

- ALLSTON
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The Bulletin

A newspaper dedicated to the community

- JAMAICA PLAIN
- WEST ROXBURY
- ROSLINDALE



September 25, 2025



The Boston Planning and Development Agency Board voted reluctantly to approve the project at 990 American Legion Hwy. last week.

COURTESY PHOTO

990 American Legion approved BPDA board members express frustration

Jeff Sullivan
Staff Reporter

The Boston Planning and Development Agency (BPDA) Board met last week and reluctantly voted to approve the proposed project at 990 American Legion Hwy. on the Hyde Park and Roslindale line, otherwise referred to as the Crane Ledge project.

The plan is to build 204 market-rate housing units, currently a forested area that grew over once mining operations stopped decades ago.

Quick recap: about five years ago, a developer came in on behalf of the landowner, Christian Jubilee Church, and

proposed more than 250 units on the site. Residents protested the proposal, pointing out that the area is the only forested site in an already congested cut-through that has pollution problems from both traffic and two nearby crematoriums. The developer, then Lincoln Properties, now Willow Tree (though made up of many of the same people as Lincoln) offered to keep a certain caliper of trees if possible, build a bus shelter nearby the site, allow public access to the scenic overlook of Crane Ledge and to provide affordable housing.

It looked like the project would go through with those proposed community benefits, however the Boston Planning



BPDA Board Chair Priscilla Rojas

COURTESY PHOTO

Department "Disapproved" the plan twice, citing several issues in the construction process that the developer, at least at the

Crane Ledge

Continued on page 6



The site at 676 Centre St. is the largest vacant store front in the business district, but Main Streets is looking to change that.

PHOTO BY RICHARD HEATH

JP Center-South Main Streets wants to make a change

Richard Heath
Staff Reporter

Vacant storefronts were on the mind of Ginger Brown, executive director of JP Center-South Main Streets, during a recent Friday morning.

"Vacancies bring down the vibe of the neighborhood," Brown told The Bulletin at neighborhood mainstay JP Licks, which was definitely not vacant.

"The irony is that there is the least amount of vacancies in the eight years I've served as director," she added. "But the vacancies are high profile spaces."

The site at 684 Centre St., the former 7/11 convenience store next to Citizens Bank is one and the other is the old Boomerangs

JP Vacancies
Continued on page 7

I-90 moving ahead despite \$327 million fed loss

Jeff Sullivan
Staff Reporter

The MassDOT Allston I-90 Multi-Modal Task Force met last week and took a more optimistic point of view on the project than one might expect.

MassDOT Project Manager Susan Harrington said that while the federal government rescinded about \$327 million in grant funding from the proposal – a proposal that has been in planning for at least 10 years – the project is moving ahead. Much of the meeting focused on what needs to be done to overcome that funding gap and what's being done now in the interim to help move the project forward.

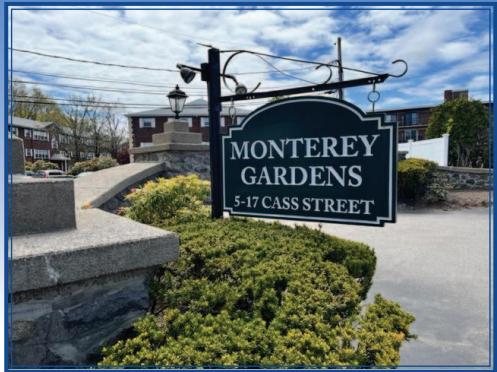
I-90 Moving Ahead
Continued on page 2



The Allston I-90 Multi-Modal project is moving ahead, despite the recent loss of hundreds of millions in federal funding.

COURTESY PHOTO

I-90 Moving Ahead continued from page 1



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The meeting ended in a question-and-answers session, and while much was dedicated to heavy detail and ideas for future discussion, Allston Civic Association President Tony D'Isidoro laid out a somewhat more simple point: it's going to get tougher, but the momentum needs to keep up and the project needs to get done.

"We want to make sure that the public knows there is momentum on this project," he said. "And we have a responsibility to do whatever we can to move the process along... It's been a long road, and I think we've all learned a lot. I certainly have learned a lot along the way, but I am not interested in going through this process for another 10 years. We need to be grown up, we need to stay focused and we need to start taking issues off the table. We need some sort of reconciliation. We're not all going to get what we want, but we have to be grown up enough to recognize that keeping this project moving forward is the number 1 priority. That requires us, at some point, to compromise if we want to keep the momentum going."

In terms of what those compromises look like, Harrington said that the project is pausing its submission of filings to the Massachusetts Environmental Protection Agency (MEPA) and its national equivalent at this time because the change in funding will likely change the project, and therefore would likely have to be redone once those changes are implemented.

"What this pause does is allows MassDOT to determine the updated cost of the project elements and assess construction based on available funding streams," she said.

Harrington said they will still, however, be working on what they can work on.

"That's not to say the project is paused along with it," she said. "MassDOT, the MBTA and our design team are still working towards good and reasonable solutions to ongoing topics for discussion."

Harrington said they are still working on immediate issues surrounding the preservation of the Cambridge Street Bridge from Soldiers Field Road to Memorial Drive, the layover yard and the Grand Junction.

Concerning the layover yard, it's been an issue of contention in the Allston Brighton neighborhood since it was first floated about two years ago. The layover yard would be a repair and maintenance facility for Amtrak and the MBTA Commuter Rail, which many residents have said would seriously negatively impact the quality of life in the neighborhood as well as the health of those living and working in the area.

"MassDOT and the MBTA continue to work with the City of Boston to identify alternate locations in the city to offset the currently proposed layover in the Beacon Park Yard," Harrington said. "Currently, we are looking at an evaluation of proposed alternative locations in the proximity of South Station for storage of up to eight trains for layover. So where we are in the data currently is the compilation of data, including new sites and previous site study documentation and looking at sites undergoing current planning at the MBTA."

