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The Bulletin

A newspaper dedicated to the community

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October 30, 2025



The line was out the door last week at the West Roxbury Neighborhood Council meeting that included a discussion on 5 Redlands Rd.

COURTESY PHOTO

5 Redlands opposition includes alleged ZBA zoning misinformation

Susan Kryczka
Staff Reporter

The Redlands Manthorne Willow Neighborhood Alliance, a newly-formed group of opponents of the proposed family shelter at 5 Redlands Rd., presented its case to the West Roxbury Neighborhood Council (WRNC) at its monthly meeting on Oct. 21 at the District E-5 police station. More than 100 people packed the room, forcing some to sit on the floor or cram into the doorway.

Tony Saroufim, WRNC Zoning Subcommittee Chair stated the role of the WRNC. “I’ve had many meetings with you guys. I know you. I want you to be open-minded. Let’s not yell at each other. I visited the site. We asked questions. We can help you understand what is going on.”

Christopher Thompson,

Undersecretary, Executive Office of Housing and Livable Communities (EOHLC) and Colby O’Brien, vice president of programs for Make Opportunity Count (MOC), answered questions from the audience first, followed by Atty. Kevin Cloutier, who outlined the neighborhood opposition to the shelter plan. Saroufim further clarified, “We are not the court, we are not the judges,” he said. “People can ask questions. I don’t want people giving speeches.”

Saroufim said the WRNC could not vote on anything, but each board member could state their own opinion.

“This is a congregate program we are proposing,” said Thompson. “There will be 42 units of shelter in this space, shared kitchen areas, and site services.”

Thompson acknowledged the

concerns about safety and reviewed the eligibility process for shelters saying no Level 2 or Level 3 sex offenders would be allowed in the shelter.

“Staff would be there 24-7. There are cameras everywhere. It is a six-month stay for families, which may be important for children enrolled in school.”

O’Brien added that there would be 15 shared showers, 100 percent lock and key, with rooms inspected three times a week. “We’re here to answer questions on the site. I know there are tensions around the site.”

“You and I had discussions, assuming this is approved,” said Saroufim to O’Brien. “We have agreed that the people from the room here would have monthly meetings with you to address all concerns. Is that going to hap-

WRNC Redlands Opposition

Continued on page 2



5-story, S2-like example



4-story, SC-like example

Kathleen Onufer, Michelle the Mandarin interpreter, and Maya Kattler-Gold presenting one of the new zones.

COURTESY PHOTO

Planning proposes new S+S zones

Result of HP citizens’ petition

Matthew MacDonald
Staff Reporter

On Tuesday evening, the Boston Planning Department held a virtual public meeting to present its latest proposed changes to Article 26 – its Squares + Streets (S+S) zoning text amendment.

If approved by the Boston Planning and Development Agency (BPDA) Board and adopted by the Zoning Commission, two new S+S zoning districts would be added to the six that were added to the citywide zoning code – as part of Article 26 – in early 2024.

S+S is Mayor Michelle Wu’s initiative to increase residential housing in neighborhood business districts and thoroughfares by selectively rezoning them to allow for greater height and density.

The six S+S existing zoning districts were released for public review in early December of 2023, approved by the BPDA Board in March of 2024, and added to the city’s zoning code that April.

As that process unfolded, resistance steadily increased as more people became aware of what was going on. This was strongest in Hyde Park and Roslindale – the first neighborhoods selected for the initiative, and it grew as the community engagement for the S+S planning and rezoning of Cleary and Roslindale squares got under-

S+S

Continued on page 7

Redlands opponents sue city

ZBA upholds state plans

Jeff Sullivan
Staff Reporter

The Boston Zoning Board of Appeals (ZBA) met on Tuesday and voted 4-1, with member Daniel Collins the sole no vote, in support of the project for 120 units of emergency assistance congregate housing on 5 Redlands Rd.

The arguments against are encapsulated by The Bulletin’s coverage of the West Roxbury Neighborhood Council meeting, detailed on Page 1 of this issue, but the basic tenets of the appeal against the project included that the project was for a homeless shelter, not the stated

congregate living proposal as presented, and was not an as-of-right use under the city’s zoning code.

The other major points of opposition were centered around apparent changes to the proposal that were accepted by the Boston Inspectional Services Department (ISD) that appellant Stephen Marsh, through attorney Kevin Cloutier stated had been done in an underhanded manner. These apparent changes included the number of stories in the building – the opposition stated there were two with a basement and units in the basement, whereas the applicant classified it as three stories, the lack of an apparent loading dock, insufficient parking, and the

width of a driveway.

Attorney representing the lessee of the site from the state, Make Opportunity Count (MOC) Paul Rufo reviewed these concerns one by one and disputed each: he said homeless shelters are defined by temporary stays of less than 30 days, and he added that applicants for the building would have to sign an agreement – not a lease – to stay at least 31 days. MOC Vice President of Programs Colby O’Brien said the current average stay is more than 250 days.

O’Brien said at the height of the emergency shelter response

ZBA Redland

Continued on page 2

Candidates gather at Honan in Allston

Jeff Sullivan
Staff Reporter

Candidates for both District 9 and the At-Large seats came to the Honan Allston Library last Wednesday for a meet-and-greet session with residents.

The night started with informal conversations ranging over the community room in the library, which then turned into a presentation format for candidates to introduce themselves and speak about their platforms for the community.

District 9 City Councilor Liz Breadon and Challenger Pilar Ortiz both discussed their visions for the neighborhood, with

Breadon focusing on her accomplishments and Ortiz focusing on her experience in city government and how to break down the workings of said government for residents to better understand and take advantage of.

Ortiz went through the minutia, asking residents if they were aware of the city’s 72 different departments or if they had gone through the annual budget book. Not many had done both.

“But doing that homework is what I’m all about, I never get

District 9

Continued on page 6

Legals

Commonwealth of Massachusetts
The Trial Court – Probate and Family Court

INFORMAL PROBATE
PUBLICATION NOTICE

Estate of: Andrew F. Connolly
Also known as: Andrew Francis Connolly
Date of Death: 6/02/2025

To all persons interested in the above captioned estate, by Petition of
Petitioner **Shawna P. Connolly of Lakeville, MA**
a Will has been admitted to informal probate
Shawna P. Connolly of Lakeville, 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.

West Roxbury/Roslindale Bulletin: 10/30/2025

DOCKET No. SU25P1776EA
Suffolk Division

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The Bulletin

WRNC Redlands Opposition

continued from page 1

pen?”

O’Brien responded yes. Saroufim asked that a list of these people be provided.

Cloutier said that the opposition to the shelter is based on Inspectional Services Department (ISD) having issued a by-right permit accepting the shelter as a “congregate living facility.” He argued that this is a homeless shelter which requires a different process for ZBA approval.

Cloutier said MOC, EOHLC, and owner Robert Burk had changed the labeling of the floors of the building, altered the grade differential, and said the width was now the required 10 feet without lengthening it from 9 feet, and claimed a loading zone where one does not exist. Off-street parking remains insufficient. The permitting went through without any reexamination. The Alliance requests the ZBA void the permit and require the project to go through a con-

ditional-use permit process rather than being allowed an “as-of-right” project.

“They have called this something it isn’t,” said Cloutier.

Letters of support for opposing the permitting were received from State Sen. Michael Rush and Rep. Bill MacGregor. District 6 City Councilor Ben Weber, in attendance, said he contacted the governor’s office to say that a representative (Thompson) be sent to the WRNC meeting to respond to neighbor’s questions. Weber said it was a legal issue for the ZBA to determine whether the site is by right or must go through the regular approval process. Attendees remained frustrated with EOHLC and MOC communication with the neighborhood and peppered Thompson and O’Brien with questions about veteran priority placement in the shelter, rat control, and traffic issues with school buses being lined up on Centre Street to take children to varying

schools throughout West Roxbury and beyond. One suggested that fraud might have been perpetrated on the community.

Questions arose among WRNC board members over what WRNC could do. Board member Rob Corley tried to clarify the role of the WRNC. “This is a very passionate discussion. This could probably go for two more hours. We don’t have an ISD rejection letter in front of us. We’ve never weighed in on someone’s right to appeal...as a board we don’t vote on whether someone can appeal something or not. We don’t have jurisdiction over the ZBA.” He suggested individual board members could indicate how they feel. Or the board could react to a rejection. A motion was finally passed to support the ZBA appeal process that was used for this location.

