



Tens of thousands braved the warm weather on Saturday to celebrate the 250th anniversary of the Declaration of Independence in Boston.

PHOTOS BY JEFF SULLIVAN AND RICHARD MADONA

Jeff Sullivan
Staff Reporter

Boston celebrates the 250th

Heat wears off, but commitment stays strong

Despite the early morning heat on the parade route last Saturday, the Boston 250th celebration of the Declaration of Independence went off with nary a hitch throughout the day.

The parade went from Copley Square to Faneuil Hall, with a couple of stops in between, and ended with the 250th Oration, celebrated by Boston officials and invited guests.

Boston Mayor Michelle Wu said during her remarks that the city will continue to improve and

live up to the standards set by the nation's founding document.

"Boston is determined to build the America we deserve, by ensuring that the fullest meaning of those words – life, liberty, and the pursuit of happiness – actually reach every single person, every family in our community. And we couldn't do it without our people," she said.

Wu said 250 years may seem like a long time, but on a

human scale, it rings differently.

"When you break it down, 250 years comes out to about nine or 10 generations," she said. "Ten generations ago, every one of our families was leading a very different life. Some had deep roots on this land going back centuries... Others lived thousands of miles away across oceans. Some had been brought here against their will to build this country, including for this very

building. One generation at a time. They made their way to Boston. They crossed the Atlantic and the Pacific, the Rio Grande, the Darién Gap. They started over, worked impossible hours under grueling conditions. They fought for independence and freedom. Every American family has a story about sacrifice."

Wu also shared the story of her own family, who first fled

from China to Taiwan, and then here to the United States.

"Because they believed this place could give their children opportunities they never had," she said. "And today their daughter stands here before you as mayor of the city where the American Revolution began. Maybe someday, the mayor of Boston will stand here on our 300th birthday or our 500th and count backwards through the generations to us. We have no idea who they'll be. And I don't think anyone in 1776 would have

Fourth

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Two ribbon cuttings for two JP housing projects on the same day

Both untested experiments

Richard Heath
Staff Reporter

Two housing developments at two different ends of Jamaica Plain each held ribbon cuttings on June 24: Mildred Hailey Phase 1, a public housing development and Brookley Flats in the gentrified Stonybrook neighborhood.

Both emphasized the value of homes, but both were also experiments: at Mildred Hailey how to sustain permanent lowest-income housing in the face of Federal capitulation, and at Brookley Flats how to create affordable homeownership for those usually

left out.

As The Bulletin has reported since 2017, the Mildred Hailey experiment is a 99-year ground lease of 6.9 acres of public housing to a private real estate partnership.

The Boston Housing Authority (BHA) would own the land and control how it would be used and manage the project-based public housing vouchers.

In 2017 Centre Street Partners – The Community Builders, JPND and Urban Edge – was

Ribbons

Continued on page 5



Former Boston Mayor Kim Janey speaks with current Boston Mayor Michelle Wu at Mildred Hailey ribbon cutting in Jamaica Plain.

PHOTO BY RICHARD HEATH

Neighborhood Housing returning to Parkway

Six meetings on the docket



Residents spoke their minds at last year's meetings for the new zoning initiative, and more is expected in meetings posted for this summer.

FILE PHOTO

Jeff Sullivan
Staff Reporter

The City of Boston announced last week – as readers may notice in four advertisements in this paper – that six new meetings are scheduled for the city’s Neighborhood Housing zoning initiative.

This article will be a primer for those who may be sketchy on the details, as the last meeting took place back in the late fall of 2025, as well as a calendar reminder for those meetings.

The six meetings will focus on Hyde Park, West Roxbury and Roslindale, with each neighborhood getting a virtual meeting and an in-person meeting to go over current drafts of the plan. Go to <https://gvimes.link/nhrhdzng> for more information on the city’s web page.

The initiative started in the fall of last year with the stated goal

of both creating more housing opportunities in the city and making zoning more consistent with what’s already in the neighborhood. The oft-cited example is that most housing upgrades for single-family, owner-occupied housing are taking place on sites that don’t conform to current zoning, and therefore require a variance from the zoning code, granted through the Zoning Board of Appeals (ZBA).

The problem is that, even with a new subcommittee created to deal with such requests, the wait list is extremely long. Even when you get to your ZBA hearing, the hearings themselves can have dozens of applicants at a time, making the wait just to be heard hours long. The July 14 ZBA meeting, for instance, has 32 scheduled cases, and the most recent ZBA hearing from June ran about four hours.

And just getting a hearing date alone could take six-to-12 months.

So, the Neighborhood Housing initiative is aimed at putting in new language for the zoning code relevant to West Roxbury, Roslindale, and Hyde Park to allow for minor additions, repairs, modifications and certain types of accessory dwelling units (ADUs) to go in as-of-right, meaning they won’t have to go before the ZBA and they won’t need abutters meetings and public input.

Boston Planning Department Senior Zoning Reform Planner Will Cohen said back in the fall that the department looked at all 10,000 housing units in West Roxbury. He said they looked at six of the most common ZBA violations residents incur when trying to build, and of those 10,000 units, very few didn’t butt heads with the code.

“There were about 100 that didn’t violate these six (viola-

Housing
Continued on page 6

BPDA Board sends Flint’s on its way

On to the ZBA



Flint Cleaners in Allston is poised to move into a completely new building, with seven stories above the ground-floor retail.

COURTESY PHOTO

Jeff Sullivan
Staff Reporter

Recently, the Boston Planning and Development Agency Board (BPDA) – which still governs approvals, despite the BPDA now technically being the Boston Planning Department – voted unanimously to approve the proposed project at 170-172 Western Avenue.

The site – a part of Barry’s Corner – has been the home of Flint’s Dry Cleaners since the 1960s, and at the Boston Planning Department Article 80 Public Meeting in the spring, community support was high for the plan – <https://gvimes.link/flntsprj>

The dry cleaner is staying on the site; however, the building will be razed and a new, 20-unit, eight-story building will take its place with space for the family dry cleaner and a new nail salon. The proposed project will have three affordable units as dictated by the city’s Inclusionary Development Policy (IDP) at 60 percent area median income. It will have a total of 28 bicycle spaces and no vehicle parking per the Western Avenue Corridor Study’s “vision for transit-oriented development and reduced auto-dependency.”

The project will need a vote from the Zoning Board of Appeals (ZBA), and the developers expect to need relief for floor area ratio, height, and off-street parking. With the city’s recent overtures towards less parking – the Boston City Council is mulling no parking requirements at all in future projects – the community support behind the project, and the fact that the ZBA has a history of approving projects with many more zoning variance requests, it seems likely to go through that process unscathed.

The project will also include the creation of an estimated 120 construction jobs, seven permanent jobs in the new retail nails space, improvements to the site (renovated sidewalks, landscaping, bike storage) and \$5,500 donated to the Boston Transportation Department for future improvements.

Boston Planning Urban Designer Andrew Zimmerman spoke

Flint
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City of Boston
Planning Department

PUBLIC MEETING

JULY 30

5:30 PM - 7:30 PM

NEIGHBORHOOD HOUSING DRAFT RELEASE PUBLIC MEETING

Location:
Roslindale Branch
of the Boston Public Library
4246 Washington St,
Roslindale, MA 02131, USA

MEETING DESCRIPTION: Please join the Planning Department for the release of new draft residential zoning through the Neighborhood Housing Zoning Initiative. These updates are focused on small-scale residential areas of West Roxbury, Roslindale, and Hyde Park.

