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The Bulletin

A newspaper dedicated to the community

- JAMAICA PLAIN
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September 4, 2025



Thousands marched from the Boston Common to City Hall on Monday as part of a new Labor Day celebration and protest.

PHOTOS BY JEFF SULLIVAN

Thousands on Common for Labor Day

Jeff Sullivan
Staff Reporter

Thousands of union members, residents, demonstrators and politicians lined up on Monday, completely filling up Park Street and portions of the Boston Common, to rally for union rights and causes.

The main theme was Workers Not Billionaires, and speakers focused on calling out the government on its union busting tactics, its favoritism to corpora-

tions and how the government has left the middle class behind.

“We are the labor movement and we together as a united front will stand up against billionaires and fight against corporate greed,” said Greater Boston Labor Council President Darlene Lombos. “We need the leadership of our members; we need the power of workers in our unions and the solidarity of our community partners and officials to continue the legacy of building a united front. To resist and to chal-

lenge those who have always tried to divide. So today, on Labor Day, let’s recommit to our shared struggle.”

American Federation of Teachers Vice President and Boston Teachers Union member Jessica Tang said income inequality is running rampant and prices are increasing.

“The growing gap between workers’ salaries and CEO salaries is disgusting, and union bust-

Labor Day Rally
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The proposal at 12 Rock Hill St. is finally getting underway after much delay.

PHOTO BY RICHARD HEATH

Delayed housing development in JP

Richard Heath
Staff Reporter

After all the drama, argument, rhetoric and sometimes hysteria that often mark Jamaica Plain community meetings about new housing, there is still the required Boston Planning and Development Agency Board (BPDA) vote and Zoning Board of Appeals (ZBA) determination.

And when all that’s over and the public process ends, in some cases a lot of time can go by before the actual construction work on the housing begins.

The Bulletin was reminded of this when the agenda of the Aug. 12, ZBA meeting listed an extension request for 121 Brookside Ave., a full six years after it was approved.

Delays seem to be common, and although none reviewed by The Bulletin will have any impact on increasing housing for those earning 30 to 50 percent area median income (AMI), they do conflict with the mayor’s oft-repeated promises to streamline the development process.

The Wu administration is stocked with a host of “community engagement specialists,” but engagement does not seem to get housing built any quicker.

After the engagement specialists move on to other engagements when the public process ends, tracking the progress usually requires calling attorneys.

There does seem to be life regarding 121 Brookside, but Attorney Andrew Kara, who requested the approved extension, did not respond to The Bulletin’s calls for clarification: how long is the extension and is it for the original developer?

The original developer was Scott Johnson, of Cedar Hill Development. He proposed a four-story, 21-unit apartment house, designed by Cheryl Tougas, on a vacant lot numbered 121 Brookside.

Approved by the BPDA in May 2019 and then the ZBA on Aug. 27 of the same year, the site has sat empty since.

The next door business, Carlysle Engineering Fire Protection Systems, strongly opposed Johnson’s plan at both the JP Zoning Committee (JPZC) and ZBA, stating “It would drive us out of business.”

In the meantime, Carlysle Engineering has moved its business in Jamaica Plain, where it’s been located for 75 years, apparently to Norwood sometime in May. The 1.1-acre parcel was put on the market by LAER Realty in May, listed for \$14.9 million.

One other housing plan, 12 Rock Hill Rd, presumed deceased,

JP delayed development
Continued on page 2

JP delayed development continued from page 1

finally began construction in August after six years, a four-story, 12-unit apartment house designed by Ed Forte on the U-shaped road off Paul Gore Street.

Proposed in 2019 by Matthew Hayes, who owns Jamaica Plain Auto Body and the other garages on the street, Hayes had a difficult time; he was contested at three often contentious JPZC meetings from March 2019 through October 2020, when it was finally approved.

The ZBA originally denied Hayes on June 8, 2020, for too big a building, but after a return engagement on June 8, 2021, with a four-story building and a reduction of units down to 12, it was approved.

From time to time The Bulletin would go over and see if work had begun, and discovered excavation underway two weeks ago.

Another housing development that apparently might still get built is 64 Allandale St., first proposed in 2015 by Jacqueline Nunez.

Nunez proposed 13 buildings in a cluster of 18 for sale units on the two-acre site abut-

ting Allandale Woods on the JP, West Roxbury and Roslindale lines.

Designed by Beth Whitaker of Merge Architects, it was redesigned it at least three times with a final plan of three clusters of 16 homes.

The ZBA granted approval on May 3, 2017, and Nunez offered a \$50,000 contribution to the Boston Parks Dept. for Allandale Woods.

Nunez survived two lawsuits and got one extension in July 2024.

At that time Nunez estimated her costs had increased by \$700,000 up to \$20 million.

On July 29, 2025 the ZBA granted a two-year extension that will expire in July 2027.

Three other approved housing developments that all survived long and complicated community reviews have a checkered history since getting Boston Planning Department approval; one has been sold and another changed developers.

Jigar Patel first proposed a boutique hotel on the Stanley tow lot at 3409 Washington St. but was talked out of it by the Union Avenue Neighborhood

Association (UANA).

UANA also talked Patel down on his second proposal, a five-story, 29-unit apartment house designed by RODE Architects, which was reduced to four stories with 29 smaller units.

The BPDA approved 3409 Washington St. on Jan 13, 2022; the approval included a \$105,000 contribution to the affordable housing fund.

Patel would also offer six self-financed, below-market rent apartments, two at 30 percent AMI.

The ZBA approved 3409 Washington St. on Nov 1, 2022.

The Bulletin learned last week the property had been put up for sale and is being sold by Stubblebine Company of Lexington.

James Stubblebine confirmed this in a phone call with The Bulletin on Aug. 22, but did not return calls asking who the buyer was and the sale price.

Whoever bought it will have to conform with the BPDA and ZBA approvals unless they seek a project change; it's not known if Patel had a building a permit, which is granted after ZBA approval.

The 96-100 Rockwood St. proposal, in the far west corner of Jamaica Plain, went through three designs by architect Lucio Trabucco for Matthew Zukor of LYX Group. It included 37 units in an 18-building cluster grouping tucked within the heavily wooded sloping 12-acre site.

Included is the reuse of the circa 1872 stone-gabled Adams house.

Although this is an as-of-

right zoning development, Zukor still went through two Boston Planning Article 80 meetings, an IAG meeting and a JP Housing Committee meeting between November 2021 and December 2022.

As approved by the BPDA on Aug. 17, 2023, Rockwood Manor, as it was called, came with a lot of promises:

\$1.9 million to the city's housing fund, \$500,000 to the Parks Dept., \$500,000 to local organizations including \$20,000 to the Eliot School and \$15,000 to the Hyde Square Task Force.

In 2025, the LYX Group is now New Meadow Development and Zukor is no longer involved according to a phone call The Bulletin made to New Meadow on August 22.

Rockwood Manor is now choked with weeds up to the first floor windows.

In September 2022, Adam Sarbough, of Cornerstone Realty on Tremont Street, wanted to build out 61 Montebello Rd.

