

- ALLSTON
- BRIGHTON
- HYDE PARK

The Bulletin

- JAMAICA PLAIN
- WEST ROXBURY
- ROSLINDALE

A newspaper dedicated to the community

August 6, 2026

Big development big concern

“Monstrosities” Rozzie in-person Neighborhood Housing focus



About 50 residents came out for the in-person Roslindale Neighborhood Housing zoning meeting last week.

Jeff Sullivan
Staff Reporter

The Roslindale in-person Neighborhood Housing zoning meeting took on some lively discussion last Thursday at the Roslindale Branch of the Boston Public Library.

The new initiative is looking to change the zoning in the more suburban residential districts in

Roslindale, West Roxbury and Hyde Park (with a complete rezoning of Allston-Brighton coming this fall).

The main idea is to make accessory dwelling units (ADUs) easier and as-of-right in the zoning code, along with increasing density to three-to-six units depending on the zone. Dormer-2 is three units for existing buildings / two units for new construction, Dormer-3 is three units,

Decker-4 is four units and Decker-6 is six units.

The main fear expressed in the meeting was that of big-time developers, at least one of whom was spotted at the meeting itself. A cohort of residents came out from Fletcher Street – just north of Fallon Field – to argue that their neighborhood didn’t fit with

PHOTO BY JEFF SULLIVAN

Ros Housing

Continued on page 3

New Jackson Square Neighborhood Association launched

High hopes at start



Councilor Weber gave a city citation to the Jackson Square exec. board, Sarah Lewis, Purple Reign, Bianca Terry, Willie Mitchell and Danny Vargas.

PHOTO BY RICHARD HEATH

Richard Heath
Staff Reporter

Most neighborhood associations, at least historically, start with a few homeowners in someone’s living room who gather to oppose something or protest something else; they throw a few Venmo dollars in the virtual hat for an email account and start meeting.

The Jackson Square Neighborhood Association (JSNA), launched with great fanfare on Saturday July 25, is completely different.

Jackson

Continued on page 5

It is an honor to represent the
Norfolk/Suffolk District
in the Massachusetts Senate



I respectfully ask for your vote on September 1, 2026

– *Senator Mike Rush*

HP National Night Out brings out a crowd

Hyde Park Board of Trade President Scott Batey honored

Susan Kryczka
Staff Reporter

Despite stormy weather and a last-minute venue change from the Iacona Playground to the Hyde Park Municipal Building, an estimated 100 Hyde Park residents gathered on the late afternoon of Aug. 3 to celebrate National Night Out. Attendees enjoyed music, pizza, treats, free giveaways, and the chance to recognize the ongoing partnership between the community and local police. The event also honored Scott Batey for his work as president of the Hyde Park Board of Trade (HPBOT), which has, since 1901, promoted the Hyde Park business and professional community.

National Night Out is an annual community-building campaign that supports police-community partnerships and neighborhood fellowship to make safer places to live. Also present to welcome the crowd were Boston Mayor Michelle Wu, Police Commissioner Michael Cox, City Councilors

Enrique J. Pepén, Ruthzee Louijeune, and Erin Murphy, and Rep. Rob Consalvo.

The community meeting room was filled with information tables, candy, merch, pizza, and do it-yourself-slime (for the kids, ostensibly) while music blasted from speakers on the stage. Organizations represented included the YMCA, Stacy’s Joy Incorporated, One Step Beyond Martial Arts Training Center, and the Commonwealth of Massachusetts Jury Commissioner Court System, on hand to educate folks on what it is to become a jury. Three Catholic parishes offered candy, trinkets, and cozies. The County District Attorney’s Office table offered tote bags, stress balls, and bubble makers. The Children’s Advocacy Center of Suffolk County and the Credit Union for First Responders also offered information on their services.

“We coordinate the first responder teams when there is a report of child abuse in Suffolk County, specifically when



More than 100 residents came out to support the National Night Out event in Hyde Park, despite some serious weather.

PHOTO BY SUSAN KRYCZKA

it is a report of child sexual abuse, severe physical abuse, or exploitation,” said Erica Chepulis, training program manager at Children’s Advocacy Center of Suffolk County. The center has forensic interviewers and multidisciplinary team coordinators, a mental health team, an exploitation response

team, a nurse, and a pediatric sexual assault nurse examiner onsite. Their website is www.suffolkcac.org.

The YMCA will celebrate 175th years in existence with a party at City Hall Plaza planned on August 23. “It’s open to the public,” said Morgan Golden, Senior Program Director for the

Y. “We’re promoting a road race on Nov. 8.”

In attendance was Jocelyn Moehringer who said it was her fourth National Night Out with her son. “Since he was about a year old, I’ve made it a point that we go to these and make

HP NNO

Continued on page 6

WR Neighborhood Zoning sees less density

Parking still a concern for Parkway residents

Jeff Sullivan
Staff Reporter

The Boston Planning Department met virtually with about 50 residents on Monday to discuss the new draft plans for the West Roxbury Neighborhood Housing rezoning initiative.

The in-person meeting is set for Thursday, August 6 from 5:30-7:30 p.m. at the District E-5 station of the Boston Police Depart-

ment, 1708 Centre Street. The proposed updates focus on the residential areas of West Roxbury. Residents and attendees can learn about how updated zoning will: simplify home upkeep and renovation, enable construction of accessory dwelling units (ADUs), encourage housing production, and provide clearer rules for property owners

The proposal for neighborhood housing is pretty simple, in

that slightly more density is to be enacted on a neighborhood-by-neighborhood basis. It’s probably more accurate to call them “sub-neighborhoods,” as Project Manager Will Cohen explained that each new zone was chosen based on the collective and whole “feel” of each area of the neighborhood.

“This means that when you see the number of what exists versus the number of what we’re proposing, in most cases what

we’re saying is in existing buildings we want existing buildings to be able to add a unit or two,” he said. “That’s generally the principle.”

Does a neighborhood have a lot of two-families? Then the zoning reflects that, and it goes up from there. The districts are Dormer-2, which is for three units for existing buildings / two units for new construction, Dormer-3 for three units, Decker-4 for four units, and Decker-6 for up to six units. Cohen stressed that the maximum units outcome is based mostly on the lot size and surrounding factors, and is not based necessarily on one specific metric.

The comment period for the plan goes until the end of October, and feedback can be submitted on the Boston Planning Department’s website at <https://gvimes.link/nhbrhdzng>

Unique among the Neighborhood Housing initiatives so far, West Roxbury does not have any of the Dormer-6 zones that Hyde

Park and Roslindale currently have. The West Roxbury zones are also capped at 35 feet, regardless of district.

West Roxbury, Cohen allowed, has mostly single-family units, but said those types of units and homes can accommodate more people, and were meant to back when they were built.

“Our analysis 100 percent shows that the majority kind of building that exists in all the zones in West Roxbury are single-family homes, and we think that every one of these districts should have single-family homes,” he said. “But at the same time, we want those single-family homes to have the flexibility they need to have ADUs.”

But he said the needs of residents have changed since most of West Roxbury’s housing was built, before the current zoning for the neighborhood, the whole West Roxbury neighborhood, was enacted.

WR Housing

Continued on page 9



City of Boston
Planning
Department

Virtual Public Meeting

AUG
19
6:00 PM
8:00 PM

NEIGHBORHOOD HOUSING:
PUBLIC MEETING IN SPANISH

Register: bosplans.org/NH-ESP
Toll Free: 161 603 3753
Meeting ID: 165 456 9469



Please join the Planning Department for a public meeting in Spanish on the new draft residential zoning updates, released as part of the Neighborhood Housing Zoning Initiative. These proposed updates focus on the residential areas of Hyde Park, Roslindale, and West Roxbury. During this meeting, City staff will help you and your neighbors navigate the updated zoning so you can feel confident to share your questions and feedback throughout the comment period.

Mail to: **Jonil Casado**
Planning Department
One City Hall Square, 9th Floor
Boston, MA 02201

Phone: 857.210.9606

Email: jonil.casado@boston.gov

At this meeting, you can learn about how updated zoning will:

- **Simplify home upkeep and renovation**
- **Enable construction of Accessory Dwelling Units (ADUs)**
- **Encourage housing productionProvide clearer rules for property owners**

Please note: this meeting will be conducted in Spanish.

Website: bostonplans.org/neighborhood-housing

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SCAN ME



Ros Housing

continued from page 1

the D6 zone the Boston Planning Department (BPD) gave it.

“What I’m worried about is private equity, coming in and putting six units, because that’s how they’re going to get a return on their investment,” one resident said. “What prevents them from building a monstrosity next to my house? What rights to I have?”