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 production
- Provide clearer rules for property owners

FOR MORE INFORMATION: bostonplans.org/neighborhood-housing

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

Phone: 617.918.4450
Email: will.cohen@boston.gov

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Ariane Komyati
Staff Reporter

The Hermit of Hyde Park

Local legend kept gator in Stony Brook

Today, Stony Brook Reservation is known for its thick woods, hiking trails, biking, fishing and bubbling brooks. But over 150 years ago, the forest was home to a mysterious hermit, who went by the name James Gatley (sometimes spelled Gately). A few newspapers called him a “second Thoreau.” Today, he rests at Brookdale Cemetery in Dedham, where a simple stone marks his grave with the word “HERMIT.”

For nearly 30 years, Gatley lived in a small hut/cabin, spending his time studying birds and local wildlife while creating taxidermy specimens. Despite his nickname, Gatley was well-known in the area and acquainted with many famous ornithologists.

Gatley was born in Cheshire, England in 1810 to wealthy parents. He was well-educated and had a strong interest in birds, reptiles, and taxidermy. Gatley studied at the University of Oxford but left England in the 1840s and sailed to Australia. Parts of his early life are shrouded in mystery. There were rumors that he left England after having a son out of wedlock; while others claimed he was heartbroken after a failed romance. Some newspapers reported that Gatley had grown disillusioned with ordinary society. He returned to England a year later then sailed to the United States, settling in Roxbury.

While living in Boston, Gatley’s savings quickly dwindled. He tried to make a living stuffing birds and crafting bird cages, but he was offered very little money for his hard work. Gatley was later robbed of his remaining savings in Charlestown.

Down on his luck, Gatley set out into the woods with his gun. Around 1847, he decided to settle down and create a shack near an area known as Pine Garden, located in present-day Hyde Park. Today, this area is known as Crane’s Ledge. Gatley lived here for many years, under four wooden boards propped up against the ledge. His closest companions in his hut were snakes, rats, and lizards. Life



An etching of the Hyde Park Hermit James Gatley from the 1874 edition of the Norfolk County Gazette.

PHOTO COURTESY OF JAMES E. ARSENAULT & COMPANY

as a hermit was extremely difficult. Gatley hunted for food, earned little money selling animal skins and stuffed birds, and had almost no protection from the rain and snow. He nearly starved to death multiple times and caught hypothermia. His bed was made of rocks and he cooked his food over a small fire. Word of the eccentric hermit quickly spread, and Gatley attracted many visitors. While some offered him money, which he refused, others brought him food and clothing.

Over the years, the population of the town grew, so Gatley decided to move elsewhere. According to the October 1874 Norfolk County Gazette, Gatley purchased an acre of land in 1855 from Joseph Williams of West Roxbury for \$100. He lived in a 10-foot-by-12-foot hut on this land for nearly three decades, surrounded by hun-

dreds of acres of forest. His abode was located in Grew’s Woods, an area that is now part of Stony Brook Reservation and the George Wright Golf Course.

Gatley was interviewed by the Norfolk County Gazette in 1874. The front-page article was titled “James Gatley, the Hermit of Hyde Park.” The article described the interior of his humble living space, which served as a “museum.” The walls were lined with cases of birds and animals that he had stuffed over the years. Visitors could pay 10 cents to view his collection, which included swans, owls, squirrels, skunks, a porcupine, and a leopard. At the time, Gatley had two live pets in his hut: a parrot and an alligator.

In the interview, Gatley revealed that he was taxed, but only had to pay \$5.41 on his real estate. Gatley also discussed his past as a talented

and successful dog-trainer. He recalled the deep bond with his dog, Nero. He taught the dog to fetch woodcock, and Nero slept beside him every night. “When he died, years after, I felt as though my best friend had been taken from me. He was the best dog that ever lived; and when I think of how faithful and how devoted he was to me, you cannot wonder that I mourn for him,” Gatley stated.

The hermit’s story was published in multiple newspapers across the United States, including in The Maine Farmer, The Pittsburgh Commercial, Leslie’s Weekly in New York City, and The Homesteader in Nebraska.

Gatley died in February 1875 after falling ill due to the extreme cold. His funeral at the Christ Church in Hyde Park was very well-attended. The hermit’s legacy lives on at the Hyde Park Library, where several of his specimens are on display.

Flint continued from page 2

to the building’s new design, which he said was set back further than the current structure per Boston’s Complete Streets planning guide, which emphasizes the pedestrian street experience. Basically, the frontage allows for more space for pedestrians in the area, which is already a big space for foot traffic (Harvard Ed Portal, Trader Joe’s, Smith Playground, Jamaica Mi Hungry, and more).

“Streetscape enhancements including removing an obsolete curb cut on Travis Street and planting four new trees – one on Western Avenue and three on Travis – to enhance the pedestrian experience,” he said. “New curb ramps and a new crosswalk will be installed on Travis Street to accommodate improved bicycle infrastructure along Western Avenue.”

Readers may remember some residents asked that the Flint’s sign remain at the new building. Zimmerman said this was considered, but nothing was set in stone.

“The proponent is exploring re-incorporating elements of the beloved Flint Cleaners’ existing sign into the project as a way to honor the site’s history and character,” he said.

The BPDA voted unanimously to approve the project with few questions and no concerns.



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A real cowboy at Sammy's

It was a sultry, end-of-June weekday, I suppose somewhat comparable to Gatlinburg in mid-July, which the late Johnny Cash put on the map (written by Shel Silverstein originally) with his "A Boy Named Sue": Gatlinburg was where he finally met his estranged father who had given him that awful name. Not at a saloon as referenced in the song, I was at Sammy's gas station on the Dedham-West Roxbury line for a fill-up when I noticed a pick-up at the next pump with an elliptical ranch logo on the driver's door encircling two horses.

"So, what's a cowboy like you doing in Boston these days?" was my opening salvo to a six-foot, tanned, lean but not mean middle-aged man dressed in dungarees and aviator sunglasses. He replied that he had driven up from Texas to visit his son and drop off some rescue horses in Norton, thus depriving them of an early demise at a meat-packing plant in Mexico.

There was no horse trailer now attached to his pick-up with a Texas "Ranch 1" license plate. He admitted that he had been a bronco rider and had suffered broken bones up and



My Kind
of Town/
Joe Galeota

down his whole torso, many of them snapped back into place by him rather than wait several hours in a Lone Star emergency room.

His long drive was punctuated by stops at various ranches on the way, whose kind-hearted owners let the nine transported horses roam around at night, get some exercise, and eat some hay: "Twelve hours is all that I drive each day."

We soon parted ways after a few more pleasantries. It was my first encounter with a real cowboy. I was duly impressed.

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Letters to the Editor

Dear Editor,

Once again, reporter Richard Heath provided an excellent summation of the public meeting about the proposed development of 920 Centre St., formerly the Poor Clare's Monastery. His last paragraph captured perfectly the perspective of the opponents: "No one at the JPNA meeting asked about the Poor Clare Sisters, their neighbor for 90 years."

It seems that the opponents of building more housing, whether this project, the canceled 230 apartment building at 22 Arboretum Road, the canceled 20 affordable units on Dale Street, or elimination of affordable units at the Crane Ledge project, do not care to ask about the plight

of those so badly affected by the housing shortage.