Harrington said feasibility for a layover site looks at factors like access, storage criteria, operational requirements,

environmental considerations and order of magnitude costs.

"Ultimately we'd like to compare the defined alternatives," she said. "With the pause, what this allows the MassDOT and the MBTA, in cooperation with the City of Boston, is to assess and disclose any modifications to the layover designs in the draft document that's open for public agency review and comment."

For the Grand Junction, Harrington said the project is looking at recommendations from Harvard and A Better City (ABC) that are designed to reduce the time the intersection of Allston, Cambridge and I-90 (aka the Grand Junction) would be shut down for construction.

"What we're looking at is the evaluation of accelerated construction methods to minimize that closure for Grand Junction," Harrington said. "We're engaging, as early as last week with ABC and Harvard, for feedback on the concepts, and we're getting the MBTA and the City of Boston to evaluate the trade-offs with assumptions that we're making to enable this alternative staging."

All of that to say, the project is looking to be done quicker so as to reduce impact and costs through "minimization and mitigation" options.

And finally, the Cambridge Street Bridge (also known as the River Street Bridge, at least according to Google Maps), will need to be replaced before all this is said and done. Harrington said before that can happen, however, they will need temporary repairs put in place to facilitate all the other work going on there.

"What this will do is bring improved conditions to the bridge and restore pedestrian access," Harrington said. "The construction work onsite has already begun with concrete repairs to the abutments. It also includes major structural preservation, with joint replacement, bearing repairs and replacement, partial deck repairs, cleaning and painting, shielding repairs and other things you won't necessarily see from the surface. But starting this summer, you'll definitely start to see some of that restoration on the surface of the bridge."



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Karen Jones “Centre”-ing in on the arts scene

Dilani Yogaratnam
Staff Reporter

Karen Jones has an artistic vision for West Roxbury where artists have a space to work while also showcasing their pieces on the walls for potential sale. This artist cooperative formally known as Arts on Centre just opened at 1766 Centre St. Though a grand opening is set for later this month, for right now Jones said she is working on generating artists and public awareness of the space, which will include workshops for anyone with an interest or passion in art.

Jones, a retired United States Agency for International Development worker and a staffer for former Boston Mayor Raymond Flynn, said she has been interested in art since she was a little girl. Living in West Roxbury for the last 16 years, one thing she said she noticed, to her dismay, was that while Jamaica Plain, Roslindale and Hyde Park had flourishing arts scenes, West Roxbury was more known for family-friendly places, like Rox Diner and so many other cozy eateries.

Jones noticed a lot of empty retail space and came up with an idea for a space for artists to flourish. She then presented her idea for an arts cooperative on Centre Street and her artist community location became a reality.

State Rep. Bill MacGregor, along with West Roxbury Main Streets Executive Director Lindsay Chase, helped Jones lease the space that was once Carole A. White's real estate office; White was the sister-in-law of the late Hon. Kevin White, former mayor of Boston for four terms.

Carole White died in 2023 and the man who bought the building is interested in building condominiums, but has not found the right buyer as yet. Hence, Jones calls her new artist haven more of a pop-up concept.

“I will gauge the interest of artists and the public as they view neighbors' artwork,” she said.

Jones hopes to get as many artists as possible and show their work by the holidays. If the outcome is successful she will stay, and if not she will relocate, hopefully to another space in West Roxbury.

For now, she wants artists to follow her contact information on the board in front of the

building which reads, “Arts On Centre. Carole A. White, Community House of Artisans.” Jones is in the process of creating a website about Arts on Centre, artsoncentre.org. Also, an Instagram account is available.

The way the cooperative will work is that artists will pay a monthly fee and have the chance to not only work on their art, but display it as well. The public will be able to view the works four days a week and perhaps daily during the holidays. Jones' hope is for the general public to attend workshops by the artists and hopefully buy some of the artists' works in the offing. It may suit one's wallet too, Jones asserts, as costs of typical handcrafted

artisan works can cost \$400 online.

“We are not selling for anywhere near that price to put on a table or a wall,” she said. “Art is so beautiful. It's in the eyes of the beholder. It's an outlet and fun way to pass time. All kinds of artists exist with different opinions.”

Jones is looking for all types of artists, from the traditional painter to jewelry makers and sewers. She herself is an artist, but not professionally. She reupholsters furniture, presses flowers and sews. In high school she sewed all her own clothes, and she said she also dabbles in painting with acrylics. This “dabbling”

Arts
Continued on page 6

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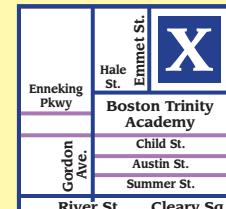


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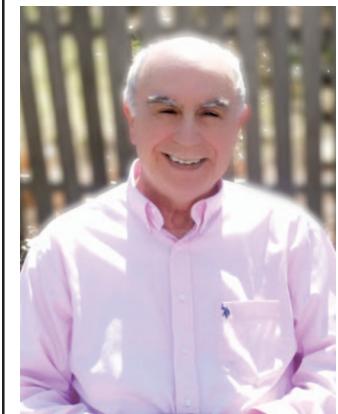
The last boogie board ride

My last ride actually occurred two summers ago at one of the Outer Cape beaches, probably Coast Guard Beach. Having purchased three blue-and-white styrofoam boards more than 40 years ago—before most beachgoers had them—I taught my four daughters at an early age how to use them when the waves were somewhat large. I continued to boogie-board with children of all ages even when my own girls eschewed using them during their late teens and early twenties.

But last year, as my advanced age of 79 encumbered me with a somewhat precarious sense of balance at the Eastham and Wellfleet ocean-facing beaches on Cape Cod, I refrained from trying to use them. I delighted in watching my middle-aged daughters and their children frolic in the somewhat heavy surf, attempting to catch-and-ride the waves. This summer, with even a more pronounced lack of balance in the knee-deep, roiling waters at (Guglielmo) Marconi at the Cape Cod National Seashore, I knew incontrovertibly that the end of my boogie-boarding days had irrevocably come.