He was already completing two, wood-frame, three-family houses on Ennis Road that received a congenial neighborhood reception so he thought he would be welcomed on Montebello Road.

Sixty-one Montebello was even more modest; Sarbough would convert the existing house into three condominiums and replace the rear garage with a new structure consisting of five condominiums designed by Arthur Choo, who also designed the Ennis Road houses.

Sarbough had experience with the big leagues; in 2023 he got ZBA approval for a three-building, 236 condominium complex at Allstate Road in the heart of South Bay but he seemed unprepared for the little leaguers who contested 61 Montebello every step of the way: they wanted no more than three units in the old house.

He hit neighborhood oppo-

sition: "Alien to the neighborhood," "Too much," "A great wall" at three Egleston Square Neighborhood Association meetings and two JPZC meetings, all for eight for-sale units.

Even JP Zoning chair Dave Baron was puzzled by the all the opposition. "It's been through a very long process," Sarbough told the ZBA on Jan. 1, 2024 which approved his plan.

No work has begun and the trees are growing up over the old house.

Next door, at number 69, two "Domingos DaRosa for mayor" signs have sprouted up which may indicate displeasure at Wu's zoning board.

Arguably the mother of all delayed housing developments is the 13-acre Shattuck Hospital, the subject of no less than 16 Bulletin stories since 2018.

Although a state-owned property, it would come under BPDA large project review and presumably zoning variances.

First proposed in part as supportive housing in March 2018, it went through a long "visioning process," an RFP process and finally developer designation in July 2023 to Boston Medical Center Partners for developing the entire site.

This triggered enormous public outcry and raucous meetings, and Governor Healy pulled the proverbial plug on Dec. 8, 2023, stating, "It's far too costly for us to support."

The Globe estimated that cost to be \$500 million.

Meanwhile, the Governor had another idea: she issued an executive order on Oct. 18, 2023, directing the Office of Administration and Finance to develop an inventory of surplus state land for housing.

That inventory was published on June 1, 2025 and the Shattuck was on the list "to be available for development as housing next year" either through auction or another RFP process.

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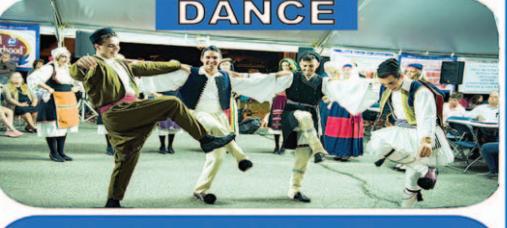
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Developer: opposition caused loss of affordability

Residents and officials come out against 990 American Legion

Jeff Sullivan
Staff Reporter

The Wednesday public meeting for the proposed 204-unit rental project at 990 American Legion Hwy. saw several uncommon, if not unique, occurrences for a Boston Planning Department public meeting.

The project has caused a lot of controversy since it was first proposed five years ago. Then, Lincoln Development proposed the project in conjunction with landowner Jubilee Christian Church. Residents opposed the project because it would cut down most of the 14 acres of trees on the 24-acre property for the 270-unit proposal.

Since that time, the then BPDA denied the proposal based on technical grounds. Lincoln, now Willow Bridge Property Company, ended up suing the city for conflicting and onerous regulations. Willow eventually won its suit last year. During the course of the project, residents formed the Crane Ledge Woods Coalition (CLWC), which has been organizing to push the city to purchase the property from Jubilee.

The city apparently gave Jubilee a \$3 million offer for the property a couple of years ago, but that was rejected. Over the course of several community

meetings held by the CLWC, representatives from Jubilee spoke about the project and their right to develop the property, and State Rep. Russell Holmes supported the church in its right to do so.

But, since the last time the project came into public view through the city, several things have changed. The affordability component, which originally required 41 units designated as affordable under the city's Inclusionary Development Policy (IDP) has been scrapped. According to an addendum to the Final Project Impact Report (FPIR) filed earlier this summer, the reasoning is that when the project was first proposed to the Planning Department in 2021, the city required affordable units because it was not zoning compliant.

The project is now zoning compliant by getting rid of several at-grade housing units and other minor adjustments, and since the city did not require affordable units for as-of-right projects, it shouldn't have to provide them now, even though the current city law is that projects nine units or above must comply with the IDP.

The project plan has also removed several other com-



A rendering of the newly-redesigned project at 990 American Legion Hwy., which is tentatively scheduled for a hearing at the Boston Planning and Redevelopment Agency Board meeting on Sept. 18.

COURTESY PHOTO

munity benefits since then, including a bus shelter for a nearby MBTA station, public access to Crane Ledge Lookout through the property, as well as a nature path.

Holmes, whose district encompasses the site, said these reductions in the project have made him reconsider his support of it.

"That last slide on community benefits, it's pretty much offensive to me," he said. "I'm not understanding why. The last time I sat down with folks, all of the things that you had

taken away were the things I had been advocating for. So can you walk me through why there is no longer a nature trail, why there is no longer a lookout, why there is no longer affordable housing, and why there is no longer improvements at the bus stop. Those seem to be all the things that I said were must-haves for me in my conversations with Jubilee through the years. Can you walk me through what happened?"

Willow representative John Noone said the development

team's reasoning was simple.

"Basically, it's been five years of delay," he said. "It's cost this site tens of millions of dollars and has made it, at this point, marginally feasible to build. It is now also under the jurisdiction of the land court, as we did everything we reasonably could, to get 270 units approved at land court, with affordable housing, with the nature trail, with the bus stop and that project was not approved. It was pushed back

990 American Legion
Continued on page 4



Canterbury Street Bridge Rehabilitation

What is happening?

MassDOT will host a live, in-person design public hearing to provide community members with an opportunity to become fully acquainted with the proposed rehabilitation of the Canterbury Street Bridge which carries its namesake roadway over Amtrak's Northeast Corridor in the Roslindale neighborhood of Boston, Massachusetts. While the existing bridge remains safe for all users, critical components of the structure must be replaced to ensure that it can continue to provide a safe, multimodal crossing of the railroad line.

How will this affect you?

The proposed project consists of replacing the superstructure and roadway deck, as well as making sidewalk repairs to the bridge carrying Canterbury Street over Amtrak's Northeast Corridor. The rehabilitation will require the full and/or partial shutdown of the bridge and a detour of traffic to other neighborhood roadways. A discussion of the potential impacts of these closures will be provided at the hearing along with a timeline for the rehabilitation and how community members can stay informed during construction.

MassDOT encourages all interested members of the community to attend and learn more about this project.

When

WEDNESDAY SEPTEMBER 17th, 2025
6:30PM

Where

BROOKE CHARTER SCHOOL GYMNASIUM
190 CUMMINS HIGHWAY
BOSTON, MA 02131



To ensure its meetings are accessible, MassDOT reasonably provides: translation, interpretation, modifications, accommodations, alternative formats, and auxiliary aids and services. To request such services, please contact MassDOT's Chief Diversity and Civil Rights Officer at 857-368-8580 or MassDOT.CivilRights@dot.state.ma.us. For adequate time to process such request, please make them as early as possible, ideally 10-15 days prior to the event.