For more information go to <https://www.redlandsmanthorne.com/>

ZBA Redland

continued from page 1

in Massachusetts, the company operated 600 units, and so they have the experience to manage the additional 120 to the company’s current 157 units in five locations.

Cloutier contended that the underlying zoning requires 1.5 parking spaces per unit, while Rufo contended because it’s a congregate living facility and all affordable housing the zoning requires .7 spaces per unit.

MOC representative Alex Burke explained that the building was approved in 1961, before the Boston Zoning Code was adopted in 1964, and said that the original permit that classified it as a basement did not fall under the later the definitions. He also pointed out that the required grade to classify a basement under Article 2, the first floor does not qualify as a basement. Rufo said the driveway is 10 feet wide and invited ZBA members to measure it if they so chose.

Collins was the sole opposition to the project moving forward, saying the applicant misled ISD.

The lawsuit filings – <https://tinyurl.com/4jw3h293> – were filed that day against the ZBA, ISD, landowner Berkshire Investments LLC and Blue Rock Investments LLC by Marsh, William Locke, Michael Sheans, Onur Inanoglu, Helen Lapore, Gil Rudge and 1732 West Centre Inc. The filing attests that the project will be a “homeless shelter/transitional housing facility,” and stated the Board should have revoked the permit and gone

through the ISD zoning variance process and obtain relief from the code as a conditional use.

The filing contends that the Board exceeded its authority by allowing the project to continue. The suit is asking for items of relief that include but are not limited to the facility be relabeled as a homeless shelter, declare the Building Code’s definition of “congregate living” as “unconstitutionally vague,” require MOC apply only for homeless shelter/transitional housing in the future instead of congregate living, declare not enough parking for the site, issue an injunction to stop the issuance of a building permit, award the plaintiffs costs and attorneys’ fees and “Grant such other and further relief to which Mr. Marsh and the Plaintiffs may be entitled or the Court deems just, equitable, and fair.”

Commonwealth of Massachusetts
The Trial Court – Probate and Family Court
Docket No. SU25P2162EA

CITATION ON PETITION FOR FORMAL ADJUDICATION

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

Estate of: Lewis Francis Maloney, Jr.
Date of Death: 06/26/2025

To all interested persons:
A Petition for Formal Adjudication of Intestacy and Appointment of Personal Representative has been filed by
Shannon E. Kinkade of Hideaway, TX
requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition.

The Petitioner requests that:
Shannon E. Kinkade of Hideaway, TX
be appointed as Personal Representative(s) of said estate to serve **Without Surety** on the bond in **unsupervised administration**.

IMPORTANT NOTICE
You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 A.M on the return day of 12/18/2025. 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: October 16, 2025
Stephanie L. Everett, Esq., Register of Probate

West Roxbury/Roslindale Bulletin: 10/30/2025



“Washington at Dorchester Heights” is the centerpiece of Revolution! 250 at the BPL Central location.
PHOTO BY RICHARD HEATH

Revolution! 250 at the BPL

Richard Heath
Staff Reporter

It will be Boston 250 all the time in 2026 as the Boston Public Library opened its own exhibit “Revolution! 250 Years of Art and Activism” on Oct. 23. More than 100 pieces of paintings, prints, photographs, documents and sculpture, all taken from the BPL’s prodigious collection, attempt to show a different way of understanding the American Revolution, which began in Boston in 1775.

The Bulletin was invited to a press preview on Oct. 20 at the Central Library in Copley Square and for a minute after opening the door of the first floor exhibit hall the thought was “this is the wrong room.”

Around the hall were sheets of plywood hung on aluminum scaffolding on which a few paintings were hung; the place even smelled like it was under construction.

And that was exactly the point as lead curator Kristin Parker explained a few minutes later, “Democracy is always under construction,” she said.

Designed by C+G Partners of NYC (“design for culture”) with a host of BPL staff including five curators, the room was meant to be “people working together,” Parker said, adding she was inspired by a young Dorchester photojournalist Abdoul Nasser Mika who “captured the moments.”

Parker said it was “a handshake to the city of Boston” and traces Boston’s active social history from 1710 until the present day.

Red, white and blue will not be seen, but a red stripe connects the plywood panels and much of the art on them; “It’s reminiscent of the Freedom Trail,” Parker said, referring to the red line in the sidewalk bricks on which the tourists trudge through the downtown.

“It’s a different way of learning,” is how Parker described the exhibit. “It’s the first major exhibit in a decade,”

she said referring to the Shakespeare Unauthorized show in 2016.

Revolution! 250 is unorthodox in the way it balances people, places and events.

What begins with an 18th century painting of Benjamin Franklin ends with a 20th century photograph of Malcolm X which may take some imagination to connect, although both men were astute observers of their fellow Americans.

The contrasts begin right away and so does the perplexity: the 1798 portrait of Franklin by Joseph Siffred Duplessis is next to a 1710 print of the Algonquin sachem E Tow Okoam.

On the other side of the entrance is a poster that answers one question Parker posed in her remarks that morning, ‘Who was the Revolution promised to?’

“Attention! If you can read this you are on Indigenous land,” a print by Gregg Deal of the Indigenous Peoples Initiative, done in 2021 proclaimed.

The centerpiece of the exhibit is the enormous life size portrait of “George Washington on Dorchester Heights,” painted in 1852 by Emmanuel Leutze.

Long an icon in the BPL Washington Room, Parker explained that the painting was purchased in 1955 for \$5,000. The funds were largely raised by Boston school kids and had been cleaned and restored for the show.

The hero worship so common during the Bicentennial 50 years ago is exchanged for not allowing the viewer to feel too self satisfied.

Leutze’s Washington can no longer hang quietly on the library wall.

“Washington’s legacy is complex” reads the caption below. “He enslaved more than 300 Black men, women and children under forced labor ... not free... despite his public image as a defender of liberty.”

The BPL went even further in that reevaluation; it commis-

sioned Michael Thorpe to “re-imagine the painting,” as the press release explained.

“Thorpe re-imagines a revolutionary moment through quilt making. He will periodically rearrange the quilts squares highlighting how history is never fixed in time.”


About five feet square, the quilt hangs on a plywood panel at the last stop of the exhibit, positioned so that the Leutze painting can be seen in the background.

The exhibit has the usual 19th century prints of the signing the Declaration of Independence, the Boston massacre and the surrender of Lord Cornwallis at Yorktown, but it emphasizes the continued Revolution! over the past two centuries.

Revolution
Continued on page 6

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City of Boston
Planning
Department

Virtual Public Meeting

NOV 12

6:00 PM - 8:00 PM

ROGERSON-BEAUFORT

Register: bosplans.org/Rogerson-1112

Toll Free: (833) 568 - 8864

Meeting ID: 160 675 6669



Project Proponent: Rogerson Communities

The Rogerson-Beaufort project is hosting a public meeting to provide updates to the proposal at their site located at 434 Jamaicaway. The Rogerson-Beaufort project will be located on a Rogerson Communities property in Jamaica Plain that is currently the home of a 66-bed licensed Assisted Living memory care community and a Social Day program for seniors with memory loss. Rogerson Communities is proposing a two-phased redevelopment of the 3.2-acre site located on the Jamaicaway.

Mail to: **Camille Platt-Decosta**
Planning Department
One City Hall Square, 9th Floor
Boston, MA 02201

Phone: 617-918-4362

Email: camille.plattdecosta@boston.gov

Website:
bosplans.org/rogerson-beaufort

BostonPlans.org |  **@BostonPlans**

Teresa Polhemus, Executive Director/Secretary

Letters to the Editor

A DIFFERENT OPINION

To the Editor:

And now they’re leaving the South End because of a phony drug problem. Every democrat knows that there is no crime in Boston. Ahhh, but maybe that’s because it’s no longer a crime to poison yourself and make everyone close to you a victim!

Also, I wholeheartedly disagree with the writer from Mattapan who was impressed with 100 people repeating democrat talking points, unless of course they offer new solutions within existing budget constraints. Another gem was the line: “Each person’s beliefs and actions expressed through the ballot box.” Having one person listed on the ballot does not strike me as democratic, feels more like an election in Venezuela, but this, I believe was/is the actual goal of the new rules. And my math says this occurred with less than 20 percent of Boston’s voting population, not the reported 30 percent.

