



April 24, 2025



The site at 81 South Huntington Ave and CEO Sarah Porter. For the sake of those living there, the residence deliberately has no sign.

COURTESY PHOTO

## Victory Programs housing approved

### Despite neighborhood opposition

**Richard Heath**  
Staff Reporter

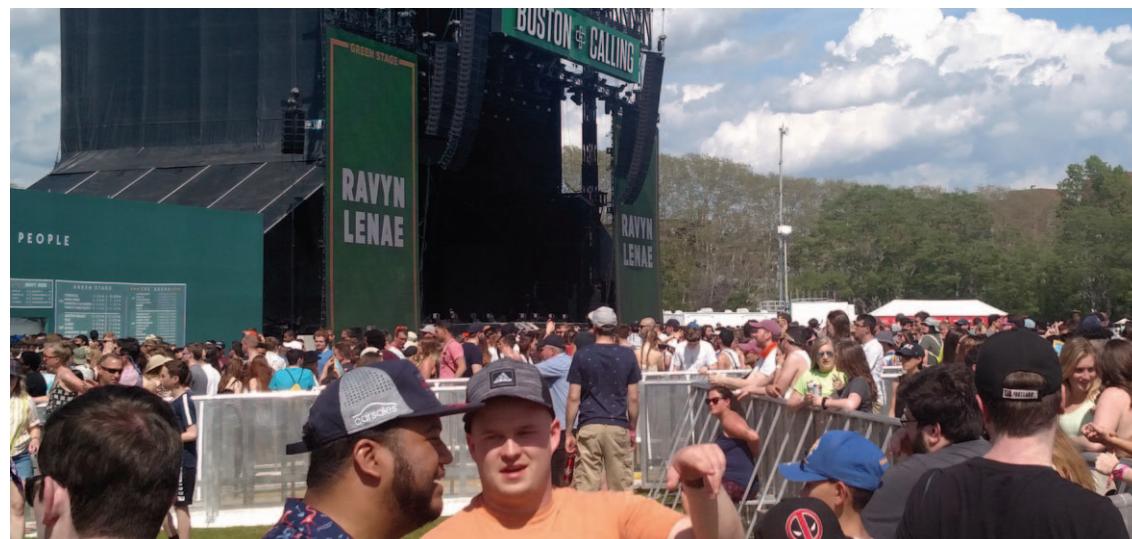
A routine change of use zoning variance turned into a roaring dispute at the April 16 Jamaica Plain Zoning Committee (JPZC) at which 50 irate neighbors asserted their opposition, culminating in Renee Stacey Welch, Jamaica Plain Neighborhood Council (JPNC) chair, calling Gerry O'Connor, a 13-year zoning committee member, a racist.

At issue is the former enVision Hotel, a four-story building at 81 South Huntington Ave. that opened in 2012 as a boutique hotel but succumbed to the pandemic and closed in 2020.

In 2021 Victory Programs Inc (VPI) reopened in the former hotel as a homeless shelter under a two-year contract with the Massachusetts Department of Public Health (DPH) to house people forced out of Mass and Cass. When that contract ended

in 2024, VPI entered into a two-year contract with the City of Boston Public Health Department to continue the supportive homeless services for over 200 people. Originally leased from the owner SDS Hospitality, it was sold by SDS to VPI for \$15.8 million on Dec. 30, 2024. The City of Boston contributed \$9.9 million on Jan. 22, 2025 and the Community Economic Development Assistance Corporation

**Victory Housing**  
Continued on page 4



Thousands are expected once again this year for Boston Calling, and the Allston neighborhood is bracing for the influx.

FILE PHOTO

## ACA begins Boston Calling prep

**Jeff Sullivan**  
Staff Reporter

Last week at the Allston Civic Association (ACA), President Tony D'Isidoro introduced Boston Calling representative Kristen Franks to give the neighborhood an update on what's happening with the three-day music festival this year at the Harvard Athletic Fields in Lower Allston.

"In springtime, the flowers come up, the trees bud, the

birds chirp and, most importantly, we have Kristen come by the ACA to talk a little bit about Boston Calling," he said.

Franks said this year's festival has a 10:45 p.m. cut-off time for all music, with the aim being to get all audience out of the campus by 11 p.m. "We're really trying to get everyone out. We have a great working relationship with (Boston Police Department [BPD] District) D-14 and all of the public safety agencies – Mass State

Police, Cambridge Police and Harvard Police, MBTA Police and we've had several public safety meetings to date," Franks said.

Franks said there will be a big change this year because of Chappell Roan. At the time of her booking the festival for last year's show, Hot to Go had just scratched the surface of the juggernaut that Good Luck Babe!

**Boston Calling**  
Continued on page 2



A rendering of the proposed development at 990 American Legion Hwy, cutting into the Crane Ledge Woods.

COURTESY PHOTO

## Crane Ledge out of court

### ERNA discusses strategies

**Jeff Sullivan**  
Staff Reporter

Crane Ledge Woods Coalition (CLWC) member Frank O'Brien came by the East River Neighborhood Association (ERNA) meeting recently to update residents on the proposed 990 American Legion Hwy. proposal.

The parcel has been a point of conflict between residents trying to preserve the relatively recent forest growth there (as it used to be a quarry) and the owner, Jubilee Christian Church, trying to realize its investment in the property. O'Brien went through some of the history, which included the then Boston Planning and Development Agency's twice-issued disapproval of the plans from developer Lincoln Properties to develop housing based on a host

ERNA

Continued on page 6

## MHC gets updates on crime/budgets

**Susan Kryczka**  
Staff Reporter

The Mount Hope Canterbury Neighborhood Association (MHC) meeting on April 10 focused mainly on the police report and the new budgets being prepared by the city and the Commonwealth and what it may or may not include.

The new Boston Police Department (BPD) District E-18 Commander Joe Boyle was in attendance and introduced himself as having been recently assigned. "I've been in the department 30 years," he said. "I'm looking forward to hearing from you all on the issues."

He added that he hoped the police would become more accessible in the neighborhood. Officer Paul Broderick distributed a list of police contacts for various issues. Crime stats for the last few months were a mixed bag with no robberies, but some thefts of property, an auto theft, three car larcenies, some vehicle acci-

MHC

Continued on page 7

## The Bulletin

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Commonwealth of Massachusetts  
The Trial Court – Probate and Family Court Department  
Docket No. SU21P0167EA

**CITATION ON PETITION  
FOR ORDER OF  
COMPLETE SETTLEMENT**

Estate of: Sara Chin

A Petition for Order of Complete Settlement has been filed by:  
Public Guardian Services, LLC of Braintree, MA  
requesting that the court enter a formal Decree of Complete Settlement including the allowance of a final account, 1st and Final and other such relief as may be requested in the Petition.

**IMPORTANT NOTICE**  
You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this court before: 10:00 a.m. on the return day of 05/02/2025. 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.

Witness, Hon. Brian J. Dunn, First Justice of this Court.  
Date: April 4, 2025  
Stephanie L. Everett, Esq., Register of Probate

West Roxbury/Roslindale Bulletin: 04/24/2025

## Feeling blue? Is your memory not as sharp as before?

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Mass General Brigham



Boston Renaissance students present projects to visitors during 30th Anniversary Celebration.

COURTESY PHOTO

## Boston Renaissance celebrates 30th

Boston Renaissance, a charter public school in Hyde Park, celebrated its 30th anniversary this month. The school's anniversary coincides with the 25th anniversary of its renowned "Voices of Renaissance" Choir.

The school, founded in 1995 as one of Massachusetts' first charter schools, serves children and families

across the city of Boston. Since its founding, the school has continued to meet its mission to nurture and develop the academic, social, and emotional skills of all students, ensuring their success in education and in life. Boston Renaissance prides itself on having a challenging academic program, coupled with supports and services to promote holistic, healthy development.

In honor of its founding in the fall of 1995, the school hosted a special 30th Year Celebration, featuring student presentations about the legacy of the Boston Renaissance. Families and community members were invited to view projects and posters created by each grade, pre-kindergarten through 6, that told a unique story about their academic experience.

