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# The Bulletin

A newspaper dedicated to the community

- JAMAICA PLAIN
- WEST ROXBURY
- ROSLINDALE



January 08, 2026



Hundreds came out to the Boston Frog Pond last week to ring in the new year; see some skating and get some hot cocoa to boot.

PHOTO BY SUSAN KRYCZKA

## First Night-celebrates New Year Boston comes together

**Susan Kryczka**  
Staff Reporter

Boston's First Night New Year's Eve celebration proved that after 50 years it can still throw a party, with something for everyone including skating performances, parades, dancing, fireworks, concerts, puppet shows, and music.

This year's relatively mild temperatures in the mid-30s also helped bring the crowds out, with two distinctive themes for the festivities: the 2026 New Year and the upcoming 250th Anniversary of the American Revolution and

its emphasis on liberty, equality, and unalienable rights.

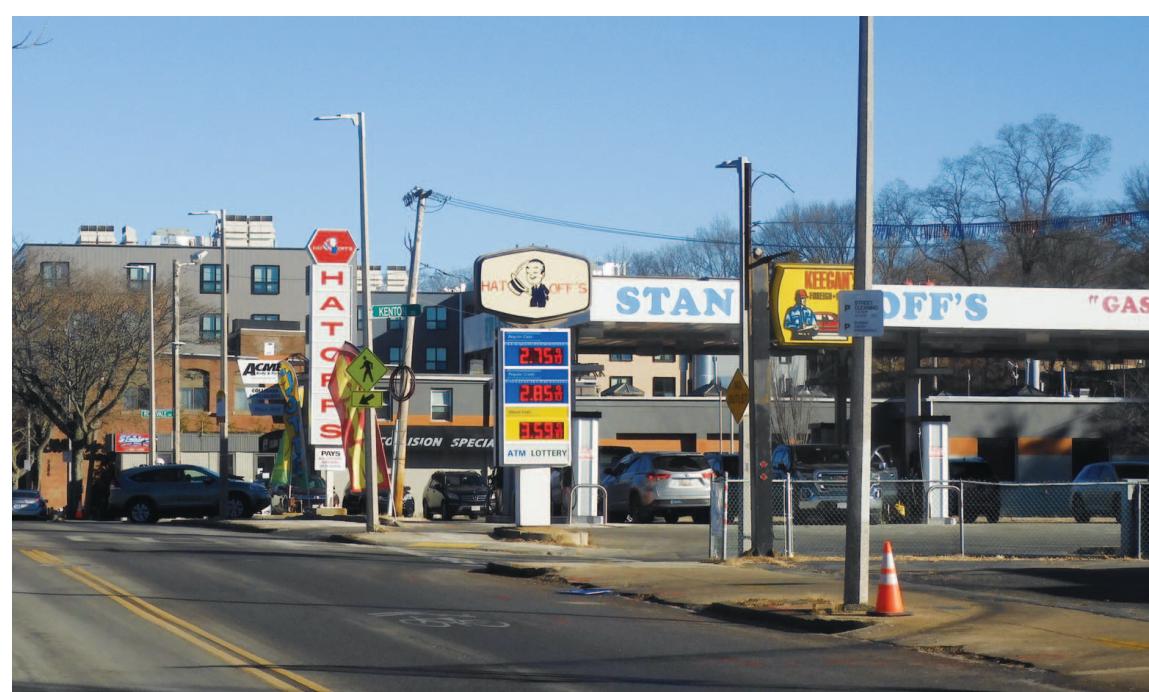
For outdoor enthusiasts, The Skating Club of Boston offered two performances in the afternoon at the Boston Common's Frog Pond, kicking off with its Skating Academy learn-to-skate program featuring young students from Boston, Belmont, Revere, West Roxbury, and Norwood performing as a group. The full program included local, national, and international competitive skaters in individual performances. An enthusiastic crowd of an estimated 1,000 surrounded the

pond and perched on the elevated hills nearby.

"Two years ago, we only went to the fireworks at midnight," said a Cambridge resident standing close to the pond with her friend from Albany. Neither had seen the skaters perform before. "We knew the ice skaters were going to be here. We saw it on Instagram, and I asked, 'Can we go to the ice-skating?'"

As non-skaters, they said they were impressed by the performance. "I'm not sure we're going to see anything

**First Night Boston**  
Continued on page 3



Changing Washington Street: The Hatoffs Gas Station and Auto Body is to be replaced by 230 units of housing, some day.

PHOTO BY RICHARD HEATH

## Slow progress during 2025 along Washington Street Multiple projects in limbo

**Richard Heath**  
Staff Reporter

The Washington Street corridor continues to be the fulcrum of Jamaica Plain as light industry/auto-related business makes way for multi-family housing,

Some progress has been made but the hallmark of 2025 is that progress has been slowed.

Doyle's development by Watermark faced some financial problems with its three-building development at Williams, Washington and Gartland streets, an ongoing project since October 2020.

The six-unit site at 69 Williams St. and 60 Williams St. with seven condominiums are completed and some have been sold.

But financial issues have left a \$5 million gap due to a lengthy hold-up from the Boston Transportation Department on parking, construction costs and interest rates.

Watermark proposed to offset these costs with two cash equivalents to JPND for offsite units.

Watermark met heavy resistance to this change at the Oct. 28

**JP Development**  
Continued on page 6



The MBTA Commuter Rail is looking to cut down on fare evasion, but will it work?

PHOTO BY GRACIA BONILLA

## South Station fare gates now working

**Tickets needed for all trips**

**Jeff Sullivan**  
Staff Reporter

In an effort to cut down on fare evasion on the MBTA Commuter Rail Line, Keolis – the Commuter Rail operator – announced last week the opening of fare gates at South Station.

