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The Bulletin

A newspaper dedicated to the community

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January 29, 2026



Hyde Park residents look over the proposed S+S zoning changes during last Thursday's meeting.

PHOTO BY MATT MACDONALD

Community-generated S+S zoning map approved in HP City's turn to reply

Matt MacDonald
Staff Reporter

Last Thursday, a community meeting – coordinated by the Hyde Park Neighborhood Association (HPNA) – was held to present, discuss, and vote on a proposed Squares + Streets (S+S) zoning map for Hyde Park's downtown business district: Cleary Square.

This community-generated map – approved by the approximately 40 Hyde Park residents in attendance – will now be submitted to City's Planning Department in anticipation of the imminent release of its own S+S zoning proposals for the area.

The map will serve as a reference point during what will likely be a 45-day public review period after the release of the Planning Department's proposed zoning changes. It also encapsulates the neighborhood's effort to maintain some control in a process that has been playing out since early December 2023 – when City Hall proposed six new zoning districts as part of its S+S initiative.

Where applied in selected neighborhood business areas (17 are listed across the city), S+S districts would supersede existing zoning and would allow for residential development of increased height and density (the

S+S zoning districts go from four stories at their low end, to five stories, to seven stories, and then to 145 feet or approximately 12 stories at the upper end) – likely at the expense of future business/commercial/active use.

The release of the proposed S+S zoning districts was met with much concern, suspicion, and pushback, at least in Hyde Park. This continued after the Hyde Park community planning process kicked off in February 2024, and after the S+S zones were adopted into the citywide code that April. Stoking this was the lack of both meaningful com-

Squares

Continued on page 10



Hundreds of residents at the Jackson Mann Community Meeting in 2024 made their voices heard: a new center is needed.

FILE PHOTO

Breadon still fighting for Jackson Mann

Says City Council presidency may help

Jeff Sullivan
Staff Reporter

District 9 City Councilor Liz Breadon won an unexpected victory in this session's vote for City Council president, and she said one of the biggest issues for Allston Brighton that she wants to push forward is that of the Jackson Mann Community Center.

"I think being in this new position definitely elevates my issues; it certainly puts me on a different bully pulpit," she said. "I will be working totally with the administration on all sorts of issues across all sorts of policy issues and topics, but I will continue to be a strong advocate for the Jackson Mann. I think it's really important to remember that Allston Brighton is the same size as the City of Somerville, and we have a community center at the moment that is very much degraded and not meeting the moment in terms of what we need for a modern, 21st century community center in Union Center in Allston. I'm hopeful we will be able to move the ball down the field."

If you're unaware, the city was planning on shutting down the Boston Centers for Youth and Families (BCYF) Jackson Mann Community Center in 2022 when the Jackson Mann school and Horace Mann School for the Deaf and Hard of Hearing were shut down as well. Both buildings – connected but technically separate – were (and

Jackson

Continued on page 4

WR 175th anniversary celebration in the works

Several celebrations on the way

Susan Kryczka
Staff Reporter

West Roxbury Main Streets is creating a series of months-long events to celebrate West Roxbury's 175th founding in 1851 as an independent municipality. Lindsey Chase, executive director of West Roxbury Mains Streets (WRMS) hosted the initial planning meeting on Thursday, Jan. 22, with 25 community members and business owners in attendance providing ideas for the festivities to come.

Already on the drawing board is a "save-the date" for what will be a fundraising and entertainment gala on May 16, 2026, at the Irish Social Club. Chase talked about some of the goals for the celebration.

"This year, West Roxbury turns 175. So, there will be scattered events... the approach to this event will be nostalgic, fun,

WR 175th

Continued on page 2



About 25 residents came out last week to plan for the upcoming 175th anniversary of the founding of West Roxbury as an independent municipality.

PHOTO BY SUSAN KRYCZKA

Residential property tax hike and ‘unfair’ health insurance costs ire longtime WR residents



Residents and business owners debated recent tax policy during this month's meeting of the West Roxbury Business and Professionals Association.

Dilani Yogaratnam
Staff Reporter

On a 7-degree day, Jan. 21, members showed up bright and early for the monthly West Roxbury Business Professional Association (WRBPA) meeting where President Jim Hennigan lamented that newly-elected Council President Liz Breadon’s absence as featured speaker was due to transition duties.

The role of city council president deserves a story in itself, as a few candidates battled for the spot, but in a late-night meeting Breadon secured the role, with support from the mayor.

Taking her place as featured speaker at the Corrib Pub in West Roxbury, District 6 City Councilor Ben Weber provided

a short talk and then entered into a debate/civics class with a couple of members on two significant issues: a residential property tax increase and on undocumented workers’ rights to free healthcare. Weber stood his ground by saying he was not familiar with some of the strong remarks made and appeared to attempt to de-escalate and present balanced views.

First, Weber mentioned that one of the first things a city council president does is assign committee chairs and since Breadon’s leadership has changed, he is now the new chair of the Ways & Means Committee, which involves oversight of the city budget.

“(Former Boston Mayor Thomas) Menino invented this position of being chair of this committee and it really taught

him how the city worked,” he said. “So I really want to be able to have that view in to how our city works, how we are bringing in revenue, and how we are spending money. I think it’s going to be a crucial issue to work on over the next two years because we have issues with taxes and loss of federal aid.”

Only last year Weber and At-Large City Councilor Erin Murphy fought for funding toward another day of programming for seniors at the Boston Elks Lodge Senior Pilot Program, now run in partnership with Ethos off of Spring Street in the neighborhood. Now that he is chair, he said he is excited to have more influence in helping Bostonians meet their needs and goals. City budget proposals occur in April and are later voted on in June. Savings rather

PHOTO BY DILANI YOGARATNAM

Classifieds

Boston Energy Trading & Marketing LLC seeks candidates in Boston, MA, multiple openings for each role. Quantitative Analysts – Battery Energy Storage Systems: duties incl. use analytical math to create optimization models, req’d Bach. deg. in Math, Econ., Comp. Sci., Eng., or closely-related quantitative field & 24 months exp. w/ 1) dev. quantitative models using Python 2) using cloud computing platforms 3) conducting data analysis using electricity market data & 4) supporting management & marketing of utility-scale energy projects. Salary range: \$70,949/yr to \$165,000/yr Quantitative Developers: duties incl. use Python to build software apps and toolkits. Hybrid remote work allowed, must live w/in commuting distance. Req’d Bach. deg. in Comp. Sci., Comp. Eng., or closely-related & 36 months exp. as Quant. Developer, Software Developer, Software Eng. or closely-related where such role included utilizing C/C++, utilizing SQL databases, & working w/ Python incl. Pandas & NumPy packages. Internships ok. Salary range: \$131,082/yr to \$184,000/yr Email resume to info@betm.com to apply.

than additions will be the budget’s aim, Weber said. To illustrate his point, he mentioned the Boston Public Schools system is under a hiring freeze in order to stay on budget.