“There are a couple of ways to get at it, that may not be as satisfying as you want them to be,” said BPD Project Manager Will Cohen. “As professional planners, we do assess that these are the strongest things we can do for that kind of issue.”

Cohen said that planning doctrine is to keep as many residents owning their homes and in their homes as possible.

“That is a fundamental American value, that’s the American Dream, that’s why we all live here,” he said.

Cohen said residents’ fears about new zoning and interactions with the city through the Planning Department or the Zoning Board of Appeals (ZBA) aren’t unreasonable. He said the confrontational nature of those processes can make and have made residents feel like the city is not necessarily on their side, but he said that’s more because of the onerous and complicated nature of zoning. That’s why people have careers interpreting and navigating such complicated documents.

The other thing pushing resi-

dents that way is that so much of the Parkway’s housing – West Roxbury, Roslindale and Hyde Park – was built before the current zoning, almost nothing conforms to it, meaning if you want to put in an addition, a dormer, a deck, an ADU, etc., you have to go through the same ZBA process as a developer, again putting you in a seemingly confrontational situation with the city.

“The situation is set up so that the rules are so restrictive, there is no way to follow the rules in zoning,” Cohen said. “Zoning is supposed to be the common thing that we all agree is the [collection of] rules we’re supposed to follow. If you want to have buildings, this is what the buildings are supposed to be like. And because there is no way to follow the rules, it’s just as hard to make a small change to your property as it is to go big and see what you can get.”

That last sentence was alluding to the fact that many developers see it just as risky to put in something small and close to the zoning as it is to put in something much, much larger.

“So now there is an ad hoc group of developers who do know how to this, who just go at it,” Cohen said. “And, as a planner, I would say that’s because right now, it’s worth someone’s while, since they know how to work the game – to propose something at whatever scale they can try to get, because the zoning is irrelevant.

So the proposal here is an attempt to level the playing field and make it fair, so that you – and not just you, the local homebuilder who wants to build a single-to-three-family home – knows that if they follow the rules, they’ll be approved for such a thing, and they won’t be up against someone else who’s going to be way better at navigating a complicated, arduous and expensive approvals process where that fear happens.”

Basically, Cohen is saying that by decreasing the risk and cost of building at a smaller scale, it increases the risk of going all out and seeking 43 variances on a large building at the ZBA. It’s a disincentive.

Residents on Fletcher Street still said they felt that six units was too large for their neighborhood. Deputy Director for Planning and Zoning Kathleen Onufer and Cohen said that the D-6 zoning was chosen there because of the average yard sizes on the street, along with several other commonalities in the neighborhoods. They said that’s how the zones were initially decided, but invited residents to disagree. They pointed out the public comment period for this initiative ends in October, and before anything is finalized, they want to make sure everyone can be heard, and tweaks and changes can be made.

“If you think we got it wrong, that is exactly the kind of feedback we want you to give us,” Cohen said.

One resident asked about limiting the ADUs and larger unit counts to owner-occupied build-

ings. Onufer said the city has been trying to do that since the ADU initiative started 10 years ago, but there are legal issues that crop up with trying to do that.

“The Fair Housing Law says that renters and homeowners should be treated equally, in all instances – you cannot discriminate against renters, and the law is interpreted that this isn’t a benefit to the landlord, this is a benefit to the tenants,” she said. “We tried a lot to have a law to make sure there was at least one owner onsite, but the big issue is that it creates real problems long-term. People’s housing situations change. All of a sudden someone goes to live in assisted living

and then they’re not onsite anymore. We’ve had literal issues of folks being retired and they’re spending half of the year visiting family in Jamaica or the Dominican Republic, and they’re getting dinged by Inspectional Services (ISD) as not living there. It’s a family home, but the person on the title is no longer living there, family members are living there, but ISD is like, ‘You’re not the one paying the property tax.’ So at this scale, we’ve found it consistently impossible to enforce.”

For the full zoning map, the slides of the presentation from the meeting, and a survey for public comment, go to <https://gvimes.link/nhbrhdzng>

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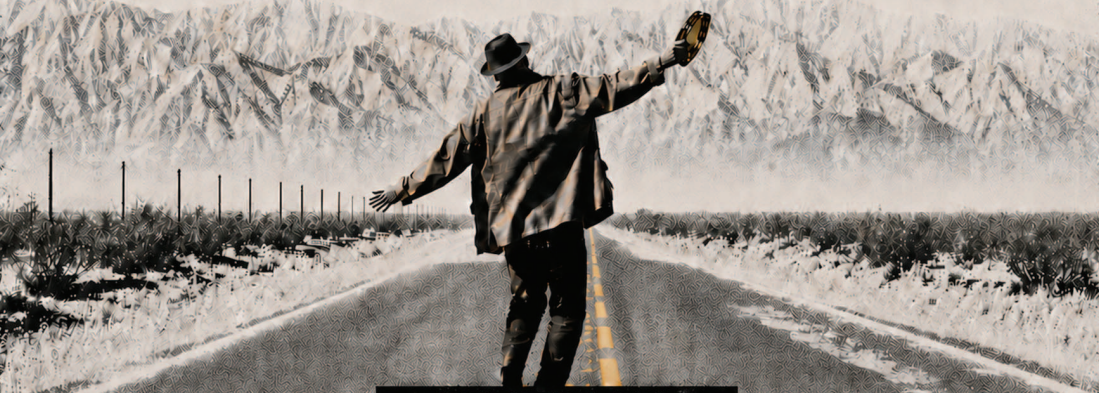
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If you are old enough to remember Ellis the Rim Man’s store on Comm Ave outside Kenmore Square, you’ll probably remember the song “Convoy” – six weeks #1 on the country musical charts and one week # 1 on the pop charts. In 1975 C.W. McCall released his hit song about truckers conversing with each other on their CB radios with their own jargon, almost indecipherable even for those of us who grew up speaking English. Consider: “Yeah, breaker one-nine, this here’s the Rubber Duck. You gotta copy on me, Pig Pen, c’mon? Ah, yeah, 10-4, Pig Pen, fer shure, fer shure. By golly, it’s clean clear to Flag Town, c’mon. Yeah that’s a big 10-4 there, Pig Pen, yeah, we definitely got the front door, good buddy. Mercy sakes, alive, looks like we got us a convoy...”

Whenever I drive on the Mass Pike – no matter what time of day – I see informal convoys of trailer trucks, especially heading eastward on the section between Worcester and Boston.

I’m not a fan of semis: I know they’re vital to America but they contribute significantly to the carbon footprint and they’re very intimidating to motorists. I suppose if I had a son-in-law, a Teamster, I’d feel different.

I can’t help but think that they’d be many fewer 18-wheelers on I-90 if the intermodal yard in Brighton had not been eliminated several years ago. There trailers/containers would arrive via train and were off-loaded onto trucks



My Kind
of Town/
Joe Galeota

for delivery, much of it local. CSX or whichever railroad owned the huge Beacon Yard – ConRail, PennCentral, New York Central, Boston & Albany, depending on which iteration you want – sold the massive freight yard and now flatbed cars are off-loaded in the distant Westboro yard outside of Worcester. Hence the heavy truck traffic on the Mass Pike into Boston.

Speaking of trucks and their proliferation, a recent article in The Boston Globe Magazine featured the Conley Terminal off Summer Street and how 120,000 trucks a year come in and out of South Boston annually, spewing untold tons of particulates in the air. Years ago the urban planners had not thought too much before they decided there did not need to be a rail connection with that terminal, as all other containerized ports have for theirs, which make them more attractable to shippers.

Get used to the large trucks, as I tell myself.

Corrections

In last week’s story on Page 1 in The Bulletin, the story entitled “8th Congressional District: Roath and Lynch Q&A” the story incorrectly stated that Roath was born in Brockton. Roath’s mother was born in Brockton but Roath himself was born in Connecticut. We apologize for the error.

Also in last week’s edition, the Letter to the Editor entitled “Thanks BPD Bikes,” incorrectly stated the Boston Police Department District as E-18, when it was in fact District E-5. This was an error on the newspaper’s part, and we apologize for the misattribution.

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Letters to the Editor

GET MOVING ON SAFETY IMPROVEMENTS

Residents throughout the city are frustrated with the glacial response on the part of the City to be able to implement timely, common sense and reasonable cost solutions to promoting pedestrian safety. We need to set aside the bike lane wars and focus on pedestrian safety.

If we proactively increase pedestrian safety, as a by-product we naturally increase safety for people exiting their cars, for bicyclists and for other motorists. You also give people their neighborhoods back as they have confidence that they can let their older children walk to playgrounds, schools and friends’ homes, because there is not exceptional and unpredictable risk presented by traffic.