Project inquiries may also be emailed to massdotmajorprojects@dot.state.ma.us. Please submit any written statements regarding the proposed undertaking to: Carrie A. Lavallee, P.E., Chief Engineer, MassDOT, 10 Park Plaza, Boston, MA 02116, Attention: MAJOR PROJECTS PROJECT FILE NO. 608197



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990 American Legion

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because it's obvious that there is a constituency that wants this to remain as open space, which they have every right to do. But it is private property and we are going to propose development of it. I guess five years of delay has cost a lot of those public benefits."

Holmes said he would have trouble supporting the project now, as the only public benefit that wouldn't be happening without the project – those being things like providing housing and construction jobs – is the installation of a new traffic light at the entrance of the building, as prescribed by the Boston Transportation Department.

"This seems punitive," he said. "It's going to be very tough for me to go back and say everything that you and I talked about five years ago, and you're literally delivering nothing on the community benefits page other than the thing that has to be done because we need to get 204 cars in and out of the lot. The traffic light. I haven't been following the day-to-day, but to lose everything I thought you, I and the church had agreed to, it's disappointing. I want my bus stop improved, I want affordable units, I want the lookout, and I want the nature trail."

Carpenters Union Council Representative Ceasar Rijo said his organization, the North Atlantic States Regional Council of Carpenters, is opposed to the project.

"On behalf of all carpenter unions and their families in the City of Boston, we're completely opposed to this project," he said. "The carpenters union is 100 percent opposed to this project."

Also somewhat unusual, Boston Planning and Development Agency (BPDA) Board Chair and Mattapan resident Priscilla Rojas spoke during the meeting, saying the Board keeps up on residents' comments.

"I've been observing yesterday's meeting and today's meeting and these videos are being recorded and will be shared with our Board members," she said. "I just want to make sure that you know that you have been heard, you are being heard, and just thank you, from the bottom of my heart, as your neighbor, for all the time and dedication and the commitment that you have demonstrated to the city, your community and all of our residents."

There were no residents speaking in favor of the project. CLWC member Jose Massó said he was concerned about how the project would change the topography of the region and possibly endanger his property, which sits just below the Crane Ledge Lookout.

"I don't want to lose sleep when the demolitions occur and somewhere in the future, one of the rocks or stones in the ledge behind me starts shifting and moving and causes not a mudslide but a rock slide, where all that Crane Outlook we speak of is on my home," he said. "No matter how much insurance you have with the city, the nightmare is that I will be gone and my children will be fighting you tooth and nail for years, for years, to receive the compensation for the loss of their parents and the property."

Massó became audibly emotional at this point.

"How will you replace the lives of people who will be affected by, and God forbid, I pray we don't get there my friends and I pray we land at that sweet spot where we don't even have to address this, but to think that my neighbors or myself could be a victim of rock slides years from now that you will say had nothing to do with demolition, and nothing to do with blasting because you were 300 feet away or whatever, that my friends, and pardon my English, that is what we call bullshit," he said. "I just want you to think when you sleep tonight, is it worth it, a small minimum of profit, over people, safety, environment, and our future. Is it worth it? Ask yourself that question."

Boston Planning Project Manager Sarah Peck said the proposal is tentatively set for the BPDA Board to vote on Sept. 18. Go to <https://www.bostonplans.org/news-calendar/calendar> to keep an eye out for it, as the agenda will be released two days before the actual meeting.

The Bulletin Newspapers, Inc.

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Boston Office
661 Washington St.,
Suite 202
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Tel: (617) 361-8400
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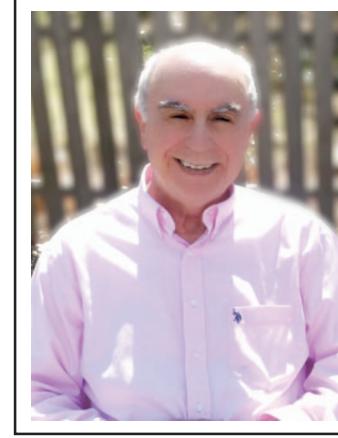
Clogging—and not the toilet kind

Maybe it was an act of kindness, or maybe it was just apathy.

Having deplaned from JetBlue at Terminal C at Logan Airport on a late weekday afternoon, my wife, daughter and I were outside awaiting a ride. Not my favorite terminal to arrive at the few times I do fly these days. Terminal C has a pick-up area of 3 main loops. The innermost one is reserved for buses and taxis; the two outer loops are for cars. The middle one—the larger of the remaining two—is four lanes wide, while the outermost one is relatively narrow.

Only one of the four lanes in this second loop was unclogged, allowing for traffic to pass. Motorists were live-parked in the other three lanes for their passengers, waiting and waiting and waiting, and thereby significantly clogging all area traffic.

In decades past, the State Police were criticized for being too hasty in demanding that motorists waiting for their passengers exiting the



My Kind of Town/
Joe Galeota

terminal did not live-park. Then along came this wonderful breakthrough called the "cell phone lots." Here, waiting relatives and friends could temporarily park free while they waited for their loved ones to deplane and exit the terminals; the proliferation of cell phones made this a pleasant experience for motorists as well as for the police: there were fewer cars idling for long periods of time outside

the terminals, nor were they merely circling and thus adding to congestion.

But, back to the other day. The obnoxious clogging of cars at Terminal C resulted from a combination of two events: long-waiting motorists eschewed the idea of utilizing cell lots and the reluctance of the State Police to demand that such cars leave. The mixture of these two attitudes resulted in a horrible automobile snarl, with even buses and taxis somewhat blocked from accessing their inner loop.

When one of my daughters approached a State Police cop about his reluctance to demand the long-waiting cars to depart and hence free up the terrible clogging, his gruff answer avoided the issue.

You be the judge: are the State Police trying to improve the public's perception of them as kind-hearted Officers Friendly after the Karen Read fiasco? If so, it might be back-firing with some of us.

Letters to the Editor

FRANKLIN PARK DEFENDER

To the Editor:

As neighbors, we should be able to disagree about the future of Franklin Park without resorting to name-calling and talk of 'misinformation.' Since the plan to turn White Stadium into a professional soccer complex was first announced, many residents have raised valid questions about the privatization of our public park and the project's negative impacts on transportation and quality of life for surrounding neighborhoods. It's not 'sabotage' to keep questioning a proposal that would evict BPS football teams from their home field and still lacks full financing or a reasonable game-day transporta-

tion plan – especially as the project's taxpayer cost keeps rising.

Personally, I'm grateful that the Emerald Necklace Conservancy has responded to residents' concerns and advocated for a fully-public stadium alternative, rather than rolling over in the face of political pressure. Neighbors around Franklin Park couldn't afford to file a lawsuit to enforce state environmental laws, or hire architects to design a fully-public alternative, on our own. Thank you to ENC for standing with residents to protect our park for future generations.

Pamela Jones
Mattapan

BPL facing federal funding cuts

Ariane Komyati
Staff Reporter

The Boston Public Library (BPL), the first large free municipal library in the United States, does not ban books and remains committed to offering community members a diverse range of free, accessible knowledge—despite facing challenges from the Trump administration.