Too often they seem only to care about how their driving will be affected, as if street congestion was created only by others rather than themselves. A philosophy of using cars being more important than housing?

It is unfortunate that our public process is unable to find ways to work collaboratively with developers to get a win for all – more housing at lower costs, with as much green-space as possible. Perhaps our political leadership could step up?

Alan Wright
Roslindale

Fourth *continued from page 1*

imagined me at this podium today. In fact, I know that for a fact."

The keynote speaker for the day was Dr. Nathaniel Scheidly, who is the President and CEO of Revolutionary Spaces and is charged with protecting and restoring the Old State House and Old South Meeting House. He said his interest in this area of the past came from his mother, who began taking graduate courses in American History and wrote research papers on the Fourth of July orations – just like the one he was giving – that took place in the decades before the Civil War. He said then, many of those speeches lasted two or three hours.

"I promise I'll be briefer," he said, to some laughter from the crowd. "[My mother] did not care very much for the politics of the orators, and because she was a sleep talker, I would sometimes wake up at night to hear her arguing with them loudly. 'Everett, you're wrong!' In truth, uh, her language was a fair bit saltier than that, but I do wish that she could have been here all the same. During the 1760s and the 1770s, this great hall looked very different than it does today, or even in Edward Everett's day. It served then as the seat of Boston's Town Meeting and as an important gathering place for public dialogue. So many fiery speeches decrying parliamentary rule were given here by the likes of Samuel Adams and James Otis. So many boisterous protests – and also sometimes violent protests aimed at crown officials and prominent loyalists – were organized here that Bostonians in time came to think of this place, as we've already heard, as the cradle of liberty."

Scheidly did touch upon the fact that not all Bostonians were included in that first declaration

by the founders.

"They did not imagine that the rights of life, liberty, and the pursuit of happiness should in fact apply to those who were enslaved," he said. "However enslaved Bostonians clearly imagined something very different when two years before the Declaration of Independence they petitioned the colonial government to be, in their words, liberated and made free men of this community, positing simply that they had in common with other men a natural right to be free. They were not waiting around for Thomas Jefferson and other members of the Continental Congress to tell them that they could use those words."

Scheidly continued his theme that the Great American Experiment isn't over, and that it's up to everyone to continue to keep the dream alive.

"Perhaps John F. Kennedy put it best when he spoke right here at this stage in 1960," he said. "And I'm not going to try to do his accent – 'This old hall reminds us of how far we've been as Americans and what we must do in the future.' Thank you."

At the parade itself, residents cheered on the passing marchers and reveled in the sights and sounds they provided. Resident Hillary Innocent Taylor Seguya said he came out because he wanted to celebrate the freedoms he lacked in his home country of Uganda, and to learn from the Cradle of Liberty.

"I am coming from a country that has suffered under a military dictatorship for the last 40 years in Uganda," he said. "The president, Yoweri Museveni, is a general who has been in power since 1986. As Ugandans, we are living under oppression and separation. But living here now in a democracy as old as 250 years, I have learned, I think, the importance of freedom. I want this independence to get back to my home of Uganda. So learning from Americans, how they fought for their independence and how they are living freely, that's the same thing I want to see in my country."

Seguya said he enjoyed the festivities and how people celebrated, as it was much different than the Oct. 9 celebrations in his country.

"Because in Uganda, it's the opposite," he said. "People are not having this vibe or energy when celebrating independence, because while we won independence from British rule, we're still being arrested. There is impunity, there is corruption and there is oppression of dissenting voices. When you come to America, you see people set aside their differences and celebrate this day. When I see people here, I see people celebrating their vibrant colors of red, white and blue, which means a lot to me as someone coming from a third-world country still fighting for independence."

New York City resident Lisa Guadagno said she came to the parade because she is studying U.S. Revolutionary history, and she thought she should come up directly to the source.

"This is the biggest day for us historians who study American Revolutionary History," she said, noting she studies the period of history up to Washington's presidency. "This is the birthplace of America. All the founding fathers were here, and I feel this is much better than Philadelphia. Yes, they wrote it there in Independence Hall, but they were all born here. This is the creation of America."

Residents Kindra Sosa, Gustavo Sosa and their friend Maria all came recently to Boston, the former two from Seattle and the latter from Cleveland. They said they felt such a celebration in Boston was a unique experience they shouldn't miss.

"We came out because it's the 250th, it's a big one, and this is a place with so much history," said Maria.

"Being able to celebrate the Fourth of July in the heart of our nation's independence movement is really exciting," Kindra Sosa said.

"It's something very special and we should just be here," said Gustavo.

"And it's not too hot here in the shade," Maria added.

Mainers Scott Carney, Nancy Carney and Ed Ferullo said they came out for the first time to see this parade.

"It's a big parade and we've never been out here to do it," Ferullo said.

Residents Judy, Sarah and Peter said they came up from Maryland and Connecticut to take part in Boston's history.

"We have family here and thought it would be a good time," said Sarah.

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Ribbons *continued from page 1*



Nadia Torres (L) at Brookley Flats ribbon cutting, and Yolanda Torres (no relation) spoke at Mildred Hailey dedication.

PHOTO BY RICHARD HEATH

designated to build a mixed-income housing project that would also preserve all BHA tenants.

Phase One is two six-story, 223-unit buildings designed by Prellwitz Chillinski Architects, which replaced Bromley Hall, a playground and 24-34 Heath Street.

Of those 223 apartments, 91 are one-to-one public housing tenant replacements; the rest are mixed-income units.

A Groundbreaking ceremony was held on May 12, 2023.

The two new buildings numbered 2-6 Lamartine Street are on a rebuilt Lamartine Street which will ultimately again connect Centre and Heath Streets.

The ribbon-cutting ceremony in the new 8,600-square-foot Anna Mae Cole community room was so crowded even Mayors Office of Housing Chief Sheila Dillon had a hard time finding a seat.

It was the usual hour-long medley of thank you's, shout-outs and applause by, among others, State Sen. Liz Miranda, District 6 City Councilor Ben Weber, BHA Administrator Kenzie Bok, former State Rep Jeffrey Sanchez, and Andy Waxman of TCB. The speeches lasted until Yolanda Torres, flanked by six tenants, took the floor to announce:

"I'm proud to say I'm a resident of Mildred Hailey apart-

ments and I'm president of the tenant leadership. This is a wonderful experience."

At the groundbreaking Torres said, "Mildred Hailey gave me a home. Now, we will have new home."

With the new home in front of her Torres said, "This will change a lot of lives. I look forward to what comes next. Thank you to my residents."

Sanchez said, "This is so profound, the incredible women – Anna Mae Cole, Mildred Hailey and Julia Martin ... all they accomplished. Bromley One Family."

Mayor Wu held the ribbon cutting with an invited group outside before she took the podium inside.

Wu picked up on what Sanchez said, "So many leaders. The women who worked hard for us," she said, adding that she wanted to "welcome my predecessor, my mayor Kim Janey."

Acknowledging, much less inviting a predecessor to share a ceremony, is rare in Boston politics. Janey was in the front row and stood up next to Mayor Wu.

Janey seemed to sense that the Mildred Hailey ribbon cutting was in large part a ceremony for the people who already lived there.

"Thank you Yolanda and all the tenants for allowing us to celebrate with you," she said.

Brookley Flats condominiums had a long and tortuous route to its ribbon cutting on June 24.

It changed ownership, but also changed its mission and demographic; what began in 2019 as a routine 45-unit rental building with five self-financed affordable units changed in 2021 to 45 permanently affordable, income-restricted homeownership units.