## Boston Calling *continued from page 1*

would become. Franks said her 3 p.m. time slot saw about 30,000 people coming in to see her perform. She said that the two big stages to the north of the site, the Green and the Red stages will now be one stage in that area. She said this was because when they had two, there was a bottleneck that happened when Roan ended her set and so many people were either trying to get to the next performer or leave.

"It's going to be what is called a rotating stage, where when one band is performing, the next band is setting up," she said. "It really just allows us – and I can't wait to see this in person – to rotate the stage. People can get comfortable; our capacity's not changing so this will allow people to spread out."

Franks said they will once again use the hockey arena for performances. This will provide an air conditioned area for patrons to enter during what might be an extremely hot day. "We have partnered

with the Berklee School of Music; there will be a lot of student bands in there," she said.

As in previous years, Franks said they will have the same sound team which will allow residents to call in if the sound is spilling over into the nearby neighborhoods. "We will also have people out on bikes and some on foot who will go out with a sound monitor and take recordings of the sound once we've adjusted the sound system too," she said. "Last year, we didn't really have to do too much of that because I think we've figured out that sweet spot and what levels to allow the artists to perform at. They all sign an agreement to not turn up the PA system. We have full autonomy over their sound production."

Franks said they will have a mailing going out to the neighborhood in the coming weeks and they will have a 24-hour hotline that will be staffed a week before the fes-

tival for neighborhood complaints. The mailing information will be posted on the ACA website at AllstonCivicAssociation.org

Franks said much of the festival will run as before, with the ride-share lot being located at the Harvard Business School and buses and the Red Line will be running extra to accommodate the huge influx of people coming to the show. "We do a lot of work with some of our promoters and vendors to get people to visit the Allston and Brighton businesses ahead of time; we are an open gate type of thing so you can come in, leave and come back in," she said. "We always try to promote the local businesses and chambers of commerce."

Franks said they will be attending and donating Boston Calling Tickets to the Allston Brighton Chamber of Commerce dinner on Thursday, May 8 at 5 p.m. at the Heights Room at Corcoran Commons at Boston College. For more information, go to <https://tinyurl.com/sexbjttc>

ACA member Christine Varriale asked about ride-share enforcement, and Franks said to aide in discouraging drop-offs where they're not supposed to go, parts of Memorial Drive will be sectioned off from vehicles during the show.

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# HPCR hears of shoplifting, speed bumps and a cleanup

**Jeff Sullivan**  
Staff Reporter

The Hyde Park Central River Neighborhood Group (HPCR) met recently for its regular monthly meeting with officials from the city, the Neponset River Watershed Association (NepRWA) and the Boston Police Department (BPD) to discuss issues in the neighborhood.

Firstly, District E-18 Community Service Officer Paul Broderick gave the monthly crime update which includes most of Hyde Park, some of Roslindale and some of Mattapan. He said so far this year, there has been an uptick in Part 1 Crimes, but there is a singular source the BPD believes has been remedied.

"We are up 25 percent (from this time last year)," he said. "So the Part 1 crimes are robbery, assault, breaking and enteries, larcenies and auto thefts. So we're up 25 percent and the driving force behind that is larcenies. We've been getting hit big time with shoplifting. We have two Walgreens, one at Truman Parkway and one down on American Legion Highway, and they've been getting hit very hard along with the CVS

on Hyde Park Avenue. So in response to that the detectives set up surveillance at these locations and they have been able to make some arrests."

Broderick said some of the suspects have very long records. "They have an arm-long-record of shoplifting," he said. "So we hope that puts a dent in the rise of that crime."

Also at the meeting, HPCR Chair Melanie Daye asked Boston Office of Neighborhood Services Hyde Park Liaison Cecily Graham about the installation of speed humps on Pierce Street. Graham said the city is installing speed humps in groups so that if one street gets speed humps, drivers won't simply move over and just start speeding

around those streets. But she said as the city works on streets near the Cummins Highway side of Hyde Park, they will be making their way to Pierce Street. "And then up on Fairmount Hill," she said. "So I'll be sure to keep you posted on the trajectory of that."

The speed hump installation program is part of the city's Safety Surge effort, which has produced a map detailing all eligible side streets for speed humps and if they are currently scheduled for speed hump installation. The schedule goes by what's allo-

**HPCR**

Continued on page 4



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## THE COMMONWEALTH OF MASSACHUSETTS MASSACHUSETTS DEPARTMENT OF TRANSPORTATION – HIGHWAY DIVISION

### NOTICE OF A PUBLIC INFORMATIONAL MEETING Project File No. 606902

A virtual Public Informational Meeting will be hosted on the MassDOT website below to discuss the proposed B-16-181, West Roxbury Parkway over MBTA Bridge Replacement project in Boston, MA.

**WHEN:** Thursday May 8, 2025  
6:00 p.m.

**PURPOSE:** The purpose of this meeting is to provide the public with the opportunity to become fully acquainted with the West Roxbury Parkway over the MBTA Commuter Rail bridge replacement project before major construction begins in the spring/ summer of 2025. MassDOT will provide an overview of the project including construction schedule and traffic and community impacts. Attendees will have the opportunity to ask questions and offer comments.

**PROPOSAL:** This project will replace the structurally deficient bridge and make traffic and Complete Streets improvements to the roadway. The bridge will close and a short-term detour for traffic, buses, pedestrians, and cyclists will be in effect. MassDOT will use Accelerated Bridge Construction methods to minimize impacts to the traveling public and abutters.

This meeting is accessible to people with disabilities. MassDOT provides reasonable accommodations and/or language assistance free of charge upon request (e.g. interpreters in American Sign Language and languages other than English, live captioning, videos, assistive listening devices and alternate material formats), as available. For accommodation or language assistance, please contact MassDOT's Chief Diversity and Civil Rights Officer by phone (857-368-8580), TTD/TTY at (857) 266-0603, fax (857) 368-0602 or by email (MassDOT.CivilRights@dot.state.ma.us). Requests should be made as soon as possible and prior to the meeting, and for more difficult to arrange services including sign-language, CART or language translation or interpretation, requests should be made at least ten business days before the meeting.

This meeting will be hosted, or a cancellation announcement posted, on the internet at <https://www.mass.gov/orgs/highway-division/events>.

**JONATHAN GULLIVER**  
HIGHWAY ADMINISTRATOR

**CARRIE E. LAVALLEE**  
CHIEF ENGINEER

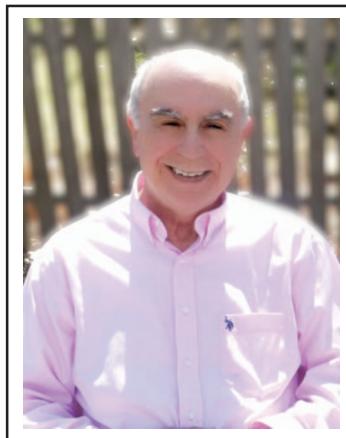
# Hoping to hear “The Tennessee Waltz”

And learn what “allemande left” means

When I informed my wife that I was going to a meeting organized by the city's Age Strong Commission seeking input from elders as to what the agency could do to improve the quality of life for seniors, I was of mixed intentions. I had gone to two previous meetings years ago at which the city wanted to know how residents felt about the redesign of a major thoroughfare. There was a very strong groundswell of feeling that the city should not impose its will on motorists by kowtowing to the bike lobby. Both affairs were charades as the city did what it wanted to do, anyway.

With somewhat of an open mind I went to the meeting for seniors as the city sought input. Aware that the city spends an average of \$33,000 on each public-school child, I was hopeful that it would throw a few crumbs our way, “our” meaning senior citizens.

My wife's angle was that the city should provide weekly outdoor concerts in the summertime for West Roxbury residents such as Cape Cod and suburban towns do at the gazebos on their town commons. Aware that the highest numbers of seniors in the city live in or near West Roxbury, I made the suggestion that the city should accommodate its large elderly population by hosting weekly outdoor live concerts at Hines, Billings, Draper, and Millennium—drawing upon so called easy listenin' music (pre-Kingston Trio, pre-Brothers Four, in short, pre-folk) from Sinatra, Dionne Warwick, Andy Williams, Nat King Cole, Loretta



## My Kind of Town/ Joe Galeota

Lynn, the Andrews Sisters, and Rosemary Clooney, at which elderly could bring their folding chairs to enjoy and finger-tap. If other communities can cater to their elderly's needs by hiring local musical groups, why can't Boston?