Years ago I could match any 12-year-old in riding distances on waves. But ever so slowly, I began to realize my timing was off, or was it the extra pounds I had put on, not the aging process, that impeded my success at riding?

One of the boards had been damaged on the front, and I used to joke with my older grandkids that it was the result of shark bite. We always talked loudly about the shark bite as we trudged



My Kind
of Town/
Joe Galeota

with the boogie-boards through the parking lots and the sand leading up to the shoreline with its beach umbrellas and tanning prostrate bodies, in an attempt to impress beachgoers by appearing fearless.

Informed of my decision to give my three boogie boards away, my son-in-law Tony, a Mixed Martial Arts devotee, recently emailed me—trying to make me feel better—"There comes a time when all the greats know that it is time to hang it up. Rocky Marciano, Marvin Hagler, Floyd Mayweather Jr all retired with barely a blemish on their records. I'm glad you are doing the same." A nice compliment, if I do say so myself.

So not unlike President Kennedy's torch being passed to a new generation, my three prized boogie boards are being passed on to a trio grandchildren: my Colette, Pia, and Valerie enjoy them safely and, by the way, when you're looking at the horizon for the next big wave, always keep a lookout—cue the iconic theme from "Jaws—for any dorsal fins in the distance.

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The Bulletin

Letters to the Editor

WHO COULD FORGET WHERE THEY WERE?

To the Editor:

As I was reading about the lecture that retired BFD Chief Dennis Keeley delivered recently at the West Roxbury Branch Library on April 15, 2013, I understood as Keeley as the firefighter in charge of District 4 on that fateful day would and could never forget.

Back on that day, I was finishing up my 28 year career as a police officer for the Boston Metro Area Department of Mental Health. On that day, the first I heard of it was when my daughter called me at work to see if I was safe. I made her feel better telling her I was over in the Government Center far from Copley Square.

At first I couldn't believe this was even happening and became glued to the TV monitor. I remained at work after the shift ended. It was a long day like the one I had worked back on Tuesday, September 11, 2001 when those towers were hit.

I commend retired Chief Keeley for keeping this story alive. We saw Boston rise to the occasion. Keeley also stated he believed the timing of the bombs was most likely selected because it would cause maximum harm. The brothers surely were looking for massive civilian casualties.

The trauma continued on into the next day and days after until the younger Tsarnaev brother was found hiding inside a boat behind someone's house in Watertown. The first brother got killed in a gun battle in which a young MIT police officer also died. It was a horrible period as my police career was slowly coming to an end in the last 15 days of my law enforcement career.

I am sure anyone in the middle of that bombing over 12 years ago has never forgotten all that transpired that afternoon when something so good as the Boston Marathon turned into something so violent and ugly.

It looked like reading what Keeley was saying, he felt a little guilty that he didn't do enough fast enough to save more people. Hind-sight is always 20/20 but in the midst of the battle you do the best you can as fast as you can. I thank all those first responders and volunteers who helped that day. I will never forget the last two weeks of my police career.

I wish I had been able to attend this lecture

that was sponsored by the West Roxbury Historical Society. Keeley stated that being a firefighter is the best job in the world. Well, since this is a letter concerning his library speech, I would have to say being a police officer is a very close second.

First responders are always on the ready, being there when bad things happen, facing the fire and remaining Boston Strong forever for all.

*Sergeant Sal Giarratani (ret)
Boston Metro DMH Area Police*

WE SHOULD STILL HOLD OUT HOPE

To the Editor:

With the Boston Mayor "the race is not a race" you can catch your breath and hold out hope on the other side.

The recent announcement that Josh Kraft has ended his mayoral campaign, while initially disheartening, serves as a powerful reminder it takes a lot of work to make democracy fully realized. I felt the ground collapse beneath me, concerned that the absence of a contested candidate in the Boston Mayor race would create a void in our democratic process. Question: Why isn't Domingos or Robert on the ballot?

On a recent ZOOM meeting call with fellow residents I could catch my breath and hold out hope. The collective reinforced a crucial truth: our power as voters is not contingent on who is on the ballot for mayor. The races continue to be won across Boston. At-large and district city councilors must continue to win over voters addressing the issues that matter most to us—housing affordability, public transportation, and neighborhood safety.

I am also reminded or invigorated to the fact that we do not elect "kings or queens." We empower representatives who must be held accountable. The issues that affect our daily lives have not disappeared, and our responsibility to demand action has not been extinguished.

So, the lesson learned that democracy is hard work and should compel us to be engaged, tonight I was not alone and the message resonated loud and clear. Bostonians, do not lose our footing or walk in some vacuum. Bet on yourselves. Bet on your vote to determine what happens in this city and who can run Boston behold to the votes. Time has not run out.

*Nardella Thomas
Mattapan Resident*

Taste of Allston a hit



The 28th annual Taste of Allston launched at Jackson Mann on Saturday to the delight of hundreds of residents. Patrons enjoyed music to go along with them as they perused vendor stalls and snacked on almost everything the neighborhood has to offer. Politicians and community organizers were peppered through the crowd raising awareness for their candidate or issue as well.

COURTESY PHOTO



A rendering of the proposed building in Roslindale Square.

COURTESY PHOTO

WVNA gets look at B'nai B'rith housing

Jeff Sullivan
Staff Reporter

The West Village Neighborhood Association (WVNA), based in Roslindale, met last week and discussed the now-proposed B'nai B'rith housing development at the current location of the Roslindale Thrift Store at 4259-4267 Washington St.