I think you’ve got your dictators mixed up. “A dictator is a political leader who possesses absolute power. A dictatorship is a state ruled by one dictator or by a polity.” Source: Wikipedia.

And, Oh my God, 570 “No Kings” supporters. No mention of the 27 thousand plus West Roxbury residents who didn’t show up and I’m thinking more than 570 WR residents want the city’s problems to stay in the South End, but this you will learn is wishful thinking. The truth is less than .0215 percent of Americans attended these events for low IQ people. Regardless of what the media tells you, I worry more about: A DA choosing her punishment for ethics violations. A DA committing Bank Fraud and I can’t help but wonder if all three of her primary Residences including her rental to obstruct justice, will receive the \$250K exclusion when sold and what the IRS’ position is? I know what the IRS position is for you and me. And finally, the most egregious, a potential DA who advocates murdering a challenger, his wife and their children.

And then of course there’s the sports gambling fiasco. Olde Whitey B. would be thrilled at the prospect of legalized gambling and how quickly it erodes fair play with greed. Kind of like pretending to be a girl to win a trophy he’d never win playing with men, or is it toxic men? I could go on and on but I think this says just about everything I need to say about “their” concept of Democracy.

Thank God West Roxbury is better than all this or at least I want to think so. God Bless Charlie Kirk and pray for your own children.

*Mr. Boyce
West Roxbury*

ACA mourns Paula Alexander

Jeff Sullivan
Staff Reporter

The Allston Civic Association (ACA) met on Wednesday, Oct. 15, and mourned the loss of longtime Board Member Paula Alexander.

Alexander was an advocate for the community and what she believed in. She served as president of the Friends of the Honan Allston Library as well as on the ACA, and has been quoted in this paper on a regular basis for years. ACA President Tony D’Isidoro said she will be remembered fondly at the ACA.

“She was a very passionate advocate for her community and very actively engaged in a lot of activities,” D’Isidoro said. “We lost Paula on Sunday after a relatively short illness and we’re going to miss her very much. Those who know Paula, well – I call her a quiet soul who has a great laugh and smile and puts you at ease. But she was also very passionate, and when she believed in something, she stuck to her guns and defended it to the end.”

D’Isidoro said the community will feel her loss. “We need more like her,” he said.

Alexander’s wake will be on Nov. 3 from 4 p.m. to 7 p.m. at the McNamara Funeral Home on 63 Chestnut Hill Ave.

Also at the meeting, Boston Police Department (BPD) District D-14 Community Service Sgt. Edward McMahon said they are holding a Compsat meeting on Dec. 16 at 6 p.m. at the Harvard Ed Portal, 224 Weston Ave.

ACA
Continued on page 7



The at-large candidates after the Oct. 23 Hyde Park forum at The Pryde.

PHOTO BY MATTHEW MACDONALD

At-Large candidates meet in HP and AB ahead of Nov. 4

**Matthew MacDonald
Jeff Sullivan**
Staff Reporters

On Wednesday and Thursday last week, the eight candidates vying for the four at-large city council seats that will be up for grabs on Nov. 4 participated in a forum at The Pryde community center in Hyde Park and at the Honan Allston Branch of the Boston Public Library.

The event was truncated due to the large number of participants, the format (each candidate was given two minutes to answer the same question), and the fact that it started about 15 minutes behind schedule (because of some candidates arriving late) while finishing at its scheduled time.

Consequently, the forum was cut down to opening statements and four questions – most of the answers to which resulted in general agreement between the candidates. Beyond that, the forum participants and approximately 50 attendees had to deal with a prob-

lematic sound system that sometimes made it difficult for everyone to clearly hear what was being said.

The questions focused on Hyde Park issues but contained elements pertaining to the entire city.

That noted, an early question – regarding ICE (U.S. Immigration and Customs Enforcement) activities in the neighborhood (unconfirmed by the Boston Police Department) and the city – illustrated a frustrating aspect of the event: the limitations of forums relative to formal debates.

The Trust Act came up repeatedly in responses, with half of the candidates – including incumbents Ruthzee Louijeune, Julia Mejia, and Henry Santana – in favor of strengthening it.

Late in the round, however, challenger Will Onuoha explained that ICE is under federal law, which supersedes city ordinances. He added that “all the Trust Act tells you is that Boston Police can’t do the job of ICE. But guess what?

Boston Police has never done the job of ICE, nor do they ever want to. Secondly, it tells you that if ICE does call them... Boston Police has to help them.” He went on to warn of the dangers of misunderstanding the Trust Act and emphasized – as everyone who had spoken before him had done – the importance of community education.

Challenger Frank Baker followed, stating that he had voted in favor of the Trust Act while serving as District 3 City Councilor. Continuing, he advocated for a liaison between the City and ICE, as well as the utilization of the BPD’s Boston Regional Intelligence Center (BRIC) as “a way to be able to control what happens” in terms of immigration enforcement in the city.

The topic – and the points raised by each candidate – demanded more debate format discussion than was built into the forum, and so there were no rebut-

At-Large
Continued on page 9

And the headline could have been . . .

Back in the 50s the competing Boston Record and the Boston American newspapers used to have some great headlines; this was true even after they merged in 1961 resulting in the Boston Record American. In those days it was the headlines that sold newspapers as newsboys used to hawk those tabloid papers near subway kiosks to commuters streaming toward their evening trains. The other two Boston evening newspapers—both broadsheets, the Boston Traveller and the Boston Evening Globe (the latter used to have two editions, the morning and evening)—were more staid with their front pages.

All of which brings us to the abandoned newborn found recently in a subway station passageway near the 34th Street entrance to majestic Penn Station in New York City. Dr. Tony Compagnone, an esteemed Hyde Park pediatrician (now retired), commented recently that the baby had not that long to live (its umbilical cord was still attached) without medical intervention. My take is that



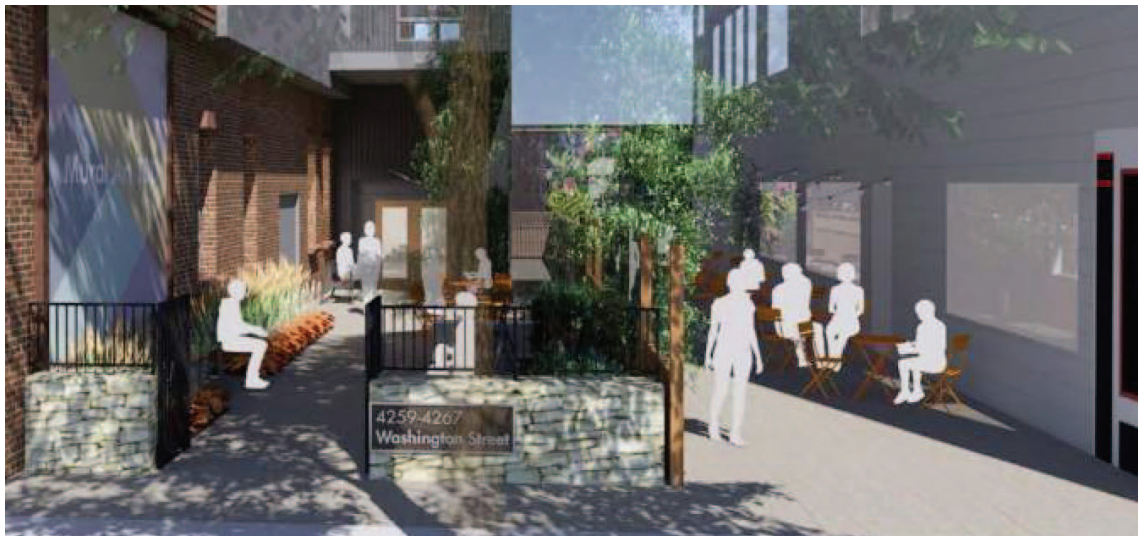
My Kind
of Town/
Joe Galeota

the Record or the American headline that night—should it have been a slow news night in our fair city—would have focused on New York City with something like “Miracle on 34th Street Again” or “Another Miracle on 34th Street,” referencing the title to the 1947 black-and-white Christmas classic with John Payne, Maureen O’Hara, a young Natalie Wood, and Edmund

Gwenn as the bearded you-know-whom. [There were two remakes of the movie, one 1973 starring Sebastian Cabot as Kris Kringle, and another in 1994 with the real-bearded Richard Attenborough playing the man in red.]