Then out of the blue I made my own suggestion as to what the city can do for the many elders in Ward 20 and beyond, in the fall, winter, and spring: host/teach square dancing. It's aerobic and social, to boot. For widowers, widows, divorced, singles, and separated, there is not the close physicality that salsa, tango, and foxtrot demand with a dancing partner. When the caller yells “Grab your partner and sashay down,” there is not the physical closeness that might make some uncomfortable with a stranger.

Will the city incorporate any of these two ideas? Don't bet on it: we seniors are expendable.

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## The Bulletin

### HPCR continued from page 3

cated each year in the city's budget, and the map can be found at <https://tinyurl.com/mkzxe79>

NepRWA Greenways Coordinator Suzanne Hinton also spoke during the meeting, asking residents to show up for this year's Spring Neponset River Cleanup. Hinton said they have 15 sites this year, including several in Hyde Park.

“Including Bel Nel Road,

Martini Shell and we just opened up a site at the Blake Estates,” she said. “So some folks might start at Blake and then walk over to a vacant parcel on A Street and do a little cleaning up over there. But there is a role for everybody depending on what you're interested in. If you like to lift heavy things, or, if you do not like to lift heavy things—if you like to sit at the registration table and sign people in or

document our finds or take pictures on the day, we've got a spot for you. Any way we can get more and more people involved in the community, knowing each other, working together outside and of course working beside the beautiful river, it's a good time even if you're working.”

Hinton said there are 14 municipalities participating from Foxborough to Dorchester Bay. The cleanup is set for April 26.

If you'd like to register, go to <https://tinyurl.com/ypmb6tp4>

## Victory Housing continued from page 1

ration (CEDAC) contributed the rest of the funding in a loan.

The mayor's office of housing celebrated the acquisition in a press release, “Supportive housing is essential to addressing homelessness and substance abuse with compassion... Victory Programs will continue their critical work.”

Converting a homeless shelter to supportive housing requires a zoning variance, so the work won't take place for another three years, according to COO and general counsel Taylor Morley. “We're putting the funding together,” Morley said. “There's a delay to get the tax credits needed to do the full conversion.”

Morley estimated that final conversion to supportive housing—requiring the remodeling of the 41 rooms by Gail Sullivan architects—will be completed in five years.

Sarah Porter, CEO of Victory Programs, with its headquarters at 401 South Huntington Ave., explained to the zoning committee that VPI has 50 years of experience in housing. “This is a change of use only,” Porter said. “No exterior work will be done. Fifty-five live there now with seven onsite staff,” she said.

Porter said that since 2021, 81 South Huntington has housed 208 individuals of which 95 have moved on into permanent or transition housing. VPI also recently opened a drop-in center in Jamaica Plain. There is seven onsite staff including a program director, recovery specialist, a social worker and case manager. Some are on site 24 hours a day, seven days a week.

Porter listed on the screen share 12 community groups she said VPI has been in contact with including the Egleston Square Neighborhood Association, the Stonybrook Neighborhood Association, the Sumner Hill Association, the Jamaica Pond Association and Fenway CDC.

With that said, committee chair Dave Baron opened the floor to committee and public comment, first offering his own. “I've seen all the letters,” he said. “They're very discouraging. The perception of the community is what kind of neighbor you are. You've been a burden

on the community.”

Twelve letters, all in opposition, were received and all but one seemed to have been orchestrated because each included the same paragraph: “When the shelter initially opened city officials assured residents this would be temporary... since the shelter opened there has been a significant decline in safety and quality of life.”

Two letters, each repeating the same paragraph, were from outside the neighborhood; Kalemu Kieta from Copley Street and Dianne Ross of Robinwood Avenue.

The chat box exploded with rapid fire comments for the next hour that Baron—who usually does not allow them—seemed overwhelmed with:

“I have been accosted two times by the residents.”

“You are not responsible...our neighborhood has become a drug haven.”

“Right intentions but has ruined the community.”

“The shelter has made it unsafe to live on South Huntington.”

Brad and Emily, who live at 70 Jamaicaway, were the only two who spoke in “complete support of this proposal.” Their neighbor, Erik Bartlett, also from 70 Jamaicaway did not support the proposal.

Gerry O'Connor, a committee member, criticized the disregard for the rule against comments in the chat. “I don't see much but innuendo. I see a lot of stories about what might or might not have happened,” he said. “I support this. Motion to approve.”

Committee member David Seldin did not support it. “There's way too much opposition,” he said. “I cannot support this.”

Michael Reiskind is a committee member, lives not far away on South Huntington, and for over 30 years has been active in the Boston Police Department District E-13 community relations committee. He seemed very confused with the neighbor's perceptions. “It does not meet the reality,” he said.

“When this opened E-13 had a car parked outside. There is not a high rate of crime. It's very different from what I'm hearing. “I spend 10 hours a week on

police statistics on this neighborhood and others. There's not any significant crimes reported.”

People in the chat disagreed, “That is all a lie.”

“That's the big problem,” Reiskind said. “The perception is not on the same page with reality.”

Bridget Hajar suddenly came on the call; she said she is the property manager of the Serenity [a 12-story, 195-unit rental apartment building at 101 South Huntington next door]. She apparently had not been in touch with Porter before. “Can I have your contact?” Hajar asked.

The Serenity, completed in 2017, was the last of a trio of big shouldered, multi-family buildings built with great controversy on that lower South Huntington slope beginning in 2012.

O'Connor witnessed the debates. “I remember the Serenity,” he said. “A lot of people were opposed to this. They said it would increase gentrification. I didn't agree. There's room for everybody.”

Renee Stacey Welch is chair of the JPNC and ex-officio zoning committee member; she seemed upset with O'Connor. “I'm a homeowner in Egleston Square,” she said. “That's racist. What you said is racist.”

Baron tried to move the agenda, “We've got to do something with this,” he said as the clock moved toward 9:30 pm.

Baron said Reiskind's remarks, “matter a lot; to hear him say that there's no increase in crime. I'm surprised to hear the [neighbors] perception.”

“Perception is reality,” said committee member Kevin Moloney. “There's two different worlds. I vote no.”

“We're a zoning committee,” said committee member Kevin Leary. “This is an existing use. We've gotten off track here.”

A ZBA date for 81 South Huntington is scheduled for May 6. It was 9:30 pm and Baron called for a vote. 81 South Huntington passed seven to five.

Emily Loring who lives at the Serenity wanted the last word: “R.I.P. to this neighborhood,” she wrote in the chat.

## The Bulletin Newspapers, Inc.

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# 1789 Centre owners suing contractor

**Jeff Sullivan**  
Staff Reporter

The condominium owners of the relatively new building at 1789 Centre St. in West Roxbury are suing the contractor who built the building, citing numerous construction deficiencies leading to incidents of water infiltration into the building.

According to the lawsuit filed in Suffolk Superior Court – <https://tinyurl.com/2562sdvw> – the condo owners are suing on counts of negligence, breach of fiduciary duty, breach of contract and the breach of the implied warranty of habitability. The owners' group states in the lawsuit that water has repeatedly been found inside four of the units on the fourth floor, as well as the hallway on the fourth floor and in the ground-floor commercial unit of the property.

The plaintiffs allege that the defendants, the Residences at 1789 Centre LLC and Disipio Building Group (the LLC was controlled by one of the principals at DBG, until it was dissolved when the building was completed), owes them for all counts amounts to be determined later. According to the plaintiffs, before filling in court they had sent a demand letter to DBG ordering the company to send workers to come in to fix the water issues, but the problems continued.

They then allege that they hired building envelope consultants R.J. Kenney Associates to figure out what was going on in the building. The company performed a leak investigation to determine the causes of the infiltration, which they said were "due to numerous deficiencies in the design and/or construction of the Condo-



*The building at 1789 Centre has apparently seen some water issues since construction ended.*

COURTESY PHOTO

minimum that have since caused damage to the Condominium's common areas and individual units."

