

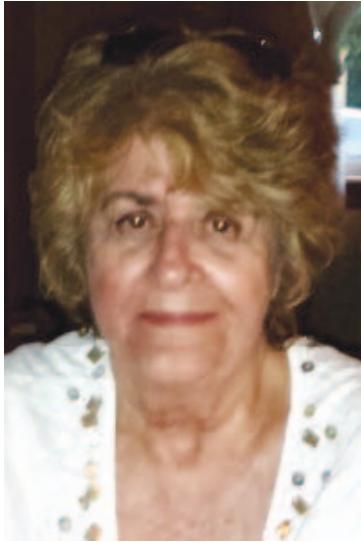
Winnie attended St. John’s in Jamaica Plain for most of her life, and became deeply connected with her community there. She was especially grateful for her prayer group, a remarkable circle of women who stood beside her with love, faith, and friendship until the very end.

Winnie leaves behind her three beloved sons, Mitchell, Jefferson, and Gregory. She is also survived by her cherished grandchildren, her sister, and many generations of nieces, nephews, cousins, and friends who all knew they could count on Winnie no matter what.

Though Winnie has left this world, the love she shared and the many lives she touched will live on as her legacy. Let us honor Winnie in the way she lived: check in on someone going through hard times, forgive quickly, sing loudly, and always leave room in your home, at your table, and in your heart for one more.

A memorial service will be held on August 1, 2026, 1:00 p.m., at St. John’s Episcopal Church. Revere Street and Roanoke Avenue, Jamaica Plain, MA 02130.

MCDERMOTT



Marlene “Chickie” (Simmons) McDermott, 88, passed away peacefully on July 17, 2026, surrounded by the love of her family.

Born on July 9, 1938, Marlene was the beloved daughter of the late Mary Kirby. She was the loving mother of Kelli McDermott; cherished grandmother of Ian Bowers, Alexis Bowers (Mike Rawding), and Jennifer Bowers; proud great-grandmother of Sonny and River Rawding; dear sister of James Simmons; and sister of the

late Sandra Bearse.

Marlene was a hardworking woman whose dedication and strong work ethic were evident throughout her life. She held many different jobs before retiring from the United States Postal Service after nearly 30 years of devoted service.

She treasured the lifelong friendships she formed while growing up in Mission Hill and remained close to many of those friends throughout her life. Marlene was known for her quick wit, wonderful sense of humor, unwavering strength, and generous heart. Above all else, she loved her family fiercely. There was nothing she wouldn’t do for her daughter, grandchildren, and great-grandchildren, and the love she gave so freely will continue to live on through each of them.

Though her family grieves her loss deeply, they find comfort in knowing she is at peace and reunited with her beloved mother.

The family extends its heartfelt gratitude to the compassionate staff of Hebrew Rehabilitation Center. Their exceptional care, kindness, and dignity brought comfort not only to Marlene but also to those who loved her. They truly are angels on earth, and their compassion will never be forgotten.

The family will celebrate Marlene’s life privately.

MORRISSEY



Warren H. Morrissey Sr., 93, a lifelong resident of West Roxbury, passed away peacefully on July 17, 2026, surrounded by his loving family. Born in Boston on January 11, 1933, Warren was the son of the late William Morrissey and Eleanor (Knowles) Morrissey. He spent his entire life in West Roxbury while also enjoying the winter months at his home in Vero Beach, Florida. A proud veteran of the Korean War, Warren honorably served his country before embarking on a distinguished 39-year career with the Boston Police Department. Alongside his twin brother, the late William Morrissey, they became the first set of twins to serve on the Boston Police force. Warren earned the respect of his fellow officers and the community through his integrity, dedication, and unwavering commitment to public service.