Libraries across the nation, including BPL, are feeling the impacts of federal funding cuts. Free online newspaper archives, career and test prep courses, science databases, legal forms and more were discontinued by the Massachusetts Board of Library Commissioners (MBLC) last July. These

database cuts affected all libraries across MA.

In an executive order last March, President Trump aimed to eliminate the Institute of Museum and Library Services (IMLS). The IMLS provides money to state library agencies (such as the MBLC) who distribute the funds to local schools and public libraries. In June, a federal judge declined to block the Trump administration's plan to dismantle the IMLS.

In FY2025, the MBLC received \$3.6 million from IMLS; \$2.2 million of that went to funding databases for students and library patrons.

As of July 1, the MBLC made the difficult decision to scale back its statewide re-

search database offerings, discontinuing resources such as the Boston Globe Archive, Britannica Moderna, HeritageQuest Online, Peterson's Career and Test Prep, Transparent Language Online and several Gale products.

"These databases are critical tools for academic success and lifelong learning, providing reliable, vetted information that supports everyone from K-12 students to professional researchers. Their loss creates real gaps in equitable access to trusted information," stated Bailey Watroba, a Senior Public Relations Associate for BPL, who added that schools

Library Budget Cuts
Continued on page 7

Lens Arthur Joseph death spurs changes

Jeff Sullivan
Staff Reporter

On Monday, April 28 of this year, Hyde Park resident Lens Arthur Joseph was struck and killed by a Boston Public Schools (BPS) bus on Washington Street in Hyde Park.

Joseph was five years old.

While an investigation into the incident is currently underway with the Suffolk County District Attorney's Office and the Boston Police Department, the city has received a complete independent report from Mintz Attorney Natasha Tidwell on safety policies and performance of the BPS Transportation Department and its contractor, Transdev.

Wu stated last week that the city will be adopting many of the recommendations from the report in a press conference and press release – <https://tinyurl.com/y7ppsskt>

"On behalf of the entire City and BPS, I want to express my profound condolences to Lens's family, friends, and everyone who loved him. There are no words that can capture the pain of losing a child. We are determined to make sure that a tragedy like this never happens

again," Wu stated in the release. "I want to thank Attorney Tidwell and her team for their diligent work over these past three months. The City and BPS have reviewed the final report, and we will be adopting all of the report's recommendations to strengthen our system to ensure the safety of every child who begins and ends their day on a BPS school bus."

For the full report, go to <https://tinyurl.com/44e25amn>

Among the recommendations and changes to policy, BPS is increasing oversight and auditing of Transdev's licensing and compliance functions, a sticking point for members of the Boston City Council. This means the BPS will actually be looking at bus driver certifications, as well as requiring Transdev to keep an updated roster of drivers and their credentials. BPS is also now requiring more safety trainers for Transdev.

After the fatal incident itself, Transdev has agreed to a daily meeting with BPS to review "all accidents or safety incidents" of the prior day. BPS will now be attending all meetings of the Transdev Review Committee, and Transdev stated it will have implemented new training re-



The City Council met with a panel of representatives from the Boston Public Schools Transportation Department and its bus contractor; Transdev.

COURTESY PHOTO

quirements for all drivers if and when an accident occurs.

The bus driver, Jean Charles, had an expired bus driver certification. He had also allegedly tried to flee the scene and had struck two other vehicles in Mattapan just before the crash.

Tidwell also went before the Boston City Council on Thursday following the release of the report, along with representatives from the BPS Transportation Department and Transdev.

Key highlights of the four-hour meeting include Tidwell's report that Transdev had issues

with record-keeping and inconsistencies.

"As you see from our report, we made four observations: One, Transdev fails to maintain responsible record-keeping practices; two, Transdev's driver training files are incomplete and unreliable; three Transdev lacks reliable, data-driven evidence of the impact of its training and coaching programs on accident reduction; and four, neither Transdev nor BPS has implemented meaningful or sustained auditing or oversight mechanisms," she said.

City Councilors were adamant that this should not have happened. District 2 City Councilor Ed Flynn asked BPS Transportation Director Daniel Rosengard if the BPS does background checks independent of Transdev. Rosengard said it checks Transdev's information, but does not itself look into each bus driver.

Flynn also asked about how regularly background checks for criminal and transportation violations of drivers take place.

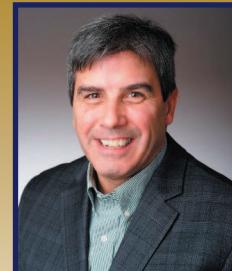
Lens Arthur Joseph
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Kathy Casilli
kcasilli@laerrealty.com
617-285-4186



Maureen Dwyer
mdwyer@laerrealty.com
617-413-8026



Stephen Morris
smorris@laerrealty.com
617-212-9598



Doug McClure
dmcclure@laerrealty.com
617-212-9568



Mike Keane
mkeane@laerrealty.com
617-512-2956



SteveDoug Team
617-212-9568

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Social Security Benefits for My Minor Children

Dear Rusty: I will be 62 in 2024 and am considering starting benefits at that time. I will have two children under the age of 18. One of them will be 10 and the other 15. Will they be able to draw benefits in addition to my benefits?

Signed: Father of Two

Dear Father of Two: Yes, if you claim your Social Security retirement benefits at 62, your minor children will be able to get benefits from you until they are 18 years old (or up to 19 if still in high school). You will likely be designated as Representative Payee for those benefits and will be obligated to use them only for your children's behalf (which could include simply saving the money for their future). But there's more to consider.

Normally, a minor child is eligible for 50% of the parent's full retirement age (FRA) entitlement (even if you claim at 62), but Social Security's Family Maximum will likely restrict each child's benefit to make it less than 50%. Then, once the 15 year old ages-out of eligibility at 18 (or 19), the younger child's benefit will increase to the full 50% of your FRA amount. That is - unless you are married and your wife will also be collecting a spousal benefit on your record. In that case the Family Maximum will limit payments for all of the dependents receiving payments based on your SS record (both your children and your wife). Generally, the Family Maximum is between 150% and 188% of your FRA entitlement, from which your own FRA entitlement is subtracted, leaving 50% to 88% of the Family Maximum for your dependents.

It's important to remember that by claiming your own SS retirement benefit at age 62 your monthly payment will be cut by 30% (you'll get 70% of your FRA entitlement), and that is a permanent reduction. So, you may wish to evaluate whether the money your children will get until they are 18 will offset the lifetime reduction to your own benefit payment. Your life expectancy is important when making that decision, and if you wish to



Russell Gloor
AMAC Certified Social Security Advisor

estimate your potential longevity I suggest using this tool: <https://socialsecurityreport.org/tools/life-expectancy-calculator/>.

It's also important to remember that claiming benefits before your full retirement age will mean that, if you work, you'll be subject to Social Security's "earnings test" which limits how much you can earn before some of your benefits are taken away. The earnings limit changes annually (it's \$21,240 for 2023) and, if the limit is exceeded, SS will withhold \$1 in benefits for every \$2 you are over the limit. They will withhold future benefits to recover anything you owe for exceeding the earnings limit and, if your benefits are withheld for this reason, your dependents' benefits will also be withheld for those same months. So, your plans for working should be weighed carefully in deciding whether to claim your Social Security benefits early.