On the count of negligence, the plaintiffs argue that DBG was responsible for the design and construction, and therefore was liable for any problems in that regard "In compliance with all laws, building codes and manufacturer guidelines." On the count of a breach of fiduciary duty, the plaintiffs argue that because the company didn't investigate or properly inspect the condominiums, and failed to disclose and document any material defects and/or deficiencies with the design or construction, they stood to potentially gain in a dubious manner.

"Therefore, the Declarant (1789 LLC) directly benefited and profited from these aforementioned breaches of fiduciary duty," the complaint states.

For the breach of contract,

the plaintiffs allege that DBG broke its contract with 1789 LLC by failing to make sure the "Condominium and associated common areas and facilities were constructed in a good and workmanlike manner and delivered in a good and workmanlike condition, free of material defects, adequate for the intended purpose, and in accordance with any and all applicable laws, codes, industry standards, architect specifications, engineer specifications and manufacturer specifications."

For the last count, Breach of the Implied Warranty of Habitability, the plaintiffs allege the warranty was breached "by improperly constructing the units and common areas at the Condominium" in violation of codes and practices in place.

No response has been filed as of the date of publication.

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Commonwealth of Massachusetts  
The Trial Court – Probate and Family Court

INFORMAL PROBATE  
PUBLICATION NOTICE

DOCKET No. SU25P0774EA  
Suffolk Division

Estate of: Jacqueline Elizabeth Rogers  
Also Known As: Jacqueline E. Rogers  
Date of Death: January 9, 2025

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

Petitioner Gary D. Rogers of Riverdale, GA  
Gary D. Rogers of Riverdale, GA

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: 04/24/2025

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**COLDWELL BANKER**  
REALTY

Commonwealth of Massachusetts  
The Trial Court – Probate and Family Court Department  
Docket No. SU25P0841PM

**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: Arthur L. Alexander  
Of: West Roxbury, MA**

To The named Respondent and all other interested persons, a petition has been filed by **Parkway Health & Rehabilitation Center of West Roxbury, MA** in the above captioned matter alleging that Arthur L. Alexander is in need of a Conservator or other protective order and requesting that **Jonathan Spirlin, Esq. of Waltham, MA** (or some other suitable person) be appointed as Conservator to serve **With Personal Surety** on the bond.

The petition asks the Court to determine that the Respondent is disabled, that the protective order or appointment of Conservator is necessary, and that the proposed Conservator is appropriate. The petition is on file with this court.

**You have the right to object to this proceeding.** If you wish to do so, you or your attorney must file a written appearance at this court on or before 10:00 A.M. on the return date of **05/15/2025**. This day is NOT a hearing date, but a deadline date by which you have to file the written appearance if you object to the petition. If you fail to file the written appearance by the return date, action may be taken in this matter without further notice to you. In addition to filing the written appearance, you or your attorney must file a written affidavit stating the specific facts and grounds of your objection within 30 days after the return date.

**IMPORTANT NOTICE**

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

**Witness, Hon. Brian J. Dunn, First Justice of this Court**  
Date: April 18, 2025  
Stephanie L. Everett, Esq., Register of Probate

West Roxbury/Roslindale Bulletin: 04/24/2025

# Will My Medicare Premium Change because I Sold Investment Property?



Russell Gloor

AMAC Certified Social Security Advisor

**Dear Rusty:** I have questions concerning the deduction of money from my Social Security benefit amount as relates to the sale of investment property. I am 66 years old and have been drawing Social Security since I turned 62. My wife is 56 and is a housewife and has no taxable income. Our income comes from our rental property and my Social Security benefit. I have decided to liquidate two of our properties - one was sold in December 2024, and one is in Escrow and is scheduled to close in March 2025.

My normal Adjusted Gross Income (AGI) has been running about \$30K-\$32K. However, last year with the sale of the property I will receive a long-term capital gain profit of about \$255K. I did a rough calculation on what my AGI will be for 2024, and it looks to be about \$318K. How will this affect my Social Security benefit, and will it have an effect on the amount I pay for my Part B Medicare Plan going forward? I have a Medicare Advantage plan.

My next question is about 2025 (after the next property closes and I file taxes), my AGI with the long-term capital gain profit could be between \$700K-\$800K. How will this affect my benefits going forward?

**Signed: Prudent Investor**

**Dear Prudent Investor:** Actually, the GROSS amount of your Social Security benefit will not be affected by these transactions, but the NET amount of your SS benefit payment will change due to a provision known as "IRMAA" (Income-Related Monthly Adjustment Amount). IRMAA affects the Medicare premiums you pay from your Social Security benefit, and a higher Medicare premium will result in a lower net Social Security payment. Here's how this will work for you:

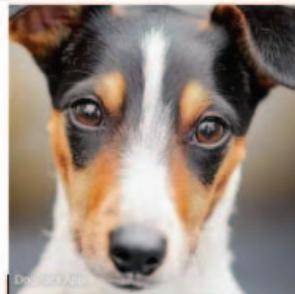
Your Medicare premiums each year (typically for Medicare Part B and Part D) are determined by looking at your "Modified Adjusted Gross Income," or "MAGI", from two years prior (MAGI is your normal AGI plus any non-taxable interest you may have had). Since the property you sold in 2024 will be reflected as part of your 2024 income, IRMAA will cause your 2026 Medicare

The good news is in 2028 all of this will be behind you and your Medicare premiums will revert to whatever the standard monthly premiums are for that year (because your income levels thereafter will presumably be below the then-IRMAA thresholds).

For reference, here is a link to Medicare's information on the Income-Related Monthly Adjustment Amount, or "IRMAA": <https://www.cms.gov/newsroom/factsheets/2025-medicare-parts-b-premiums-and-deductibles>

*This article is intended for information purposes only and does not represent legal or financial guidance. It presents the opinions and interpretations of the AMAC Foundation's staff, trained and accredited by the National Social Security Association (NSSA). NSSA and the AMAC Foundation and its staff are not affiliated with or endorsed by the Social Security Administration or any other governmental entity. To submit a question, visit our website ([amacfoundation.org/programs/social-security-advisory](http://amacfoundation.org/programs/social-security-advisory)) or email us at [ssadvisor@amacfoundation.org](mailto:ssadvisor@amacfoundation.org).*

## The Bulletin



Me—Adorable Lila



Willie



General George Wishingwell

## The inadvertent infiltrator or Who let the dog out? Who? Who?

**Sandi Serkess**

Special to the Bulletin

This is an absolutely true "tail", little known, but no less significant, and I have determined, dear reader, that ye shall make its acquaintance. My name is Lila and I am an adorable fox terrier. My human is General William Howe. You may have heard of him? A British general in the Revolutionary War. But the story starts many years ago, during the French and Indian Wars.

At that time, the Colonists were happy, nay proud, to be British, every bit as British as those who lived across the pond. Sadly, we did not see it that way. Colonel Howe and

Colonel Washingsomething were both fighting in our army, though they did not know each other, both valiant soldiers. All might have proceeded in that vein, except that King George had a rule that colonists could not rise above the rank of colonel, no matter their prowess. Thus, when the conflict was over, my human Willie was given a promotion, but Washington was denied the same reward despite this deserved accomplishment, sowing a seed of discontent due to his thwarted ambitions.

Howe went on to become a general, while Washington resigned from the military and returned to the plantation. Until the Revolution.

It was in 1777, at Germantown, that I was to play my indubitably essential role! The battle there was fierce and fast, but as long as I stayed by the side of my human, Willie, I knew I would be all right, because Willie would never let anything happen to me. The rebels lost, they retreated first, but my side lost many more soldiers, so it was really a draw. Those rebels surely could hold their own. By the time the smoke cleared and I could see, and the gunfire stopped and I could hear, and the gunpowder cleared so I could smell, it was too late. My life was over. Oh, what have I done????

**WRHS**

Continued on page 7

## ERNA continued from page 1

of issues.

The second disapproval letter the Planning Department sent could be described as, at best, impatient, as it pointed out the same issues it had pointed out in its first disapproval notice – <https://tinyurl.com/2bd89j7w>

O'Brien said the court came down on the side of Lincoln Properties, and found the city's restrictions and requirements for the as-of-right project to be built to be too onerous and contradictory. "Which I happen to agree with. I think the judge was right and Lincoln was right, the BPDA was imposing onerous conditions beyond what they had the right to do," he said. "So it's going to jump back into the public process and we've asked (District 5 City Councilor Enrique) Pepén to sponsor a hearing on conservation. Before they told us we needed to chill out a little bit because it's in the hands of the lawyers. Well, now it's out of the courts and back into the hands of our public officials and the community; we're hoping to engage in a positive win-win."