Deaths

Continued on page 10

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Legal Notices

Commonwealth of Massachusetts
The Trial Court – Probate and Family Court

INFORMAL PROBATE
PUBLICATION NOTICE

Estate of: Pamela Howland Wescott
Also known as: Pamela H. Wescott
Date of Death: February 08, 2026

To all persons interested in the above captioned estate, by Petition of
Petitioner **Kathleen M. Carspecken of Boston, MA**
a Will has been admitted to informal probate
Kathleen M. Carspecken of Boston, 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: 07/23/2026

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court
Department

Docket No. SU26P1359GD

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

In the matter of: Keith Dewey
Of: Boston, MA

RESPONDENT
Alleged Incapacitated Person

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

To the named Respondent and all other
interested persons, a petition has been
filed by
**Boston Medical Center of
Boston, MA**
in the above captioned matter alleging
that **Keith Dewey** is in need of a
Guardian and requesting that
Kayleigh Connors of Boston, MA
(or some other suitable person)
be appointed as Guardian to serve
Without Surety on the bond.
The petition asks the Court to determine
that the Respondent is incapacitated,
that the appointment of Guardian
is necessary, and that the proposed
Guardian is appropriate. The petition is
on file with this court and may contain
a request for certain specific authority.
**You have the right to object to this
proceeding.** If you wish to do so, you
or your attorney must file a written
appearance at this court on or before
10:00 A.M. on the return date of
08/06/2026. 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: July 14, 2026
Stephanie L. Everett, Esq.,
Register of Probate
*Boston Bulletin:
07/23/2026*

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court
Department

Docket No. SU26P1385GD

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

In the matter of:
Rubylee Otero
Of: Brighton, MA

RESPONDENT
Alleged Incapacitated Person

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

To the named Respondent and all other
interested persons, a petition has been
filed by
**Boston Medical Center Brighton of
Boston, MA**
in the above captioned matter alleging
that **Rubylee Otero** is in need of a
Guardian and requesting that
(or some other suitable person) to 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
08/13/2026. 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: July 16, 2026
Stephanie L. Everett, Esq.,
Register of Probate
*Boston Bulletin:
07/23/2026*

The Bulletin

Deaths

Warren was the beloved husband of the late Mary (Lane) Morrissey, with whom he shared 60 years of marriage.
He was the devoted father of Jeanne Showstead and her husband David, Warren H. Morrissey Jr., Judith McDermott and her husband Gerard Jr., Janet Stronach and her husband Kurt Sr., Stephen Morrissey and his wife Jessica, Joanne Monaghan and her husband Kevin, and John Morrissey.
He was the cherished grandfather of Nicole and Allison Showstead; Kurt Stronach; Kyle Stronach and his wife Abbie; Keith Stronach; Jessica Stronach; Kristen McDermott and Gerard McDermott III; Abigail Sheldon; Levi Morrissey; Rebecca and Daniel Monaghan; and Caitlin and Lauren Morrissey. He was also the proud great-grandfather of Joshua and Katherine Earle; Emma and Ella Stronach; and Ezequiel Morrissey. Warren was the loving twin brother of the late William Morrissey and stepbrother of the late Francis Levine. He was also the brother-in-law of the late Nancy Morrissey, Ted

Levine, Richard Lane, John Lane, Roberta Lane, Marguerite White, and Joanne Vannoy.
Above all, Warren’s greatest pride and accomplishment was his family. He led by example, teaching the values of honesty, hard work, loyalty, and compassion. His quiet strength, gentle nature, quick wit, and unwavering love created a foundation that will continue through the generations that follow him. Whether wearing the uniform of his country, the badge of a Boston Police officer, or simply being “Dad” and “Gramps,” Warren lived a life of honor, humility, and selfless devotion to others. He will be deeply missed, lovingly remembered, and forever cherished. His legacy of service, integrity, and unconditional love will live on in the hearts of all who had the privilege of knowing him.
Funeral and visitation services provided by the Robert J. Lawler & Crosby Funeral Home, 1803 Centre St. West Roxbury. A Mass of Christian Burial was celebrated in The Holy Name Church.
Interment St. Joseph Cemetery.

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court
Department

SUFFOLK Division

Docket No. SU26P1386PM

CITATION GIVING NOTICE OF
PETITION FOR APPOINTMENT
OF CONSERVATOR OR
OTHER PROTECTIVE ORDER
PURSUANT TO
G.L. c. 190B, §5-304 §5-405

In the matter of: Rubylee Otero
Of: Brighton, MA

RESPONDENT
(Person to be Protected/Minor)