Before Weber could escape from the spotlight, Jack Flanagan, a longtime West Roxbury resident, raised his hand and launched into a critique of Mayor Michelle Wu, particularly on residential property taxes.

Wu’s proposal to slightly lower the tax burden was shot down in the state senate.

“Senior citizens out here are getting hammered. The tax burden has crippled senior citizens, who are a large share of homeowners in Boston. Only 35 percent of Bostonians are homeowners,” Flanagan said (and that is the number put out by the city). Due to the unfair tax burden, he asked what Wu was doing about the roughly \$500 million in excess funds. Two state house representatives are proposing legislation to relieve the tax burden, and

Flanagan wanted to know if Breadon and Weber were behind that.

Earlier, before the end of the year, Boston city councilors filed a home-rule petition to lower residents’ tax bills by slowing the rate of decrease of commercial property taxes and using those savings as relief for residential property taxes. “I thought it was a good proposal. Senator Rush brought it before the senate and it failed 33-5,” Weber said, referring to Wu’s proposal. In regard to the current legislation, he said he supports parts of the package.

Weber’s issue is that the state is proposing tax relief without a way to pay for it, which he does not favor. “If we have tax cuts without a way to pay for them, that is going to likely result in pay cuts or layoffs for service workers like police officers and EMS workers.”

Flanagan again asked if Bostonians had rights to the \$500 million in excess funds.

WRBPA

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WR 175th continued from page 1

light, sort of like a reunion, a celebration of the past and the present.”

She emphasized that all the celebrations would encourage visits to West Roxbury to patronize the small businesses and commemorate “those who came before us and those who are here now.”

May 16 will be a ticketed event and offer entertainment, photos, memorabilia, hors d’oeuvres and a silent auction. “All Roads Lead to West Roxbury” is the suggested theme. Chase said the longer-term objectives include raising funds for WRMS to continue a similar event every year and create sustainable items like photos for later use within the district. “I encourage you to think about anything, let me

know any ideas that come to mind. We want it to be a fun and welcoming event for everybody... no idea is crazy,” she said.

The group’s reaction was enthusiastic. “You nailed it,” said Myles Duffy, supporting the idea that whatever is created could be used to celebrate all year round. “Wouldn’t it be a shame for so much planning for one night only?”

Photography projects are already in process, said Chase, with the idea of placing these in local businesses. “Are you thinking about a taste of West Roxbury or diverse things?” asked West Roxbury Neighborhood Council member Steven Smith. Chase said a focus on businesses within the district is a priority. Smith offered to fol-

low up on a lead for a comedian or other entertainment.

Non-profits were also encouraged to participate. Sandy Serkess of The West Roxbury Historical Society has already scheduled events.

“West Roxbury is so different than the rest of Boston,” she said. Tours are already planned of buildings and home locations. “All the families who made West Roxbury, we’re talking about them. Who they were, where they lived and what they did ... if they needed anything they had to do it themselves. They had only themselves to depend on.”

A tour of the Westerly Burial Grounds, on Centre Street, where many of West Roxbury’s early families are buried, is planned for the summer. Kelly Thomas from Boston Parks and Recreation will be leading the tour.

The question of the 600-person limit at the Irish Social Club and how best to sell tickets was raised. “We’re just starting this conversation ... we would have to figure out what is the event, are we’re having a D.J and a band, so people get value for their ticket,” said Chase.

Another topic was about how best to sell tickets, identify sponsors for tables, gift baskets, and raffles. Offering a silent auction was discussed. Hors d’oeuvres would be served to encourage people to move about and participate more than a sit-down dinner. “People want to see old friends and talk to them,” said one person.

For monthly events, plenty of ideas emerged. Mark Cohen, representing District 6 City Councilor Ben Weber, suggested including the schools. “We value our schools. We

have some of the best private and public schools in the system, so when we design an event, it would be really nice to have one that focuses on the kids. That’s the future of West Roxbury.” Tying a children’s event to a Little League baseball event was also suggested.

More details and meetings will be forthcoming. “This is just the first planning meeting. I need to have input and feedback from everyone in the community,” said Chase. To suggest other activities, email Lindsey Chase at director@wrms.org.



JP housing committee opposes 3266 affordability changes

Opposition showing results

Richard Heath
Staff Reporter

The Jamaica Plain Housing Committee (JPHC) never gives up.

At its Dec. 16 meeting developer Marc Kaplan of Eldev LLC explained why he had to change the inherited affordability agreement on 3326 Washington St. in Jamaica Plain, a five-story, 43-unit apartment building opposite the District E-13 Boston Police Department station.

As reported by The Bulletin, the housing committee told Kaplan to come back in January with a better plan.

The housing committee and its allies met on Jan. 20, but without Kaplan, and went over their objections again. “He snubbed us,” said committee chair Danielle Summer Kieta. “I tried my best.”

In response to The Bulletin the next day, Kaplan’s attorney Jeff Drago wrote, “Neither Eldev nor my office was invited” to the Jan 20 meeting.

The notice of project change for 3326 Washington St. was on the Jan. 13 BPDA agenda but was abruptly pulled off. The Bulletin could not find out why or by whom, but housing committee member Kathy Brown explained why on Jan. 20. A few housing advocates called Sheila Dillon chief of housing and complained, she said.

“Sheila didn’t know there was this much opposition. She apologized and got it off the agenda. Sheila wants to talk with us,” Brown said.

Alexander Sturke of the Mayor’s Office of Housing (MOH) confirmed this the next day. “This is what I have heard in our office,” he wrote The Bulletin. “When Sheila heard about the issues in the neighborhood, she had the project pulled off the agenda so the MOH could engage with the community more.”

As Kaplan explained on Dec. 16, the project change he proposes would replace three,

on-site affordable units with three, mobile vouchers; this created great opposition summed up by Jamaica Plain Neighborhood Council (JPNC) chair Stacey Renee Welch.

“You come in and scream costs; you’re still getting paid,” Welch said.