I guess it was sort of a real miracle—that the child was found alive—in the city that never sleeps: anybody on their cell phone could have accidentally kicked or stepped on the baby, or less probable, the baby not being noticed only to die of dehydration. The abandoning mother was found shortly afterwards because of all the cameras available. This could have had a sad ending for the newborn. Here in Boston our fire stations accept unwanted babies, hopefully without asking too many questions if they spot the mothers leaving their newborns.

Nothing like a happy ending. Now we need Divine intervention for a miracle at 1600 Pennsylvania Avenue for another happy ending.



A rendering of the new courtyard open space planned for the project at 4259-4267 Washington Sr. in Roslindale Square.

COURTESY PHOTO

Mostly positive on B’nai B’rith

Jeff Sullivan
Staff Reporter

The Boston Planning Department met with residents and representatives from B’nai B’rith Housing last week regarding the latter’s proposal to turn the current parking lot at 4259-4267 Washington St. in the Square into a six-story, 41-unit affordable senior living facility.

Real Estate Senior Project Manager Chris James said the rents will be divided into 16 units at 30 percent area median income (AMI), one unit at 50 percent AMI, and 24 units a 60 percent AMI. He said the 30 percent AMI will have a maximum rent of 30 percent of income, and the 60 percent will have a max rent of \$1,862.

Residents were generally positive about the project, with several residents expressing unbound support, but others expressing support predicated on the project addressing a few concerns.

This project has been colloquially known as the Bank of America Lot Project, which is technically true. The Bank of America Building is owned by the B’nai B’rith company, and though representatives have said they are looking into redeveloping the site eventually, they have no current plans.

The lot is the main project discussed here, and will be redeveloped into the aforementioned senior living facility. James took pains to stipulate that the Thrift Shop of Boston, which raises funds to help, at least in part, pro-

gramming at the Home for Little Wanderers locations throughout the city, will not be disrupted.

Essentially, James said since the Thrift Shop is in the Bank of America building, they can build this new building without disturbing them and then transfer the shop to the new building once it’s built.

James and the project team said the Bank of America building itself is a problem they haven’t solved yet, as it is not an ideal space, but they said it will likely be redeveloped into more housing.

In terms of concerns, residents of Cohasset Street, the other access point to the property running parallel to Washington Street, were the most vocal. Residents Michael B’nai

Continued on page 9

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Do I Need to Sign Up for an Online Social Security Account?

Dear Rusty: I recently I heard the tail end of a radio program which was discussing “signing up for my Social Security account.” I am now 76 years old and have been receiving my SSA monthly amount directly into a credit union account for years. Since the time when I applied to begin receiving Social Security, I have had no need to contact SSA again since everything is working fine. I do not like having to use the Internet. It seems the government is just giving me busy work and requiring me to remember usernames, passwords, etc. just when I am trying desperately to simplify my life. Can you shed any light on the need to sign up for an online SSA account by answering this:

- 1) What is the background regarding this “call” by the SSA to create an online account?
- 2) Why is the SSA wanting us to have “accounts”? Mysteriously, no one I have asked is able to give me a reason why we should have “accounts” on-line.
- 3) What happens if I do not sign-up for an “account”?
- 4) Is there a window of time during which we must “sign up”?

Thanking you in advance for any light you can shed on this issue.

Signed:
Concerned Senior

Dear Concerned: While creating an online Social Security account is recommended by the Social Security Administration, doing so is more of a convenience than a necessity. It is mainly a way to confirm your identity to Social Security in advance, in case you need to contact them in the future to make changes to your SS account. If you don’t plan to make any changes, then it is not mandatory for you to create an online “my Social Security” account. Nothing will change for you – you will continue to get your monthly benefits as you have been doing all these years.

Regarding your specific questions:

1. What is the background? Social Security has, for many years, been encouraging people to do business with them “online.” This is, essentially, a way to improve the



Russell Gloor
AMAC Certified Social Security Advisor

efficiency of a) getting your needs handled more quickly, and b) improving SSA’s internal efficiency so as to handle more transactions with fewer staff.

2. Why does SSA want you to have an online account? SS fraud has become an issue, with nefarious individuals constantly trying to get at a person’s Social Security (and other) government benefits. As part of its process for online access, SSA has evolved to a quite secure online identification process, which includes modern security techniques. These include things like “Two-Factor Identification” and use of certain specific identification measures through two main programs for access to government systems (known as LOGIN.gov and ID.me). These create a single pre-verified way to access multiple government systems (such as SSA, IRS, VA, etc.). It means that only one ID and password are required to access numerous government systems and ensures that those who access the account are the correct person. It is primarily a way to protect your benefits from others and prevent fraud.

3. What happens if I do not sign-up for an “account”? Nothing will happen, unless you have a need to change something with Social Security. For example, if you for some reason wanted to change the financial account to which your SS benefits are deposited. With a secure LOGIN.gov account you could make that change quickly using your online account. Without a secure online account, you would,

Ask Rusty

Continued on page 7

District 9 *continued from page 1*



District 9 Challenger Pilar Ortiz, left, and incumbent Liz Breadon, right.

PHOTOS BY JEFF SULLIVAN

into anything without doing the work,” she said. “I got the opportunity to work with every single city department in my three-and-a-half years at City Hall.”

Five incumbent councilors spoke before her and reviewed their accomplishments. But Ortiz pointed out that nothing happens in a vacuum.

“They’re all up here saying, ‘I did this, I did that,’ but no city councilor here tonight actually did any of those things on their own,” she said. “They’re doing it in partnership with the city. So when they say, ‘I did X,’ they’re doing it in partnership with a city department.”

Ortiz pointed to her work on filling department vacancies, which she said was being, at the very least, ignored when she got there.

“There were so many vacancies and yet hundreds of resumes were still not reviewed,” she said. “How do we support our city departments if we don’t give them the quality of workers they’re looking for? I went in, I go ‘Hey, let’s figure this out.’ I went in to every single department, and put together something that made sense for them.”

Breadon listed her various accomplishments, touting her work on bringing back practice spaces with IQHQ’s 155 N. Beacon St. project after it bought, and

started the redevelopment process for the Sound Museum (though she pointed out at first, Amazon wanted to put in a distribution center there that she and the city were successfully able stop). She said development was a big part of her civic life and at one point had a full-time office person dedicated to reviewing local development.

“At one stage we had 23 projects under review,” she said. “It was a full-time job for one of my staffers. And when I get up in the morning, I don’t take money from big developers. No money from developers. So I went to those conversations with those developers and asked them what they can do for the people in our neighborhood. And sometimes we have things to bring to the table.”

Breadon said she and her team managed to get the Allston Yards Project to contribute \$2 million more to the city’s down payment assistance program for Allston Brighton, the conversion or addition of housing on lab development projects, affordable housing projects, new science labs for the Brighton High School and more.

Breadon said she and her team managed to get the Allston Yards Project to contribute \$2 million more to the city’s down payment assistance program for

Allston Brighton, the conversion or addition of housing on lab development projects, affordable housing projects, new science labs for the Brighton High School and more.

She also said that many of the proposed lab projects included a lot of parking, which she said would only encourage more commuters into the already extremely congested neighborhood and exclude residents from the growing job market. She was able to not only reduce the parking there, but also request some of the sites to include housing, so that prospective workers may live and work in the same neighborhood – which would also cut down on traffic.

Breadon also said she helped the district through COVID-19, as originally the only available testing site was at Boston College – quite a ways away – and was a drive-thru-only site.

“In our district, 60 percent of the people don’t have cars!” she said. “So how are we going to get people to the Newton line when there’s not even a bus stop there?”

For more information on the election, to check your polling place or to get your voter registration status, go to <https://www.boston.gov/departments/election>

Revolution *continued from page 3*

The exhibit carries the viewer through a long line of revolutionary history extending to the civil rights and anti-war movements.