This in a gentrified neighborhood of quintessential young professionals with a smattering of empty nesters. This unique model came about through routine neighborhood opposition.

In May 2019 Matt Zahler and Jeff Glew of Brooksted LLC proposed a four-story, 45-unit apartment building designed by Embarc Architects to replace Mello Fuel transfer station.

The Stonybrook Neighborhood Association (SNA) opposed it and convinced the Jamaica Plain Neighborhood Council (JPNC) to vote it down too; but despite that opposition, the Boston Zoning Board of Appeals (ZBA) approved it in July 2020.

The SNA appealed the ZBA decision causing a one-year delay.

The SNA lost its appeal in court, but the one-year delay cost Brooksted; the company could no longer get financial support for the self-financed affordable units and they sought a buyer.

They found an interesting one,

a partnership of Causeway Development and the Jamaica Plain Community Development Corporation (JPNDC) which signed an agreement on Aug. 26, 2021.

Changing the name to Brookley Flats, what Causeway and JPNDC planned was to build out 45 condominiums and find the financing to market these to not just first-time homebuyers but those buyers who were the first in their family to buy.

As the JPNDC told The Bulletin in November 2024 when Brookley was under construction, "It's the largest affordable homeownership project in Boston and the first to reserve units for people who don't have the advantage of expecting to inherit from home-owning parents. We're curious how it turns out."

"We took a leap of faith," David Traggorth of Causeway said at the groundbreaking.

"Mass Housing Investment gave us an acquisition loan of \$5 million." This was through the Commonwealth Builder Program which provides market-rate subsidies to support construction of new, mid-priced condominiums. All 45 condominiums have been sold; one average sale price was \$360,000 for a three-bedroom condo. Two artists purchased two of the five artist live-work condos.

It was also a full house at Brookley Flats although the com-

munity room was much smaller; Sheila Dillon found a seat.

Terronda Ellis, JPNDC director, welcomed "all the new homeowners that are here in this room."

"This is the largest homeownership [project] in the city of Boston so far. We've been doing this for three years," she said. But the delay increased the price: from \$14 million in 2020 to \$20.3 million now.

Dillon also recognized the new first time home buyers "that have a chance to live in the city," she said.

"This is very interesting," Dillon said. "My idea is that we can use this again in the city."

Michelle Volpe, of the Property and Casualty Initiative kept the superlatives going.

"The \$10 million from PCI is a significant investment," she said, "It's trust in the people. Vision driven capital. Housing like this is increasingly out of reach for first generation buyers."

"This is an extraordinary partnership. This is worth celebrating, Congratulations to the new homeowners home."

One of those was Nadia Torres and her second-grader daughter.

"This is amazing," she said, "My neighbors are amazing. Now when my daughter goes to school she can come home here. It means a lot."

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City of Boston
Planning
Department

VIRTUAL PUBLIC MEETING

JULY 27

ROSLINDALE: NEIGHBORHOOD HOUSING VIRTUAL MEETING

Register: bosplans.org/RosNbhdHousingVirtual

Toll Free: (833) 568 - 8864

Meeting ID: 165 710 6589

Summer

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MEETING DESCRIPTION:

Please join the Planning Department for the release of new draft residential zoning through the Neighborhood Housing Zoning Initiative. These updates are focused on small-scale residential areas of Roslindale. 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 production
- Provide clearer rules for property owners

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

Phone: 617.918.4450
Email: will.cohen@boston.gov

Close of Public Comment Period:
10/31/2026

Website:
www.bostonplans.org/neighborhood-housing

Housing *continued from page 2*

tions), but there were a bunch of rules we didn't look at," he said. "Parking, building height and others that we didn't analyze, so we didn't want to over-promise and say there are some that follow all the rules."

One thing that has made some residents nervous is the inclusion of allowing "small-scale" developments to go ahead as-of-right. The Planning Department's page states that "small-scale" means up to four units of housing on a single lot.

At the Hyde Park meeting, ADUs were brought up as a concern, citing worries that property owners could just build carriage houses on their lots and not worry about zoning requirements. Cohen said at the time that this was unlikely, as fire access requirements trump all zoning allowances, and added that

most lots don't have the space to allow for a separate structure that needs fire truck access to be built.

The ADUs could be built, but they would have to be inside the existing envelope of the structure, or as an addition.

The meetings are set for this July and August, with specific dates listed below:

Hyde Park
Monday, July 20 | 6:00 PM - 7:30 PM | Virtual Meeting
Thursday, July 23 | 5:30 PM - 7:30 PM | Hyde Park Branch of the Boston Public Library | 35 Harvard Avenue, Hyde Park, MA 02136

Roslindale
Monday, July 27 | 6:00 PM - 7:30 PM | Virtual Meeting
Thursday, July 30 | 5:30 PM - 7:30 PM | Roslindale Branch of the Boston Public Library | 4246 Washington St., Roslindale, MA 02131

West Roxbury
Monday, August 3 | 6:00 PM - 7:30 PM | Virtual Meeting
Thursday, August 6 | 5:30 PM - 7:30 PM | Boston Police District E-5 West Roxbury/Roslindale | 1708 Centre St., West Roxbury, MA 02132

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court

Docket No. SU25P0838EA

CITATION ON PETITION FOR FORMAL ADJUDICATION

Estate of: Veronica Nzenwa
Date of Death: 03/14/2025

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
Christopher O. Nzenwa of Hyde Park, 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:
Christopher O. Nzenwa of Hyde Park, MA
and or Some Suitable Person be appointed as Personal Representative(s) of said estate to serve With Corporate 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 08/10/2026. 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 06, 2026
Stephanie L. Everett, Esq.,
Register of Probate

West Roxbury/Roslindale Bulletin:
07/09/2026

COMMONWEALTH OF MASSACHUSETTS

LAND COURT

DEPARTMENT OF THE TRIAL COURT

Docket Number: 26 SM 002021

ORDER OF NOTICE

TO: **Scott Brown**, as Personal Representative of the Estate of **Adrienne E. Brown a/k/a Adrienne Brown and Scott Brown**

and to all persons entitled to the benefit of the Servicemembers Civil Relief Act, 50 U.S.C. c. 50 sec §3901 (et seq.)

U.S. Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust

claiming to have an interest in a Mortgage covering real property in West Roxbury (Boston), numbered **46 Brucewood Street**, given by Naomi Brown and Adrienne Brown to JPMorgan Chase Bank, N.A., dated September 14, 2011, and recorded in Suffolk County Registry of Deeds in Book 48454, Page 306, as affected by a Loan Modification Agreement dated November 1, 2022, and recorded at said Registry of Deeds in Book 68290, Page 318, and now held by the Plaintiff by assignment, has/have filed with this court a complaint for determination of Defendant's/Defendants' Servicemembers status.

If you now are, or recently have been, in the active military service of the United States of America, then you may be entitled to the benefits of the Servicemembers Civil Relief Act. If you object to a foreclosure of the above-mentioned property on that basis, then you or your attorney must file a written appearance and answer in this court at **Three Pemberton Square, Boston, MA 02108 on or before 08/10/2026**, or you may lose the opportunity to challenge the foreclosure on the ground of noncompliance with the Act.