“This is by design. You’re selling us out for financial gain. You’re very disrespectful. Don’t come to us with changes. You got caught,” she said.

The same arguments were repeated almost word for word on Jan. 20; a letter of opposition was drafted to be approved by the JPNC at its Jan. 27 meeting, taking place after The Bulletin’s deadline.

The letter said in part, “at a time when Jamaica Plain continues to face an acute housing affordability crisis, any diminishment of onsite affordable housing is unacceptable.”

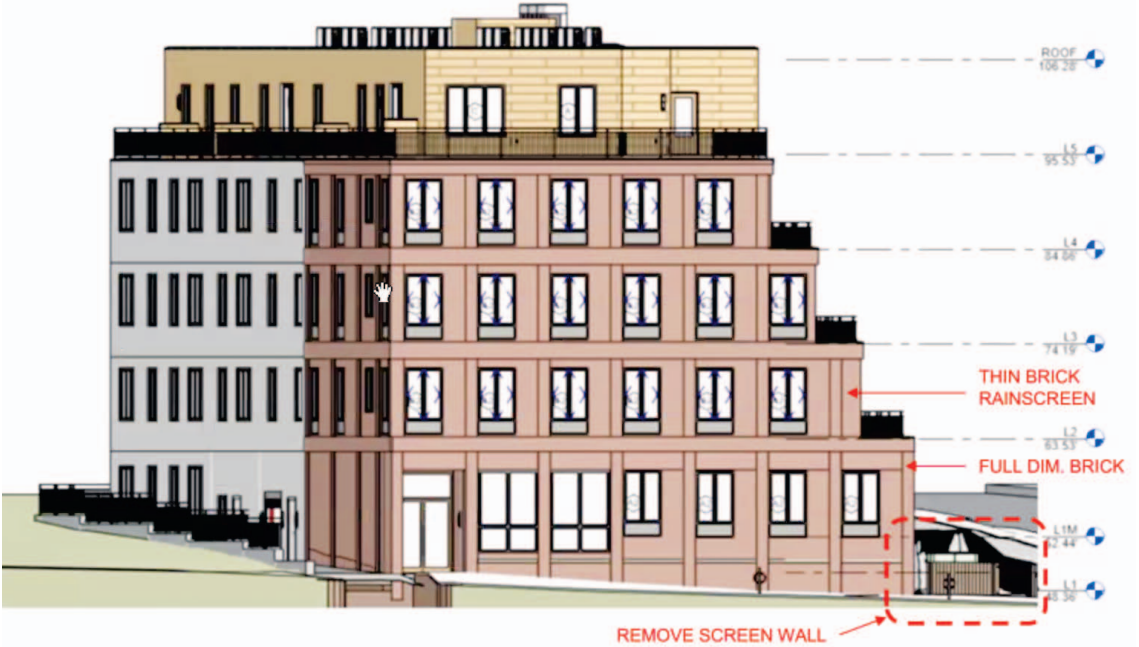
“The proposal to replace some onsite affordable units with voucher set-asides that are not project-based... relying on residents to bring their own mobile vouchers...do not constitute additional affordability in this project.”

The developer is not honoring the commitments he made in April 25, 2025 the letter said.

But what seems to literally infuriate the committee members and its acolytes is the absence of a community meeting to review the changes, that, according to the Boston Planning Department, are not required but which JPNC members like Alcurtis Clark declared “is our right.”

The letter was approved but the meeting dissolved into venting and allegations. Welch opened the floor.

“I’m trying to be kind,” Clark said. “Developers get their approvals then they come back and say they can’t do the affordable because of the banks. It’s disingenuous. They get all the variances and then they flip it to get more value. It’s a well-known process.”



A rendering of the revised elevation of 3326 Washington Street with new window and ground floor designs. COURTESY PHOTO

“Three-two-six-six Washington St. is a precedent. The new developer still has to come back to us,” Welch said.

Clark said she was still bitter about Doyle’s. “They pushed Doyle’s right by us,” she said. “They’re taking away our voices.”

“Lee Goodman wrangled Needham Bank to give him more money.”

“Force this public hearing [on 3326 Washington]. We have a right to challenge it.”

Committee member Willie Mitchell seemed more aggravated. “We got our hands spanked by City Hall,” he said. “There’s a pattern of these developers. They try to be nice about it, still smiling, but they have a way to get things done the way they want. We’re powerless.”

“We can’t be nice anymore,” Mitchell said. “Lee Goodman, he moved to Brookline and forgot about his commitments. I was surprised he got Needham Bank; they just swooped right in.”

Apparently Eldev LLC feels that it has already held its community meeting on Dec. 16 with the housing committee.

“We followed the BPDA and MOH process that is in

place,” Drago wrote The Bulletin, “to present some amendments to the project.”

“We did not change the affordable percentage or the number of units in our proposal to the city; we simply worked with MOH to come up with a plan that will be viable and acceptable to the banks to get financing.”

“We will follow any process we are given by MOH,” Drago wrote.

There was a discussion among acolytes of the JPHC that a forum be organized to prepare a statement of what the community wants developers to do; their argument is that it is always the community who negotiates with developers.

An example of the direction this might take was at the Jan. 13 BPDA Board meeting at which the Rogerson Communities’ senior housing/memory care development was also on the agenda with 3326 Washington St.

As the BPDA prepared to vote, board member Matt O’Malley congratulated Rogerson for doing “yeoman’s work with the community.”

“We got 150 letters to the BPDA,” he said. “You engaged positively with the commu-

nity.”

Rogerson’s architect Phillip Saad explained why: “The building was redesigned, the density was lowered from seven stories to six and the number of senior supportive apartments was reduced from 71 down to 41.”

In the emerging ideology of the JPHC, which never reviewed the Rogerson plans in two years, it seems the loss of 41 senior apartments is legitimate because it complies with the voice of the community that the housing committee and its allies feel is being lost.



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R.I.P.: the queen of Courtney Road

The Queen of Courtney Road has been gone for a few years now from her cherished Ward 20 abode of about half a century. Mary Lou Von Euw has been residing in a memory unit in Framingham for the past several years, but now she has left her earthly queendom in a stirring funeral Mass at Brighton’s St. Ignatius presided over by Rev. John Wronski, S.J., to be with beloved husband David in whatever phrase you want to describe the great hereafter: “Green pastures,” “Where they ring those golden bells,” “The Great Beyond,” “The Promised Land,” (“When they call the role) Up Yonder,” and, of course, “Paradise.” Okay, most of us call it heaven.