There’s Larry Rivers’ anti-war 1970 print of a row of British soldiers firing straight at the viewer “Some visual afterthoughts of the Boston massacre,” and John Wilson’s 1986 print “Oracle” of a triumphant figure with raised arms against a red slash.

The Haitian Revolution erupted eight years after Yorktown and prints about that event illustrate the BPL theme that revolution is concurrent.

Next to a large 1802 French engraving of Toussaint Louverture is the Jacob Lawrence painting of Toussaint with his sword held high riding a raging white horse set against the blue plywood background with the connecting red stripe.

The last space is lined with contemporary events in prints and photographs: John Wilson’s lithograph of the March on Washington, Calvin Burnett’s guache of an antidiscrimination march, Dana Chandler’s famous 1970 drawing “What Amerika Means to the Black Man,” and Herald archive photographs of marches and demonstrations from civil rights, welfare to women’s rights.

Revolution! 250 ends the way it began acknowledging the question ‘to whom were the promises of 1776 addressed’ with a print of a standing Plains Indian in full regalia with a gas mask on, “Tokola Defender of Water and Earth” by Joe Pulliam.

Revolution! 250 is made possible by an anonymous gift to the Boston Public Library Fund. The show runs through April 21, 2026.

For more information turn to bpl.org/revolution-exhibition.

Jamaica Plain can boast its own history in the Revolutionary War, the Loring Greenough House; for a short time in 1775-1776 a military hospital but built by a Tory, Commodore Joshua Loring of the Royal Navy.

Loring built his mansion in 1766 after participating in the fall of Quebec and the conquest of Canada during the French and Indian/Seven Years War which gave Britain hegemony over North America.

Loring fled to London in 1775 on the eve of the battle of Lexington after being denounced by the Provincial court as a “notorious conspirator.”

“I have always eaten the King’s bread and I always intend to,” Loring allegedly said. His estate was confiscated by the General Court and sold in 1779.

S+S continued from page 1

way in February of 2024.

The community’s chief complaint regarding the S+S process concerned the lack of meaningful and substantive input that it had in what City Hall was proposing to do to it.

In Hyde Park, this led to a citizens’ petition being prepared by an ad hoc group of residents and submitted to the Zoning Commission in the summer of 2024. Filed at the group’s own expense, it addressed concerns with the new zones’ creation of residential density at the cost of commercial space and residential/business displacement. It also addressed the lack of parking requirements.

Over the next year, the petition went back and forth between the ad hoc group, City Hall, and the Planning Department, and underwent modifications. In response to this, an amendment to Article 26 – expanding use options within the S+S zones – was adopted by City Hall this past January.

Additionally, for most of this year, the community S+S process for Cleary Square has been paused, with the Planning Department announcing three different meeting dates, early this year, to present its draft zoning plan and map – all of which were postponed.

And so Tuesday’s meeting marked the official resumption of the S+S community process, with the two proposed zones the latest result of the citizens’ petition and all that followed.

The two new zones were designed to create more options for smaller scale mixed-use and commercial development areas. They would also function as buffers within the six existing S+S districts – an assortment of which have already been adopted by the Zoning Commission for Mattapan Square (under PLAN: Mattapan) and Roslindale

Square.

The original six districts – labeled S0 through S5 – allow for residential and mixed-use buildings from four stories at the low end up to heights of 145 feet in the S5 district. In Hyde Park, they would also open the door for new development to reduce Cleary Square’s business-use footprint.

The two new S+S districts attempt to fill in use and density gaps on either side of the S2 district, which allows for up to five stories and 65 feet, as well as some mixed-use.

The SC (Shopping and Commercial) district allows for up to four stories and 50 feet in height. As in the S2 district, ground floor dwelling units on primary frontage would require conditional zoning board approval but would be allowed on non-primary frontage with a four-foot front yard.

The SC zone allows a range of active uses but does not require them. This is also the case for the similarly dimensioned S1 district, which unconditionally allows ground floor dwelling units.

The proposed S3-6 district is a six-story, 75-foot version of the existing S3 district, which allows for up to seven stories and 85 feet. The districts are otherwise identical, and they require active use for half the width of a building’s primary ground floor frontage.

Beyond the new zones, additional minor changes were proposed as Article 26 amendments.

Cleary Square’s S+S draft plan and zoning map are slated for release and review early next year, and there will be community outreach leading up to the City’s adoption of them.

This was a recurring topic in the Q&A, with some confusion about the rollout of the draft plan and mapping process, and the misunderstanding that it would be collaborative from the outset.

Deputy Director of Zoning

The Bulletin

Reform Kathleen Onufer explained the rationale behind the Planning Department releasing its own draft plans and maps before going into details with the community.

“We generally find that the conversations go best – and advance most clearly – when folks have a draft to respond to, and that draft is directly correlated to the planning priorities that we’ve heard about from everyone,” she said, after noting that the draft plan and zoning map would be informed by information provided during the community engagement that began in 2024.

Significant is the fact that the Planning Department’s interaction during that time barely focused on zoning – which was the major reason why the citizens’ petition got filed in the first place.

To access a copy of the text updates, a video of Tuesday’s meeting, and other pertinent Squares + Streets information, visit www.bostonplans.org/zoning4squares.

Upcoming Dates:

Nov. 7 is the deadline to submit comments on the proposed S+S amendments. To do so, send an email to Cleary Square Project Manager Maya Kattler-Gold at maya.kattler-gold@boston.gov.

There will also be virtual office hours regarding these updates from 1 p.m.-2 p.m. on Oct. 30 and from 5 p.m.-6 p.m. on Nov. 3. To register, visit www.bosplans.org/OfficeHours.

On Nov. 13, the proposed amendment will go to the BPDA Board for approval. If successful, on Dec. 10 it will then go to the Zoning Commission for adoption into the zoning code.

On Saturday, Nov. 15 there will be a community-led mapping session from 11 a.m.-1 p.m. to better understand Squares + Streets zoning. It will take place at The Pryde (55 Harvard Ave.).

ACA continued from page 4

“Just tell all your neighbors,” he said. “We’ll probably have someone on from the (Boston Regional Intelligence Center) BRIC for next month’s (ACA) meeting to help explain what it’s all about.”

McMahon said the meetings are a way for BRIC to share detailed statistical data for the local area. Hyde Park, for instance, had one on Oct. 21, and for The Bulletin’s coverage on said meeting, go to - <https://tinyurl.com/fz4wy5p>

“Residents hear firsthand from leadership and officers – the command staff will be there, the commissioner, Captain Wayne Lanchester will be there, the detectives will be and my office, the D-14 Community Service Office, will all be there also,” McMahon said. “It’s a chance to talk to us about your concerns and the command staff and the BRIC can hear them and you can see the staff.”

McMahon said the presentation will be about 45 minutes, with about another 45 minutes for questions and answers.

Speaking of stats, McMahon said for the month of September, they had seven residential burglaries.

“Which is a really low number for the month of September and October with all the new students moving in,” he said. “There was one arrest made in the Gardner/Ashford/Pratt area, so that’s good. There were only four down there, which is unheard of really with all the students down there. We’ve reached out to all the colleges and universities to educate all the students from year to year about locking windows and doors and don’t be letting strangers into your foyers; evidently it’s working.”

McMahon said, however, that larcenies are up in the neighborhood, totaling 25 incidents, which includes shoplifting, bike thefts, package thefts, and similar events.

“The holidays are coming up, so try to have your packages delivered to a safe area where someone’s going to be there so it can be hand delivered,” he said. “Or if you’re going to be gone for the holidays have them put under the porch or at the back door; out of sight out of mind.”



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Ask Rusty continued from page 6

instead, need to make an appointment to visit your local Social Security office to make the change and provide proof of who you are. Again, this is to reduce fraud.

4. Is there a window of time during which we must “sign up”? As indicated above, there is no time in which you must “sign up.” If you do not sign up for online access, and don’t need to change anything with respect to your SS benefits, then you do not need to create an online account.

So, while creating an online SSA account is highly recommended, it is not mandatory for those who have no need to interact directly with the Social Security Administration.