Witness, **Gordon H. Piper**,
Chief Justice of this Court
on 6/25/2026.
Attest: **Deborah J. Patterson**,
Recorder

Boston Bulletin:
07/09/2026

Around the Neighborhood

HYDE PARK HISTORICAL SOCIETY OPEN HOUSE

Hyde Park History IS American History!

Come see the highlights on display at Weld Hall in the Hyde Park Branch of the Boston Public Library.

Thursday July 9, 4-7:30 p.m., Friday, July 10, 1-3 p.m., Saturday July 11, 10 a.m. - 2 p.m.

Hyde Park Historical Society, Weld Hall, Hyde Park Branch Library, 35 Harvard Ave, Hyde Park, MA 02136

DEDHAM SUMMER STROLL

Get ready for the 2026 Summer Stroll event on Thursday, July 16 from 6-9 p.m. (rain date July 23) in Dedham Square.

As the day winds down, the Dedham Square streets shut down to vehicle traffic and open up to foot traffic, live music, street vendors, food, Roundhead Brewing Co. beer garden, activities, and shop-

ping Square businesses and street vendors. Stroll, eat, drink, relax, and listen to music under the stars. There will be fun and games for kids & adults and the event is free to attend.

Live music on High Street will get you grooving while you enjoy more than street vendors, food vendors and outdoor dining options. Want to just hang out and watch the music? Bring a chair!

h t t p s : / / dedhamsquarecircle.org/summer-stroll

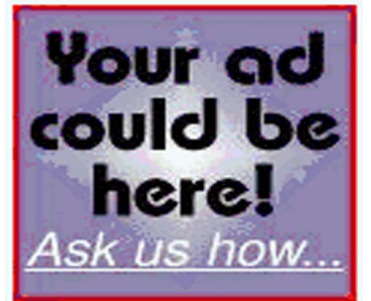
WR BPD BIKE RIDE

The District E-5 of the Boston Police Department in West Roxbury is hosting a community bike ride on Friday, July 24, at 10 a.m. starting at the station on 1708 Centre St. The ride is a loop and will end back at the station. The Community

Service Officers will be leading ride as a way to connect and meet with the community. All ages and abilities are welcome.

The initiative is a way for the BPD to help promote wellness, safety and connections in a fun, relaxed ride for anyone interested. There will be free food and drink at the end of the ride.

Riders are expected to bring their own helmets and bikes. Call 617-343-4564 to RSVP. The event is free and open to the public.



What drives the internet?
CONTENT
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City of Boston
Planning Department
VIRTUAL PUBLIC MEETING

JULY 20
6:00 PM - 7:30 PM
HYDE PARK: NEIGHBORHOOD HOUSING VIRTUAL MEETING
Register: bosplans.org/HydeParkNbhdHousingVirtual
Toll Free: (833) 568 - 8864
Meeting ID: 165 469 3359

MEETING DESCRIPTION:
Please join the Planning Department for the release of new draft residential zoning through the Neighborhood Housing Zoning Initiative. These updates are focused on small-scale residential areas of Hyde Park. 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 production
• Provide clearer rules for property owners

Mail to: **Will Cohen**
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www.bostonplans.org/neighborhood-housing

The Billings Family: Part 2

Skin in the game

Ariane Komyati
Staff Reporter

In honor of West Roxbury’s 175th Anniversary, The Bulletin has been highlighting stories about the community’s early history. We previously discussed the family behind the Billings Field name-sake, including their businesses, landholdings, and civic involvement. The story examined the lives of Lemuel, Benjamin, and Joseph Billings, and how they helped shape 19th-century West Roxbury. This piece explores their stories in greater detail.

In the 1800s, West Roxbury transformed from a rural farming community into a suburban Boston neighborhood. West Roxbury (as well as modern-day Jamaica Plain and Roslindale) separated from the Town of Roxbury in 1851 to preserve its rural character. In 1874, it was annexed by the City of Boston, largely due to water supply concerns.

A notable aspect of 1800s West Roxbury was the sheepskin factories owned by the Billings family. “For most of the 19th century there prospered in West Roxbury a leather-dressing, sheepskin, and wool-combing industry that was an important dependence of the community,” states a 1951 article by George Wolkins in the Bulletin of the Society for the Preservation of New England Antiquities. Wolkins was the president of the West Roxbury Historical Society from 1939-41.

“It [West Roxbury] was ‘in the country’; its honored soldiers in the Civil War were called ‘Heroes of a Country Town’; and over narrow dirt roads that are now broad concrete avenues were drawn supplies to keep in operation the two plants known as Billings factories.”

To explore the legacy in greater detail, we begin in colonial-era Milton. The Blue Hill Tavern, owned by Ebenezer Billings (1719-66) was known for its “elegant boarding-house and fruit gardens.” But two of his sons left the family tavern business and ventured into a different trade.

Benjamin Billings (1765-1829) began a career in leather-dressing and making breeches along the Old County Road, present-

day Centre Street. He married Susanna Weld of the prominent Weld family of West Roxbury in 1790. “David Weld [Susanna’s father] was the owner of hundreds of acres, perhaps two-thirds woodland, from which could come the astringent bark Benjamin needed for soaking his calfskins, sheepskins, and goatskins,” Wolkins explained in the “Bulletin of the Society for the Preservation of New England Antiquities.” A staunch Federalist, Benjamin Billings was well-respected in the community and served as treasurer of the local school district.

Benjamin’s brother, Lemuel (1757-1842), settled in modern-day West Roxbury after the Revolutionary War. Lemuel was a hatter who was known as a “gentleman” around town. The brothers owned land on opposite sides of the road. In the late 18th and early 19th centuries, the Billings brothers utilized hand tools such as spinning wheels and hand looms. As machinery advanced in the late 1700s, Benjamin’s operation expanded and included the wool trade. He purchased land that extended from the “meadows by the Charles River” up to Bellevue Hill.

One challenge Billings faced when running his business was poor road conditions. County Road wound around hills and wetlands, and was often filled with mud or dust. In the winter, the road would freeze for months. Benjamin relied on these local routes to use oxen to transport heavy supplies such as granite,



Most people in West Roxbury know Billings Field, but how many know about its namesake?

COURTESY PHOTO

brick, whale oil, bales of wool, and iron kettles. By the early 1800s, towns began investing more money into their roads. Next time you’re sitting in traffic on Centre St., remember — you could be on a horse and buggy with your wheels stuck in mud. (On the bright side, the price of gas would not be an issue.)

When Benjamin died in 1829, his son Joseph Henry (1809-74) stepped up to expand the family business even further. Joseph invested in carding machines, which were “industrial textile tools powered by water or steam that mechanized the laborious process of cleaning, detangling, and aligning raw wool or cotton fibers.” They could process wool 60 times faster than hand carding. “In a few years he [Joseph] had a wool-combing enterprise that compared with others in the vicinity of Boston,” Wolkins noted.

Circa 1839, Joseph began building a plant located diagonally across from his residence on

Centre Street, adjacent to West-erly Burying Ground. The factory consisted of two large four-and-a-half-story wooden buildings. They housed wool-treating machines that were considered modern at the time.

He also expanded J.H. Billings & Co. to the Dedham/West Roxbury line on Bridge St. The factory, built in 1841, was situated next to the Charles River, where the water was used for washing wool. The building was lost to a fire 43 years later.

By 1850, Joseph Billings had grown his wool-combing and wool-pulling business into an extensive operation. J.H. Billings & Co. was part of a broader wave of small-scale industrialization that transformed communities from farming towns into local manufacturing sites. Around this time, large parcels of farmland in West Roxbury were sold and developed for housing.