To summarize: If you won't work full time after age 62 and you're comfortable with 70% of your FRA benefit entitlement for the rest of your life, then claiming at 62 will also entitle your children (and possibly your wife) to dependent benefits (restricted by the Family Maximum). But, if you continue to work full time, Social Security's earnings test will likely mean neither you nor your dependents can receive full Social Security benefits at this time. And for clarity, the earnings limit no longer applies after you reach your full retirement age.

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

The Bulletin

Lens Arthur Joseph

Transdev Senior Vice President Paul O'Brien said this happens every year with the renewal of every driver's school bus driver certification. He added that now, reminders for renewal are posted to drivers 90 days and 60 days prior to them starting driving for the year, and added that without both digital and paper verification of that certification, they will not be allowed to drive.

City Councilor Ruthzee Louijeune asked how many employees and contracts with other cities does Transdev have, and Chief Operating Officer of Transdev - whose employee page on Transdev's website states that she has a background in military intelligence and served in Desert Storm - said they have over 30,000 employees in the United

States. According to Wikipedia, the French-owned company has an operating revenue of \$7.707 billion as of 2022. She also asked about other vendors BPS could look at, but Rosengard said the last contract that went out in 2023, no other bidders responded for the contract.

Louijeune asked about a recent report concerning the city perhaps bringing busing in house to the BPS and what that might look like. This was started because

a collective bargaining agreement between the Bus Drivers Union and the City of Boston has decades-old provisions of disciplinary policies. Basically, the agreement has a three-strike rule for incidents, but the incidents are removed from consideration after 13 months. Transdev's national

continued from page 5

policies have a longer retention of such incidents at 24 months

Bringing transportation in house was found to be "infeasible" according to the study. Rosengard said the study concluded before he started at BPS, but said the contract would still apply even if the city took over operations.

Rosengard said they will work to implement all recommendations from the report as soon as possible.

"We have to do everything we can," he said. "We started this work immediately after April 28, and have already implemented a number of different things. Based on the final report we received yesterday, we have to establish very clear implementation plans and timelines for each of these."

Labor Day Rally *continued from page 1*

ing is part of the billionaires' strategy," she said. "Unions are on the front lines not only fighting for better wages and working conditions not just for union members, but for all. The current federal administration has abandoned the working people and unions; cutting projects and funding that are causing Americans to lose their jobs and livelihoods and enacting policies that are accelerating inequality."

Tang said the federal administration is eating away at workers' protections and rights.

"Over 37,000 manufacturing jobs have been lost since tariffs were raised three months ago and Americans are paying for them. Federal minimum wages are on the chopping block and loosening of workplace safety regulations are putting workers at risk. The National Labor Relations Board has frozen their ability to protect employees and enforce labor laws. And the greatest union busting move in history, they have ended collective bargaining rights for more than one million federal workers and counting."

Congresswoman Ayanna Pressley said she was reminded of a similar march more than half a century ago.

"Every year at this time, I can't help but to think about how we mark the anniversary of the March on Washington for Jobs and Freedom," she said, "led by Dr. King and so many of our civil rights leaders to affirm that workers' rights are human rights. This is the 62nd anniversary doing the work of marching and organizing and agitating for racial, social and economic justice. The great civil rights leader Dorothy Height said, 'If the times are not ripe, you have to ripen them.' And that is what you need movements for."

Massachusetts AFL-CIO President Chrissy Lynch said Labor Day is the annual reminder that the working class is the backbone of America.

"Not the billionaire class!" she said. "This is a day where we recommit ourselves to an economy that actually works for the working class, because right now our economy and our laws are rigged to favor the billionaire, corporate executive class. But it's only the working class united that has the power to enact laws and policies that grow the middle class, increase wages, ensure quality healthcare, retirement security and damn it, we want raises too!"

Tang's numbers on manufacturing jobs came from the Joint Economic Committee of Congress - <https://tinyurl.com/2p9jwktf>

Lynch said that in the 20th century, when union leaders fought for eight-hour workdays, the businesses at the time fought them.

"Now we say we want safeguards from A.I. taking our jobs and our privacy and data. And the robber barons of today, the tech giants say, 'no way,'" she said. "But throughout history, through collective power and the sacrifice of millions of working people it has led to standards that created the middle class, including our right to a union. And the rights we celebrate every Labor Day are being ripped up by a federal government that is hostile to unions and the working class in a way we have never seen before."

Massachusetts Nurses Union President Kate Murphy said she felt the current administration's policies were cutting off vital research and caregivers when they are needed most.

"This lawless regime's policies are affecting every single one of us," she said. "We are talking workers from our highest research institutions to our newest citizens who are coming in and providing hands-on care that we need to take care of all of our patients."

Residents Monique and Rob said they came out because they felt it was important to stand up to what they saw as injustice from

the federal government.

"We came to manifest and demonstrate with other people our discontent of the state of the union," said Monique.

"We've just got to show that not everybody agrees with this administration," Rob said.

Residents Barbara Liepmann and Mary Shepherd said they came out because they felt the U.S. was not moving in the right direction, and said they were amazed at the turnout.

"I just think the country's in a dark place right now and unions are the only thing that can help take us out of it," Shepherd said.

Residents Brianna Brady and Hakeem Mush said they came out to support their children, who were dancing in the parade.

"The girls were invited to dance and so we wanted to come out and support them," Brady said. "It's way bigger than we expected, and everybody's just really supportive."

"I wasn't expecting the whole street to be full," Mush said, gesturing to Park Street.

Resident Kate Merritt-O'Toole came out dressed as a South Park version of United States Secretary of Homeland Security. Merritt-O'Toole was dressed in a South Park mask, along with a cadre of stuffed dogs that had apparently been painted to appear to have been shot, playing on United States Secretary of Homeland Security Kristi Noem's apparent proud admission of putting down a 14-month-old dog in her biographical book.

"We're here to bring laughter, jocularity and poke fun at a dictator," she said. "It helps to erode their power base, and other people will pick up on it and come to these events and see these parades across the country. The other part is the kids, they laugh and they enjoy it; it's a little over the top but smiling is so good for your soul. It raises your endorphins and gives you spirit and hope. And that's what we're here for."