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BROOKS

Carol, 85, beloved wife, mother and grandmother passed away on October 19, 2025 after a brief illness, with her children by her side. She was born on December 27, 1939 in Jamaica Plain, MA. She attended St. Thomas Aquinas High School, graduating in 1957. Carol was an only child, but she lived close to several cousins and formed lifetime friendships with them. She met Bob Brooks, her true love, during high school years. They married on October 22, 1960. They lived in Jamaica Plain for a while and then later moved to West Roxbury where they raised

their family. They lived a life filled with fun family events and lots of entertaining. They purchased a cottage in Duxbury MA, where they brought their children every summer. Surrounded by her cousins, close family friends and their children, they created everlasting memories in Duxbury. She loved to plan themed parties, a trait that her children have tried to emulate. Carol was the creative genius behind all the family antics. She also loved to cook. Her home cooking was adored by many. A homemade soup during a snowstorm or a gourmet meal for her traveling dinner parties. She

DEATHS

could do it all! She was the hostess with the mostest. She cherished her children and grandchildren and was always in the forefront of their lives. Together with Bob, they devoted themselves to family. She is survived by her children, Dawn Brundage, husband Fred of Milton MA; Lance Brooks, wife Joann of Walpole, MA; and her seven grandchildren, Brooke Brundage, David Brundage, Kailey Allen, Garrett Allen, Paige Brooks, Livia Brooks and Patrick Brooks. She is pre-deceased by her beloved husband, Robert (Bob) Brooks (August 2025); and her beloved daughter, Denise Brooks Allen (November 2015). Funeral from the William J. Gormley Funeral Home, 2055 Centre St. West Roxbury. Interment will be held privately.

FORCUCCI

John Anthony, age 90, of Roslindale, formerly of L'Aquila, Abruzzo, Italy, passed away peacefully on October 14, 2025, surrounded by his family. Beloved husband of the late Sandra (Edmonds) Forcucci. Devoted father of John Forcucci, Jr. and his wife, Nancy Anderson of Northborough and the late Deanna Forcucci. Loving son of the late Antonio and Annina (Spadorcia) Forcucci. Dear brother of Albert Forcucci and his late wife, Joan of Roslindale,

Elena McIlvenna and her husband, David of Foxborough. Longtime companion of Margaret Butler of Somerville. Funeral from the William J. Gormley Funeral Home, 2055 Centre St., WEST ROXBURY. Interment private. In lieu of flowers, donations in memory of John may be made to Bread of Life, 54 Eastern Ave., Malden, MA 02148 or www.breadoflifemalden.org For guest book, please visit www.gormleyfuneral.com William J. Gormley Funeral Service 617-323-8600.

O'KEEFE



Dorothy M., of Sophia Snow House, West Roxbury, formerly of Hyde Park, passed away on October 20, 2025. Beloved daughter of the late E. Joseph and Julia (Mahoney) O'Keefe. Brother of the late Arthur J. O'Keefe, and his late wife Theresa. Dear aunt of Jean D'Arcy and her husband Tom of

Kittery, ME., Anne Lightfoot and her husband Greg of Concord, NH., Jack O'Keefe and his wife Pam of Stoneham, Susan Gay and her husband Ed of Norwood, Fr. Joseph O'Keefe, S.J., of Los Gatos, CA., and the late James O'Keefe. Proud graduate of Jeremiah Burke High School, Boston Teachers College, and Boston University, Masters Degree. Dorothy was a dedicated retired school teacher in the Boston Public School System for 39 years. Funeral from the P.E. Murray - F.J. Higgins, George F. Doherty & Sons Funeral Home, 2000 Centre St., West Roxbury. Interment St. Joseph Cemetery, West Roxbury. For online guestbook pemmurrayfuneral.com.

SWEENEY

Maurice G., of Roslindale, October 19, 2025. Beloved husband of Kathleen M. (Crehan). Loving father of Michael G. Sweeney of Roslindale, Lynne M. Sweeney of Roslindale and Lisa M. Sweeney of Hyde Park. Devoted grandfather of Amanda L. Hayes of Hyde Park. Son of the late John J. Sweeney and Adelaide (Boomhower). Brother of Christopher J. Sweeney of OH, Kathleen B. Panos, David W. Sweeney of FL, Mary L. Bryson-Smith of Roslindale, and the late Theresa A. Shafer, Joseph P. Sweeney and John F. Sweeney. Also survived by many nieces, nephews and friends. Funeral from the William J. Gormley Funeral Home. Interment St. Michael Cemetery. Relatives and friends invited.

Around the Neighborhood

HYDE PARK YOUTH BASKETBALL

League Registration & Evaluation on Saturday, November 1st. Boys and Girls ages 6-14. BCYF Hyde Park Community Center (1179 River Street, Hyde Park) from 9:30 a.m. – 12:30p.m. 9 and 10 years old 9:30 a.m. to 10:30 a.m. 11 and 12 years old 10:30 a.m. to 11:30 a.m. 13 and 14 years old 11:30 a.m. to 12:30 p.m.

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THEODORE PARKER CHURCH WINTER FAIR — GIFTS AND GOODIES GALORE!

“Shop local” at the 10th annual Theodore Parker Church Winter Fair — a fun, festive event taking place on Saturday, November 22, from 10 am to 3 pm. The church parish hall will be transformed into a holiday marketplace, with more than 30 vendors and church-sponsored tables offering a huge selection of gifts, arts, crafts, jewelry, books, toys, and more. The Bake Sale table will offer a tempting selection of home-baked cookies, tea breads, cakes, pies, and other treats. You can also order a fresh green wreath (for delivery in December), buy a raffle ticket for a gift basket, and bid on unique items in the silent auction. Christmas decorations will catch your eye, and holiday music will fill the air. You might even be present for a flash-mob carol sing-along. Come one, come all! The Theodore Parker Church parish hall is located at 70 Corey St., West Roxbury, at the corner of Corey & Centre streets, behind the sanctuary

building. For more information, go to : www.tparkerchruch.org

VENDOR APPLICATIONS OPEN FOR THE 2025 WRMS HOLIDAY MARKET

Dear Local Merchants, Artisans, Craftmakers, and Non-Profit Organizations. We are now accepting vendor applications to participate in this year' West Roxbury Main Streets Holiday Market. The event is scheduled for Saturday, December 6th from 4-7pm in the Rockland Trust parking lot (1920 Centre Street). The deadline to apply is November 14th. Click here to fill out your application.

Please note that completing an application does not guarantee a vendor a space at the Holiday Market. Acceptance letters following the deadline. We hope you'll consider participating in this year's event! Please reach out to me, Lindsey Chase, Executive Director, West Roxbury Main Streets, 1842 Centre Street, Suite 201 617-325-6400 if you have any questions.

WEST ROXBURY FRIENDS OF ROSIE'S PLACE HARVEST BRUNCH

The West Roxbury Friend's of Rosie's Place invite you to its Annual Harvest Brunch and Raffle on Sunday, November 2nd from 10:00-12:00 noon. Join us for a festive brunch to raise money for Rosie's Place, a multi-service center that offers women emergency shelter and meals and so much more, the Rosie's Place food pantry, and the Roslindale Food Pantry. It will be held at the Irish Social Club, 119 Park Street, West Roxbury. Gift certificates and items from your favorite local restaurants and shops will be raffled-off.

Join the fun and connect with your friends over brunch while helping neighbors in need. Admission is \$25.00. You may pay at the door, by check to WRFORP, PO Box 320076, West Roxbury, MA 02132 or by credit card on our website westroxburyfriendsofrosiesplace.org. If you need additional information, please call 617-529 9229.

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What drives the internet?
CONTENT

Read the Bulletin online

B’nai continued from page 5

Collins and Jose Torres said they were concerned about stormwater and flooding, as Collins said there is a culvert of the Roslindale Brook running underneath the site and it has been known to flood.

B’nai B’rith’s Environmental Engineer Kevin Maguire said the city requires them to store most of the water coming onto the site –

in this case, the proposed building’s roof – to be contained and filtered into the ground from a detention basin, as per stormwater regulations.

“And if there is a bigger-than-average storm there is the overflow that will take it and put it back into the culvert,” he said.

Resident Jane Adler asked

about parking. James originally said residents do not usually have cars, and with the myriad of bus options and a commuter rail stop, they wouldn’t really need any cars, but said that they would be keeping some parking spaces for Thrift Store employees, employees of the building and for residents.

Resident Alan Wright asked the city to perform a traffic study for Cohasset Street, as

At-Large continued from page 4

tals, comments, or clarifications.