The proposal, according to B'nai B'rith Greater Boston Affordable Homes Developer Kevin Maguire, looks to build 41 units of 100 percent affordable housing for seniors. Maguire said the site is currently split into two parcels, and for this particular phase of the project they will be focusing on the parking lot behind the Thrift Shop of Bos-

ton and adjacent to the Chilacates Restaurant.

One resident asked about the adjacent building, the actual old Bank of America building at 33-39 Corinth St.

"I'm actually going to defer that question because that is going to be another project down the road," said WVNA

B'nai B'rith Housing
Continued on page 9

COMMONWEALTH OF MASSACHUSETTS SUFFOLK PROBATE COURT

Suffolk, ss.

Docket No. SU25E0142PP

To: Jung Ao Yuen of Allston in the County of Suffolk and to all other persons interested.

A petition has been presented to said Court by Jeanie Yuen, Personal Representative of the Estate of Philip Sui Yen of Brighton, in the County of Suffolk representing that he/she holds as tenants in common an undivided part or share of certain land lying in Allston in said County of Suffolk and briefly described as follows:

PROPERTY ADDRESS: 8 Guilford Street, Allston, Suffolk County, MA 02135
A certain parcel of land with the buildings thereon on the northerly side of Guilford Street in that part of Boston called Allston and being shown as Lot #10 on a plan made by W. A. Mason & Son, Surveyors, and dated April 6, 1885, recorded with Suffolk Deeds, Book 1682, Page 530, and further described and bounded as follows:

SOUTHERLY	by said Guilford Street, as shown on said plan, forty-four and 90/100 (44.90) feet;
WESTERLY	by Lots 11,12 and 13 as shown on said plan, one hundred five and 56/100 (105.56) feet;
NORTHERLY	by Lot #16 on said plan, sixteen and 33/100 (16.33) feet;
NORTHEASTERLY	by Lot #17 on said plan, twenty-eight and 72/100 (28.72) feet;
EASTERLY	by Lot #9 on said plan, eighty-five and 80/100 (85.80) feet.

Containing 4156.8 square feet, according to said plan.

For title, see Deed from Philip Sui Yuen to Philip Sui Yuen and Jung Ao Yuen, dated June 2, 2009, and recorded with the Suffolk County Registry of Deeds at Book 45041, Page 54; and Deed from Kai H. Yuen to Philip Sui Yuen and Jung Ao Yuen, dated June 19, 2009, and recorded with said Deeds at Book 45130, Page 89.

Setting forth that he/she desires that all of said land may be sold at private sale or its prevailing market value and praying that partition may be made of all the land aforesaid according to law, and to that end that a commissioner be appointed to make such partition and be ordered to make sale and conveyance of all, or any part of said land which the Court finds cannot be advantageously divided either at private sale or public auction, and be ordered to distribute the net proceeds thereof.

If you desire to object thereto you or your attorney should file a written appearance in said Court at Boston before ten o'clock in the forenoon on the 7th day of October, 2025, the return day of this citation.

**Witness, Janine D. Rivers, Esquire,
First Justice of said Court**
this 25th day of August, 2025.
Stephanie L. Everett, Esq. Register of Probate

Boston Bulletin:
9/18/2025, 9/25/2025, 10/02/2025



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Letter To
The Editor**



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Can I Claim My Own SS Benefit Now and Get Half of My Husband's Benefit Later?

Dear Rusty: I would like to get an answer concerning taking my Social Security benefit soon and switching to my spouse's benefit when he begins to take his. I am 64 years, 9 months old and my husband is 65 years, 7 months. My benefit is low due to the fact that I did not work for about 25 years while raising our children. My benefit would be \$573 at age 65. My husband's benefit at age 67 will be \$3,326. My first question is: can I receive half of my husband's benefit once he begins drawing his? Secondly, if I draw my benefit now will that reduce the amount I can draw from his benefit later?

**Signed: Uncertain
Spouse**

Dear Uncertain: As you may know, the full retirement age (FRA) for both you and your husband is 67. If either of you claim before your FRA your monthly SS retirement amount will be permanently reduced and, if you are currently working, you will be subject to Social Security's Annual Earnings Test (AET) which limits how much you can earn while collecting early benefits. The earnings limit for early filers is \$23,400 for 2025 (changes yearly) and, if that is exceeded, SS will take away some of your benefits (\$1 for every \$2 over the limit). They "take away" by withholding future payments until the penalty is satisfied.

That said, if you claim your personal SS "soon" (e.g., at age 65), you will get about 87% of the amount you would get by waiting until your FRA to claim. You would, indeed, get a "spousal boost" when your husband claims, but you would not get 50% of his age 67 amount. That's because of the way spouse benefits are calculated. When your husband



Russell Gloor
AMAC Certified Social
Security Advisor

claims, you will get a "spousal boost" added to your early benefit amount (\$573?). The amount of that spousal boost will be computed as 1/2 of your husband's FRA amount (e.g., \$1663), minus your FRA entitlement (likely about \$661) for a spousal boost of about \$1002. But since you won't have yet reached your FRA when your husband claims, the amount of the spousal boost will also be reduced (to about \$926), which will be added to your age 65 amount of \$573 for a total monthly spousal benefit of about \$1499.

So, the answers to your two questions are:

1. Because you claimed your Social Security retirement benefit early and won't yet be your full retirement age when your husband claims, you will not get half of your husband's benefit when he claims. You would likely get about 45% of his benefit.

2. If you take your own SS retirement benefit now, you will get a higher benefit when your husband claims, but the amount you get will be less than half of his FRA entitlement.

The only way you can get the full 50% of your husband's FRA benefit entitlement is to wait until your own full retirement age to claim Social Security.

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) or email us at ssadvisor@amacfoundation.org.

The Bulletin

Parks to renovate Overlook Park on Fidelis Way

Residents want more notice and accessibility

Jeff Sullivan
Staff Reporter

The City of Boston Parks Department held a meeting recently with residents on a proposed renovation at Overlook Park on Fidelis Way in Brighton.