George Julian, Jr., age 91, of West Roxbury, Massachusetts, passed away on August 24, 2025. Born in Indianapolis, Indiana, and raised in Terre Haute, Indiana, George was the son of the late George Julian Bugbee Sr. and Gladys Muriel (Woodburn) Bugbee. He was preceded in death by his sister, Barbara Belle Shelton, and his beloved wife, Virginia Marie (D'Alessio). A proud graduate of Garfield High School in

1952, George answered the call of duty by serving in the United States Navy from 1952 to 1956. He was stationed aboard the aircraft carrier U.S.S. Ticonderoga (CVA-14), where he contributed as part of the Fire Control team—a role that reflected his dedication, precision, and teamwork. After his service, George enjoyed a distinguished career at GTE Corporation in Needham, Massachusetts, retiring in 1991 after more than 30 years. Those who worked with him remember his reliability, professionalism, and quiet sense of humor. George's greatest pride was his family. He was the devoted father of Deborah DeCarlo and her husband David of Wayland, Diane Hurley and her husband James of Wrentham, David Bugbee and his late wife Nancy of Groton, and Donald Bugbee and his wife Leanne of Medway. He was a loving grandfather to 11 grandchildren and a cherished great-grandfather to eight. Family gatherings, stories, and laughter were the moments he treasured most. George will be remembered not only for his service and career but also for his kindness, his gentle wisdom, and the love he

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DEATHS

poured into his family. He leaves behind a legacy of dedication, integrity, and warmth that will be carried forward by those who knew and loved him. Funeral from the William J. Gormley Funeral Home, 2055 Centre St., WEST ROXBURY. Interment St. Joseph Cemetery. For guestbook, please visit gormleyfuneral.com.

CLINTON



Anne M., of Jamaica Plain, formerly of Roslindale, passed away peacefully on August 28, 2025 at the age of 87, leaving behind a

legacy defined by her sharp sense of humor, steadfast faith, unconditional love and an unmatched love of card games. Born to William and Mary Christopher on May 24, 1938. Devoted wife of the late Richard "Dick" Clinton. Loving mother of Kevin and his late wife Eileen (McGonagle) of Bellingham, Barbara Clinton and John Spink of Middleboro, Mary Doucette and her partner Stef of Marlboro, Janet and her late husband Robert Gillis of Nashua, NH, Anne Houton of Mansfield, Patricia Murray of Northboro, Stephen Clinton of Millbury, Charles F. Clinton and his fiancée Kellie-Anne Yout of North Attleboro, Edward and Heidi Clinton of Roslindale, Cynthia Clinton of Roslindale, Dianne and Joseph Brown of Plainville, William Clinton of Northboro, John P. Clinton and his partner Karina of Warwick, RI, and Eileen and Jim Obara of Upton. Adored "Nani" to 33 grandchildren and 9 great-grandchildren. Sister of Arthur Christopher of Moultonborough, NH, Mary Welch of Brockton, and the late William "Bud" Christopher, Rita McCarthy and Elaine Francis. Also survived by many nieces and nephews. Anne was the proud mother of fourteen children and somehow managed to raise each of them with laughter, patience and resilience. Life wasn't always easy,

September 4, 2025

especially after the loss of her beloved husband, Richard "Dick" Clinton, who passed away in 1984 at just 46. Anne was 45 at the time. She was the heart and soul of the family, holding everything together with determination, fierce love, and unshakable faith. After Dick's passing, Anne courageously carried on, taking a part-time job at Brigham and Women's Hospital. She worked there for over a decade—a testament to her strong work ethic and perseverance. In addition to her work at the hospital, Anne served at the polling booths at Philbrick Elementary School in Roslindale, always staying engaged in her community. Anne was talented with a needle and thread, known for her ability to hem any skirt or pants just right—often extending an outfit's life by five years or more. She enjoyed taking the "T" into Boston to shop or attend Mass. She loved reading and never missed a chance to play Rummy 500, attend the yearly Clinton Family Christmas party, or shout out bingo numbers (sometimes with her unmistakably Irish "whisper"). She had a gift for humor and a quick wit. Her favorite sayings—"Don't be so asinine," and "I said to the wall, wall?"—are still fondly repeated by her children, her 33 grandchildren and 9 great-

Deaths

Continued on page 9

Around the Neighborhood

3RD ANNUAL FASHION IN THE PARK

Join us for the 3rd Annual Fashion In The Park! Presented by Save Our Streets-Boston.

A FREE, family-friendly celebration of style, creativity, and community—right in the heart of Roslindale! LIVE Runway Show featuring local designers & models. Performances by talented local artists. Art installations, vendors, music & more!

Date: Sunday, September 7, 2025, Time: 12:00 PM – 5:00 PM, Location: Adams Park – 4225 Washington St, Roslindale, MA.

Want to be part of the magic? We're still accepting designers, models, vendors & artists! Visit sos617.org or email info@sos617.org to join the lineup. Let's uplift local talent and celebrate Boston's vibrant creative scene!

cilor Enrique Pepe.

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

Gallery hours at Scollay Square are during regular business hours, Monday – Friday, 9 am – 5 pm. Gallery hours at the MAC are Wednesdays, 1 – 4 pm; and Thursdays and Fridays, 10 am – 4 pm.

The exhibition features 47 Hyde Park Art Association Members' artworks and is curated by Mariana Rey of Boston City Hall Galleries and Sasja Lucas of the Menino Arts Center ([https://www.sasjalucas.com](http://www.sasjalucas.com)).

SUPPORT OUR AMAZON REGISTRY!

Please consider supporting our registry to keep Our Food Pantry Going.

At New Beginnings Reentry Services, our food pantry serves both community members in need and individuals returning home from confinement. A stocked pantry means no one has to worry about where their next meal is coming from as they work toward stability and a fresh start.

You can help by purchasing essential non-perishable items directly through our Amazon Registry, every contribution makes an immediate impact.

Check out our registry and make your donation today: https://www.amazon.com/hz/wishlist/ls/L99YSW79S3L0?ref_=list_d_wl_lfu_nav_3

Thank you for standing with us as we support our neighbors and those rebuilding their lives. Together, we're nourishing hope and building stronger community!

LESBIANS & FRIENDS

LGBTQIA+ DANCE OCTOBER 25TH

Please join us and help to spread the word about our 28th Annual Lesbians & Friends LGBTQIA+ Dance – Halloween Bash for a Cause on Saturday, October 25th at Club Café in Boston. Help Massachusetts Breast Cancer Coalition (MBCC) raise the funds needed to continue and expand our programs to prevent breast cancer.

Tickets are available now at mbcc.org/dance
We rely on our friends and generous supporters to help us to promote this event.

Funds raised support MBCC's mission to prevent environmental causes of breast cancer through community education, research advocacy, and changes to public policy. Thank you so much for your support!

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Rodent plan coming together

Jeff Sullivan
Staff Reporter

Several city departments met with residents recently in a virtual setting to review the Boston Rodent Action Plan.

The meeting included discussions on what's being done now, what the city is looking to do in the future and what residents want to see done.

The first issue that several speakers brought up is that residents need to report rodent activity to 311.

"If you see rats or have rodent challenges, the best way to deal with that is to report them to 311," said Boston Operations Coordinator Luke Hines. "The city has a response rate of 24-to-48 hours, and so once you document seeing rodent activity, the team will respond rapidly."

Inspectional Services Department (ISD) Assistant Environmental Services Commissioner John Ulrich said he and

his team of 14 inspectors respond to these reports and try to deal with them accordingly. ISD is restricted to trapping rodents on city-owned land. They will ticket landowners who are not keeping up their properties.

Ulrich has repeatedly said throughout this Action Plan process that curbing food sources for rodents is the best way to curb rodent populations. While some of those strategies have changed since the start of the Action Plan process, a process that started two years ago and resulted in the Boston Rodent Action Plan – <https://tinyurl.com/5ewefusb> – the goal of reducing waste and food sources for pests is still the major aim, just some methodology and focus has shifted a bit.