According to a recent press release from Jubilee and the developer, Lincoln has technically sold off its property division to Willow Bridge Property Company, which is made up of many of the same people. That company is now handling the development process. That release, as of April 22, stated that the Planning Department has 30 days to start the development process up

to be wedging in there," said Michel. "We're already adding density with Squares + Streets in the Cleary Square area."

Boston Planning Department representative Kenya Beeman and Longden said they have not yet filed with the department, but have been meeting over the past year or so and that this was the first time the plan would be brought before the public. It will be an Article 80 project, and will have several public meetings coming up.

Also at the meeting, Eddie Conley – representative for District 5 City Councilor Enrique Pepén – said the councilor is planning for another hearing on a health center for Hyde Park sometime in June, though nothing's been set in stone just yet.

In other news, Office of Neighborhood Services Hyde Park Liaison Cecily Graham said the neighborhood will be seeing speed hump installation by the end of the year. One resident said vehicles are using Lewiston as a bypass to Wood Avenue and are speeding up and down the parallel side street. Graham confirmed Lewiston is slated for speed humps to slow down traffic. She said, however, that Wood Avenue is a main street and will not see any speed humps.

Boston Police Department District E-18 Community Service Officer Paul Broderick said that they have seen an uptick in handicapped parking placards being stolen from residents' vehicles. He recommended that residents put the placards in the glove box when not in use.

# WRHS

continued from page 6

I wandered into the rebel's camp by mistake—I am in enemy territory!! I saw a big tall man in an important looking uniform, with lots of medals. He wore a blue coat, for heaven's sake. My side wear red coats! Oh, he will kill me. Oh No! He's reaching for a gun to kill me!! "Cook, Cook," he cried. "Come here. Please. He wants to cook me!! He wants to eat me. Oh, woe is me!!!" I crouched down, covering my head with my paws. As adorable as I was, I knew this is what made my Willy always say, "AWWWWW," and bend down to scratch behind my ears. Maybe this big man will as well.

"My, my, what have we here?" cooed the big man as he bent down to scratch behind my ears. "Don't be afraid, little one, I love animals." Just then the cook wandered in, "Yes, General Washington? Did you call me?" Oh no, he still wants to eat me! General Wishbone or Washintime or something like that, replied heartily. "Dinner, please, for our friend here!" The cook straightened up and saluted. "Yes Sir! Right away, Sir!" The General bent down again, saying "Please call me General George", as he reached for my collar and frowned when he read it.

"Well, Little Lila, so you belong to General Howe, do you?" This was the part where he was going to eat me... "General Howe must be so upset. I must reassure him right away that you are okay, and will be returned after you have eaten!" Phew.

At this point, I must seemingly digress to tell you about King Louis the Sixteenth of France. Why? you may understandably wonder. It is because of him and me that those blasted rebels won the war! You see, that silly Benjamin Franklin with the raccoon hat went over there to try to convince the French king to help the colonists in their war against us. Well, the king hated Democracy almost as much as hated us! After much consternation, he decided the only way to decide was to get more information about these colonists. Were they good fighters? Are they honorable? Is their word any good? So, he did what any good king would do: He sent some spies to evaluate those rebel cads.

Well, back to the colonies. "Alexander Hamilton, come here please with your pen and some paper."

"Here I am General, what is it you need?" "Please compose a missive to General Howe letting him know that I have his dog and Lila is being returned well rested and fed." Hamilton did as requested, as did the cook, and I had the best meal I've had in a long time. Then General George gathered me in his arms, grabbed a white flag, and with me in tow headed toward enemy camp. He really was nice.

From a distance, Howe believed the rebels were surrendering, and he could not believe it, becoming suspicious when he saw the big man in blue cradling a small bundle carefully.

He approached us cautiously, until I started barking, and then he yelled. "Lila, Lila, my baby! Are you alright?" I licked General George to let Willie know he was A-ok in my book. When he had reached us, General George squeezed me once, and handed me back to Willie. The two generals never spoke, but Willy held his hand out and General George shook it. Then they went back to their respective camps, never to speak again. The big guy was so nice to me when he didn't have to be.

But how does this make me a hero, and where does Louis the XVI fit in?

It seems the French spies were so impressed by the courage and determination of the rebels that they were inclined to recommend to the king that they should help the Continentals, but when they realized what a gentleman General George Washingtub was, they had no doubt at all. The King gave the rebels enough money to keep on fighting, and, well, dear reader, if it weren't for adorable me... Need I say more, dear reader?

## The Bulletin

# MHC

continued from page 1

dents, but no drug incidents except for one drug arrest that affected all of Boston which was part of a larger drug investigation.

"Overall, crime in District E-18 from Jan 1-April 9 is up 24 percent...the driving force in that is larcenies which are mostly taking place at the Walgreens on Truman Parkway/American Legion Highway and also the CVS."

He did report that there had been a reduction over the last month as police have increased patrols and set up surveillance in those areas. Boyle said that they are recruiting more police officers, which is a nationwide problem and wants to have more police walking around. "We want to be around the parks and the places that kids are at," he said.

The general discussion moved to budgets. Josh McCorkle, liaison from the Mayor's Office of Neighborhood Services, said budgeting is tricky now with the uncertainty of the federal budget. "It will be a little bit of belt tightening to prepare for that uncertainty. Who knows what will happen. The idea is fiscal discipline in the face of federal uncertainty."

McCorkle said the focus will be on meeting long-term financial obligations and being more conservative, like not filling empty positions or being cautious about filling positions. "Being prepared for the worst is unfortunately what we're dealing with now. The mayor believes that legally we are entitled to the funds that we get...There is no hiring freeze.

No layoffs. We have a Triple A bond rating."

Rick Yoder asked if there is any money for parks. He said he was told that the city doesn't build new parks, they just maintain them, but "new" parks have been built. "I'm looking around and "maintaining" is a total renovation. But we can't get anything here. We're just asking the city to designate a park." Yoder clarified that just designating a space to preserve for a future park on Brook Road would be good. Lisa Beatman asked McCorkle to share the information about any upcoming meetings about park space with residents.

McCorkle added three updates: applications for youth summer jobs are open. Interested residents can apply online—"Future Bos" at <https://tinyurl.com/3ts7ebww> – Zoning is being updated for Roslindale Square; and there is a new branch librarian at the Roslindale Branch Library.

Rep. Russell Holmes said the federal government is looking to claw back unspent money not used during the pandemic. "They're going to deem whatever they want," he said, describing funds that may be at risk. "What might be a challenge in our budget (State) if there is a cut to our Mass Health. There are people who strongly disagree with the Governor's budget."

Holmes is worried about losing employees who work with clients needing mental health services and cannot travel to an office or facility. "She is looking to fire 177 folks who go into people's homes,

have a case load of 25-30 people. I'm not in agreement with that. We should keep those caseloads on. It's small money, \$12 million.

Holmes noted additional challenges to health services. "There are 200,000 on Mass Health who we weren't expecting. We thought they would be back to employers paying but that didn't happen. Some employees have decided that they're better on Mass Health... we don't want people all of a sudden going without healthcare."

There are also problems with getting appointments with the Registry of Motor Vehicles and having to drive long distances for a timely appointment. "The governor did not fund the judiciary well...with the current staffing they would be about \$30 million short." "We, too, have concerns about what's going to happen with the Feds. We felt we should go through our process as normal." He supports the \$700 million designated for the T. "We think there has been an enormous progress at the T."

"It will be an interesting year," said Holmes. Referring to President Trump, "He's making cuts that don't make sense."

**Tell 'em what you think with a Letter To The Editor**

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Please include your name, address & telephone number. Unsigned letters will not be published.