The City’s fundamental approach is needlessly technocratic, bureaucratic and nearly always reactive. Every problem needs to be studied interminably with solutions usually involving capital-intensive, infrastructure re-designs that have to wait years for budget appropriation.

Here are some lower cost solutions that can tangibly increase pedestrian safety immediately and can be implemented quickly and at reasonable cost.

1. **SPEED HUMPS** not speed bumps, in identified problem areas with priority going to schools, playgrounds and areas with high pedestrian activity.

Getting the right number of speed humps is essential as the City has too often installed too many in a short distance frustrating everyone.

2. PEDESTRIAN ON-DEMAND RED LIGHTS ON HIGH SPEED STREETS OUTSIDE OF LIGHTED INTERSECTIONS

I am a lifelong mountaineer, but the most dangerous activity that I engage in is trying to cross Centre Street anywhere from the Jamaicaaway Rotary to the West Roxbury Parkway Rotary. In a couple of locations near Faulkner Hospital, yellow light-activated pedestrian signals have been installed but have only made it more dangerous. A high percentage of cars do not comply with the yellow light, and naive pedestrians, like kids, may think it is safe to proceed across the four lanes of speeding traffic. There are close calls every day.

I challenge any public official or employee who thinks otherwise to walk me with me 20 times across an on-demand, yellow-lighted crosswalk on Centre.

3. STOPPING ALL TRAFFIC AT INTERSECTIONS WHEN PEDESTRIAN WALK SIGNS ARE ON.

The absolute insanity of activating right hand turn signals for cars at the same time as pedestrian walk signals has always left me dumbfounded, and in some cases nearly hit. At least two people have been killed in Boston by this so-called traffic design in the last few years. The measure should always be: Can my 10-year-old by themselves cross this intersection safely and clearly?

4. VEHICLES GOING RIGHT AROUND LEFT-TURNING TRAFFIC AT MAJOR INTERSECTIONS

All vehicles, but particularly trucks and buses, have killed many in this highly unpredictable, often chaotic scene. This requires more traffic calming measures such as dedicated left-hand lanes or sidewalk bump outs to deny the needed room to swing widely and too wildly right to hurry through the intersection.

5. DEDICATED TRAFFIC POLICE

I have lived in Boston for four decades, and Boston Police have always shown a lack of interest in traffic enforcement. Compared to driving in suburban or near-by, out-of-state areas, you have to be a truly bad or highly aggressive driver to get ticketed within the city limits.

We need Boston Police who are dedicated ONLY to traffic enforcement and in sufficient numbers to alter the driving culture and habits of Boston’s infamously bad drivers.

In the early days of the Menino administration, BPD conducted intensive traffic enforcement operations over a couple of weeks for not yielding to pedestrians in unlighted crosswalks in JP’s business district. Two hundred tickets later, driving behavior there changed for many years.

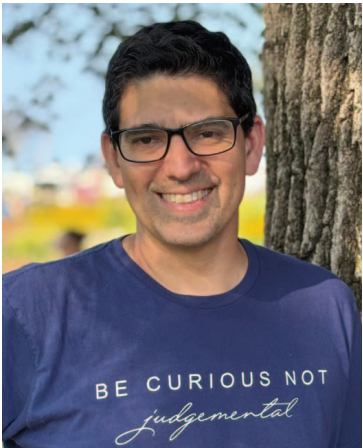
These measures are not about bike lanes. This is about common sense, low cost measures to promote pedestrian safety, whether it is you exiting a car, your child crossing a street or better protecting the elderly with slower reaction times. Pedestrian safety benefits everyone and is also major step in maintaining the quality of life in our neighborhoods.

Tony LaCasse
Roslindale

Citizen Initiative Review could help voters and our ailing democracy

When Massachusetts voters enter their polling stations on November 3, they will have to decide on nine ballot questions, the most since 1994. They will make policy choices on a wide range of topics, from recriminalizing recreational marijuana (Question 8) and maintaining gun safety laws (Question 9) to replacing party primaries with a process in which the top two vote-getters of any party gain access to the general election ballot (Question 3).

This is a lot to ask of voters. Policy language that appears on the ballot is often complex and it can be challenging to understand all the consequences of proposed statutory changes. Voters also have to assess the arguments made by sundry “vote yes” and “vote no” campaigns, which are often misleading. Remember the



Roy Lincoln Karp

\$5M campaign led by the supermarket and beverage lobby to successfully defeat the bottle bill in 2014? Their ad blitz was rightly called out for making false claims about the percentage of residents with access to curbside recycling.

Adding yet further confusion, recent rule changes now allow

lawmakers to weigh in on ballot measures after the formal session has ended and even after November. “It’s really complicated for voters if you can’t even measure the potential impact of the ballot question... because it’s going to interact differently with changing laws,” observed Evan Horowitz, Executive Director of the Tufts Center for State Policy Analysis.

One solution to this problem is to adopt a Citizen Initiative Review (CIR), a process pioneered in Oregon in 2011. CIR is a form of deliberative democracy that gives ordinary citizens the opportunity to assess the evidence and arguments for and against ballot proposals.

Here is how it works in the Beaver State:

Ballots

Continued on page 5

It started over six years ago with \$2 million in grants and a paid consultant.

More importantly of all is that most of the group and all of its board members are all renters who live in income-restricted housing around Jackson Square owned by non-profits Jamaica Plain Neighborhood Development Corporation (JPND) and The Community Builders.

The launch was held in the Anna Mae Cole Community Center at Mildred Hailey Apts with more than 100 people.

The new executive board was introduced and three are familiar names as members of the Jamaica Plain Neighborhood Council (JPNC).

Willie Mitchell, JPNC, chair, has lived at 61 Heath St. since 2020. Purple Reign is the new chair of the Jamaica Plain Housing Committee and has lived at 25 Amory Ave., since 2020. Bianca Terry is on the neighborhood council. Danny Vargas, vice chair, lives at Mildred Hailey Apts/ and is active in the Hyde Square Task Force (HSTF). Sarah Lewis, a local entrepreneur, is treasurer.

Guest speaker Celina Miranda, Director of the HSTF, summed up the celebration. "Six years ago we had this idea and we worked at it," she said.

That idea largely came from Giovanni Valencia, who was the lead organizer for JPND for 10 years. "So much background," Valencia told The Bulletin the next day.

"It came out of a youth program in 2013: leadership development and safety at Mildred Hailey," he said. "We came together: JPND, Tree of Life, HSTF and Children's Hospital. Children's gave us a pilot grant."

"We wanted to target activists and leadership from Mildred Hailey Apts, 125 Amory St, 25 Amory Avenue, Academy Homes. We started with leader-

ship running for the 2023 neighborhood council," Valencia said, "with Willie Mitchell and Purple Reign and Esther Billiard elected [Mitchell and Reign were re-elected in 2026]."

The Children's Health Initiative of Boston Children's Hospital has played a major role in the formation of JSNA.

Stacy Walker, director of community health programs and partnerships at Children's Hospital was at the launch and she told The Bulletin that the collaboration began with a one-year \$150,000 planning grant to the JPND, JP Tree of Life, and the HSTF in Sept. 2019.

There were three goals: Youth and resident leadership, early childhood education, and financial services to families.

Called "Living Safely in Jackson Square," the collaboration received two implementation grants of three years each; the first in 2021 for \$1 million and the second for \$1 million in January 2024, which expires at the end of 2026.

The money was held and distributed by the Hyde Square Task Force and was used, as Valencia explained, as stipends for building captains and youth captains plus workshop materials and the project manager salary for Samilla Quiroa.

"How it was formed..." said Reign in her remarks at the celebration. "It came from Living Safely in Jackson Square. Boston Children's Hospital chose to invest in us. They believed in the people."

"Every neighborhood has a neighborhood association," said Reign, "Why not us? We created it ourselves."

In addition to supporting the creation of the first-ever Jackson Square neighborhood association, Children's "Opened the door in January 2022 to the food pantry Family Food Connections," Walker told The Bulletin.

"Working with the BHA (Bos-



The Jackson Square Neighborhood Association group photograph, including residents, executive committee members and friends.

PHOTO BY RICHARD HEATH

ton Housing Authority)... we're in our fourth year. We saw over 65,000 people last year," she said.

Carol Miranda, Tree of Life program director, presented Stacy Walker with a recognition award to Children's Hospital "for your faith in the families of Jackson Square and your generous investments."

The 90-minute program included District 5 City Council Councilor Ben Weber, District 7 City Councilor Minniard Culpepper, and State Sen. Liz Miranda. Each speaker was greeted with lots of cheering and clapping from the audience.

Miranda, who rarely attends events in the Jamaica Plain end of her district, compared the new JSNA with a Roxbury collaboration, The Dudley Street Neighborhood Initiative, that was started 35 years ago and had similar goals and philanthropic support.