The park is somewhat hard to find, as it's on a hill and not accessible directly from Commonwealth Avenue or Warren Street, the two main roads in its area. The park is basically accessible by car from the Boston Housing Authority (BHA) Commonwealth Apartments,

sited on Fidelis Way, and by foot from the St. Gabriel's development and Brighton High School to the west and Brighton Marine Health to the north.

The Parks Department is going through a public process to determine what might go there in the new renovation in terms of amenities, play structures and more, and currently has a survey out for residents to take. If you're interested, go to <https://tinyurl.com/bdz5w845>

Parks Project Manager Max Sell introduced the meeting, and said the city's priorities for

the park's redesign are to expand access to parks for pedestrians, address equity issues, increase climate resilience, build community and increase neighborhood health.

"We, of course at parks, are always driven to make parks available and accessible to everyone, and we really stress the importance of meaningful community engagement, which is why we're interested in hearing from you tonight," he said.

Architect Samantha Morrow said her company, Brown, Fidelis Way
Continued on page 9

Arts *continued from page 3*

led to her works having appeared in shops on Martha's Vineyard.

Jones is a big fan of maps and she will paint a map on fabric and add it to a lamp shade or pillow, for example. Houses and wedding chapels are also things she likes to create and will add to old furniture. For tables, she will add a pane of glass to seal her artwork for posterity. Self taught, Jones refers to art as "an avocation more than anything."

Jones said she misses her late husband Arthur Jones who died in 2006. An accomplished journalist, he thrived at both the Boston Herald and Boston Globe before going to WBZ, and later worked in the press offices of

former President Bill Clinton and the former Gov. Michael Dukakis. He also taught journalism classes at Boston University.

Jones meanwhile is excited for the classes in her new art space, which she hopes will attract all types of artists who want a community of like-minded people. She plans to have a small opening for Arts On Centre in September, while the grand opening will take place during the beginning of October and feature Mayor Michelle Wu, MacGregor and Chase.

For now, those interested can email her at artsongentre@gmail.com or visit her website which is artsongentre.org and should be running soon, she said.

Crane Ledge *continued from page 1*

time, did not address in further updates, leading the developer to take the city to court, citing onerous regulations. The developer won, and then removed virtually all the community benefits from the project, citing losses due to the delay in the development process – <https://tinyurl.com/2sphnf2c>

According to the BPDA Board members, they were all but required by a court order to vote on the project on Thursday, and "out of respect for that court order," three voted yes and the project passed, though Board members who voted in the affirmative did say repeatedly and emphatically that they were "disappointed" how everything worked out.

"This is my 10th-anniversary BPDA Board meeting, and I have never had to say these words before, but I have never participated in community meetings like what I've participated in for this project," said BPDA Board Chair Priscilla Rojas. "And that's working on thousands of projects over the last 10 years. I've never experienced anything like this before. And I have to reiterate, due to the court order the Planning Board was forced to move this project to our consideration today, and the Board must move

it forward to be in compliance with that court order today, even though we do not support this project in its current iteration."

"It's particularly distressing to know that the developer, at one time, showed the feasibility of putting affordable units on the site, but because of the regulatory process that would require, withdrew those units," said BPDA Board Treasurer Member Kate Bennett. "But the courts have spoken. And I think for me, I need to vote yes out of respect for the judge and the court order, but a yes vote does not support the project itself."

The Board's lone no vote, Ted Landsmark, kept it short and sweet, saying only:

"I keep asking myself what the justification is for approving this, given that it seems to fall so far outside the mission that's been stated by this Board and the Mayor," he said.

District 5 City Councilor Enrique Pepén spoke against the project, but said he still has hope a compromise can be made and that hopefully, something good can come from it, saying he hopes that the city will be able to offer a "fair price" for the land from Jubilee and Willow Tree.

The Crane Ledge Woods

Coalition (CLWC) sent out a response letter to the decision after it was made. Much of it reiterated the laundry list of issues the Coalition has with the project, from affordability to environmental reasons to flooding impacts. And CLWC Representative Jose Massó echoed Pepén's hope that the city can save the woods.

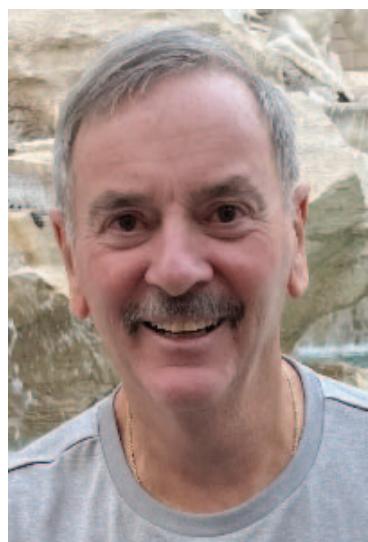
"Despite these serious concerns, a Board denial would almost certainly have sent the project back to Land Court, incurring additional time and expense and likely resulting in a ruling against the City. In that context, the Board's approval represented the most pragmatic choice among unsatisfactory options," Massó wrote. "Still, there are no winners in this decision. Everyone loses: the Land Court, the developer Willow Bridge, property owner Jubilee Christian Church, the residents of Hyde Park, Roslindale, and Mattapan, the City of Boston, and future generations. Yet this moment is just one step in a longer journey. We remain hopeful and committed to working with the City, our elected officials, our coalition of stakeholders, and others to achieve a true win-win outcome—something we've championed from the very beginning."