City of Boston  
Planning  
Department

## Virtual Public Meeting

MAY

8

6:00 - 7:30 PM

### WELCOME HOME BOSTON PHASE 3

#### Register:

[bosplans.org/WHB3Visioning](http://bosplans.org/WHB3Visioning)

Toll Free: (833) 568 - 8864

Meeting ID: 160 527 3237



**DESCRIPTION:** The City of Boston invites you to a virtual community meeting on **May 08th, 2025 at 6:00pm EST** to learn about the city's plan to create more opportunities for first-time homebuyers to purchase in Boston. Led by the Mayor's Office of Housing and the Planning Department, the third phase of the Welcome Home, Boston initiative seeks to create new homes for first-time homebuyers on city-owned land across Roslindale, Hyde Park, Dorchester, and Roxbury. The meeting is open to all community members including renters and prospective homebuyers, developers, and builders.

To participate, please register in advance at: [bosplans.org/WHB3Visioning](http://bosplans.org/WHB3Visioning) (Meeting ID: 160 527 3237).

To learn more about Phase 3 of the Welcome Home Boston initiative and submit your comments, visit our website: [bosplans.org/WHB3](http://bosplans.org/WHB3). For any questions, contact Yoon Cha at [Yoon.Cha@boston.gov](mailto:Yoon.Cha@boston.gov) or 617 918 6234.

Mail to: **Yoon Cha**  
Planning Department  
One City Hall Square, 9th Floor  
Boston, MA 02201  
Phone: [Yoon.Cha@boston.gov](mailto:Yoon.Cha@boston.gov)  
Email: 617.642.8698

Spanish (Español): Traducción disponible en esta reunión.  
Haitian Creole (Kreyòl Ayisyen): Tradiksyon ap disponib pandan reyinyon an.  
Cape Verdean Creole (Criolu): Traduson sta disponivel na enkontru.  
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Luviminda of West Roxbury, formerly of Cabanatuan City, Philippines, passed away on April 13, 2025. Beloved wife of the late Felix Adelante Sr. Devoted mother of Felix Jr. and his wife Melanie, Cristy, Rosalie and her husband Gilbert, Lorena, Kate, and the late Albert. Loving Lola of Patrick, JP, Louie, James, Stephen, Kenneth, Kevin, Paolo, Pauline, Princess, and Plinky. Great Lola of Alexa, Bella, and Paris. Also survived by many brothers, sisters, nieces and nephews. Funeral from the P.E. Murray - F.J. Higgins, George F. Doherty & Sons Funeral Home, 2000 Centre St., West Roxbury on Saturday. Interment private.

## DEATHS

many years, whose dedication and mentorship inspired countless students. She was also an active board member of the Boston Catholic Cemetery Association. Ely genuinely enjoyed spending time with friends and family, especially spending summer vacations in Chatham, Massachusetts. Funeral from the William J. Gormley Funeral Home, 2055 Centre St., WEST ROXBURY, on Friday, April 25, at 9:00am. Followed by a Funeral Mass in St. Theresa of Avila Church at 10:00am. Relatives and friends are kindly invited to attend. Interment Mt. Calvary Cemetery, Roslindale. Visiting Hours, Thursday, April 24, from 4pm to 7pm, in the funeral home. In lieu of flowers, donations in memory of Ely may be made to New England Center and Home for Veterans (NECHV), 17 Court St., Boston, MA 02108 or <https://nechv.org>. For guest book, please visit [www.gormleyfuneral.com](http://www.gormleyfuneral.com) William J Gormley Funeral Service West Roxbury 617-323-8600.

## HULL

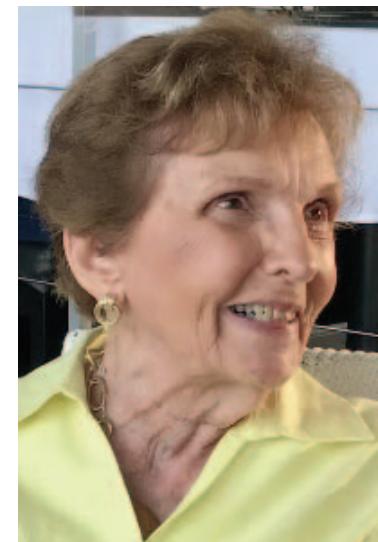


William "Bill" of West Roxbury, Massachusetts died on March 25, 2025 of complications

of Parkinson's disease. Born to Evelyn Hull (Mandel) and William Hull and raised in Newark and Cranford, New Jersey. Bill graduated from Cranford High School and served in the U.S. Army for three years. Using the G.I. bill he put himself through Union County College and the College of William and Mary, graduating in 1970 with a degree in government. Subsequently he received a master's degree in anthropology from Montclair State University. An innovative middle school social studies teacher in Glen Ridge, New Jersey. Bill was beloved and at times abused by many a thirteen year old over his thirty two years in education. Always a lover of gardening, Bill enjoyed growing vegetables, at times walking through his neighborhood delivering the fruits of his labors to others. In retirement he became a master gardener and enjoyed creating beautiful surroundings for his Martinville, New Jersey home. Similarly Bill's love of cooking grew, often using his own produce, and he delighted in providing great meals for family and friends, and sometimes for those he didn't know at all. Bill is survived by Martha, his loving wife of 52 years, a son, Adam (Meredith) of Springfield, NJ and a daughter Erin (Jay Harris) of Boston and four grandchildren: Courtney and Brian Hull and Samuel and Eli Harris as well as a brother Gerald of Carrboro, North Carolina. In lieu of flowers the family asks that Bill's desire that people, both near and far, be well-fed be honored by contributions to either Rose's Bounty, a West Roxbury food pantry Roses Bounty Food Pantry. <https://donorbox.org/roses-bounty-food-pantry> or The Greater Boston Food Bank. [my.gfb.org](https://my.gfb.org) All are welcome to attend a memorial service for Bill at 12 noon on Saturday, April 26, 2025 at The Robert

J. Lawler & Crosby Funeral Home, 1803 Centre St. West Roxbury, MA 02132.

## MURPHY



Ruth Elizabeth née Kennedy, better known as "Nannie" of West Roxbury, formerly of Westwood, passed away surrounded by her family on Thursday, April 10, 2025 at the age of 96. Standing at five foot nothing, Nannie was always a force. She showed no mercy in any game she played; a stark contrast to her loving nature in all other areas of life. Nannie adored time with her grandchildren (Paul W. Murphy III, Conor D. Murphy (Active Boston Police) and his wife Laura, Brittany E. Murphy, Esq., Jillian M. Murphy, Michael J. Curran and his fiancé Kailey Jacobs (Active Boston Police), and Ryan K. Curran), card games, Words With Friends, and dessert in any form. Anyone who met her loved her. Her wit, humor, and steadfast faith were a hallmark of her personality. Our family could not have asked for a better matriarch. Ruth is survived by her be-

## Deaths

Continued on page 9

## Around the Neighborhood

## GALLERY TO EXHIBIT TWO ARTISTS

The Gallery at the Roslindale Library will be exhibiting to "two well-known to the area" artists Wendi Gray and Richard Pepp. Their works, all scenes of Roslindale, will be displayed through Friday, May 30th with an opening reception on Thursday, May 8, from 5-7p.m. There will be short artist talks followed by Haikus about Roslindale or specifically about their paintings. All are welcome to bring Haikus.

## WARD 11 DEMOCRATS TO ELECT DELEGATES

On Monday, April 28 at 6:00, Democrats will convene at the Farnsworth House at 90 South St. in Jamaica Plain to elect up to 18 delegates and 4 alternates to represent Boston's Ward 11 at the 2025 State Democratic Convention.

Registered and pre-registered Democrats in Ward 11, 16 years old by Saturday, March 29th may vote and be elected as delegates or alternates during the caucus. Youth (age 16 to 35), people with disabilities, people of color, veterans, members of the LGBTQ+ community not elected as delegates or alternates are encouraged to apply to be add-on delegates at the caucus or by visiting [massdems.org/massdems-convention](https://massdems.org/massdems-convention). The 2025 Convention will be in person at the MassMutual Center in Springfield, MA on September 13th. Those interested in getting involved with the Ward 11 Democratic Committee should contact Anne Rousseau at [revarousseau@comcast.net](mailto:revarousseau@comcast.net) or (617) 571-6711.