"We're making history today," she said. "It only takes a few people. Jackson Square has a lot of new neighbors, new housing, people new to this community."

Willie Mitchell reminded the audience of Jackson Square today. "There's 601 new homes, all built by JPND, Urban Edge and The Community Builders. All without displacement."

Culpepper showed off his Sunday morning sermon style from his days at Pleasant Hill Baptist Church. Amidst claps and cheers Culpepper announced, "Here's the good news! Our community is worth fighting for! I really want to congratulate you - all you 'grass roots' people."

"You have courage and audacity," he said. "This neighborhood is a model of equitable revitalization. JPND, Tree of Life, Mildred Hailey, Children's Hospital—you all came together."

The crowd responded happily: "Nothing about us without us! Nothing about us without us!" And the cheers continued, "God Bless you!"

Before the crowd gathered in the sunny plaza outside for the group photo, Mitchell made two announcements.

"The Peace Walk will start on Saturday Sept. 12, 10 a.m. at the Horan Way playground and we will walk to Mozart playground."

"The first neighborhood association meeting will be on Thursday, Aug. 27 at 6 p.m. Live and hybrid," he said. "No location yet."

Valencia told The Bulletin, "The grant ends at the end of the year... No longer with

non-profits anymore, No more money. But they have process now."

The Bulletin called up Mitchell on Monday afternoon. He said he moved into 61 Heath Street in 2020 and met up with Valencia. (JPND built and owns that building).

Together with others they came up with Jackson Square Lifting Our Voice for Safety (DIS LOVES).

"Jackson Square is changing so much, we had go have our own association," Mitchell said. "We have to reach out to the market rate people, just like we did at Academy Homes," he said. "They want the same things."

Mitchell knows the money will run out.

"We have to focus now on what we're gonna need before the money ends to get in a real good position," he said.

Quiroa's six-year contract ends in December 2026.

She told The Bulletin the JSNA expects to apply for tax-exempt status to raise its own money in a few years. The by-laws are already written, and the Executive Board was announced on Saturday."

Ballots continued from page 4

10,000 randomly selected registered voters from around the state are invited to participate. Out of those who respond to the invitation, a panel of 20 to 24 voters is formed that reflects the electorate in terms of political affiliation, age, geography, gender, race, education, and other demographic characteristics. This process is referred to as sortition.

After receiving some training on how to work collaboratively, evaluate the reliability of information, and deliberate, the delegates hear testimony from campaign advocates as well as independent experts. The delegates then deliberate in small groups with the support of trained moderators and craft a Citizens Statement that includes key findings and the strongest arguments both for and against the ballot measure. This statement is then distributed to

voters.

While Oregon remains the only state to have formally institutionalized CIR in state law, the process has been piloted in Arizona, California, Colorado, and right here in Massachusetts in 2016 and 2018. The first effort, led by then State Representative John Hecht of Watertown and Tufts University's Tisch School of Civic Life, asked its panel to review the marijuana legalization initiative.

According to independent researchers, the 2016 panel achieved a high quality of deliberation and produced a statement that was both accurate and easy to understand. The vast majority of voters rated the published statement as either "very informative" (42%) or "somewhat informative" (52%). The process was piloted again in 2018, when a panel reviewed a proposal to establish nurse-to-

patient ratios in Massachusetts hospitals.

CIR does several different things at once. First, it gives voters an objective guide to help them make informed decisions on ballot questions. Second, it gives everyday folks - plumbers, nurses, teachers, truck drivers, small business owners - the opportunity to meaningfully participate in the process, similar to jury duty. Third, it invites those with widely differing political views to sit down and talk to one

another about complex policy issues.

All of these are critically important at a time when many Americans have lost faith in democracy and its ability to deliver positive change. Those of us who

believe in self-government have to find creative ways to show that democracy can work and that ordinary people can come together across differences to solve problems. Citizen Initiative Review does just that.



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HP NNO

continued from page 2

sure that he has a positive interaction with police because he’s autistic and non-verbal. And as a parent, I’m extremely concerned that he could have a negative interaction with police.” Her son enjoyed many of the activities.

The One Step Beyond martial arts school was also present.

Legal Notice

Commonwealth of Massachusetts

The Trial Court

Probate and Family Court

Docket No. SU25P0177EA

CITATION ON PETITION FOR FORMAL APPOINTMENT OF SUCCESSOR PERSONAL REPRESENTATIVE

Estate of: Mark H Cooley

Also known as: Mark Hedge Cooley

Date of Death: 05/26/2024

Suffolk Probate and Family Court

24 New Chardon Street

Boston, MA 02114

(617)788-8300

To all interested persons:

A Petition has been filed by:

Debra A Cooley Haislip of

Bethlehem, GA

requesting that the Court enter a

formal Decree and Order that

Debra A Cooley Haislip of

Bethlehem, GA

be appointed as Successor Personal Representative(s) of said estate to serve

Without Surety on the bond and for such other relief as requested in the Petition.

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 08/24/2026. 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 date, action may be taken without further notice to you.

The estate is being administered under formal 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 recipients 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

WITNESS, Hon. Janine D. Rivers,

First Justice of this Court.

Date: July 27, 2026

Stephanie L. Everett, Esq.,

Register of Probate

Boston Bulletin:

08/06/2026

Lex Rivera’s son has been attending the school’s classes for over two years – and he’s four-and-a-half years old now. It’s his first Night Out. “It’s cool. It’s a great thing for the community,” said Rivera. “So now we’ve had pizza already ... we did slime, that was pretty cool. The slime, that was great for the kids.” One Step Beyond owner, Erin Smith, was on hand with some students demonstrating the techniques that they’ve learned. “They’re breaking two or three boards. And then for our beginners, I’m teaching everybody who comes by, adults and kids alike, how to break with a simple hammer fist trick.”

This reporter followed her instructions and was able to break one board with her fist, the first time.

Host Boston Police Department Captain Joseph Boyle of District E-18, said, “It’s our way to thank the community for working with us throughout the year and helping solve problems, improve quality of life, prevent violent crime – all these things in the neighborhood. I think it’s a nice day for us to thank people.”

Boyle praised the community, and said it wouldn’t have happened without them.

“People are great. The neighborhood’s great... and this event, you’re mostly wanting to connect with the neighborhood and kind of thank them.”

Scott Batey said, “I’m accepting this [honor] on behalf of the HPBOT that I have run for many years and along with the co-president of Hyde Park Main Street. But this honor is actually going to the Board of Trade,” as the Community Group Award. Batey looked around the room and knew a lot of people there. “Well, I live around the corner. This is my neighborhood.” He encouraged any HP business owners to join.

Mayor Wu invited her fellow elected officials on to the stage. “We have a busy night all across the city, so all of my colleagues have graciously said we’re going to keep it to mingling more than everyone giving an individual speech. But I wanted you to see who they are and that they’re here. We’re very grateful for them. Thank you for making Boston who we are.”

Police Commissioner Michael Cox, added, “National night in, national night out, national night wherever. Here we are in community, here’s our community showing up.”

The Bulletin

185 Corey raises city/town concerns

Traffic, parking and affordability explored



Several residents debated how this proposed condo building at 185 Corey Rd. would fit into the neighborhood on the line between Brighton and Brookline.

COURTESY PHOTO

Jeff Sullivan

Staff Reporter

The development at 185 Corey Rd. isn’t exactly unique.

The biggest thing going for it – if you summarize all the positive comments on the project made during the Boston Planning Department Article 80 meeting on the project last week – is that its 34 proposed units are condominiums.

Homeownership is a touchy subject in the Allston and Brighton neighborhoods, as many projects originally proposed as condos have been changed to apartments after the projects were vetted by the community through the Article 80 process.

The Notice of Project Change (NPC) process does have some notification and sometimes has a public meeting attached to it, but it’s not required. It did happen when City Realty had an NPC three separate times on its Allston Square project; however, there was not any public process for the company to finally auction off two properties within the development project, again after the development was approved.

So residents at the 185 Corey Rd. meeting were, possibly understandably, a bit touchy, about promises to “try” to keep the project condominiums.

“I think this is a good idea, and there needs to be language in the proposal that guarantees both that this will stay condos and not turn into rentals, and that it be done with union labor,” said resident Liam Lofgren. “I think doing both of those will ingratiate you with this community.”

Resident Brendan Donovan said he sees similar developments all across Corey Road that focused on the two-bedroom aspect of the development.

“I could hurl a football and hit three similar buildings that are offering the exact same thing, shoe-box-sized condos for \$1.5 million and they’re sitting there completely empty, be-

cause they’re functionless,” he said. “Housing is great. You want to bring families in? This is a lovely neighborhood to bring families into... You should bring families in, but you’re getting them in this over-developed space. My fear is if you build this thing it’s going to be a ghost town.”