She was a compassionate woman who dedicated her life to doing good and being kind, not making money. Certainly, her late husband David and her two children, David and Michelle, would not dispute this premise, but so also would the hundreds, if not thousands, who have interfaced with this woman over more than half a century – from the Peruvian peasants, to those to those receiving marriage preparation for the Archdiocese, to those awaiting organ transplants and difficult baby deliveries at Tufts Medical Center, previously called Tufts New England Medical Center (NMEC) in Chinatown, the successor to the Boston Floating Hospital for Children.

An inspiring Sister of St. Joseph who taught in Rockland before volunteering for South



My Kind of Town/
Joe Galeota

American duty, she headed up Sunday School operations at Holy Name on the Roslindale-West Roxbury border as well as coordinating marriage preparation courses for the Archdiocese of Boston; she also taught its seminarians, and then eventually became a lay hospital chaplain.

On a secular level her Kentucky Derby parties every May drew a large contingent as did her post-Christmas Yankee-swap festivities on Courtney Road. She energized Boston College choral director Meyer Chambers by catalyzing the progressive dinner parties on her street for his collegiate choral members every December.

As her death notice said, she was born in Newton, raised in Natick, lived in Lima, Peru, and spent her final days in Framingham, but was at heart a Bostonian after living for 50 years in West Roxbury. Yes, it’s not only her family’s loss, it’s the city’s loss as well.

P.S.: The Von Euw Kentucky Derby parties still occur at a Milton nursing home, as will all the specialty-engraved mint-julep glasses, win-place-and-show tickets, and fitting song sheets, which are in the care of Aunt Mary, who trots them out on the first Saturday of May of every year for her elderly friends.

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still are) in deteriorated condition, despite being built in the 70s (many Boston Public School buildings are more than 100 years old, and while that’s a different story, it’s somewhat relevant here).

The city since instituted some shoring-up measures for the building after abandoning the idea of shifting programming to the Brighton High School. But little has changed, and many advocates say a new building is as needed as ever.

However, Bredon said she is seeing some movement in the process.

“We’ve been working with Public Facilities, and they’ve been doing test pits on different scenarios for things like a community, a community center with housing, do we need a pool with the community, or a community center with a school,” she said. “They’ve been doing a lot on that, and we’re hoping to hear about what they’ve been working on in February and then continue this process.”

Though the process seems very much stuck where it was all the way back in 2023, with a community survey from the city still on the Jackson Mann webpage – <https://tinyurl.com/mr2znbfv>

Bredon said it is frustrating working within the capital planning process, because progress is slow, if at all.

“I think the one thing that’s discouraging for me when we’re looking at capital planning and

projects is that sometimes things are identified as projects they would encumber debt for, but they never actually come to fruition over time,” she said. “Obviously if there’s a change in administration or economic conditions, things shift, but I think in our case it’s very clear we do need a community center.”

Bredon said, however, not to lose hope.

“The timeline is the question, but it’s undoubtedly a very important piece of our community infrastructure that’s missing, a functioning 21st century community center,” she said. “It has to happen. It’s non-negotiable for the community in Allston Brighton.”

However, that’s not to say Bredon is satisfied with the process so far.

“I’m impatient for things to keep moving, let’s put it that way,” she said.

And if you want to see a bit of Bredon’s impatience, her team has put together a six-and-a-half-minute “greatest hits” video of each time she has asked the administration – from 2020 to 2024 – for updates and movement on the Jackson Mann. Go to <https://www.youtube.com/watch?v=tgCGQ1nT4ZM> to see it.

“What do we have to do in Allston Brighton to get anybody to pay attention?” she said during a 2024 City Council budget hearing.

The Allston Brighton Community Development Corporation

(ABCDC) is currently conducting another community survey, and while it might seem like all one can do is take a survey again and again and again, Bredon said the more community interest that stays on this project, the more political will can be mobilized.

“We need to get community feedback on what residents would like to see in a community center and just the particular subsections of our population – elders, families with children, youths who have grown up in the neighborhood, young adults who have come to the neighborhood who want to be connected and need a third space where they can engage with their neighbors – I think the more feedback we can get on what people’s vision for what a community center can be, it’s just all valuable,” she said.

The ABCDC’s survey can be found at <https://tinyurl.com/7u2sj42y>

And while the underlying thought by many outside of Allston Brighton might be “What are students going to do with a community center?” Bredon pointed out that more demographics than just students live in the district.

“We love our students, they add a lot of vitality and are certainly an economic driver in the community,” she said. “The reality is that the student population is probably about 20 percent of the population of Allston Brighton. It’s not the whole population of Allston. We have a host of people who live here. It’s a very diverse community that requires this kind of support.”

Ask Rusty – About Claiming Social Security Early and Investing It

Dear Rusty: I am a 63-year-old single lady, and I have questions regarding Social Security “early retirement,” though I will still be working full time.

I know there is a maximum allowable income limit and, if I exceed that, I will need to return probably 2/3 of my received Social Security benefit. I’m thinking about taking those early SS benefits (about \$1,400 per month) and putting them in my high yield savings or CD where I can gain the interest on it and have it stay “liquid” so I can return what I need to. My current interest rate is 3.65% on the savings, and over 4.25% on CD, with options for 3,6,9 mos. or longer- but I want to be able to access the money to pay Social Security back at the end of the year. Can you advise me on this? Signed: Still Working but Wondering

Dear Still Working: I commend you, for investigating your options before claiming early Social Security benefits while still working. FYI, the 2026 annual earnings limit for those collecting early SS benefits is \$24,480 (changes annually). If your 2026 work earnings exceed the annual limit, Social Security will take away \$1 in benefits for every \$2 you are over the limit. The annual earnings limit lasts until you reach your full retirement age (FRA), and the limit is about 2.5 times



Russell Gloor
AMAC Certified Social Security Advisor

higher during the year you attain FRA.

FYI, when you apply for benefits, Social Security will ask if you are working and, if so, how much you make. Using that info, they will evaluate whether you can take benefits now and, if so, how many months they can actually pay your benefits. For example, if your projected 2026 earnings are, say, \$100,000, you would be about \$75,000 over the annual limit which means that half of that (\$37,500) would need to be paid back to SS. Since your monthly SS benefit at your current age would be about \$1,400 per month, Social Security will say that you are temporarily in-

eligible to collect early benefits because you cannot pay back within one year what you would owe for exceeding the limit. In other words, they won’t pay your SS benefits just yet because your earnings are too high and they do not want to overpay benefits which you will only need to return.