## ROSE'S BOUNTY HITS THE PAVEMENT

On May 4, Rose's Bounty will step up for Project Bread's 57th Walk for Hunger. For the 4th consecutive year, the West Roxbury-based nonprofit will raise money to support statewide food security through the Commonwealth Program. The Commonwealth gives organizations addressing food insecurity 60% of all funds they raise to support their own hunger relief programs,

with the remaining 40% applied to Project Bread's statewide food security efforts.

Donate directly to Rose's Bounty's Commonwealth fundraiser at <https://give.projectbread.org/team/640407>. To register as a participant for Project Bread's Walk for Hunger, or to support a walker or team with a donation, visit [give.projectbread.org/walk](https://give.projectbread.org/walk). All individual walkers are encouraged to fundraise a minimum of \$25 and teams \$250. Participants who raise \$500 or more are recognized as Heart & Sole walkers and receive access to personalized fundraising support, exclusive event gear, free breakfast on Walk Day, and invitations to exclusive events.

## PLANT SALE 2025!

Every gardener loves a plant sale! RG&C will hold our yearly sale on Saturday, June 14, from 10 AM to 1 PM. This event will be at the homes of two of our members - 53 Prospect Avenue and 5 Sheldon Street (just a few houses from each other).

We'll be selling plants from our own members' plant divisions, mostly perennials (both sun and shade loving) with a few edibles and shrubs. Depending on donations, we sometimes have a small selection of decorative garden items or gardening books.

If you are dividing plants this spring and have some to share with us (no wild orange daylilies or invasives, please), consider potting them up and labeling them (sticks are great but even masking tape on the pots is OK) for us to sell.

If you need plastic pots, we can supply them. We'd appreciate donations delivered to us after June 1 and no later than Wednesday, June 11. Thank you in advance.

The proceeds of the sale fund our 501c3 non-profit mission to plant and maintain public green spaces in Roslindale Village. That's right—your extra plant donations keep us afloat for the year ahead.

If you have questions about the sale or about donating plants, please email us at [rgc.plantsale@gmail.com](mailto:rgc.plantsale@gmail.com).

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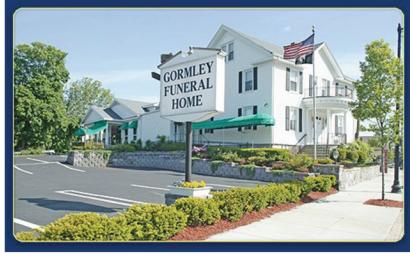


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Robert J. Lawler Jr. – William L. Lawler – James F. O'Connor

## William J. Gormley Funeral Service



Since the Federal, State, Local authorities have put in place social distancing guidelines, and places of worship have suspended services, we've found ways to help families continue to honor their loved ones.

We can meet with you in person, via telephone or email to assist with the planning process. We can also offer some alternatives to traditional rites and ceremonies by live streaming, online condolence books as well as other alternatives to traditional choices.

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A rendering of the recently approved 586-598 Canterbury St. development.

COURTESY PHOTO

## BPDA approves 586-598 Canterbury Allows WR project to increase parking

**Jeff Sullivan**  
Staff Reporter

The Boston Planning and Development Agency (BPDA) Board met recently and voted unanimously to approve the proposed 586-598 Canterbury St. Roslindale project at 46 rental units and to increase the number of parking spaces at the previously approved 231-245 Grove St. West Roxbury project from 11 to 30.

The project at 586-598 Canterbury St. includes eight affordable units under the city's Inclusionary Development Policy (IDP), four stories of height, 32 parking spaces, 54 bike parking spaces and a community benefits agreement.

The community benefits listed at the meeting was discussed by Project Manager Ted Schwartzberg, and include a

Complete Streets Sidewalk construction, "new shade," and sustainability features that made the building passive and all electric. Schwartzberg said the Greenbelt Protection Overlay District that runs along American Legion Highway, and the underground stream and forested area directly adjacent to that road informed the design, as the parcel is a capital L, with the building on the shorter end and parking along the longer end up to the buffer zones for the conservation land.

Schwartzberg said the project, designed that way to keep the building away from the stream and forested area, requires zoning relief for height, floor area ratio and parking. On the parking front, he said the number of spaces was consistent with Boston Transportation Department (BTD) guidelines. More zoning

relief may be required.

Sousa Design Architects Daniel Greenwood added that they will be planting six street trees as well. He said they will be planting more greenery utilized as landscaping buffers on the east and western sides of the site, along with the removal of invasive trees along the brook.

Board member Matt O'Malley commented that he liked that the IDP units were not just studio apartments, and had two- and three-family counts in there as well. Development Attorney John Pulgini said that was a direct result of community input.

The Board voted to approve the project. It will still need Boston Zoning Board of Appeals (ZBA) approval.

Regarding 231-245 Grove St., the original 30-condo proposal was approved in August of

## Deaths *continued from page 8*

loved husband of nearly sixty-seven years, Paul W. Murphy (Retired Boston Police), who devotedly cared for and loved her. She is fondly remembered and missed by her children, Paul W. Murphy, Jr. (Retired Boston Police) and Laura Murphy, David Murphy and his fiancée Jill Picchione, and Susan Curran and Dr. Michael Curran. Our Nannie, a mother, grandmother, wife, and friend will never be forgotten. In lieu of flowers, donations may be made in the name of Ruth Murphy to Good Shepherd Community Care, 160 Wells Ave, Newton, MA 02459. Funeral from the William J. Gormley Funeral Home, 2055 Centre St., West Roxbury. Interment St. Joseph Cemetery. For guestbook, gormleyfuneral.com.

### NEWTON

Catherine M. (Barrett) of Dedham, originally of Jamaica Plain, passed away on April 17, 2025. Beloved wife of Frederick W. Newton for 49 years. Devoted mother of Patrick Newton and his wife Lindsay of Pembroke. Loving grandmother of Briley and Trevor Newton. Sister of the late

Richard and John Barrett. Also survived by several nieces and nephews. 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, April 24th from 3-7pm. Funeral from the funeral home on Friday, April 25th at 8am, followed by a Funeral Mass at St. Susanna's Church, Dedham at 9am. Interment St. Joseph Cemetery, West Roxbury. Expressions of sympathy may be made in Catherine's memory to Patient Access Network Foundation P.O. Box 411439 Boston, MA 02241-1439. For online guestbook pemurrayfuneral.com. Arrangements by P.E. Murray - F.J. Higgins, George F. Doherty & Sons Funeral Home, West Roxbury.

### PISANO

Ida (Lembo) of Roslindale, formerly of Montemiletto, Italy, April 19, 2025. Beloved wife of the late Antonio Pisano. Loving mother of Enrico Pisano and his wife Maria of Dedham, Franco Pisano and his wife Carmela of

North Reading, Paola DePalma and her husband Luigi of Lynnfield, and Gianni Pisano of Roslindale. Also survived by 8 grandchildren and 12 great-grandchildren. Sister of the late Alessandro Lembo, Emilio Lembo, and Luisa Polcari. Also survived by several nieces and nephews. Funeral from the George F. Doherty & Sons Wilson-Cannon Funeral Home, 456 High St., DEDHAM. Interment in St. Joseph Cemetery, West Roxbury. Online guestbook at gfdoherty.com George F. Doherty & Sons Dedham 781-326-0500.

### Obituary policy

The Bulletin Newspaper publishes obituaries from information supplied by funeral homes. Relatives and friends also may supplement information by e-mailing to news@bulletinnewspapers.com by Monday at 1 p.m. Photos also will be accepted.

2024 with 11 parking spaces. At the time it was thought the adjacent building, which was owned by the same owner, could lighten the load if any further parking was required.

Pulgini, also the attorney representing this project, said the building is in a transportation dessert. Basically, the owner of the site first purchased the adjacent condo building at 5205 Washington St., and found that when he was selling condos there residents were taking up more parking than previously estimated.

"There are several bus lines to Forest Hills, but it's a long ride to get there and there are no trains nearby," Pulgini said. "And when he was selling 5205, he realized all the people looking at it were saying, 'We need parking, we need parking, we need parking.' He had 11 spaces for this when it was first approved. The building is staying exactly the same and he's going to be using a stacking system to find the additional parking needed."

The Board voted to approve the increase in parking.