One big change that came out of that process, Ulrich said, is a recommendation from Dr. Robert Corrigan. The city put down rodent sensors to keep an eye on hot spots and rodent populations.

The Bulletin



More inspectors are expected to cite landlords and homeowners for improper trash storage as a result of the new Boston Rodent Action Plan being implemented this year.

COURTESY PHOTO

"The goal of the sensors is to run truly integrated pest management," he said. "One of the recommendations of the report was to reduce our reliance on rodenticide. Sensors will allow us to target our mitigation efforts and allow us to do that."

Ulrich said more than 275 sensors have been purchased and placed in city-owned ar-

eas like parks and public housing. He said the sensors allow the city to monitor the effectiveness of targeted interventions and pilots so that the best methods for each area can be realized.

"We use 311 complaints, but we know that complaints don't necessarily reflect rodent activity," he said. "Currently, we're collecting baseline data to un-

derstand where the population is right now. Then we will deploy targeted interventions which could include trash management, mitigation, or new technologies like sewer traps, compactors, containerization of trash, level of service of trash, things like that. And then we're

Rodent Plan

Continued on page 10

Deaths continued from page 8

grandchildren. Nani will always be a legend in their eyes and hearts. Christmas held a special place in Anne's heart. She loved caroling, the music, and most of all, being surrounded by her children and grandchildren. Those family gatherings brought her immense joy – and still do for the family she leaves behind. Relatives and friends are kindly invited to Visiting Hours at the William J. Gormley Funeral Home, 2055 Centre St. West Roxbury on Thursday, September 4th from 2-7pm. Funeral from the funeral home on Friday, September 5th at 9am followed by a Mass of Christian Burial in Sacred Heart Church, 169 Cummins Hwy Roslindale, at 10am. Interment Blue Hill Cemetery, Braintree.

DOHERTY



James E., age 79, passed away peacefully on Friday, August 29, 2025. USN Vietnam veteran. Beloved son of the late Mary (McMahon) and Charles Doherty Sr. He was a long-time resident of West Roxbury. You could catch Jim out for his walks along Centre St., working in the yard or chatting with his friend Paul Dunn. Jim helped neighbors with their lawns and was always available to lend a hand whenever

needed. Jim made sure he was home in time to catch the Red Sox and no one would call while the game was on knowing he wouldn't answer. He loved having his sisters visit for a cup of tea with plenty of mints set aside. He will be sorely missed. Loving brother of Judith and Rich Walsh of Canton, Karen and Tom Kelly of North Attleboro, Denise and late Buzz Foye of West Roxbury, Maureen and Bill Mucciaccio of Dedham, Kevin of West Roxbury, and Michael and Cathy Doherty of North Carolina, and the late Charles Doherty and wife Joan, Daniel Doherty and wife Joanne, Marilyn, and Richard. Loving Uncle to many nieces and nephews. Relatives and friends are invited to attend a time of visitation on Thursday, September 4, 2025, from 9-11:00 in the William J. Gormley Funeral Home, 2055 Centre St., West Roxbury. A private burial will take place at a later date. In lieu of flowers, please consider a contribution in Jimmy's memory to The Jimmy Fund or MSPCA.

GRACIA

Robert Anthony of Roslindale, MA, passed away on July 22, 2025, at the age of 80. This was after a difficult battle with cancer and surrounded by the love of his family. A beloved friend, partner and father, Bob leaves behind Carol Gracia, his wife of 35 years. He also leaves his son, Holbrook Gracia; James Ricciato, Daniel Ricciato and Shane Lawlor. Bob grew up in Dartmouth, MA., and became a true educator, with friends and colleagues throughout the Boston area. He did his undergraduate work at Colby College and received his Master's degree and his PhD from Boston College. Bob worked closely with children in Brookline, MA, who needed personal care to experience growth that facilitated moving ahead edu-

cationally. He worked with these children for 33 years. Bob also worked with adults and taught in a Master's degree program at UMass Boston. He celebrated their achievements as well, during their interactions with their Master's degree programs. Bob was a person of deep kindness, a passionate educator with patience, humor and a knack for making complex concepts accessible to all. Warmth and humor made Bob a cherished friend. Bob celebrated going out to sail every chance that he could get! He was a member of the Roslindale Congregational Church. Bob will have a Celebration of Life at the United Parish of Auburndale, on September 11, 2025, at 11:00 AM. In lieu of flowers, donations can be made to the United Congregational Church, UCC, 25 Cummins Highway, Roslindale, MA.

ZEBRAK

David J., age 76, of Hyde Park, MA, passed away on May 27, 2025, after a brief illness. He was predeceased by his parents, Joseph M. and Teresa M. (Shaughnessy); and his brother, Thomas. David is survived by his brother, Joseph; and his sister, Susan; as well as many nieces and nephews. No Services will take place, as David requested, but we do appreciate your love and support during this difficult time. P.E. Murray - F.J. Higgins George F. Doherty & Sons West Roxbury 617 325 2000.

Obituary policy

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

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

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Legals

Commonwealth of Massachusetts
The Trial Court – Probate and Family Court

INFORMAL PROBATE PUBLICATION NOTICE

Estate of: Guadalupe Torres Velasquez
Also known as: Doris Elizabeth Brown
Date of Death: 03/03/2025

To all persons interested in the above captioned estate, by Petition of
Petitioner Michelle Brown of Jacksonville, FL

Michelle Brown of Jacksonville, FL

has been appointed as the Personal Representative of the estate to serve **without surety** on the bond.

The estate is being administered under informal procedure by the Personal Representative under the Massachusetts Uniform Probate Code without supervision by the Court. Inventory and accounts are not required to be filed with the Court, but interested parties are entitled to notice regarding the administration from the Personal Representative and can petition the Court in any matter relating to the estate, including distribution of assets and expenses of administration. Interested parties are entitled to petition the Court to institute formal proceedings and to obtain orders terminating or restricting the powers of Personal Representatives appointed under informal procedure. A copy of the Petition and Will, if any, can be obtained from the Petitioner.

Boston Bulletin: 09/04/2025

Docket No. SU25P1574EA
Suffolk Division

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Rachelle J. Saffran to E-Loan, Inc., dated August 26, 2003, recorded with Suffolk County Registry of Deeds in Book 32570, Page 001, as affected by Corporate Assignment of Mortgage dated April 9, 2014, given by Mortgage Electronic Registration Systems, Inc. as nominee for E-Loan, Inc., to Dedham Institution for Savings, recorded with Suffolk County Registry of Deeds in Book 52888, Page 167, for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold at Public Auction at **11:00 AM on September 16, 2025, at 63 Colborne Road, Unit 63-4, Brighton, Suffolk County, Massachusetts**, all and singular the premises described in said mortgage,

TO WIT:

Unit No. 63-4 (the "Unit") comprising a portion of the condominium known as the Colborne Court Condominium, (the "Condominium"), having a post office address of 41-67 Colborne Road (odd numbering both inclusive), Brighton District Court of the City of Boston, Massachusetts 02072, having been created by a Master Deed, (the "Master Deed") dated June 2, 1980 and recorded with the Suffolk Registry of Deeds, Book 9451, Page 65, on June 2, 1980, as amended of record, in accordance with and subject to the provisions of M.G.L.A. c. 183A, as amended, ("Chapter 183A"). The unit (i) is more particularly described in the Master Deed, (ii) is conveyed together with a .87186 undivided interest in the common areas and facilities the ("Common areas and facilities") set forth in the Master Deed, (iii) comprises a portion of the premises constituting the Condominium as shown on the Site Plan of the Condominium and filed simultaneously with said Master Deed, (iv) is depicted on such applicable floor plans of the Condominium as filed with the Master Deed, and (v) is conveyed together with the exclusive right to use one parking space in accordance with Paragraph 6 of the Master Deed, namely Parking Space No. 137.