DONGA

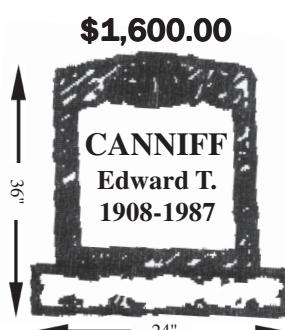
Gerard, of Quincy, formerly of Hyde Park, passed peacefully on September 15, 2025, surrounded by his loving family, at the age of 68. Beloved husband of Ellen Donga (Glover) of 31 years. Son of the late William F. and Veronica (Lee) Donga. Devoted father of Christopher Roach, Jr. (Retired, U.S. Army) and his wife, Johna, of Tennessee, Michael Roach and his wife, Jordania, of Quincy and Kathryn Breton and her husband, Christopher, of Weymouth. Cherished brother of Brian F. Donga (Retired, DEA) and his wife, Christine, of New Jersey and William F. Donga, Jr. (Retired, BPD) and his wife, Kathryn, of Hyde Park. Loving "Papa" of 11 grandchildren, three great-grandchildren, and also survived by many loving nieces, nephews, in-laws and friends. A Mass of Christian Burial was celebrated at Most Precious Blood Church, Hyde Park. Interment at Cedar Grove Cemetery, in Dorchester, relatives and friends invited. Please, in lieu of flowers, all donations

in Gerard's memory can be made to The Cystic Fibrosis Foundation, at www.cff.org

ORSI



Joseph M., Jr. DDS, of Walpole, formerly of Roslindale passed away on September 17, 2025. Beloved husband of Barbara A. O'Malley-Orsi. Devoted father of Michael Joseph Orsi. Dr. Orsi



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The Bulletin

DEATHS

was a graduate of Boston Latin School, Saint Michael's College in Vermont and Georgetown University School of Dentistry in Washington, D.C. After earning his Doctor of Dental Surgery degree, he began his private practice in Walpole, Massachusetts for over 35 years. Devoted to many loving family members, he enjoyed sports, cooking and traveling near and far especially to tropical destinations. Always the gentleman, he will be dearly missed. Funeral from the William J. Gormley Funeral Home, 2055 Centre St., West Roxbury. Interment Mt. Benedict Cemetery, West Roxbury.

PETRIELLO



Attilio, age 92, of Roslindale, MA passed away on September 19, 2025. He was born in Torre Le Nocelle, Italy on June 1, 1933 to the late Angelo and Antonia Petriello (Dilorio). Attilio immigrated to America in 1958. He was the husband of the late Vincenza Petriello (Todesca) and loving father to Anthony Petriello, Theresa and Michael

Alessandro (husband), and Alfredo Petriello. Nonno was the grandfather to Jessica & Joseph Rinella, Shana & Judd Hoffman, Steven and Michelle Alessandro and Paolo Petriello. He was the brother of Maria Di Orio. He was preceded in death by his siblings Gennaro, Generoso, Mario, Antonio, Eda, Gina and Domenico. He is also survived by many nieces and nephews. Attilio was a handyman, hunter and dedicated gardener. Attilio cared for his family and home where he resided for 63 years. Burial in Mount Benedict Cemetery, 409 Corey Street, West Roxbury, MA. In lieu of flowers donations may be made to The Home for Little Wanderers. www.thehome.org/ways-to-give/

YOUNG



Dorothy M. (Oginski) of Norwood, formerly of Roslindale, passed away on September 21, 2025. Beloved wife of Joseph F. Young for 55 years. Devoted mother and best friend of Mitzi Young and the late Debra Ayer and her surviving

September 25, 2025

husband Robert. Loving grandmother "Nannie" of Briana, Ryan, Shay, and Camden Ayer. Great-grandmother of Scarlett Ayer. Sister of Michael Oginski and his partner Frank Valdez and the late Edward, Roger, and Jan Oginski. Also survived by several nieces and nephews. Dorothy was a devoted wife, and the most loving mother. She was a kind a gentle soul who loved her family unconditionally. 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, September 25th from 3-7pm. Funeral from the funeral home on Friday, September 26th at 10am, followed by a Funeral Mass at Holy Name Church at 11am. Interment St. Joseph Cemetery. For online guestbook pemurrayfuneral.com. Arrangements by P.E. Murray - F.J. Higgins, George F. Doherty & Sons Funeral Home, West Roxbury.

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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.

Around the Neighborhood

HYDE PARK CLIMATE ACTION PLAN EVENT

The Hyde Park Neighborhood Association will be hosting a community meeting on the City of Boston's Climate Action Plan on Monday, September 29, starting at 6:30 pm at the Pryde, 55 Harvard Ave. Event co-sponsors include the Southwest Boston CDC, Neponset River Watershed Association, and the Hyde Park Historical Society. The conversation will focus on issues of importance to Hyde Park such as effects of extreme weather, local flooding and heat island, historic building preservation, protection of trees and expansion of parks and the Neponset River/Mother Brook, and how these relate to City initiatives like Squares + Streets. More information is available at boston.gov/climate-action-plan

FIESTA EN LA PLAZA RETURNS THIS SUNDAY TO THE CITY HALL PLAZA

The third edition of Fiesta en la Plaza returns to the City Hall Plaza with free cultural programming.

Who: Artists from Puerto Rico, Venezuela, Spain, and Cuba will be at the Fiesta Welcome, featuring jazz, flamenco, plena, and salsa rhythms. When: September 28, 12:00 pm – 5:00 pm Where: City Hall Plaza & Pavilion, Boston https://maps.app.goo.gl/KteRhJkK4ZA3xKkb6?g_st=ic

CALL FOR ARTISTS

Mother Brook Arts and Community Center is pleased to announce a call to artists for the Winter Open Studios Small Works Sale. We are looking for big talent with small works – submit to a curated show of mini master-

pieces.

* Theme: Unthemed * Specifications: Under 24" x 24" x 24" and priced under \$500 * Disciplines: All 2D & 3D arts are welcome. * Eligibility: Open to New England artists 18+ years of all levels and experience levels. We especially encourage artists from BIPOC, LGBTQ+, and other under-served communities to apply. * Application Deadline: November 3, 2025 * Submission Method: Complete the submission form here * Drop-off Date: November 15 & 17; Pickup Date: January 10. * Exhibition Dates: December 4 – January 9 * Opening Reception: December 4 – Procedes from the exhibition support Mother Brook Arts and Community Center.