“The railroad was completed by 1850; a considerable number

of immigrants had settled along Baker Street and south of Cass Street, having gone to West Roxbury beginning in 1845 to meet the demand for labor on the West Roxbury Branch Railroad,” wrote Wolkins.

Over the next 30 years, J.H. Billings & Co. faced competition from much larger plants, such as factories in Lawrence and Lowell. Joseph died in 1874, and his homestead was put up for auction five years later. The building on Centre St. was turned into a dyehouse. On a snowy day in 1891, a kerosene stove exploded and the former sheepskin factory was reduced to ashes. “Two feet of snow were on the ground, and fire apparatus had difficulty reaching the blaze. The large buildings, together reaching toward the railroad from Centre Street, burst into flame,” Wolkins noted in the “Bulletin of the Society for the Preservation of New

Billings

Continued on page 9

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.

—V.C.

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.

—A.C.

Prayer to the Blessed Virgin

(Never known to fail!)
Oh, most beautiful flower of Mt. Carmel, fruitful vine, splendor of Heaven, Blessed Mother of the Son of God, Immaculate Virgin, assist me in this necessity. Oh Star of the Sea, help me and show me herein you are my mother. Oh Holy Mary, Mother of God, Queen of Heaven and Earth, I humbly beseech thee from the bottom of my heart to succor me in my necessity (make request). There are none that can withstand your power. Oh Mary, conceived without sin, pray for us who have recourse to thee (three times). Holy Mary, I place this cause in your hands (three times). Say this prayer for three consecutive days and then you must publish and it will be granted to you. Grateful thanks. —A.C.



City of Boston
Planning
Department

PUBLIC MEETING

JULY 23

5:30 PM - 7:30 PM

NEIGHBORHOOD HOUSING DRAFT RELEASE PUBLIC MEETING

Location:
Hyde Park Branch of
the Boston Public Library,
35 Harvard Ave,
Hyde Park, MA 02136

MEETING DESCRIPTION: Please join the Planning Department for the release of new draft residential zoning through the Neighborhood Housing Zoning Initiative. These updates are focused on small-scale residential areas of West Roxbury, Roslindale, and Hyde Park.

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 production
- Provide clearer rules for property owners

FOR MORE INFORMATION: bostonplans.org/neighborhood-housing

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

Phone: 617.918.4450
Email: will.cohen@boston.gov

Close of Public Comment Period:
10/31/2026

BostonPlans.org | [@BostonPlans](https://twitter.com/BostonPlans)

Teresa Polhemus, Executive Director/Secretary



James Joseph Connolly, of Braintree, formerly of Jamaica Plain, son of the late Barbara (Sweeney) and John "Larry" Connolly, passed away at 64 years of age. Devoted brother and beloved uncle, he is survived by his loving wife of 34 years, Christine (McGinnis) Connolly, of Braintree, his three children Patrick Connolly

and his wife Molly, Erin Vilella and her husband Jordan, and Charles Connolly, as well as his brother, Fr. John J. Connolly, Jr., of West Roxbury.

He attended Blessed Sacrament School and was a graduate of the Boston Archdiocesan Choir School, Boston College High School, and Fairfield and Lesley Universities. Jim's professional life reflected his lifelong commitment to the compassionate care of others and public service. Beginning his work in childcare at The New England Home for Little Wanderers, he continued his service to others, eventually attaining the position of Chief Probation Officer at the Trial Court of Massachusetts.

Jim was a lover and maker of art and music, and just a lover of dance. He loved to laugh and share that gift with those close to him. His surviving family encourages those wishing to honor him to listen to a new song.

Jim's longest and most enduring volunteer commitment was as

DEATHS

a regular blood and platelet donor. He was recognized as a Dana-Farber Kraft Family Blood Donor Center Champion for many years. The family requests that those seeking to donate in his honor do so to Dana-Farber Clinic of Boston, both with gifts of treasure and blood, at 450 Brookline Ave., Boston, MA 02215. Alternatively, they can donate to The New England Home for Little Wanderers at 72 East Dedham St., Boston, MA 02118, or to a charity of their choice.

Visitation services provided by Gormley Funeral Home, 2055 Centre St. in West Roxbury. A Funeral Mass was celebrated at St. Theresa of Avila Church, 2078 Centre St. in West Roxbury.

In lieu of flowers, please reach out to three friends and check in.

CONNOLLY



Patrick E. Connolly of West Roxbury, formerly of Brighton, passed away on June 27, 2026. Beloved husband of the late Elaine A. (Fleming) Connolly. Devoted

father of Victoria A. Falcone and her husband Joseph of Taunton, James P. Connolly and his wife Erica of Leominster, Patricia E. Arabie and her husband Patrick J. Arabie, Sr. of West Roxbury. Loving grandfather of Michael, Joseph, Nicole Falcone and her fiancée Travis Harding, Mia and Gavin Connolly, Emily, Lyndsey, Kaitlyn, and Patrick "PJ" Arabie, Jr. Great grandfather of Blake Harding.

Visitation and Funeral Services provided by the William J. Gormley Funeral Home, 2055 Centre St., in West Roxbury.

In lieu of flowers, donations in memory of Pat may be made to Autism Speaks, Donations Processing Center, P.O. Box 37418, Boone, IA 50037-0148 or at www.autismspeaks.org <https://www.autismspeaks.org/>

DiCENSO



Emma (DeSantis) Age 100, of Roslindale, formerly of Boston's North End, and Introdacqua, Italy, passed away on July 2, 2026. Beloved wife of the late Pasquale

DiCenso. Devoted mother of Robert DiCenso of Roslindale, and the late Panfilo "Benny" DiCenso, and Anthony DiCenso. Loving Nonna of Danielle Citrone, David DiCenso, and Lauren DiCenso. Great Nonna of AJ, and Chloe Citrone. Sister of the late Ida Federico, Domenic DeSantis, and Anna DeSantis. Also survived by several nieces and nephews.

A visitation will be held at the P.E. Murray - F.J. Higgins, George F. Doherty & Sons Funeral Home, 2000 Centre St., West Roxbury on Wednesday, July 8th from 9:30-10:30 a.m., followed by a Funeral Mass at Holy Name Church, West Roxbury at 11 a.m. Relatives and friends kindly invited. Entombment at St. Michael Cemetery, Roslindale. Expressions of sympathy may be made in Emma's memory to Holy Name Church, 1689 Centre St., West Roxbury, MA 02132.

GALVIN



James "Jim," of Roslindale, formerly of Mission Hill, passed away

Deaths

Continued on page 9

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Patrick J. Twomey – Bryan F. Higgins – Jerry Locke

MURNANE

Diane Marie, 76, passed away peacefully in Newport, RI, on July 2nd, 2026. Born on August 3rd, 1949 in Boston, MA, she was the oldest of 5 daughters of Catherine (Larkin) and William Murnane.

Diane is survived by her daughter, Jacqueline Stahl (Jonathan) of Middletown, RI, grandchildren Lauren, Megan, Isaac and Benjamin Stahl; sisters Sheryl Murnane, Carole Hughes (Richard), and Maureen Renaud (Tony), as well as many nieces, nephews and cousins.

Diane is preceded in death by her son, Sean Patrick Shea, her sister, Linda Hickson, and her parents Catherine (Larkin) and William Murnane.