For additional perspective, if your expected 2026 earnings are less (say about \$50,000) – that means you would be about \$25,000 over the limit – about half of that (about \$12,500) would need to be paid back to SS. In that event, SSA would tell you they will withhold 9 months of your SS payments in advance and pay your benefits for only 3 months. This because the overpayment, with your current benefit of about \$1,400, could be recovered by withholding your SS payments for 9 months. They do not want to intentionally overpay your SS benefits.

So, despite your best repayment intentions, Social Security will not favor intentionally overpaying your benefits. Historically, overpayment of benefits due to exceeding the annual earnings limit has been a notoriously difficult issue for the Social Security Administration. So, to get your

West Fairmount remembers MLK

Awards local residents

Diya Bhandari
Staff Reporter

On Monday, Jan. 19, the Hyde Park community joined together virtually for the sixth annual Dr. Martin Luther King Jr. Convocation and Community Builder Awards Program.

With the hopes of both honoring Dr. King’s legacy and celebrating the several community leaders whose works reflect his mission, the program consisted of several speakers. The line-up included Dr. Michael Curry, Esq., Marcia Kimm-Jackson, Ruthzee Louijeune, Cecily Graham, and artist Apollo Articulated.

Opening the program, founder of West Fairmount Hill Community Group and racial equity advocate Marcia Kimm-Jackson reflected on Dr. King’s work and emphasized applying his philosophy to the current social climate.

“Dr. King’s response to hate is really love and non-violent resistance. He spoke of a community bound to-

gether by love, a love that transcends race, religion, and background,” she said.

“It is this love that charges us to seek justice for all of our members in our communities, especially though, for those who are marginalized. It is this love that compels us to write letters, to march, to boycott, to speak out, to protest injustice really, to come up against the pure hatred we see coming from the White House.”

At-Large City Councilor and Hyde Park resident Ruthzee Louijeune followed by addressing the value of recognizing diversity in current times and working towards an equitable democracy through individual action.

“We are in wicked times for so many in this country who believe in democracy, who believe in building a multiracial democracy and a multi-class democracy—the democracy Dr. King himself was trying to build,” said

Louijeune.

“It is incredibly important that we ask ourselves individually what we’re doing in this moment to respond and what we want the generations that are to come to see where we stood and what we did in these moments.”

She added, “I think that Dr. King would be very ashamed of where we are in our country and in this moment, and if we really are to honor his legacy, we’ve got to move our feet. I hope that everyone, regardless of where you are, what you’re doing, what you have, what you don’t have, figures out how to move their feet.”

With that, the program transitioned to the keynote address by Dr. Michael Curry, Esq., who examined the lesser-known struggles Dr. King faced during his lifetime.

“There is a false narrative of Dr. King. In this moment we sit here tonight, today and we think that he was always

popular,” Curry noted.

“The problem with that narrative is even Black folks had problems with Dr. K. They thought his non-violent approaches and campaigns were not the right approach for the movement. They thought that he took too much attention, legitimately so, from the many activists across the country who just didn’t have the microphone and weren’t recognized.”

“We celebrate Dr. King’s work,” Curry explained, “but we rarely talk about his struggle.”

“Especially today, when speaking out comes at the potential cost of political backlash and threats to funding,” Curry said as he highlighted Dr. King’s courage to commit to justice in the face of criticism and at the cost of comfort.

Referencing his own personal experiences as a civil rights activist, Curry described the various challenges he, too, faced. Still, he stood

firm on his outlook that “if you ever want to lead on anything that changes circumstances and conditions for people, expect to be disrespected.”

He asked, “are you girded enough to still show up at the next meeting? Are you girded enough to still work with that person who disrespected you? That is the real challenge because so many people walk away because they want to protect their peace, they want to not deal with conflict”

“Dr. King’s story is about conflict,” Curry said as he wrapped up his speech. “It’s about sacrifice and service, and I ask you, what is your sacrifice?”

The WFHCG also awarded its Community Builders Awards to Pat Alvaraz, Randy Brinson, Lisa Consalvo, Cathy Horn, Jay Paget, Dana and Marinell Rousmaniere, Mystie Thevenin, Carolyn Tomlinson, and Malika Whitley.

For more information on the group, go to <https://westfhcommunity.org>

WRBPA continued from page 2

Weber called it a rainy day fund to use for things like overtime pay of a Super Bowl parade, which cannot be planned for in advance. Flanagan then asked if Wu has a backup plan, as the rising tax costs are not sustainable. Weber countered by saying the value of residential property is going up, so while the tax burden is higher, the actual value of homes is also up and unfortunately, residents will only enjoy that benefit when homes get sold.

Weber also said Boston is different from cities like Seattle who can increase tax revenue through other means, other than real estate. Due to history involving anti-Irish bias in the statehouse, generating tax revenue is much more restrictive in Boston than other places, Weber said. “We are stuck in this real estate revenue place, and commercial property values are going down while residential property values are go-

ing up.”

Weber expressed frustration with the state senate for giving commercial landlords a break at the expense of Boston residents. “I don’t know why they took that tactic. I feel like we gave them reasonable options.”

Weber concluded by saying he would look into ways of reallocating funds before Hennigan urged momentum of the meeting.

Without sugarcoating her question, Marilyn Cushing, an 84-year-old West Roxbury resident, asked how much money taxpayers were spending on health insurance for “illegal aliens.”

“No one will answer this question,” she said. “I’ve worked since I was 14. I’ve paid

my dues. I don’t like paying someone else’s dues. This is very serious and no one will answer, not even the mayor.”

Before allowing Weber to speak, she said she did not want to see anyone go hungry or cold but everyone should follow the legal process.

Weber summed up his response by saying that, regardless of views on immigration, immigrants, illegal or otherwise, add to the economy, according to the data. Cushing asked how many are working, to which Weber replied “many.”

Cushing then said many are not working and that Weber knew this too. Weber said he honestly did not know that. But he did offer that during his time in Tennessee this issue came up at a hearing, and a healthcare executive said not a lot of

money went to illegal immigrants as their concerns were short-term – for example, pregnancies or injuries – not prolonged cancer treatments.

Lightening the mood, Frank Barone spoke enthusiastically about his new franchise of Woofgang Bakery and Grooming in the Star Market plaza on Centre Street, in place of the old Edible Arrangements. Hennigan joked about his terrier being so difficult it was banned from three separate grooming facilities so he wouldn’t inflict his moody pet on the new pet grooming and bakery business.