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## Legals

Commonwealth of Massachusetts  
The Trial Court – Probate and Family Court Department  
Docket No. SU25D0675DR

**DIVORCE SUMMONS BY PUBLICATION AND MAILING**  
Sintia Josefina Almonte vs. Elvis Almonte Henrry

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

To the Defendant:  
The Plaintiff has filed a Complaint for Divorce requesting that the Court grant a divorce for **irretrievable breakdown**. Allow plaintiff to resume the former name of **Sintia Josefina Guerrero** any other relief the court deems just and proper. The Complaint is on file at the Court. An Automatic Restraining Order has been entered in this matter preventing you from taking any action which would negatively impact the current financial status of either party. SEE **Supplemental Probate Court Rule 411**. You are hereby summoned and required to serve upon:  
**Sintia Josefina Almonte, 32 Fairlawn Avenue, Apt. 3, Mattapan, MA 02126** your answer, if any, on or before 06/26/2025. If you fail to do so, the court will proceed to the hearing and adjudication of this action. You are also required to file a copy of your answer, if any, in the office of the Register of this Court.

**Witness, Hon. Brian J. Dunn, First Justice of his Court**  
Date: April 14, 2025  
Stephanie L. Everett, Esq., Register of Probate

Boston Bulletin: 04/24/2025

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

**SUFFOLK Division** Docket No. SU25D0595DR

**DIVORCE SUMMONS BY PUBLICATION AND MAILING**  
Lindsey Lee Derkaoui-Berlingeri vs. Soufyane Derkaoui

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

To the Defendant:  
The Plaintiff has filed a Complaint for Divorce requesting that the Court grant a divorce for **Irretrievable Breakdown**. The Complaint is on file at the Court. An Automatic Restraining Order has been entered in this matter preventing you from taking any action which would negatively impact the current financial status of either party. SEE **Supplemental Probate Court Rule 411**. **Lindsey Lee Derkaoui-Berlingeri, 2 Granfield Ave, Roslindale, MA 02131** your answer, if any, on or before 05/06/2025. If you fail to do so, the court will proceed to the hearing and adjudication of this action. You are also required to file a copy of your answer, if any, in the office of the Register of this Court.

**Witness, Hon. Brian J. Dunn, First Justice of this Court.**  
Date: April 9, 2025  
Stephanie L. Everett, Esq. Register of Probate

West Roxbury/Roslindale Bulletin: 04/24/2025

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Commonwealth of Massachusetts  
The Trial Court  
Probate and Family Court

**DOCKET No. SU25P0862EA**

**CITATION ON PETITION FOR FORMAL ADJUDICATION**

Estate of: Patricia Bartlett  
Date of Death: 11/28/2024

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 **Guy Bartlett of Rockland, MA and Patricia Babij of Norwood, 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: **Guy Bartlett of Rockland, MA and Patricia Babij of Norwood, 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 05/28/2025. 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.

**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: April 18, 2025  
Stephanie L. Everett, Esq., Register of Probate

Hyde Park Bulletin:  
04/24/2025

Commonwealth of Massachusetts  
The Trial Court  
Probate and Family Court

**DOCKET No. SU25P0846EA**

**CITATION ON PETITION FOR FORMAL ADJUDICATION**

Estate of: Mark Edward Madden, Jr.  
Also known as: Mark E. Madden, Jr.;  
Mark E. Madden  
Date of Death: 01/04/2022

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

A Petition for **Late and Limited Formal Testacy and/or Appointment** has been filed by **Sybil J. Estes of Boston, MA** requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition.

**IMPORTANT NOTICE**

You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of 05/28/2025. 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: April 16, 2025  
Stephanie L. Everett, Esq., Register of Probate

Hyde Park Bulletin:  
04/24/2025

Commonwealth of Massachusetts  
The Trial Court  
Probate and Family Court Department

**Docket No. SU25P0832GD**

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

In the matter of: Ricky Mejia  
Of: Roslindale, 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

**Department of Developmental Services of Boston, MA**  
in the above captioned matter alleging that **Ricky Mejia** is in need of a Guardian and requesting that

**Richard T. Natale of Stoughton, MA**  
**Salvatore A. Natalie, Jr. of Dedham, MA**  
(or some other suitable person) be appointed as Guardian to serve on the bond.

The petition asks the Court to determine that the Respondent is incapacitated, that the appointment of 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 05/08/2025. This day is NOT a hearing date, but a deadline by which you must file a written appearance if you object to the petition. If you fail to file the written appearance by the return date, action may be taken in this matter without further notice to you. In addition to filing the written appearance, you or your attorney must file a written affidavit stating the specific facts and grounds of your objection within 30 days after the return date.

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

**Witness, Hon. Brian J. Dunn, First Justice of this Court**  
Date: April 18, 2025  
Stephanie L. Everett, Esq., Register of Probate

West Roxbury/Roslindale Bulletin:  
04/24/2025

Commonwealth of Massachusetts  
The Trial Court  
Probate and Family Court

**CITATION ON PETITION FOR FORMAL ADJUDICATION**

Docket No. SU25P0860EA

Estate of: Alyce Rohlfing  
Also known as:  
Alyce Marion Rohlfing  
Date of Death: 08/27/2023

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

To all interested persons:

A Petition for **Formal Probate of Will with Appointment of Personal Representative** has been filed by **Michael Rohlfing-Vega of South 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: **Michael Rohlfing-Vega of South 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 05/27/2025. 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: April 17, 2025  
Stephanie L. Everett, Esq., Register of Probate

West Roxbury/Roslindale Bulletin:  
04/24/2025

Commonwealth of Massachusetts  
The Trial Court  
Probate and Family Court

**DOCKET No. SU25P0653EA**

**CITATION ON PETITION FOR FORMAL ADJUDICATION**

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

To all interested persons:

A Petition for **Formal Adjudication of Intestacy and Appointment of Personal Representative** has been filed by: **Nicole Blongiewicz of Windham, NH** requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition.

The petitioner requests that: **Nicole Blongiewicz of Windham, NH** 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 05/27/2025. 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: April 15, 2025  
Stephanie L. Everett, Esq., Register of Probate

West Roxbury/Roslindale Bulletin:  
04/24/2025

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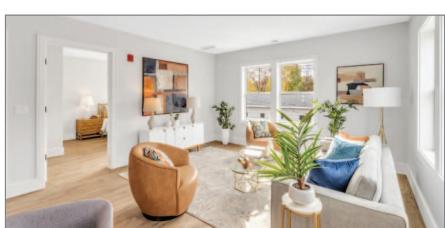
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JAMAICA PLAIN  
2 beds; 1 full bath | \$629,900  
Listed by Colleen A. Scanlan



78 ALBANO STREET U:2  
ROSLINDALE  
3 beds; 1 full bath | \$629,000  
Listed by Paula Callaghan



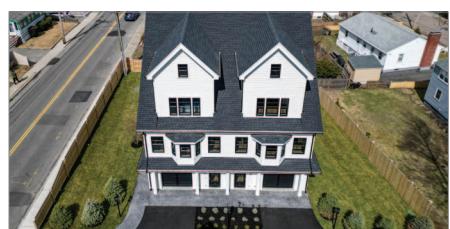
122 ALDRICH ST  
ROSLINDALE  
7 bed; 2 full bath | \$949,900  
Listed by Mary Forde



78 PARK ST  
WEST ROXBURY  
8 beds; 2 full, 1 half bath | \$999,000  
Listed by Mary Forde



53 BROOKSIDE AVENUE  
JAMAICA PLAIN  
6 beds; 3 full baths | \$1,149,000  
Listed by Rachael Kulik



349 BAKER STREET U:B  
WEST ROXBURY  
4 beds; 3 full, 1 half baths | \$1,295,000  
Listed by Kris & Mike



6 STARLING ST.  
WEST ROXBURY  
4 beds; 2 full, 1 half baths | \$1,695,000  
Listed by Rosemar Realty Group



2 BROWNSON TER  
JAMAICA PLAIN  
4 beds; 3 full, 1 half baths | \$2,500,900  
Listed by Rosemar Realty Group



32 MALCOLM ROAD  
JAMAICA PLAIN  
5 beds; 4 full, 1 half baths | \$2,995,000  
Listed by Steven Musto

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

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