Diane grew up on Stellman Road in Roslindale, MA surrounded by aunts, uncles and cousins, and she remembered her childhood fondly. She graduated from Roslindale High School in 1967 where she played drums in the marching band. Through the years, Diane worked at



the newsstand in the Statler Office Building, Shaw's in Norwood, DJ'ing local parties, Foxwoods Casino, and CVS in Wayland. Along the way she made many great friends everywhere she went.

Diane loved to travel, lunch with friends, bowl, play bingo, do a jigsaw puzzle, boogie board at the beach, play cards all day, and go out on a boat for the day shouting "Ahoy!" to any passing boat. She loved the "oldies", and loved to sing and dance to her favorite songs with a White Russian or Amaretto Di Sorano in hand.

What made Diane the happiest was having her family and good friends around. Nothing excited her more than a holiday, weekend, or birthday where the whole family would gather and create lasting memories with her. She was fiercely loyal and dedicated to her family and friends. Diane will be missed by so many.

A celebration of her life will be held in August, in Norwood, MA, with specific details to follow in upcoming issues.

Please consider making a donation to your local food bank in Diane's memory.

Deaths *continued from page 8*

on June 30, 2026. Beloved husband of Christine "Tina" (Flaherty) Galvin. Devoted father of Scott Galvin and his wife Tara of NH and Kelly Galvin of Roslindale. Dear brother of the late Richard "Richie" Galvin. Loving grandfather of Shamus T. Galvin. Also survived by many nieces and nephews.

Jim dedicated over 33 years of his life to coaching baseball to children of the West Roxbury/Roslindale area. During those years you would rarely not see Jim on the field coaching the Parkway Little League Dodgers, Babe Ruth Bullets or Post 78 American Legion team. Jim's teams were always making a run towards Williamsport as he compiled 2 State championships and multiple District and Sectional Titles. His love for teaching the game of baseball has been passed through generations of families in the Parkway area. His legacy at Parkway Little League will be carried on for many more years to come.

Funeral from the William J. Gormley Funeral Home, 2055 Centre St., West Roxbury on Thursday, July 9th at 9:00 a.m. Followed by a Funeral Mass in St. Theresa of Avila Church at 10:00 a.m. Relatives and friends are kindly invited to attend. Interment Private. Visiting Hours Wednesday, July 8th from 4:00 p.m. to 8:00 p.m. in the Funeral Home. For guestbook: gormleyfuneral.com.

LAI



Duc Van of Roslindale passed away on July 6, 2026.

A Funeral Service will be held at P.E. Murray-F.J. Higgins, George F. Doherty & Sons Funeral Home, 2000 Centre St. West Roxbury on Thursday, July 9th from 10-11 a.m., followed by a visitation from 11 a.m.-1 p.m. We will then process to Forest Hills Crematory.

Billings *continued from page 7*

England Antiquities." He continued, "The accumulated oil and grease, the quantities of inflammable compounds, gave no hope for saving any of it. The sixty operatives managed to get out, some on only a narrow margin; and there remained only a tangle of brick and iron. It was a solemn and impressive end to a village enterprise to which we like to believe several men had given their best."

Little documentation of the Billings family exists from the 20th century. In the early 1900s, the farmland they once owned was designated as Billings Field,

KEKIS



Demetrios J., of West Roxbury passed away on July 2, 2026. He was 81 years old.

Born in Piraeus, Greece in 1945, Demetrios was a devout Orthodox Christian. He earned an M.S. in chemical engineering at Lowell Tech (now called UMass Lowell), and worked for many years at Boston City Hospital (now called Boston Medical Center). He was a world traveler and fluent in many languages including Modern Greek, Koine Greek, English, French, German, and Latin. He was the inventor of the bragel and he loved passing on his knowledge to his children and grandchildren.

Demetrios was the dear and devoted husband of Georgia (Metallides) Kekis. Loving father of John D. Kekis and his wife Anna of Harvard, Daphne Puopolo and her husband Anthony of Norwood, and Theoharis Kekis and his wife Galina of Raleigh, NC. Cherished grandfather, "Pappou," of Demetrios J. Kekis, Christina Kekis, Eleni Kekis, George Kekis, and Dominic Puopolo. He is also survived by his dear sister Maria Kekis.

Holy Epiphany Russian Orthodox Church, 963 South St. Roslindale performed his funeral. Visitation services provided by the Kfoury Keefe Funeral Home, 8 Spring St. (at the corner of Centre St.) West Roxbury.

In lieu of flowers, please make contributions in Demetrios' memory to support those affected by the recent earthquakes in Venezuela, through the I.O.C.C. International Emergency Response Fund 2026 at give.iocc.org

Interment will conclude services at The Gardens Cemetery in West Roxbury.

preserving their name and legacy for decades to come.

Billings Field has been a beloved public park and playground in West Roxbury for over a century. In the 1930s, a West Roxbury resident praised Billings Field in a letter to the editor of the Boston Post: "Sir: Billings Field is considered the best playground under the jurisdiction of the Boston Park Department. It has four tennis courts, a wonderful ball diamond, three junior diamonds, and a separate children's playground where teachers are in attendance. It has a large soccer field that is used every Sun-

MELSON



Bryan P. of Blackstone formerly of Roslindale, July 3, 2026. Loving husband to Catherine Norcross-Melson. Devoted father of Melissa Norcross, Colin Norcross-Joyce, John Melson, Jeannette (Melson) Tupper. And loving grandfather to Antonio, Sierra, Edward, and Brittany. Grandson to the late John and Emily Colombo. Loving son to the late Carroll and Jeannette (Colombo) Melson. Brother to the late Elaine Melson and Joanne Avery.

Bryan fought bravely for one year even though his diagnosis was terminal. He did not crumble in the face of this adversity; instead he met each challenge of his disease head on. His favorite things to do were to work with his hands, watch old western shows, and relax. He always believed that if you do the right thing, make the right choices in life, everything else would fall into place. There is a hole that was once filled with love, we will miss him greatly.

Visitation at the P.E. Murray-F.J. Higgins, George F. Doherty & Sons Funeral Home, 2000 Centre Street, West Roxbury on Thursday, July 9, from 4-7 p.m. Funeral service in the funeral home on Friday, July 10, at 11 a.m. followed by interment in Mt. Benedict Cemetery, West Roxbury.

For online guestbook, pemurrayfuneral.com

RYAN



entered into eternal rest surrounded by her loving family on July 1, 2026.

day by the Boston Soccer league. It has a new \$25,000 locker building with showers and up-to-date improvements. It is a well-kept playground and is conducted on a system second to no other playground in the park department."

Over the years, Billings Field has been the site of a wide variety of community activities — Fourth of July fireworks, children's field days, a doll carriage parade, marbles tournaments, ice skating, speed skating, live plays, concerts, football games, the Corrib Pub 5K, and countless local baseball games.

Billings Field is currently undergoing major renovations and is expected to reopen in the late fall 2026.

Jean was the beloved daughter of the late Eleanor Wiencus and William Russ, and the devoted wife of John Ryan Jr. She was the cherished mother of Lynne Saulnier of Norwood and the late Barbara Ryan of Roslindale. She was a proud and loving grandmother to six grandchildren: Jacquelyn Duffy and her fiancée Anthony, Brian Duffy and his wife Kara, Sean Ryan, Jeff Ricci, Amanda Malloch and her husband John, Mark Saulnier and his wife Dana. She was also the adored great grandmother of eight: Kayla and Brooke Duffy, Michael Saulnier, Jack and Blake Ricci, Sean Ryan Jr., and Ryan and Rylee Duffy. Jean was the loving sister of Anna Ashley, Veronica Robinson, and the late Patricia Russ. She also leaves behind many beloved nieces and nephews.