Resident Jeffrey Houben said that doesn’t allow for families to move in, as two children apparently can’t share a bedroom.

“It’s not really good for families, they might have a son and a daughter... they need two bedrooms,” he said.

“Two bedrooms aren’t a family unit,” Donovan said.

Donovan directly asked the Planning Department and the developer about the financial viability of the project.

“The city and the mayor have really pushed the Planning Department to prioritize housing,” said Boston Planning Department Project Manager Zoe Duvall.

Donovan interrupted Duvall. “These things are identical and they’re sitting there empty, they’re ghost towns,” he said.

Developer Brendan Marshall then asked Duvall if he could answer, and in doing so, interrupted Donovan.

“I now live in Brighton with six children, and I would not be able to live in a two-bedroom with six children,” he said. “That’s for sure. It would be too small. But a lot of my friends and colleagues who got married around the same time, found that their entry to the community was to get into a two-bedroom, and they started their family that way, and it was a way to build wealth.”

Marshall said while he wants to have condos, he can’t promise them, even as he used the apartment complexes around the area as an example of why his project’s condos will succeed.

“I would also say respectfully the other units you’re seeing in the area are rentals and not ownership,” he said. “We’re giving people the chance to take advantage of the fact that

there’s asset appreciation in Brighton... The demographics support what we’re doing and show there’s a demand for these types of units in this location. But it’s my gamble, and I’m putting a lot of money on the line to do this.”

Resident Jerry Zhou said he and his family live in one of those “ghost towns” just up the street.

“I do support the construction of new housing, even these two-bedroom units,” he said. “I know these are probably not units that I will be looking at when I look at buying a home in this neighborhood, because it will be out of my price range. But the construction of these units means that people who otherwise would be buying more affordable units would have these instead. More supply is a good thing, we need more housing.”

Zhou was referencing the theory that increasing housing options at all levels, even luxury housing, frees up housing further down the line because scarcity determines whether a house is affordable rather than its overall age, condition or amenities – <https://gvimes.link/hsngaff>

Zhou added that he’s not exactly thrilled about his home being called a ghost town.

“My neighbors are incredible, and I really feel discouraged when I hear people say we’re building these new buildings and they’re not for the community,” he said. “I’m a part of the community. I participate in local public meetings, I communicate in community groups, I volunteer, I participate in clean-ups in the neighborhood, and I feel disrespected when people say residents like myself are not members of the community. I want to live here my whole life. I want this community to be a community where everyone can live in and afford to live in, and the way we do that is by building more housing and no restricting where we build housing.”

The comment period for this project ends on Aug. 11. For more information and to leave a comment, go to <https://gvimes.link/185cryrd>

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Lynch and Roath to face off in LWV forum

LWV organizing public forum in Weymouth



The Massachusetts League of Women Voters is hosting a debate between incumbent Stephen Lynch and challenger Patrick Roath.

Jeff Sullivan
Staff Reporter

The primary for the 8th Congressional District of Massachusetts is set for Sept. 1, and the Massachusetts League of Women Voters (LWV) is hosting a political forum on Thursday, Aug. 13, at 7 p.m. at the Chapman Middle School in Weymouth.

Incumbent Stephen Lynch will face off against challenger Patrick Roath.

League Member and past President Elizabeth Foster-Nolan said the idea is to get residents informed and ready for the election as much as possible.

“This is a great opportunity for people to hear from the candidates directly, and understand what they’re speaking about,” she said. “The goals of the League of Women Voters are to educate voters and defend democracy, and I think this is just a great way to get education out there about voting.”

The format of the forum will be about the same as other LWV events. Foster-Nolan said residents are able to submit questions to the League beforehand through digital means, but no questions will be answered live.

“We will have opening statements by each of the candidates, then questions posed to the candidates rotating with who starts first, and we will not be having a rebuttal,” she said. “And then they will each have an opportunity for a closing statement.”

She added that LWV is working to get the word out as far as possible into the district, and al-

lowing comments to be submitted on as many platforms as possible.

“If people commented as we posted things online, we are taking those into consideration as well,” she said, noting that comments on most posts related to the upcoming forum will be taken into consideration, including the Facebook event page: <https://gvim.es.link/frmcngrss>

Foster-Nolan said if you can’t make it to Weymouth, the forum will be available digitally to residents after the fact.

“WETC, our local cable access in Weymouth, will be filming this and they will have it available to us, usually the next day, and that will be distributed to folks,” she said. WETC’s on-demand library can be found at <https://www.weymouth.tv>

As far as the content of the forum, well, Foster-Nolan said that’s on a need-to-know basis.

“Obviously there is a broad area of questions out there and we generally don’t divulge any questions or general areas we’re discussing, just to make it fair for both candidates,” she said, but recommended residents check out Vote411.org to see a summary of all the candidates on their respective ballots and many of the issues in your area. “There are questions up there for the 8th Congressional District, and for all candidates running in Massachusetts.”

Foster-Nolan said while the 8th District hasn’t seen a primary in a bit, the League has held several forums for members of the U.S. Senate in the past and is prepared for a forum on that

level of government.

“We haven’t held a forum for or had a primary contest in the 8th for a while, and so we were very happy to hear that both the candidates agreed to do this candidates forum,” she said. “Once we got the word that they were both interested, it came together very quickly. They were both extremely responsive to us.”

Foster-Nolan said there is a lot of work to do once the candidates confirm, like organizing with the school that’s hosting the debate, figuring out the League’s questions, and getting the Weymouth TV organization ready. But she said the hosting school, Chapman Middle School in Weymouth, has a brand new auditorium with plenty of seating capacity for anyone interested in attending in-person, as it has 840 seats.

“We’re not asking people to register,” she said. “It’s a large enough auditorium. They hold their plays there, they host theater competitions there and other Town events, like their most recent mayoral inauguration.”

She added the League is dedicated to making sure that the moderator has no conflicts of interest with the candidates.

“One of the rules of the League is that you can’t have a moderator who lives in the district running the forum,” she said. “Our current co-president of the LWV of Massachusetts, Courtney Henderson, is the moderator, and she lives in Fall River, which is not in the 8th District. We believe that’s very important.”

For more information on the League, go to <https://lwvma.org>

COURTESY PHOTO

Billings Field Summer 2026 Update

It's all coming together



Much of the work on Billings Field is now complete, but it's not yet ready for primetime.

PHOTO BY ARIANE KOMYATI

Ariane Komyati
Staff Reporter

It’s been over a year since construction began on Billings Field in West Roxbury. Now, the finish line is in sight. The mounds of construction dirt have been flattened, the lights along the accessible ramp turn on at dusk, and newly installed sprinklers water the growing grass.

Last month, City Councilor Ben Weber gave an update about the renovations via social media. “Had a great walk through of Billings Field with representatives from the City and Parks Department,” he stated. “Tons of progress has been made and we are on track for a partial opening in November. The interior fields will need time for the grass to take root and will be ready in the spring of 2027. Fencing will be put in place to protect the fields as they cure. We’re

excited for this improved part of West Roxbury to be open for the community soon!” The basketball, tennis, pickleball, and street hockey courts, playground, walking trail, and benches will all be open this November. There is no exact opening date yet.

“The athletic fields will remain temporarily fenced off to allow the newly installed sod time to establish a strong root system. We ask the public to stay off the grass during this period so it can fully mature. With everyone’s cooperation, the fields will be beautiful, healthy, and durable for a very long time,” stated a spokesperson for Boston Parks and Recreation (BPR).

BPR explained that since resuming construction in the spring, the project has reached several major milestones. Two phases of tree planting have

Billings
Continued on page 8



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Giovanni of West Roxbury, passed away on July 31, 2026. Beloved husband of Leonilda (Romano) Bonomo. Loving father of Josephine Bonomo of West Roxbury, Mary Bonomo-Reale of Norwood, and Joanna Abrantes and her husband David of Milford. Cherished grandfather of Corinne, Victoria, Mikayla, Jonathan, Benjamin, and Evander. Dear brother of Giuseppa Pavia and her husband Antonio of Sicily, the late Angelina LaBella of Somerville, Angelo Bonomo and his wife Antonietta of Milano, Italy, Salvatore Bonomo

and his wife Mary Ellen of Tewksbury, and Loredana Nicolar and her husband David of Braintree. Giovanni is also survived by many loving nieces and nephews.

Visiting hours will be held at William J. Gormley Funeral Home, 2055 Centre Street, West Roxbury, on Thursday, August 6, 2026 from 10 a.m.-12 p.m., followed by a service at the Funeral Home at 12 p.m. Interment Saint Joseph Cemetery.