This was also glaring in a question that asked for the candidates’ positions on bike lanes.

Since 2022, Mayor Michelle Wu has installed more than 15 miles of them, and it became enough of a Josh Kraft campaign topic that she had to address them. This past March, she also had some “flex post” barriers removed along key roads – for maintenance and infrastructure review.

The topic was tacked onto a question regarding advocacy for a Hyde Park transportation study, which half of the candidates enthusiastically supported. In contrast, the bike lane responses were much vaguer – aside from incumbent Ruthzee Louijeune and challenger Marvin Dee Mathelier, who carefully supported them – and the issue was left there, with no follow-up.

Onuoha touched on this further when he noted that the average annual wage in Boston is between \$59,000-\$61,000, making what would qualify as affordable housing under the current system unaffordable. He also raised workforce housing (affordable housing for middle-income workers) as another method of dealing with affordability, as did incumbent Erin Murphy.

Speaking specifically of S+S, Baker was skeptical, due to the proposed zoning change reducing – if not removing entirely – the affected community’s binding voice in the development process. Louijeune, on the other hand, spoke in favor of it, noting the 20 percent AMI affordability requirement and an anti-displacement pilot as tools to protect against those concerns.

As for the privately owned Crane Ledge, it is the last large undeveloped space in the city, and has been at the center of a development proposal stretching back to early 2021 – with citywide support and advocacy for it to be bought by City Hall and kept for public green space.

home pitch (and for school sports), Mejia ended the forum by giving a lower project estimate of \$50-\$60 million that would completely free the stadium for public use – leaving the City’s extra project money available for a Mass and Cass solution “and maybe the \$10 million that you’re looking for Crane Ledge, right?”

At the Allston Brighton event, candidates discussed their backgrounds and introduced themselves to the community. Here are some excerpts from candidates not mentioned above:

At-Large Challenger Marvin Mathelier said he is a small business owner and a veteran. He said while running his cafe, he and his family realized that residents need what is called a “third space,” which is a free place to go that encourages social behavior and that is not home or work.

“Having that space for our customers and community to be able to get together and sit down and even mobilize, if need be, is an issue that’s very near and dear to my heart,” he said.

At-Large Challenger Alexandra Valdez said her family emigrated from the Dominican Republic to Hyde Park when she was 10 and it’s been her home since. She discussed her experience working in the city as first a neighborhood liaison and then the head of the Mayor’s Office of Neighborhood Services (ONS), and said if elected, she wanted to continue that tack of listening to and fixing neighborhood issues.

The other two questions addressed Squares + Streets (S+S) and Crane Ledge Woods – the biggest, most drawn out, contentious Hyde Park/City Hall/Development issues of recent years.

S+S is a citywide initiative put forward by Mayor Wu in which selected neighborhood business districts will be rezoned to make it easier to build more residential housing in them. Hyde Park’s Cleary Square was one of the first two areas selected for it (Roslindale Square was the other) and – since early 2024 – there have been serious community concerns regarding displacement.

The question centered on that and affordability, and it generated several ideas.

Incumbent Julia Mejia raised the possibility of establishing a local area median income (AMI) to calculate affordability levels. Currently the City uses the AMI for the greater Boston area, and its wealthier suburban communities drive that figure up.

After a court ruling for the developer and failed negotiations between the City and the owner (Jubilee Christian Church), the Boston Planning and Development Agency Board approved the 990 American Legion Highway application last month, clearing the way for the project.

Asked whether they would continue to advocate for the City to buy the land, all of the candidates said that they would do so. In her response, however, Mejia proposed a specific solution.

Citing the “millions of dollars” (the current projection is \$91 million) that the City is set to put up as its share of its partnership with Boston Legacy FC of the National Women’s Soccer League to rebuild White Stadium and use it as its

drivers now use the street as a cut-through when the Square is jammed. He said sometimes drivers can get up to 40 mph before hitting the stop sign at Albano Street, which, he added, is often ignored.

“I really strongly request that the city do a comprehensive traffic count and speed analysis for this project,” he said.

No one from the city responded.

Thrift Shop of Boston Vice President Jill Lacy Griffin said she was thankful for how B’nai B’rith was handling the project.

“I think it’s a beautiful building; I love the setback and massing on the roof and I look forward to continued conversations to make sure that the Thrift Shop is able to remain in Roslindale Square,” she said. “We know we’re a huge draw in the district and so I just wanted to commend the communication thus far.”

District 5 City Councilor and Cohasset Street resident Enrique Pepén said he supported the

project, especially as the developer had scheduled an abutters meeting for residents of the street for the following week.

“It’s the type of housing that we need and the type of housing I’ve been pushing for,” he said. “And this one is a little bit interesting for me because I am an abutter, I live on Cohasset, and I definitely will be experiencing the first-hand experience of construction and the traffic that goes through Cohasset, and that’s why I’ve been working closely with the project team; and thank you for organizing an abutters meeting for neighbors of Cohasset. We’re all going to be impacted during construction and so I want to make sure we’re all on the same page with B’nai B’rith, who have been great partners. And I want to make sure we look in the Boston Transportation Department as well to make sure there is proper mitigation for this project.”

The comment period for this project ends on Nov. 3. To comment or see more information, go to <https://tinyurl.com/4xazxukj>

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Commonwealth of Massachusetts

The Trial Court – Probate and Family Court

Docket No. SU25C0485CA

CITATION ON PETITION TO CHANGE NAME

Suffolk Probate and Family Court

24 New Chardon Street

Boston, MA 02114 (617)788-8300

In the matter of: Hermann Ngoufack Jiokeng

A Petition to Change Name of Adult has been filed by Hermann Ngoufack Jiokeng of Brighton, MA requesting that the court enter a Decree changing their name to: Hermann Kana

IMPORTANT NOTICE

Any person may appear for purposes of objecting to the petition by filing an appearance at: Suffolk Probate and Family Court before 10:00 a.m on the return day of 12/03/2025. This is NOT a hearing date, but a deadline by which you must file a written appearance if you object to this proceeding.

WITNESS, Hon. Janine D. Rivers, First Justice of this Court

Date: October 23, 2025

Stephanie L. Everett, Esq. Register of Probate

Boston Bulletin: 10/30/2025

Miracle Prayer

Dear Sacred Heart of Jesus, I have asked You for many favours. But I plead for this one. (mention favour). Take it, place it in your open broken Heart. And when the eternal Father sees it, covered with the mantel of his most precious Blood, He cannot refuse it. For then it is your prayer, not mine. Dear Sacred Heart of Jesus, I place my trust in thee. Amen.

Say three times for three days, promise publication and favour will be granted.

—V.C.

Legals

Commonwealth of Massachusetts

The Trial Court – Probate and Family Court Department

Docket No. SU25C0048CA

CITATION ON PETITION TO CHANGE NAME

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

In the matter of: Michele Jane Fournier-Faling

A Petition to Change Name of Adult has been filed by Michele Jane Fournier-Faling of Jamaica Plain, MA requesting that the court enter a Decree changing their name to: Michele Jane Fournier

Any person may appear for purposes objecting to the petition by filing an appearance at: Suffolk Probate and Family Court before 10:00 a.m on the return day of 11/27/2025. This is NOT a hearing date, but a deadline by which you must file a written appearance if you object to this proceeding.

WITNESS, Hon. Janine D. Rivers, First Justice of this Court.
Date: October 16, 2025
Stephanie L. Everett, Esq., Register of Probate

Boston Bulletin: 10/30/2025

SALE OF REAL ESTATE

UNDER M.G.L. Chapter 183A, sec 6

By virtue of a Judgment and Order of the West Roxbury Division of the Boston Municipal Court (Docket No. 2206-cv-000071) in favor of the Trustees of the Clarendon Hill Condominium Trust against The Estate of Selma H. Lamkin and The Estate of Corinne B. Wiseman establishing a lien pursuant to M.G.L. Chapter 183A sec 6 on the real estate known as Unit 23 of the Clarendon Hill Condominium for the purpose of satisfying such lien, the real estate will be sold at Public Auction at 11:00 o'clock A.M. on the 24th day of November A.D. 2025 at 23 Victoria Heights Road, Hyde Park, Massachusetts 02136.