Family was the center of Jean's life. She treasured every moment spent with her children, grandchildren, and great grandchildren, especially in the years before her illness. She was happiest when bringing everyone together and was known for hosting unforgettable family gatherings, particularly her cherished Christ-

mas Eve celebrations and Thanksgiving. She loved spending time at the beach, relaxing in the sun, and making memories while cruising on her husband's boat.

Jean dedicated much of her life to caring for others. She worked for many years with the elderly at the Norwegian Home in Roslindale. When the facility closed, she continued her compassionate work at the Scandinavian Living Center in Newton, where she remained until her cancer diagnosis. Her kindness, patience, and dedication touched the lives of countless residents, coworkers, and families. Jean will be remembered for her warm heart, generous spirit, unwavering love for her family, and the joy she found in caring for others. Her memory will live in the hearts of all who knew and loved her.

She will be deeply missed and forever loved.

Relatives and friends are respectfully invited to attend a graveside service on Thursday, July 16, 2026, at 1:30 p.m. at the Massachusetts National Cemetery in Bourne, Massachusetts.

She will be deeply missed and forever loved.

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Commonwealth of Massachusetts
The Trial Court – Probate and Family Court
Docket No. SU24P1630EA

CITATION ON PETITION FOR ALLOWANCE OF ACCOUNT

In the matter of: Edward F. Welch
Date of Death: 04/13/2024
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:

James H. Welch, III of Northbrook, IL

requesting allowance of the First and Final account(s) as Personal Representative and any 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 07/23/2026. 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.

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

Date: June 26, 2026
Stephanie L. Everett, Esq.,
Register of Probate

West Roxbury/Roslindale Bulletin: 07/09/2026

Legal Notices

Commonwealth of Massachusetts
The Trial Court – Probate and Family Court

INFORMAL PROBATE
PUBLICATION NOTICE
Docket No. SU26P1218EA
Suffolk Division

Estate of: William Francis Radula
Date of Death: November 11, 2025

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

Petitioner: Diane M. Young of Dedham, MA

Diane M. Young of Dedham, 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: 07/09/2026

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CONTENT

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Commonwealth of Massachusetts
The Trial Court
Probate and Family Court

DOCKET No. SU26P1172EA

CITATION ON PETITION FOR FORMAL ADJUDICATION

Estate of: Elvira L. Zalitis
Date of Death: 03/21/2015

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

A Petition for Late and Limited Formal Testacy and/or Appointment has been filed by

Erica DeBenedictis of Waltham, MA

requesting that the Court enter a formal Decree and Order and for such other relief as 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 07/22/2026. 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: June 17, 2026
Stephanie L. Everett, Esq.,
Register of Probate

West Roxbury/Roslindale Bulletin: 07/09/2026

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court

DOCKET NO. SU26P1291EA

CITATION ON PETITION FOR FORMAL ADJUDICATION

Estate of: Carol A. Brooks
Also known as: Carol Conroy,
Carol Ann Brooks
Date of Death: 10/19/2025

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

Dawn Brundage of Milton, 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:

Dawn Brundage of Milton, 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 08/07/2026. 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 3, 2026
Stephanie L. Everett, Esq.,
Register of Probate

West Roxbury/Roslindale Bulletin: 07/09/2026

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court

DOCKET No. SU26P1267EA

CITATION ON PETITION FOR FORMAL ADJUDICATION

Estate of: David M. Watnick
Date of Death: 10/06/2025

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

Randolph S. Watnick of Newton, MA and Serena D. Madar of West Roxbury, 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:

Randolph S. Watnick of Newton, MA and Serena D. Madar of West Roxbury, 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 08/05/2026. 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 01, 2026
Stephanie L. Everett, Esq.,
Register of Probate

West Roxbury/Roslindale Bulletin: 07/09/2026

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court

DOCKET No. SU25P0548EA

CITATION ON PETITION FOR FORMAL ADJUDICATION

Estate of: Vergia L. Massey
Also known as: Vegie Lee Parker
Date of Death: 02/07/2025

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

To all interested persons:
A Petition for S/A - Complaint for Contempt has been filed by Sarah Washington-Tucker of Charlotte, NC

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

The Petitioner requests that:

Joblin Christopher Younger, Esq. of Beverly, 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 08/12/2026. 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 01, 2026
Stephanie L. Everett, Esq.,
Register of Probate

West Roxbury/Roslindale Bulletin: 07/09/2026

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court

DOCKET No. SU26A0141AD

CITATION G.L. c. 210, §6

In the matter of:
Luis Manuel Pizarro Lanzo

Suffolk Probate & Family Court
24 New Chardon St.
Boston, MA 02114
617-788-8300

To :
any unnamed or unknown parent and persons interested in a petition for the adoption of said child and to the Department of Children and Families of said Commonwealth.

A Petition has been presented to said court by:

Miguel Angel Franco of
Jamaica Plain, MA
Catherine Alexandra Franco
of Jamaica Plain, MA

requesting for leave to adopt said child and that the name of the child be changed to:

Luis Manuel Franco Pizarro

If you object to this adoption you are entitled to the appointment of an attorney if you are an indigent person. An indigent person is defined by SJC Rule 3:10. The definition includes but is not limited to persons receiving TAFDC, EACDC, poverty related veteran's benefits, Medicaid, and SSI. The Court will determine if you are indigent. Contact an Assistant Judicial Case Manager or Adoption Clerk of the Court on or before the date listed below to obtain the necessary forms.

IF YOU DESIRE TO OBJECT THERETO, YOU OR YOUR ATTORNEY MUST FILE A WRITTEN APPEARANCE IN SAID COURT AT: Boston ON OR BEFORE TEN O'CLOCK IN THE MORNING (10:00 AM) on: 07/31/2026.

WITNESS, Hon. Janine D. Rivers
First Justice of this Court.
Date: May 26, 2026
Stephanie L. Everett, Esq.,
Register of Probate

Boston Bulletin: 6/25/2026, 7/2/2026, 7/9/2026

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<p>49 MAYNARD DEDHAM 3 beds; 2 full baths SINGLE \$899,000 <i>Listed by Steven Musto</i></p>	<p>53 THOMPSON STREET HYDE PARK 4 beds; 3 full baths SINGLE \$1,000,000 <i>Listed by Pat Tierney</i></p>	<p>78 WINDEMERE CIRCLE BRAINTREE 4 beds; 2 full baths SINGLE \$1,059,000 <i>Listed by Bre Norris</i></p>	<p>34 TENTH STREET S EDGARTOWN 3 beds; 2 full baths SINGLE \$1,150,000 <i>Listed by Chrissie Teague</i></p>	<p>126 PAUL GORE ST U:2 JAMAICA PLAIN 5 beds; 3 full baths CONDO \$1,399,000 <i>Listed by Love Live Team</i></p>	<p>16 STARLING STREET WEST ROXBURY 4 beds; 2 full; 1 half baths SINGLE \$1,650,000 <i>Listed by Maria & Rosie</i></p>	<p>2 BROWNSON TERRACE JAMAICA PLAIN 4 beds; 3 full; 1 half baths SINGLE \$2,195,000 <i>Listed by Maria & Rosie</i></p>
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