Barone grew up and continues to live in Dedham and

coaches sports teams. He worked at Dunkin’ brands for 20 years, running their analytics department. After COVID he worked at Planet Fitness and after working for major corporations, he said it was time to follow his passion and he loves pets.

“It’s grooming for dogs, but it’s set up like a spa. We offer blueberry facials,” he said to a room of laughter. “Cookies, muffins all dedicated to dogs. A farmer’s market too. We’re just trying to make it nice for the community.” Woofgang opened its doors in early December and hopes to do partnerships with other local businesses.



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ACA resigned on rentals

Car breaks only real crime concern



Residents were mostly concerned with the fact that most new projects in Allston are coming in as rentals, and no new homeownership opportunities are being offered.

Jeff Sullivan
Staff Reporter

The Allston Civic Association (ACA) met last week in a virtual format with a somewhat light agenda.

“Some people like that, some people really don’t,” said ACA President Tony D’Isidoro.

But one issue discussed may raise an eyebrow. Development Attorney Joseph Hanley brought a brand new proposal for 1200 Soldiers Field Rd., which was previously part of a planning area for a new headquarters for WBZ, approved in 2023.

“WBZ had gone through Article 80 (Boston Planning Large Project Review) to turn the site we’re at now and its adjacent area into its new headquarters,” he said. “And so both of those plans have fallen apart, and Hanley’s client, Jeff Feuerman, has acquired a reduced-sized portion of the site. It’s approximately 18,000 square feet of land.”

Hanley said Feuerman is now looking to put 53 new rental residential units into the building. He said right now they have not brought this to the Boston Planning Department and suggestions are on the table.

“This is the first time we’re really showing anyone this; we have not had a pre-file meeting with Planning and we’re excited to just start a discussion here,” he said.

Most of the ACA members on the call were in favor of the proposal, if a bit hesitant.

“We have a large number of renters, and home ownership is dwindling with every new development,” said member Tom

Lally. “Have you considered doing condos here? Has that been remotely considered? It would be a lot more desirable to the community if they were condos, which means people would stay in the neighborhood.”

“You can’t make the numbers work at all, financially,” said Feuerman. “They just don’t work on these projects right now, just the way the rates are and what’s happening. There are a lot of projects just not doing well in the newer buildings, and I just can’t see how today’s economic world would be viable for doing condos here. I always keep it in the back of my head, and I always build units that are condo quality.”

Hanley said he didn’t feel it would be right to promise condos when they couldn’t deliver.

“If we come in and promise, Tom, ‘Yeah we’re going to do condos,’ and then come back, then that’s not fair either,” he said, referencing several other Allston and Brighton Projects that have nixed much of their condos and/or affordable units recently because of the economic conditions.

Member Bruce Kline asked for increased stormwater drainage protections, and said he sees a lot of untreated runoff – that’s polluted water – go from the buildings on Soldiers Field Road to the Charles River, leading in some instances to toxic algae blooms in the summer.

“Wastewater is definitely going into the river, bacteria counts are way up,” he said. “There is a tremendous amount of runoff into the river from all this development.”

Member Sarah Iwany asked

for one somewhat uncommon improvement: a splash of color.

“It is white, grey and tan,” she said. “Can we have some color of the rainbow, built into any new building in this neighborhood? It’s so boring!”

In other news, Boston Police D-14 Community Service Officer Edward McMahon said the neighborhood has been relatively quiet in terms of crime lately – two aggravated assaults, zero commercial burglaries, and three residential burglaries (one arrest) – but that residents should really consider locking their car doors.

“Last month we had one larceny from a motor vehicle in all of Allston, but in the last two weeks we had nine car breaks, and so it’s spiking up again,” he said.

In a refrain that can be heard from community service officers throughout the city, McMahon said many times these are crimes of opportunity, and that the car door, when the car is broken into, has simply been left open [unlocked].

“There were a couple of smashed windows, but mainly they’re opening doors, so we just warn neighbors to take your belongings in and lock your cars,” he said.

He added that if you do leave your valuables in the car, at least try to keep them out of sight.

“People are leaving credit cards and wallets and pocketbooks and more in their cars,” he said. “Bring all that stuff in. If you’re going to leave coats or anything of value in the car, put them in the trunk.”

COURTESY PHOTO

250 Years – By Enrique Pepén

As 2026 takes course, our nation begins preparing to honor a milestone unlike any other: the 250th anniversary of American independence. For most places, this is a moment of reflection. For Boston, it is something far more personal, and far more demanding.

As a Boston City Councilor, I carry a deep pride in the role this city played in shaping the very idea of America. Long before independence was declared, ordinary residents here stood up to a monarchy that no longer represented their values. They challenged power, demanded accountability, and insisted on a simple but radical principle: no taxation without representation. They dumped tea into the harbor not as an act of chaos, but as a declaration that their voices mattered, and that silence was not an option.

In my hometown of Charlestown, those ideals were tested on the grounds of the Battle of Bunker Hill. Two hundred and fifty years ago, people walked the same streets we walk today and made a choice: to reject rule by a distant power and imagine a new form of self-government rooted in liberty, participation, and shared responsibility. The American Revolution was not sparked by perfection, but by possibility and by resistance.

Today, I’ll be honest. It is



District 5 City Councilor
Enrique Pepén

difficult for many of us to feel proud of our country in the way we might want to. Across the nation, people feel unheard, unsafe, unprotected, and disconnected from leadership that seems increasingly distant from their daily realities. Institutions meant to serve the public feel unaccountable. The gap between power and people feels wider by the day.

Recent events have only intensified that reckoning. This past week alone, Americans have watched disturbing examples of state power exercised without transparency, without compassion, and without restraint. The killing

Pepén
Continued on page 9

Legal Notice

The Massachusetts Department of Transportation

Invites you to a Open House to Discuss

The Lincoln Street Noise Barrier for the Allston I-90 Multimodal Project

Thursday, February 5, 2026
5:00-7:00 p.m.