Questions? Contact Donna Pioli at openstudios@motherbrook.org

WRCIA MEETING RESCHEDULED

The next meeting of the West Roxbury Civic and Improvement Association will be next month, Tuesday, October 14 at the St Stephen Church at 5160 Washington Street beginning at 7:00PM.

MENINO ARTS CENTER ANNOUNCES "36TH HPAA MEMBERS AT SCOLLAY SQUARE"

The Menino Arts Center proudly announces "36th Annual HPAA Members at Scollay Square," a juried exhibition which runs thru October 24th. The exhibition will be viewable both in person at the Scollay Square Gallery, Boston City Hall and in a virtual 3D gallery that you can stroll through at <http://www.hpaa-mac.org/exhibits/>.

This exhibition will be installed at the Menino Arts Center, 26 Central Ave, Hyde Park, MA. from November 10, 2025 – January 9, 2026. The reception is TBA.

Fidelis Way *continued from page 6*

Richardson & Rowe, looked at the original plans and said there are some things they think would be important to maintain as is, focusing on drainage. She said the park's most recent renovation was in 1993, where new play equipment was put in and more drainage improvements were made.

"But other than that, the park essentially remains unchanged," she said.

Designer Adrienne Emmerich said they want to make sure they can provide appropriate recreation for populations in the area, as there is a large density of community buildings near the site, including the BHA Commonwealth Development, the Fatima Shrine and Cemetery, the Congregation Kadimah Toras Moshe, the Brighton High School, the Franciscan Children's Hospital & Day School, the Jackson Mann (for now), the Sisters of St. Joseph, the Boston Medical Center and the Spaulding Nursing Center.

So the point is that a variety of ages will have pedestrian access to this park, as most of those mentioned are within a quarter-mile of the site and the rest are within a half-a-mile walk.

District 9 City Councilor Liz Breadon was on the virtual call and said she and other residents did not get a lot of notice for this meeting.

"I'm sorry there are not more residents here from the Commonwealth Housing this evening; we didn't have a lot of time to get the word out to the Commonwealth Community," she said.

Breadon pointed out that the BHA Commonwealth buildings will be hosting its annual Unity Day on Aug. 16, and said putting a table up to gather input from residents would be helpful.

Resident Barrett Goddodi said she and her two-year-old go to the park almost every day, and felt the current play equipment wasn't suited to very young children. She asked for more toddler options in the new design.

"Having more than just the swings suitable for under three-years-old would be really really wonderful," she said, adding that the wood chips in the park are somewhat of a problem as well. "I'm running around constantly pulling woodchips from his shoes."

Goddodi added that she would like to see a splash pad return to the site, as the 1990s renovation removed the original from the 1973 design.

"I would love to see it become a splash pad once again," she said. "Especially as our climate gets warmer and the neighborhood grows, access to those water-based play activities would be really helpful for little kids. I will say from my experience as a user of local parks, the splash pad at Joyce Playground is just swamped with kids all the time, and that's basically the closest thing to us that is stroller accessible."

Residents asked for more accessibility in the park, and Morrow said they would be looking into that. She said they have mapped the slopes of the park and said that there are many steep slopes that could make such accessibility difficult.

Resident Nathalie Assen pointed out that the hill is steep enough to provide youths the opportunity for sledding in the winter when there is enough snow.

"That's something that is really well-liked and I see people from the neighborhood and farther come in the winter," she said. "And though I like the lawns on both sides, especially for my dog, I think it would be nice if there were activities like pickle ball. It's becoming more and more popular these days. I think it would be really cool to have another amenity that could draw people to the park and make it more well known, as there aren't many pickleball courts in the area."

For more information on the project and to take the survey in other languages, go to <https://tinyurl.com/2hx47v2a>

B'nai B'rith Housing *continued from page 5*

Chair Frances Donovan.

"There is a lot to this project, and this is actually just Phase 1," Maguire said. "There is a second phase that will cover that bank building, but we're really focused on just the initial phase. But we're happy to talk and answer questions. As a nonprofit developer, we're not driven by equity returns; we're just trying to build great places."

Donovan emphasized that this was just an introduction to the project and that the Boston Planning Department will have public meetings focusing on the development sometimes in October.

Maguire said they are trying to work with the Thrift Shop to make sure that this staple of Roslindale culture – which will be celebrating its 100th year in existence next year – remains in the Square.

"Within the existing parking lot we are going to take that area and construct our project," he said. "We've had a lot of conversations with the Thrift Shop, and we've reached the point where we've both signed a letter of intent and we are working with them to make sure they can fit comfortably within the 4,250-square-foot ground-floor space we are making available to them."

The plan details a six-story building, and since it's located in the S4 District of the Roslindale Village Squares + Streets program, it won't need Zoning Board of Appeals (ZBA) for that. In fact, in Puglini & Norton LLP Development Attorney John Puglini's letter to the Boston Planning Department on the project, the project team is expecting to be fully zoning compliant and will not need ZBA approval at all.

Maguire laid out the goals for the development.

"The development objectives are really to increase affordable housing opportunities for individuals and couples aged 55-plus, being able to have an opportunity to

live in the heart of Roslindale Square, retain the Thrift Shop of Boston, design a development that on the street really complements the existing vitality of Roslindale Square and, most importantly, to do a good job for the physical implementation of actually building this thing," he said.

Maguire said rents will range from \$1,450 to \$1,700, with some units dedicated to residents just giving 30 percent of their income, whatever that may be.