HANNON



William Joseph, of West Roxbury, passed away on July 27,

DEATHS

2026, age 77, at home surrounded by his loving wife and daughters.

Bill was born in Boston and was a lifetime resident of West Roxbury, attending Holy Name Parish School and was a proud member of the Holy Name Band. He attended Catholic Memorial High School and went on to Boston State and received a master's degree from Boston College. Furthering his education at Northeastern University with a Certificate of Advanced Graduate Studies.

Bill started working for the City of Boston during his graduate studies and remained a dedicated employee for nearly 40 years, serving under Mayors: White, Flynn, and Menino. Bill proved early on that his exemplary leadership could take him anywhere. He began as a Youth Counselor for the Youth Activities Commission. He moved to the Public Facilities Department, and it was not long before he became the Department Head. He remained a Department Head for the rest of his career: leading Community Schools, Real Property, Printing, MIS, and Purchasing. Upon his retirement, Mayor Menino declared April 14th "Bill Hannon Day" in the City of Boston.

Throughout his entire life and career, the thing that catapulted him forward was his integrity. Bill was guided by an innate moral compass that shone through in everything he did.

Bill took great pride in his community and felt a responsibility to continue the work to make things better. He was a founding member of the Harry Truman Society, West Roxbury Against Drugs, and the West Roxbury Neighborhood Council.

To work his way through school, Bill was a lifeguard. One of his posts was the Faulkner Hospital pool. In a moment that would later be told with the flourish of all great romances, Bill jumped into the pool fully dressed one night to retrieve one of the nursing students who had been pushed into the pool by a friend. Within days Kim and Bill were an item and never looked back.

Kim and Bill had three beautiful daughters and four incredible granddaughters. They spent their years building a wonderful life together, fostering lasting friendships, including a long running dinner club. They were also fortunate to have close-knit relationships with extended family which included time in Medway, Sagamore Beach, and Bill's daily phone calls with his Irish-twin, Michael.

Bill's love for Hawaiian shirts and music are important to acknowledge. Bill was a music connoisseur and had a beautiful voice. He was honored to sing at the weddings of special friends and family. He was also the lead singer of a family band, lovingly titled, Billy and the Boops.

Bill is survived by the love of his life, Kimberly (Rice). His beloved daughters Christine Hannon Russell and her husband Gary of

West Roxbury, Kerin Valley and her husband Nick of Medfield, and Tracey Hannon and her husband Patrick Hayes of Quincy. His dear brother Michael Hannon and his wife Joyce, and sister Ann Hannon. Cherished granddaughters Kaia, Zara, Emaline, and Matilda. Bill also leaves behind his wonderful dog Jessie.

Visitation services provided by William J. Gormley Funeral Home, 2055 Centre Street, West Roxbury, MA 02132. A service was held at the Stratford Street Church in West Roxbury.

In lieu of flowers, donations can be made in memory of William Hannon to the Alzheimer's Association at <https://www.alz.org>, or to Hebrew Senior Life Hospice Care at <https://www.hebrewseniorlife.org/giving>.

HINES



Kathleen "Kathy" (McDonough), of West Roxbury, passed away on July 26, 2026. **Deaths**
Continued on page 9

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Billings continued from page 4

The fields are shaping up and just a bit more time is needed for the park to be ready for its public debut. PHOTO BY ARIANE KOMYATI

taken place. The backstops for the playing fields are in place and the main scoreboards have been mounted. Sod has been placed on the athletic fields, and the rooting process is now under-

way. The irrigation system is operational and is keeping the turf watered throughout the summer. Field drainage has also been installed. The first layer of asphalt has been laid on the walkways, which is exciting news for joggers and walkers.

Despite two recent extreme heat waves, construction has continued without delays. "Our contractor and staff took care of themselves during the heatwave," said BPR.

What work is there to be done before Billings Field reopens in November? Remaining renovations include fencing and railings along the ramps, stairs, and park perimeter, final court surfacing, court painting, and paver installation. "The final phase of

planting is scheduled for September, once the hottest days of summer are behind us," BPR explained.

When renovations are complete, Billings Field will feature new stairs, an accessible ramp from Bellevue Street, expanded pathways, and new trees throughout the park. Improvements also include resurfacing of the basketball, tennis, and pickleball courts, a new splash pad, upgraded athletic fields, enhanced lighting, new scoreboards, repaired retaining walls, and a new outdoor hockey rink. A large path around the perimeter will connect the whole park. For more information, contact Project Manager Kevin Bogle at kevin.bogle@boston.gov.

Miracle Prayer

Dear Heart of Jesus, in the past I have asked You for many favours. This time, I ask you this very special one (mention favour). Take it, dear Heart of Jesus, and place it within Your own broken heart where Your Father sees it. Then, in His merciful eyes, it will become Your favour, not mine. Amen. Say for three days, promise publication and favour will be granted.

Grateful thanks. —V.C.

WR Housing

continued from page 2

“The zoning in place today doesn’t line up with the homes that most of you all are living in,” he said, noting only about 10 percent of the neighborhood’s housing stock was built after the 1965 zoning code. “Most of what was built for West Roxbury before and after the World War II boom was a lot like the buildings we see in the outer neighborhoods of Boston and other American cities in the United States: homes able to fit households where you had two-and-a-half kids and a dog. In many cases, that is ideal, on a large lot. We have two kids, no dog, in a single-family home with two cars in a driveway in Roslindale. It absolutely meets the needs of me, a now aging millennial about to turn 40.”

Cohen said things have since changed.

“While that was a majority in the first half of the 20th century, it was the predominate post-boom demographic piece, here in the 2020s, that represents, depending on how you want to calculate it, a third to a fifth of households in the City of Boston or American cities,” he said. “It’s not that the homes we have now are the wrong size, it’s that they are often configured in a way that doesn’t line up with the demographic pieces that we see.”

Cohen stressed as well that while a district may allow up to four units, each individual lot likely has other factors that make building such a home financially unfeasible, or out of code with other requirements like fire regulations and state living space requirements. He stipulated, though, that they want to finalize those kinds of decisions with as much input from residents as possible.

“If the lot is small enough, and the idea of RD-4 versus RD-3

helps in terms of renovations, then that’s exactly the kind of lot that code restrictions around new construction are unlikely to make people want to propose a four-unit building in the first place,” he said. “The unit count matters, but all the other pieces matter too. And so, part of what we want to use this extended comment period for, is to tease part of that out.”

On the issue of parking, Cohen said the new zoning will allow tandem spaces and other parking fixes that are not currently recognized by zoning. He said that if you have a driveway, for instance, that can fit two or three cars but they have to park in tandem, that’s considered one space because each space, under current zoning, would require independent access. So the new zoning will allow those to be counted differently.

Resident Karen Perez said simply more people will result in more cars.

“There isn’t enough parking,” she said. “The people who live across the street from me have four high school-aged kids, and each parent has a car and one parent has two cars. This is what we would be looking at if these changes are adopted.”

“Homeowners are adding additional living, and any parent here knows that if their young adult comes home, that often comes with potentially a second or third car; it’s just a reality of living in this part of the city,” she said. “Just look at Southie. Southie had parking problems in the 1970s, but you turn all those single-family homes into three-family condos and that can multiply the number of cars from one or two up to six.”

Again, the comment period is open until the end of October. Go to <https://gvimes.link/srvynghbrhdzng> to comment.

Deaths continued from page 8

loved wife of the late David J. Hines, Jr. Loving mother of David J. Hines III and his wife Casey of West Bridgewater, Patrick Hines and his wife Bridy of Roslindale, and Erin Menard and her husband Brian of Franklin. Cherished GG of Natalie, Flynn, and Maeve Hines, and Liam, Emma, and Avery Menard. Beloved sister of Patricia Mulhern of West Roxbury, Mary Jane McDonough of South Dennis, John McDonough and his wife Patricia of West Roxbury, Kevin McDonough of West Roxbury, Leo McDonough and his wife Clare of NY, Sheila Magrath and her husband James of Medfield, Thomas McDonough and his wife Patricia of West Roxbury, and Albert McDonough of West Roxbury. Kathy is also survived by many loving nieces and nephews.

Kathy grew up in Forest Hills the second oldest of nine children, to the late Mary and Albert McDonough. Kathy moved to San Francisco at the age of 20, returned to Boston and graduated from Mass Bay with a degree in Secretarial Arts which took her to the office of Congressman Moakley in Washington, DC and several prominent Boston Law firms throughout her forty-plus-year career. Kathy and her late husband David lived and raised their family in West Roxbury for over forty years. She was a proud member of the Holy Name Bernardines, a hockey mom, a supporter of the arts, an avid reader, a relentless Jeopardy fan, and most importantly to her, the best GG, Mom, sister and friend one could ask for.