The Unit and such individual interest in the common areas and facilities are conveyed subject to and together with the benefit of the matters set forth and referred to in Section 2 of the Master Deed, insofar as the same are in force and applicable to the Unit and to the interest of the Unit in the common areas and facilities of the Condominium.

The Unit and such undivided interest are conveyed (i) together with the right in favor of the Grantee as owner of, and as appurtenant to, the Unit, to use in common with the owners of the other Units, such portions of the common areas and facilities are referred to under Section 5 of the Mast Deed, as applicable; and (ii) with the benefit of and subject to all other rights, easements, restriction, covenants, agreements, obligations, conditions and other provisions set forth in (a) the Master Deed, (b) the Colborne Court Condominium Trust under Declaration of Trust dated June 2, 1980, recorded with said Suffolk Deeds on June 2, 1980 in Book 9451, Page 83, as amended of record, including the By-laws contained therein and such rules and regulations as may be promulgated pursuant thereto (hereinafter collectively called the "Condominium Documents"), as any or all of the same may be amended from time to time, and (c) the provisions of Chapter 183A.

For title reference see Deed dated August 26, 2003, and recorded with the Suffolk County Registry of Deeds in Book 32569, Page 342.

These premises will be sold and conveyed subject to and with the benefit of all rights, rights of way, restrictions, easements, covenants, liens or claims in the nature of liens, improvements, public assessments, any and all unpaid taxes, tax titles, tax liens, water and sewer liens and any other municipal assessments or other public taxes, assessments, liens or claims in the nature of liens, or existing encumbrances of record which are in force and are applicable, having priority over said mortgage, whether or not reference to such restrictions, easements, improvements, liens or encumbrances is made in the deed.

TERMS OF SALE:

A deposit of Five Thousand (\$5,000.00) Dollars by certified or bank check will be required to be paid by the purchaser at the time and place of sale. The balance of the purchase price is to be paid by certified or bank check at Perry Krumsiek LLP, One Boston Place, Suite 2600, Boston, Massachusetts 02108, within thirty (30) days from the date of the sale. Purchaser will be required to sign a Memorandum of Sale at time and place of sale stipulating these and other terms of sale. Deed will be provided to purchaser for recording upon receipt in full of the purchase price.

The undersigned holder of the mortgage reserves the right to reject any and all bids for the premises and to postpone the foreclosure sale from time to time to such subsequent date or dates as such holder deems necessary or appropriate. The description of the premises contained in said mortgage shall control in the event of an error in this publication. Other terms, if any, to be announced at the sale.

DEDHAM INSTITUTION FOR SAVINGS

Present holder of said mortgage
By its attorneys
Perry Krumsiek LLP
One Boston Place, Suite 2600
Boston, MA 02108
(617) 720-4300

Boston Bulletin:
08/21/25, 08/28/25, 09/04/25

The Bulletin

Classifieds

HELP WANTED

Quantitative Analyst (Holmes Investment Management, Inc., Brockton, MA 02301) full-time; DUTIES: prvd trd spprt + addrs prtflio cnstrctn & optmztn usng quant tools. Reqs: Bach in Fin Math, Fin Eng, IT Eng, or related (foreign equiv accept) + 1 yr exp in fin quant anlys. Full job desc & reqs at: <https://jobquest.dcs.eol.mass.gov/JobQuest/NewJobDetails.aspx?jo=22975481>. To apply, send resume to akhil@hhria.com.

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court

DOCKET No. SU25P1936EA

CITATION ON PETITION FOR FORMAL ADJUDICATION

Estate of: Kenneth Francis Cooney
Date of Death: 06/06/2025

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:

Diane Reilly of

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

The Petitioner requests that:

Diane Reilly of

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 10/03/2025. 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: August 22, 2025
Stephanie L. Everett,
Esq. Register of Probate

West Roxbury/Roslindale Bulletin:
09/04/2025

September 4, 2025

Rodent Plan

continued from page 9

measuring how those impacts the rodent population. What we're hoping for is a decrease so that we know these things can be successful."

Ulrich said ISD is rolling out other pilots, like adding new litter baskets for public facilities, as well as installing new compactors in areas like Frontage Road and Boston Housing Authority (BHA) developments.

Ulrich said the Boston Water and Sewer Commission have installed 21 sewer traps in the North End that have seen serious results as well.

"In two weeks, we will be deploying a different kind of smart trap in the Back Bay alleys as well," he said.

And in public parks, Ulrich said new rodent-resistant containers have seen marked results in terms of lowering rodent activity, at least from what his team of inspectors has seen.

"Though we don't have the data just yet, we have seen, based on inspectors' inspections and what they're seeing in the field, that just the reduction of food and access to food has reduced rodent activity in the parks," he said.

Containerization, or, probably more accurately, the lack thereof, was a big topic during the public input part of the meeting. Several residents of the more densely-populated areas that cannot accommodate trash containers said the current system isn't working. For a start, when residents start putting their trash out at 5 p.m. the day before pickup, and just in a plastic bag, it becomes what many called a "Rat Buffet."

Boston Superintendent for Waste Reduction Dennis Roache and Ulrich both said they are considering later deadlines for trash pickup so that this buffet isn't out on the street all night, but that might not be feasible in all situations. Ulrich and Roache pointed to compost collection programs, as well as the Project Oscar, to help reduce that buffet. Project Oscar is a program of food scrap collection bins throughout the city – <https://tinyurl.com/6yw8pp9j> – and both said getting food waste out of the trash bags is a big step to reduce rodent activity.

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Commonwealth of Massachusetts
The Trial Court – Probate and Family Court Department
Docket No. SU15P1333EA

CITATION ON PETITION FOR ORDER OF COMPLETE SETTLEMENT

Estate of: Anne M. Lennon
Date of Death: 04/12/2015

A Petition for **Order of Complete Settlement** has been filed by:

Kieran F. Lennon of Dracut, MA

requesting that the court enter a formal Decree of Complete Settlement including the allowance of a final account and other such relief as may be requested in the Petition.

IMPORTANT NOTICE

You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of 10/06/2025.

This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an Affidavit of Objections within thirty (30) days of the return day, action may be taken without further notice to you.

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

Date: August 25, 2025
Stephanie L. Everett,
Esq. Register of Probate

Boston Bulletin: 09/04/2025

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