The premises to be sold are more particularly described as follows:

The dwelling Unit in Hyde Park, Suffolk County, Massachusetts known as Unit No. 23 in Phase No. 1, of the CLARENDON HILL CONDOMINIUM located at 1-214 Victoria Heights, in said Hyde Park, and created by Victoria-Mutual Limited Partnership pursuant to Chapter 183A of the Massachusetts General Laws by a Master Deed dated October 30, 1986, and recorded with the Suffolk County Land Court as Document No. 412885, noted on Certificate of Title No. C-148.

Said Unit is conveyed with a 3.93 undivided percentage interest in the Common Areas and Facilities as set forth in said Master Deed which percentage may decrease in the event additional phase(s) are added to the Condominium under Paragraph 16 of the Master Deed, together with the exclusive right to use Parking Space 23, as shown on the plan entitled “Parking Layout Plan Phase I Clarendon Hill Condominium, Boston, (Hyde Park), Mass., Scale1”=30”, September 17, 1986, prepared by Stephen P DesRoche, Professional Land Surveyor, 95 White Street, Quincy, MA” recorded as Document No. 412885, on Certificate of Title No. C-148.

Said Unit contains 1,973 square feet, more or less, a shown on the plans filed with said Master Deed and on the copy of said pans attached hereto and made a part hereof, and to which is affixed and verified statement in the form required by Section 9, of Chapter 183A.

This conveyance is made subject to and with the benefit of an encroachment easement, an easement for pipes, wires, ducts, flues, cables, conduits, public utility lines and other common elements, all other provisions of the Master Deed, Trust, By-Laws and Floor Plans of the Condominium recorded with said Registry, or as later amended of record, and all provisions of Chapter 183A.

This conveyance is further subject to a Condominium Phasing Lease by and between Victoria-Mutual Limited Partnership as Lessor, and Paul F. Keating, et al, as Lessees, which Lease is dated October 30, 1986, and recorded with said Suffolk County Land Court as Document No 412887, as noted on Certificate of Title No. C-148.

Said Unit is to be used only for residential purposes. This Condominium is intended to be a self-contained retirement community constructed expressly for use by the elderly with a minimum age requirement for residency of at least fifty-five (55) years.

By acceptance hereof, the Grantee(s), for themselves and their heirs and successors and assigns, hereby expressly acknowledge and agree that Victoria-Mutual Limited Partnership, as Declarant of said Master Deed has reserved and shall have the rights, as set forth in Paragraph 16 thereto to amend said Master Deed to include additional phase(s) as described and defined therein, whereupon the percentage of interest of the Unit hereby conveyed in the Common Areas and Facilities shall be changed as provided in said Master Deed; and, to that end, the Grantee(s) hereby consent for themselves, their heirs, administrators, executors, successors and assigns, and all those persons claiming by, through or under them, to the Victoria-Mutual Limited Partnership reserved rights and do hereby constitute and appoint Victoria-Mutual Limited Partnership the true and lawful attorney of the Grantee(s) in the name and stead and on behalf of the Grantee(s) to execute, acknowledge and deliver and record any such amendments of said Master Deed and/or other instruments deemed by Victoria-Mutual Limited Partnership to be necessary or appropriate to effectuate the inclusion of additional phase(s) in the Condominium, the power of attorney granted being coupled with an interest and irrevocable.

For title of Selma H. Lamkin and Corinne B. Wiseman, both now deceased, see Unit Deed registered in Suffolk County Registry of Deeds Registered Land Division Document No. 454795.

Terms of Sale: A deposit of Ten Thousand Dollars (\$10,000.00) by certified or bank check will be required to be paid by the purchaser at the time and place of sale. The balance is to be paid by certified or bank check at the office of Schofield Donnelly LLC, 20 Park Plaza, Suite 222, Boston, MA 02116 within thirty (30) days from the date of sale Deed will be provided to purchaser for registration upon receipt in full of purchase price. In the event of an error in this publication, the description of the premises contained in the Unit Deed registered with the Suffolk County Registry of Deeds Registered Land Division as Document No. 454795 shall control.

Other terms to be announced at sale.

The Trustees of the Clarendon Hill Condominium Trust, Lienholder, by their attorneys:

Schofield Donnelly, LLC
20 Park Plaza, Suite 222
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By: Christopher J. Donnelly, Duly Authorized
2025

Hyde Park Bulletin:
10/16/2025, 10/23/2025, 10/30/2025

Commonwealth of Massachusetts

The Trial Court – Probate and Family Court

Docket No. SU25C0902DR

DIVORCE SUMMONS BY PUBLICATION AND MAILING

Daniel DeJesus Figueroa Mejia vs. Natali Feliz Lajara

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

To the Defendant:

The Plaintiff has filed a Complaint for Divorce requesting that the Court grant a divorce for Irretrievable Breakdown.

The Complaint is on file at the Court. An Automatic Restraining Order has been entered in this matter preventing you from taking any action which would negatively impact the current financial status of either party. SEE Supplemental Probate Court Rule 411.

You are hereby summoned and required to serve upon:

Daniel DeJesus Figueroa Mejia
143 Intervale Street, Apt. 1
Dorchester, MA 02121

your answer, if any, on or before 12/02/2025. If you fail to do so, the court will proceed to the hearing and adjudication of this action. You are also required to file a copy of your answer, if any, in the office of the Register of this Court.

WITNESS, Hon. Janine D. Rivers, First Justice of this Court
Date: October 15, 2025
Stephanie L. Everett, Esq., Register of Probate

Boston Bulletin: 10/30/2025

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Commonwealth of Massachusetts

The Trial Court

Probate and Family Court

DOCKET NO. SU25P1100EA

CITATION ON PETITION FOR FORMAL ADJUDICATION

Estate of: Pauline R. Lipsky
Date of Death: 06/17/2023

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

To all interested persons:

A Petition for Formal Probate of Will with Appointment of Personal Representative has been filed by Susan Nester of Scarborough, ME requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition.

The Petitioner requests that:

Susan Nester of Scarborough, ME be appointed as Personal Representative(s) of said estate to serve Without Surety on the bond in unsupervised administration.

IMPORTANT NOTICE

You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of 11/20/2025. 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: October 22, 2025
Stephanie L. Everett, Esq., Register of Probate

West Roxbury/Roslindale Bulletin:
10/30/2025

Commonwealth of Massachusetts

The Trial Court

Probate and Family Court

DOCKET No. SU24P0771EA

CITATION ON PETITION FOR FORMAL ADJUDICATION

Estate of: Jerome Noel Stanley
Date of Death: 12/17/2023

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

To all interested persons:

A Petition for S/A - Formal Adjudication of Intestacy and Appointment of Personal Representative has been filed by: Christian Howell of Boston, MA requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition.

The Petitioner requests that:

Christian Howell of Boston, MA be appointed as Personal Representative(s) of said estate to serve Without Surety on the bond in unsupervised administration.

IMPORTANT NOTICE

You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of 11/20/2025. 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.

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WITNESS, Hon. Janine D. Rivers, First Justice of this Court
Date: October 16, 2025
Stephanie L. Everett, Esq., Register of Probate

West Roxbury/Roslindale Bulletin:
10/30/2025

Commonwealth of Massachusetts

The Trial Court

Probate and Family Court

DOCKET No. SU25P2074EA

CITATION ON PETITION FOR FORMAL ADJUDICATION

Estate of: Ricardo Austrich
Date of Death: 05/23/2024

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

To all interested persons:

A Petition for Formal Probate of Will with Appointment of Personal Representative has been filed by Ricardo R. Austrich of Roslindale and Gloria M. Austrich of West Roxbury, MA Juan M. Austrich of Roslindale, 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:

Ricardo R. Austrich of Roslindale and Gloria M. Austrich of West Roxbury, MA Juan M. Austrich of Roslindale, MA be appointed as Personal Representative(s) of said estate to serve Without Surety on the bond in unsupervised administration.

IMPORTANT NOTICE

You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of 11/27/2025. 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.

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WITNESS, Hon. Janine D. Rivers, First Justice of this Court.
Date: October 23, 2025
Stephanie L. Everett, Esq., Register of Probate

West Roxbury/Roslindale Bulletin:
10/30/2025

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Listed by Steven Musto



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