Maguire explained that B'nai B'rith housing is a non-denominational regional housing organization that, unlike a Community Development Corporation, is not bound to any one particular neighborhood. He said they have projects all over Boston and the Greater Boston Metropolitan area, including Sudbury, West Roxbury,

Swampscott and, somewhat controversially in the planning process, at River Street in Hyde Park.

"We expect to have some people moving in the next couple of weeks," he said.

Maguire said that the organization is focused on senior housing, but does develop family housing as well.

The comment period for this project is set for Oct. 17. For more information and to see meetings when they are scheduled, go to <https://tinyurl.com/3davezhj>

Maguire said they will be hosting office hours at the Bank of America building for residents to ask any questions they have. The office hours are tentatively scheduled from 10 a.m. to 3 p.m., but Maguire said it's best to reach out and confirm at kevin@bbhousing.org first before heading out.



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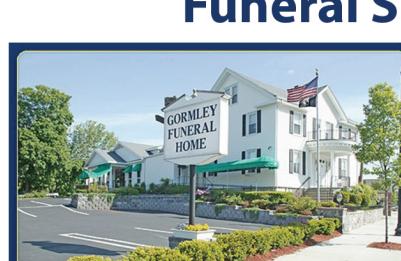
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Legals

Commonwealth of Massachusetts
The Trial Court – Probate and Family Court

INFORMAL PROBATE
PUBLICATION NOTICE

Estate of: Amy Lynn Gilvarry
Also known as: Amy Gilvarry, Amy L. Gilvarry
Date of Death: August 10, 2025

To all persons interested in the above-captioned estate, by Petition of
Petitioner **James Declan Gilvarry of Haverhill, MA**

James Declan Gilvarry of Haverhill, 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: 09/25/2025

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court
Docket No. SU25P2090EA

**CITATION ON PETITION FOR
FORMAL ADJUDICATION**

Estate of: Barbara J. Ansley
Also known as: Barbara Ansley
Date of Death: 06/16/2025

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

Brighton House Rehab & Nursing of Brighton, MA

requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition.

The Petitioner requests that:

Jonathan J. Davey of Quincy, MA
be appointed as Personal Representative(s) of said estate to serve **With Personal Surety** on the bond in **unsupervised administration**.

IMPORTANT NOTICE

You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 A.M. on the return day of 10/27/2025. 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. Janine D. Rivers,
First Justice of this Court.**
Date: September 15, 2025
Stephanie L. Everett, Esq.,
Register of Probate

Boston Bulletin:
09/25/2025

DOCKET No. SU25P2070EA
Suffolk Division

The Bulletin

Classifieds

HELP WANTED

Keystone Strategy, LLC seeks Core AI Engineer II in Boston, MA (may telecommute from any location in US). Develop & deploy machine learning models and software applications; design, implement, & test machine learning models. Salary: \$190,000-\$200,000 per yr. Mail resume & ref Job#109: Keystone Strategy LLC, 116 Huntington Avenue, Suite 1200, Boston, MA 02116

Real Estate Analyst (Boston Moves Real Estate LLC, Boston, MA 02215) Full-time; Duties: cnct RE mrkt rsch + eval invstmnt opps. Reqs = Bach. in Fin, Econ, or related + 1 yr exp as an anlyst in RE industry. Full job desc. & reqs at <https://jobquest.dcs.eol.mass.gov/JobQuest/NewJobDetails.aspx?jo=23080306>. To apply, send resume to manager@bostonmovesre.com.

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**Commonwealth of Massachusetts
The Trial Court
Probate and Family Court**

NOTICE OF ASSIGNMENT
Docket No. ES24D0828DR

Dania Gonzalez vs. Jose Roa Arias

The moving party is responsible for giving notice to responding parties. A certificate of service must be filed with the court prior to the hearing.

**Essex Probate and Family Court
(978)744-1020**

PLEASE TAKE NOTICE that the above-referenced matter is hereby scheduled for hearing at the Probate and Family Court as follows:

Date: 10/07/2025
Time: 08:30 AM
Place: 2 Appleton Street,
Lawrence
Session: Judge Ulwick
Lawrence Session
Event: Motion
Judge
Assigned: Hon. Jennifer M. R. Ulwick

PROPER DRESS REQUIRED

Date: August 21, 2025

IMPORTANT NOTICE

UNCONTESTED TRIAL:
If the case becomes contested on or before the uncontested trial date, the matter may be assigned for immediate pre-trial conference.

CONTESTED TRIAL:
If the case becomes uncontested prior to the contested trial date, please notify the clerk at the telephone number provided.

TRIAL:
You must comply with the pre-trial order before the trial. Failure to do so may result in the imposition of sanctions.

CONTINUANCE:
You must present a motion to continue before the above named judge.

**Hyde Park Bulletin:
09/25/2025**

**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: September 16, 2025
Stephanie L. Everett, Esq.,
Register of Probate

Boston Bulletin:
09/25/2025

Hyde Park Bulletin:
09/25/2025

Boston Bulletin:
09/25/2025

Community Service Directory

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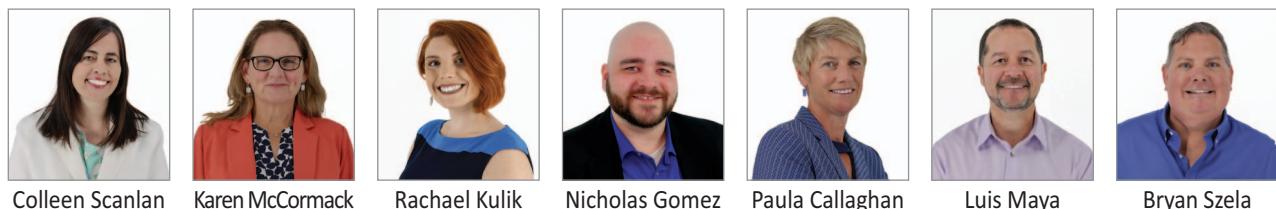
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