Josephine Fiorentino Community Center
123 Antwerp Street
Allston, Boston, MA 02135

The purpose of this public open house is to provide members of the community with an opportunity to become fully acquainted with the Lincoln Street Noise Barrier Project. The open house will feature details of the proposed noise barriers planned for construction along Lincoln Street and I-90. Neighbors will have the opportunity to view current barrier plans and details, and to comment on how the barriers will integrate into the neighborhood. Information will be shared regarding the City’s plans to construct a shared use path along Lincoln St. linking to DCR’s Birmingham Parkway bikeway. MassDOT is advancing the work as an Early Action construction project proposed within ongoing planning for the Allston Multimodal Transportation Project. To be added to the project email list, contact the project, or review further information, please visit the project website at <https://www.mass.gov/allston-multimodal-project>.

All residents, abutters, local business owners, and interested commuters are invited to attend. All attendees who sign into the meeting and provide an email address will be entered into the project’s email database to receive project updates. Prior to the meetings, if you have specific questions or concerns for the project team, please email us: I-90Allston@dot.state.ma.us.

This location is accessible to people with disabilities. MassDOT provides reasonable accommodations and/or language assistance free of charge upon request (including but not limited to interpreters in American Sign Language and languages other than English, open or closed captioning for videos, assistive listening devices and alternate material formats, such as audio tapes, Braille and large print), as available. For accommodation or language assistance, please contact MassDOT’s Chief Diversity and Civil Rights Officer by phone (857-368-8580), fax (857-368-0602), TTD/TTY (857-368-0603) or by email (MassDOT.CivilRights@dot.state.ma.us). Requests should be made as soon as possible 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 (10) business days before the meeting.

In the event of inclement weather a cancellation announcement will be posted on the internet at <https://www.mass.gov/orgs/highway-division/events>.

Boston Bulletin: 1/29/2026



What drives the internet?

CONTENT

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Peter J. Flanagan, 74, of Norwood, formerly of Roslindale, lost his long and courageous battle with ALS after 16 years on January 24,

2026, surrounded by family and friends. Born in Boston (Roslindale) on October 10, 1951 to Peter M. and Alice B. (Staunton) Flanagan (originally from Ireland). Survived by the mother of his children and dear friend Donna Flanagan, and children Melissa Mulhern (Jonathan), Peter Flanagan Jr. (Erin), James Flanagan (Alexa) and Stephanie (Drew Wojtasinski). Also survived by grandchildren Noelle, Christopher, Edward, Violet, Hailey, Emma, Jack, Samuel, and Maxwell; and siblings Mary Flanagan Moran (NJ), Stanton and Kilyop Flanagan (AZ), Margaret Menzies (the late William) (CAN). Survived by many nieces, nephews, and cousins in Ireland, England,

DEATHS

Boston, and Chicago. He was fortunate to be cared for at home by dedicated and compassionate aides and nurses led by Ana Uceda and best friend Paul Desmond.

Peter grew up in Roslindale and graduated from Charlestown High School. He spent his adult life in Norwood, with cherished time on Cape Cod. A well-respected electrician, Peter was always eager to lend a hand. He took great pride in restoring the bells at Mission Church.

Known for his determination, deep commitment, and a wee bit of stubbornness, Peter was proud of his Irish heritage. He found joy in finding antique clocks and admired their craftsmanship. Above all, Peter deeply loved his children and grandchildren and was immensely proud of their accomplishments. His twinkling eye and warm smile will be dearly missed by all whose lives he touched.

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, January 29th from 4-7p.m. Funeral from the funeral home on Friday, January 30th at 10a.m., followed by a Funeral Mass at Sacred Heart Church, Roslindale at 11a.m. Relatives and friends are kindly invited. Interment at New Calvary Cemetery.

In lieu of flowers consider donating to Compassionate Care ALS, 753 West Falmouth Highway, Falmouth, MA 02547 / www.ccals.org or The ALS Association Chapter of Massachusetts, 200 Friberg Parkway

#1000, Westborough, MA 01581 / <https://www.als.org>

GEROSTERGIOS



Katherine, of Norwood, fell asleep in the Lord on Friday, January 16, 2026, at Holy Trinity Nursing and Rehabilitation Center in Worcester, following a courageous three-month battle with a serious infection.

The dedicated leadership and staff at Holy Trinity provided her with compassionate care and a period of renewed strength after her two-month hospital stay. In a special blessing, just two days before her repose, Katherine received Holy Communion following the Divine Liturgy celebrated at the facility that morning.

Born in Allston, Massachusetts, Katherine was the beloved daughter of the late Theodore and Panagiota Kontogiorgis. She will be reunited with her parents at Forest Hills Cemetery in Jamaica Plain.

Raised in the rich traditions of the Greek Orthodox Church, Katherine sang for a time with the choir at the Annunciation Cathedral in Boston. She dedicated many years to service at Mass. General Hospital and later enjoyed working in various retail settings, where she delighted in engaging with customers.

Katherine was formerly married to the late Rev. Fr. Asterios Gerostergios. Together they had a son, Nicholas, with whom Kathy lived and shared a deep bond, countless joys, and life's many adventures. She was a loving, guiding, and steadfast mother to "Niko," always his source of strength. Katherine found great pleasure in cooking and baking, continually expanding her cherished cookbook collection.

She is lovingly remembered by her son, Nicholas; her brother, Rev. Fr. Michael Kontogiorgis and his wife, Vicki, of Clifton, Virginia; and her cherished nieces with their families.

Visitation services were provided by George F. Doherty & Sons Funeral Home. A Funeral Service was held at St. Demetrios Greek Orthodox Church in Weston, with interment at Forest Hills Cemetery.

In lieu of flowers, memorial donations may be made in Katherine's name to Holy Trinity Nursing and Rehabilitation Center, 300 Barber Avenue, Worcester, MA 01606.

MASIELLO



Sandra M. (Gruseck) of Roslindale, MA passed away

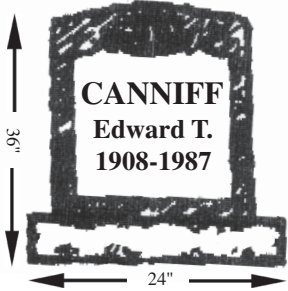
Deaths

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Obituary policy

The Bulletin Newspapers 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.

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Rusty continued from page 4

early SS benefits while you are working full time, you would likely need to lie about your anticipated 2026 earnings on your application for SS benefits, which we strongly discourage. Keep in mind that this all changes when you reach your FRA (67), because the earning limit goes away entirely when you reach FRA (and the limit goes up by about 2.5 times in the year you attain full retirement age). So, depending on your earnings level, you may wish to either wait until your full retirement age, or until you stop working full time, to claim SS.