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

To the named Respondent and all other
interested persons, a petition has been
filed by
**Boston Medical Center Brighton of
Boston, MA**
in the above captioned matter alleging
that **Rubylee Otero** is in need of a
Conservator or other protective order
and requesting that
(or some other suitable person) be
appointed as Conservator to serve
With Surety on the bond.
The petition asks the Court to determine
that the Respondent is disabled, that
a protective order or appointment of
Conservator is necessary, and that the
proposed Conservator is appropriate.
The petition is on file with this court.
**You have the right to object to this
proceeding.** If you wish to do so, you
or your attorney must file a written
appearance at this court on or before
10:00 A.M. on the return date of
08/13/2026. 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: July 16, 2026
Stephanie L. Everett, Esq.,
Register of Probate
*Boston Bulletin:
07/23/2026*

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court

DOCKET No. SU26P0760EA

CITATION ON PETITION FOR
FORMAL ADJUDICATION

Estate of: Arthur B. Wallace
Date of Death: 12/10/2025

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
Sandra J. Wallace of Henderson, NV
requesting that the Court enter a
formal Decree and Order and for such
other relief as requested in the Petition.
The Petitioner requests that:
Sandra J. Wallace of Henderson, NV
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 08/04/2026. 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: June 30, 2026
Stephanie L. Everett, Esq.,
Register of Probate
*Boston Bulletin:
07/23/2026*

July 23, 2026

SEESTED

Ronald E. Seested, Jr. of West Roxbury, passed away on July 5, 2026. Devoted father of Christopher Seested of Winthrop and George Seested of West Roxbury. Beloved son of the late Ronald E. Seested, Jr. and Patricia (Pettiner). Brother of Charles Seested of Franklin, Carol Daly and her husband Patrick of Gardner, and the late George Seested. Loving grandfather of Noah and Mya Seested. Dear friend of Peter Murphy of Dedham.
If you knew Ron, you knew a man whose kindness knew no bounds. He was always willing to lend a helping hand, never hesitating to give his time, knowledge, or support to anyone in need. His selfless nature and warm spirit allowed him to touch countless lives, and he never met a stranger—Ron could strike up a conversation with anyone and make them feel like an old friend.
Known as a true jack of all trades, Ron was the person everyone turned to when something needed fixing. Whether you needed a tool, advice, or an extra set of hands, he was always ready to help. He seemed to have a saying for every situation and a trick for every problem. From A to Z, there wasn’t a trade he couldn’t troubleshoot or a challenge he wasn’t willing to take on. His resourcefulness, generosity, and unwavering willingness to help others will be remembered by all who had the privilege of knowing him.
Ron leaves behind a legacy of compassion, hard work, and service to others. His wisdom, humor, and generous heart will be deeply missed but forever cherished by his family, friends, and everyone whose lives he touched.
Visiting Hours in the William J. Gormley Funeral Home, 2055 Centre Street, West Roxbury on Friday, July 31st from 4:00 to 7:00 p.m. Relatives and friends are kindly invited to attend. Interment Private.

COMMONWEALTH OF
MASSACHUSETTS

LAND COURT

DEPARTMENT OF
THE TRIAL COURT

Docket Number: 26 SM 002187

ORDER OF NOTICE

TO: Joseph James

And to all persons entitled to the benefits
of the Service Members Civil Relief
Act, 50 U.S.C., c. 50 §3901et seq:

WILMINGTON SAVINGS FUND
SOCIETY, FSB, AS OWNER
TRUSTEE OF THE RESIDENTIAL
CREDIT OPPORTUNITIES
TRUST X-C

claiming to have an interest in a
Mortgage covering real property in
Hyde Park, 55 Business Street, given by
Joseph James to Mortgage Electronic
Registration Systems, Inc. as Nominee
for Freemont Investment & Loan dated
December 13, 2006 recorded with the
Suffolk Registry of Deeds in Book
40934, Page 254, has/had filed with
this court a complaint for determination
of Defendant’s Servicemembers status.
If you now are, or recently have been,
in the active military service of the
United States of America, then you
may be entitled to the benefits of the
Servicemembers Civil Relief Act. If
you object to a foreclosure of the above-
mentioned property on that basis, then
you or your attorney must file a written
appearance and answer in this court at
**Three Pemberton Square, Boston,
MA 02108,** on or before **8/24/2026,**
or you may lose the opportunity to
challenge the foreclosure on the ground
of noncompliance with the Act.
**Witness: Gordon H. Piper,
Chief Justice of this Court**
on 7/10/2026.
Attest: Deborah J. Patterson,
Recorder
*Boston Bulletin:
07/23/2026*

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