Visiting Hours were held on August 2, 2026, at the William J. Gormley Funeral Home, 2055 Centre Street, West Roxbury, MA 02132. A Mass of Christian Burial was celebrated on August 3, 2026, at the Holy Name Church, 1689 Centre Street, West Roxbury. Interment at St. Joseph Cemetery.

SNIAADOWKA



Janina Longtime resident of Roslindale, originally of Krakow, Poland, passed away on July 26, 2026. Beloved wife of the late Stefan Sniadowka. Loving godmother of Anna T. Sullivan and her husband John of Dorchester.

Visitation and funeral services provided by the P.E. Murray - F.J. Higgins, George F. Doherty & Sons Funeral Home, 2000 Centre St. West Roxbury. Interment St. Joseph Cemetery.

TRESELER

Mary L. (DeChristofaro) of West Roxbury passed away on August 1, 2026. Loving mother of Paul Treseler and his wife Eileen of Millis, Richard Treseler and his wife Maureen of West Roxbury, and David Treseler and his wife Amy of Rowley. Dear sister of Joseph DeChristofaro and his wife Sandra of The Villages, FL, Eileen Lundberg and her late husband Allen R. of Wrentham, and Robert DeChristofaro and his wife Virginia of Walpole. Cherished grandmother of Kelly Golden and her husband David, Kevin Treseler and his wife Laura, Catherine, Michael, Bridget, Brendan, Owen and Jordan. Great grandmother of Emma, Gavin and Cameron. Mary also leaves behind several close nieces and nephews. A visitation will be held on Friday morning, August 7, 2026 at the William J. Gormley Funeral Home, 2055 Cen-

tre Street, West Roxbury from 9-10:30 a.m., followed by a Mass of Christian Burial at Saint Theresa of Avila Church at 11 a.m. Interment Saint Joseph Cemetery.

Mary enjoyed a long career in retail banking beginning at the Federal Reserve Bank in Boston before retiring after many years as customer service representative at The Cooperative Bank in West Roxbury and Roslindale. Mary was also as a long time Eucharistic Minister at the Brigham and Woman’s Faulkner Hospital and volunteer at the West Roxbury VA Medical Center. In lieu of flowers, donations can be made to Care Dimensions Hospice and Palliative Care MA <https://secure.qgiv.com/for/xuihv>.

Mary’s family wishes to express their sincere appreciation to her extraordinary care team from Care Dimensions, including Dymphna, Chris, Joan, and Denise and especially to Mary’s personal caregiver Debbie McCormick.

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think with a
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Around the Neighborhood

ROSLINDALE NATIONAL NIGHT OUT 2026 RESCHEDULED

Monday, August 10, 2025 – 4:00 p.m. - 7:00 p.m. (approx.). Washington-Beech Apts (4560 Washington St.). Beechland St. & Unity Way, Roslindale, MA 02131.

Mayor’s Caravan arrives approx. 4:30 - 5:00 p.m. to speak and present community activist awards. Many area elected officials will participate. Free kids’ activities, food and entertainment! ? ?

This Year’s Entertainment:

DJ, Kid’s Games, Cook Out, and more.

TRF Entertainment, DJ Jeramie Regis, “Smyly Sick WitIt” <https://www.jeramieregis.com/trfentertainment>

More TBD...

Displays / Info Tables

Download a PDF FAQ Sheet (2 pgs) for entertainers, info tables, and others here:

<https://drive.google.com/file/d/1leVuVIWblhb51tnUjcZkWdB2aTiEfqnq/view?usp=sharing>

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Boston Fire Dept. — <https://www.boston.gov/departments/fire-operations>

Trinity Management – Washington-Beech Apartments (Event Co-Sponsor) |

<https://trinitymanagementllc.net/property/washington-beech-apartments/>

Roslindale Community School Council, Inc | 501c3 Fiscal Agent-Sponsor | <https://www.roslindaleecc.org>

More TBD...

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Legals

Commonwealth of Massachusetts
The Trial Court – Probate and Family Court

INFORMAL PROBATE
PUBLICATION NOTICE

Estate of: Thomas P. Grealy
Date of Death: April 23, 2026

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

Petitioner: Mary Ellen Grealy of Chestnut Hill, MA

a Will has been admitted to informal probate

Mary Ellen Grealy of Chestnut Hill, 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: 08/06/2026

Docket No. SU26P1424EA
Suffolk Division

NOTICE OF MORTGAGEE’S SALE OF REAL ESTATE

Premises: 71 Ruskindale Road, Hyde Park (Boston), MA 02136

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Vernon Williams as assumed by Thelma Williams to Citifinancial Services, Inc., and now held by U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCAF Acquisition Trust, said mortgage dated May 26, 2004 and recorded in the Suffolk County Registry of Deeds in Book 34651, Page 280, as affected by a Assumption Agreement dated January 30, 2020 and recorded in the Suffolk County Registry of Deeds in Book 62576, Page 77; as affected by a Loan Modification dated January 17, 2020 and recorded in the Suffolk County Registry of Deeds in Book 62576, Page 81; as affected by a Loan Modification dated April 21, 2025 and recorded in the Suffolk County Registry of Deeds in Book 71468, Page 139; said mortgage was assigned from Citifinancial Services, Inc. to Citifinancial, Inc. by assignment dated June 18, 2013 and recorded with said Registry of Deeds in Book 51728, Page 24; said mortgage was assigned from CFNA Receivables (MD), LLC f/k/a CFNA Receivables (MD), Inc. f/k/a Citifinancial, Inc. to Citifinancial Servicing, LLC by assignment dated June 22, 2017 and recorded with said Registry of Deeds in Book 58161, Page 251; said mortgage was assigned from Citifinancial Servicing, LLC to Bayview Loan Servicing, LLC by assignment dated June 22, 2017 and recorded with said Registry of Deeds in Book 58161, Page 252; said mortgage was assigned from Bayview Loan Servicing, LLC to Bayview Dispositions IVA, LLC by assignment dated November 13, 2018 and recorded with said Registry of Deedsin Book 60989, Page 145; said mortgage was assigned from Bayview Dispositions IVA, LLC to Wilmington Savings Fund Society, FSB D/B/A Christiana Trust not in its individual capacity but solely as trustee for Bantam Funding Trust 2018-1 by assignment dated November 13, 2018 and recorded with said Registry of Deeds in Book 60989, Page 147; said mortgage was assigned from Wilmington Savings Fund Society, FSB d/b/a Christiana Trust, not in its individual capacity but solely as trustee for Bantam Funding Trust 2018-1 to U.S. Bank Trust National Association, as Trustee of CVF III Mortgage Loan Trust II by assignment dated January 21, 2021 and recorded with said Registry of Deeds in Book 65145, Page 337; said mortgage was assigned from U.S. Bank Trust National Association, as Trustee of CVF III Mortgage Loan Trust II to U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCAF Acquisition Trust by assignment dated January 18, 2024 and recorded with said Registry of Deeds in Book 69849, Page 324; for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at Public Auction on September 4, 2026 at 11:00 AM Local Time upon the premises, all and singular the premises described in said mortgage, to wit:

That certain lot or parcel of land with any buildings thereon located in the Municipality of Boston (District of Hyde Park), Suffolk County, State of Mass.; bounded and described as referenced below.

Being shown as Lot 147 on a Plan of "Oakwood Park", by C.E. Varney, Surveyor, recorded with the Norfolk Registry of Deeds, in Book 720 Page 640, to which reference may be made for a more particular description.

Said premises are conveyed subject to a Taking by the Metropolitan Sewerage Commissioners for the right to carry and conduct underground appurtenances and to repair and renew same, recorded with said Norfolk Deeds in Book 855, Page 261.

Said premises are also conveyed subject to a Taking by the City of Boston for the right and easement to lay and maintain sewerage works, recorded with the Suffolk County Registry of Deeds in Book 5903, Page 631; and a Taking by the City of Boston for the laying out and construction of an extension of Ruskindale Road and an easement for street purposes, recorded with said Suffolk Deeds in Book 6324, Page 337.

Subject to and with the benefit of any and/or all rights, restrictions, covenants and easements of record, insofar as the same may be in force and applicable.

For title see deed dated 12-27-84 from Charle C. & Mary E. Bowman, to Vernon Williams, recorded in the Suffolk County Registry of Deeds in Book 11322, Page 227.

The description of the property contained in the mortgage shall control in the event of a typographical error in this publication.

For Mortgagor’s Title see deed dated December 27, 1984 and recorded in the Suffolk County Registry of Deeds in Book 11322, Page 227. Also see deed in said Registry in Book 55677, Page 1 for title into assumptor Thelma Williams.