Now, as for the general idea of taking early benefits and investing them, many have said they wish to do that, and we understand that logic. Our caution is that it requires religious discipline to put the SS money into a higher

yield investment vehicle to accomplish the goal of beating the SS increase realized when you wait to claim. Many who try it succumb to the temptation to use the invested funds for emergency needs (and sometimes non-emergency needs). I offer this only as something to be aware of, as some have shared that they failed in their investment objectives with their Social Security money.

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Deaths continued from page 8

on January 24, 2026, surrounded by her family. Beloved wife of the late Robert A. Masiello. Loving mother of Lisa Masiello of Nashua, NH and Stephen Masiello of Roslindale. Predeceased by her loving parents Joseph and Frances (Fettig) Gruseck and her brother Karl Gruseck of Franklin, MA. Sandra is also survived by many loving nieces and nephews.

Visitation in the William J. Gormley Funeral Home, 2055 Centre Street, West Roxbury, MA on Friday morning, January 30, 2026 from 9-11a.m. Funeral Service in the funeral home at 11a.m. Interment at the Gardens of Gethsemane Cemetery in West Roxbury.

O'RIORDAN



Marie C. of West Roxbury, passed away on January 19, 2026. Beloved wife of the late Luccio Lecce. Cherished sister of Noreen O'Riordan and her husband Patrick of Westwood, Bridie Lynch of Norwood, Cathleen Lyons and her late husband Tony of Killorglin, County Kerry, Ireland, and John Riordan and his wife Sheila of Norwood. Loving Aunt to Holly Symmes and her husband Alan, Colleen MacDonald and her husband Shawn, Linda Riordan, Maureen Riordan, Tony Lyons, Caroline Glynn and Kerry Logan. Marie was born in Cromane, Lower Killorglin, County Kerry, Ireland to her loving parents, the late Michael and Maureen O'Riordan.

Services provided by William J. Gormley Funeral Home, 2055 Centre Street, West Roxbury. A Mass of Christian Burial was held at the Holy Name Church in West Roxbury, followed by interment at Mount Benedict Cemetery.

TZAMALAS



Maria A. (Maniatis) of Canton, formerly of Westwood, and West Roxbury, passed away peacefully, surrounded by her loving family, on January 16, 2026. Beloved wife of the late John George Tzamalass. Cherished mother of Nicholas Tzamalass, and Stephanie Georgaklis and her husband Bill. Loving "Yiayia" of George Georgaklis and his wife Arianne, and Maria Georgaklis. Also survived by many nieces, nephews, and relatives from her home city of Patras, Greece.

Funeral Service was held at St. Nectarios Greek Orthodox Church in Roslindale. Burial was private. In lieu of flowers donations in Maria's memory may be made to St. Nectarios Greek Orthodox Church, 39 Belgrade Ave. Roslindale, MA 02131. Arrangements by P.E. Murray - F.J. Higgins, George F. Doherty & Sons Funeral Home, West Roxbury.

The Bulletin
VON EUW



Mary Lou (Callahan), beloved wife, mother, grandy, favorite relative and friend, entered into the fullness of God's love on January 18, 2026. Mary Lou was born in Newton, raised in Natick, lived in Lima, Peru, and spent her final days in Framingham, but was at heart a Bostonian after living for fifty years in West Roxbury.

A graduate of Regis and Emmanuel Colleges, she earned a certificate in pastoral education in preparation for her career as an interfaith hospital chaplain at Tufts Medical Center. Prior, Mary Lou was a Sister of Saint Joseph, a school teacher, a counselor, and the Coordinator of Marriage Preparation for the Archdiocese of Boston.

Along with her husband, David, Mary Lou authored a guide for engaged couples and played a key part in countless marriages both in that role and as a wedding officiant. While her daughter, Michelle, her son, David, her daughter in law Meaghan, her grandchildren Joey, Ryan, Vanessa and Lea, her brother Tom, her sisters in law Eleanor, Carolyn, and Joan, her best friend Irene, and all her friends and family will miss her spirit, her warmth, her kindness, and her coffee cakes, we are grateful that she will be welcomed by her mother, Betty, her siblings Annie, John, Bernadette and Flav, countless others who felt the power of her love, and most especially, her husband of 43 years, David.

Visiting and funeral services provided by the William J. Gormley Funeral Home, 2055 Centre St., West Roxbury, MA.

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of Renee Good by ICE in Minnesota continues to weigh heavily on our national conscience, emblematic of a broader pattern that raises urgent questions about whose lives are valued and whose suffering is dismissed. At the same time, we are seeing peaceful dissent met with force, communities living in fear of enforcement actions, and democratic norms strained in ways that would have been unthinkable not long ago.

These are not isolated moments. They are warning signs. They force us to confront a hard truth, systems created to protect life and liberty can drift slowly or suddenly toward cruelty when left unchecked. And they leave us with a choice. We can avert our eyes, retreat to the sidelines, and hope someone else speaks up. Or we can remember who we are, and act.

This is precisely why our history matters now. The American Revolution was born from dissatisfaction with leadership that no longer reflected the will of the people. It was fueled by citizens who understood that democracy is not something granted from above; it is something demanded, defended, and renewed by each generation. As we approach this 250th anniversary, the question before us is not simply how we commemorate the past, but whether we are willing to live up to it.

What kind of country do we want to become? And what are we willing to do, and risk, to shape it?

History teaches us that progress has never come from silence or complacency. It comes from courage. From people willing to raise their voices, challenge injustice, and confront power when it drifts toward abuse. That kind of moral clarity is uncomfortable. It is inconvenient. But it is essential if freedom is to be more than a slogan.

Boston has answered that call before. I believe we can, and must, do it again.

Honoring 250 years of independence cannot stop at parades, reenactments, or speeches. It must mean tending to the democracy we have right now. From Charlestown to Hyde Park, and every neighborhood in between, that means refusing to look away when injustice shows up at our doorstep. It means checking in on our neighbors, no matter what language they speak or what God they pray to. It means showing up to community meetings, to mutual aid efforts, to the ballot box, and to the moments when our voices are most needed.

This is how our country was built. Not through grand gestures alone, but through ordinary people choosing engagement over apathy and courage over comfort.

As the nation looks toward Boston during this historic anniversary, let us remind America what liberty looks like in practice. Let us reject silence in the face of injustice. Let us stand firm in the principles that sparked a revolution 250 years ago.

And let us show, once again, that when democracy is tested, Boston does not sit on the sidelines, we lead.



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