TERMS OF SALE: Said premises will be sold and conveyed subject to all liens, encumbrances, unpaid taxes, tax titles, municipal liens and assessments, if any, which take precedence over the said mortgage above described.

FIVE THOUSAND (\$5,000.00) Dollars of the purchase price must be paid in cash, certified check, bank treasurer's or cashier's check at the time and place of the sale by the purchaser. The balance of the purchase price shall be paid in cash, certified check, bank treasurer's or cashier's check within thirty (30) days after the date of sale.

Other terms to be announced at the sale.

Brock & Scott, PLLC
23 Messenger Street
2nd Floor
Plainville, MA 02762

Attorney for U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCAF Acquisition Trust Present Holder of the Mortgage (401) 217-8701

Hyde Park Bulletin:
08/06/2026, 08/13/2026, 08/20/2026

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court

DOCKET No. SU26P1460EA

CITATION ON PETITION FOR
FORMAL ADJUDICATION

Estate of: Charles B. Millstein
Date of Death: 06/21/2026

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

Rachel A. Millstein of Winchester, 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:

Rachel A. Millstein of Winchester, 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 09/01/2026. 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: July 28, 2026
Stephanie L. Everett, Esq.,
Register of Probate

Boston Bulletin:
08/06/2026

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court
Department

Docket No. SU26P1191GD

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

In the matter of: Jaymes Martin
Of: Roslindale, MA

RESPONDENT
Alleged Incapacitated Person

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

To the named Respondent and all other interested persons, a petition has been filed by

Darren Nunley of Hyde Park, MA

in the above captioned matter alleging that Jaymes Martin is in need of a Guardian and requesting that

Darren Nunley of Hyde Park, MA

(or some other suitable person) be appointed as Guardian to serve Without Surety on the bond.

The petition asks the Court to determine that the Respondent is incapacitated, that the appointment of a Guardian is necessary, and that the proposed Guardian is appropriate. The petition is on file with this court and may contain a request for certain specific authority.

You have the right to object to this proceeding. If you wish to do so, you or your attorney must file a written appearance at this court on or before 10:00AM. on the return date of 08/12/2026. This day is NOT a hearing date, but a deadline date by which you have to file the written appearance if you object to the petition. If you fail to file the written appearance by the return date, action may be taken in this matter without further notice to you. In addition to filing the written appearance, you or your attorney must file a written affidavit stating the specific facts and grounds of your objection within 30 days after the return date.

IMPORTANT NOTICE

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

Witness, Hon. Janine D. Rivers,
First Justice of this Court.
Date: July 22, 2026
Stephanie L. Everett, Esq.,
Register of Probate

West Roxbury/Roslindale Bulletin:
08/06/2026



What drives
the internet?

CONTENT

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To the Public Safety Commission
Committee on Licenses
Inspectional Services Department

BOSTON July 31, 2026

APPLICATION

For the lawful use of the herein-described building and other structure, application is hereby made for a permit to erect a private-public-business-garage:

9 vehicle parking garage

And also for a license to use the land on which such building or structure is/are or is/are to be situated for the KEEPING - STORAGE - and SALE of:

180 gallons of gas in the tanks of vehicles

Location of land: 36 Colborne Road

Ward: 22

Owner of Land: Dwight House LLC

Address: 500 Lincoln St, 2nd floor,
Allston, MA 02134

Dimensions of Land:
FT. Front: 44’ FT Deep: 124’
Area sq ft.: 6863 sq ft

Number of buildings or structure on the land, the use of which land to be licensed: one

Manner of Keeping:
in the tanks of vehicles

Signature of Owner:
Dwight House LLC

Address: 300 Lincoln St, 2nd Floor,
Allston, MA 02134

City of Boston, In Public Safety Commission August 26, 2026 in the foregoing petition, it is hereby ORDERED that notice be given by the petitioner to all persons interested that this Committee will on Wednesday the 26 day of August at 10:00 A.M. given by the publication of a copy of said petition with this order or notice thereon in the Boston Bulletin Allston/Brighton and by mailing by prepaid certified mail, not less than 7 days prior to such hearing, a copy to every owner of record of each parcel of land abutting on the parcel of land on which the building proposed to be erected for or maintained as, a garage is to be situated. Hearing is to be held 1010 Massachusetts Ave, Boston, MA 02118

Marc Joseph,Chairman
Rodney Marshall, Boston Fire
Nicholas Gove, Boston Transportation
Brigid Kenny-White,
Secretary for the Committee

Boston Bulletin:
8/6/2026, 8/13/2026, 8/20/2026

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what you
think with a



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The Bulletin

August 6, 2026

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Bobby Gist



Nicholas Gomez



Dave Greenwood



Michael Hunt



Michael Keane



Karen Kelly



Rachael Kulik



Jaden Lerner-Lewis



Patricia Malone



Bud Marshall



Luis Maya



Karen McCormack



Mike McDonough



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Kim Sullivan



Lisa Sullivan



Bryan Szela

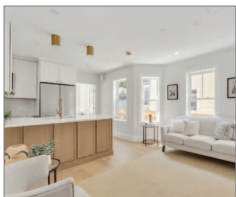


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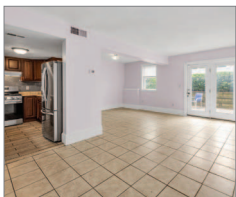
35 GEORGE ST U:2
HYDE PARK
CONDO | \$550,000
3 beds;
2 full baths
Listed by
Bobby Gist



49 MAYNARD
DEDHAM
SINGLE | \$899,000
3 beds;
2 full baths
Listed by
Steven Musto



16 STARLING ST
WEST ROXBURY
SINGLE | \$1,650,000
4 beds;
2 full, 1 half baths
Listed by
Rosie & Maria



15 MARION ST U:D
ROSLINDALE
CONDO | \$450,000
2 beds;
1 full, 1 half baths
Listed by
Michael McGuire



112 ARMANDINE ST
U:3 DORCHESTER
CONDO | \$695,000
3 beds;
2 full, 1 half baths
Listed by
Steven Musto



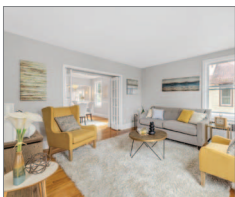
53 THOMPSON ST
HYDE PARK
SINGLE | \$1,000,000
4 beds;
3 full baths
Listed by
Pat & Michael



17 STARLING ST
WEST ROXBURY
SINGLE | \$1,799,000
4 beds;
2 full, 1 half baths
Listed by
Rosie & Maria



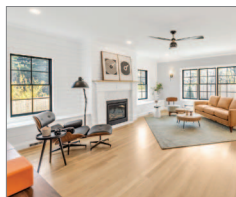
3992 WASHINGTON ST
U:303 ROSLINDALE
CONDO | \$480,000
1 beds;
1 full bath
Listed by
Sue & Kris



45 SYMMES ST U:2
ROSLINDALE
CONDO | \$699,000
4 beds;
2 full baths
Listed by
Steven Musto



78 WINDEMERE CIR
BRAINTREE
SINGLE | \$1,059,000
4 beds;
2 full baths
Listed by
Bre Norris



12 ALLANDALE ST
JAMAICA PLAIN
SINGLE | \$1,995,000
4 beds;
2 full, 1 half baths
Listed by
Rosie & Maria



34 OAK ST U:103
HYDE PARK
CONDO | \$485,000
1 beds;
1 full bath
Listed by
Mike & Kris



9 BERWICK ST
WEST ROXBURY
SINGLE | \$829,900
3 beds;
2 full baths
Listed by
Sue Brideau



26 PAUL GORE ST U:2
JAMAICA PLAIN
CONDO | \$1,299,900
5 beds;
3 full baths
Listed by
Karen & Paula



2 BROWNSON TER
JAMAICA PLAIN
SINGLE | \$2,195,000
4 beds;
3 full, 1 half baths
Listed by
Rosie & Maria



71 NEPONSET AVE U:1
HYDE PARK'S FAIRMOUNT
CONDO | \$529,000
3 beds;
1 full bath
Listed by
David Greenwood



90 BLUE HILL AVE
ROXBURY
MULTI | \$870,000
4 beds;
3 full, 1 half baths
Listed by
Kimberly Sullivan



29 KEYSTONE
WEST ROXBURY
SINGLE | \$1,569,000
4 beds;
3 full, 1 half baths
Listed by
Steven Musto



15 CONRY CRESCENT
JAMAICA PLAIN
SINGLE | \$2,995,000
5 beds;
4 full, 1 half baths
Listed by
Sue Brideau

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Reach out today for a free mortgage consultation!



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