Passengers will now need to tap or scan their tickets or pass to exit and enter the track area at South Station, and conductors will still check tickets on trains to verify travel zones. Ticket methods include the mTicket app, CharlieCards and CharlieTickets with printed zones, \$10 weekend paper tickets, Amtrak tickets, and active military IDs.

"The new fare gates at South Station – one of the busiest travel hubs in the Northeast – is another demonstration to our riders that we are committed to ensuring fares are collected and reinvested into the transit system to better serve the public," said Interim MassDOT Secretary and MBTA General Manager Phillip Eng in a press release. "Fare gates allow the T and its operating partner to more consistently collect fares and ensure our riders pay."

Keolis General Manager and CEO John Killeen said this will help keep the commuter rail afloat.

"Combined with upgrades to on-board sales and record conductor scans, Keolis is collecting more Commuter rail revenue than ever

**Fares**

Continued on page 7

# Rozzie Farmers Market returns to the great indoors

Winter offerings on tap for the colder months



The Roslindale Village Main Street organization kicked off its annual Winter Farmers Market on Sunday. The event will continue for another dozen weeks.

PHOTO BY JEFF SULLIVAN

**Jeff Sullivan**  
Staff Reporter

The Roslindale Winter Farmers Market returned to the Square last week at the Boston Emerald Society Building.

Residents, vendors and organizers said they were all very happy to move the market back inside after several iterations out in the cold. The weather wasn't exactly cooperative, sitting at a high of 21 degrees Fahrenheit; thus the

tea from The Real Chai was a popular item.

Hillside Mushrooms provided fresh fungi, Maple and Thyme Granola gave everyone something to chew on, Far From the Tree Cider offered some tart, and The Neighborhood Farm sold fresh produce, outdoors at the start of Birch Street.

The Roslindale Village Main Street (RVMS) organization puts the winter market on every year, and Event Manager

Steve Marcellin said he is happy to see the market return indoors. He first started with the RVMS back in 2017 as the Farmers Market Assistant and has seen the event change and morph since then.

"I've been here for a while," Marcellin said. "It's pretty automatic, but there is always new things to figure out, always a new crew and trying to figure out the best way to communicate with them, sometimes there is a new

space – we were outside and now we're inside and the first time doing it in this hall and figuring out the logistics is always new and challenging."

As in the summer, the RVMS is offering Supplemental Nutrition Assistance Program (SNAP) users a \$10 match twice a month in all SNAP-eligible products. He said it's been very popular throughout the summer and will continue at the Winter's Market.

"In the summer we saw a lot of people take advantage of this, especially with the government shutdown and cuts to SNAP. It was really a relief to a lot of people who shop with us," he said. "It's also bringing people to this location. It's the first time doing this at the hall, and we don't want to lose them."

Marcellin said it was the first day of the market and they had been seeing a steady stream of patrons, but he said it's always slow to start. Not to mention the weather doesn't exactly make for a lot of foot traffic in the Square.

"We're doing alright; I think in the first market, people are still getting to know the format and a lot of people don't know we have a Winter Market, and the word is still getting out there," he said. "And last year's market by the

ABCDC Lot, it was a very slow market, being outside, cold and not very favorable for the vendors. This year we were able to work out something with the Emerald Society for 13 dates where we can be inside, and we do between 10-13 indoors and up to four vendors outside."

Marcellin said winter can present a logistical challenge. Some vendors don't want to brave the cold temps, while others don't want to give up the visibility the great outdoors provide. He said he felt they were able to offer a compromise, with The Neighborhood Farm outside at Birch and most of the vendors inside.

"They figured out costwise and setup, it would work better for them outside," he said.

Marcellin said he hasn't been at the markets too much these days as the RVMS Event Manager, but he said coming back is always a treat.

"It's a lot of fun, I don't get to be at the markets too much anymore," he said. "Madison (Danis) is the farmers market lead and puts everything together now with the admin and instructions to make it happen the day of. So every now and then I get to poke my head in and be Madison, which is pretty great."

**Farmers Mkt**  
Continued on page 5

## Area E-5 Boston Police to make special presentation at this week's WRCIA meeting

The next monthly meeting of the West Roxbury Civic and Improvement Association will be this Tuesday, January 13 at the St Stephen Church at 5160 Washington Street beginning at 7:00 PM.

There is a pre-survey that can be found at <https://tinyurl.com/33b6jvn6>

At this meeting, the Boston Police will give us an update on local statistics as well

as make a special presentation from 7 to 8 PM regarding COMPSTAT, a collaboration between the police and the community which incorporates the community as a key partner in keeping our neighborhood safe. COMPSTAT has traditionally been an internal meeting where Boston Police Department leaders discuss current crime trends and patterns in all of the

City's districts and coordinate our planning to strategically address them.

The meeting will be approximately one hour long. The PowerPoint presentation will last about 30 minutes, followed by 30 minutes of questions and discussion. We will review citywide crime statistics, District E-5 crime trends, and provide an overview of the work and role of the Community Service Office.

Your participation will allow BPD the chance to review critical information and to explain what we do and why, and it is also a chance for you to help us better understand the issues and resources that are most important to you and the members of your community.

"I encourage everyone to attend this meeting if you

have specific questions about crime and public safety to ask the representatives of the police," wrote WRCIA President Dan Durant. "There will be several Boston Police command staff and community service officers present to discuss your concerns, and to introduce a new initiative to have the community more involved with working together with the police. Coffee and refreshments will be served and the presentation itself will last about an hour depending on how long the community Q&A lasts. A brief survey from the community service office is attached and we are asking you to take the time, before our meeting, to fill it out. It will only take a few minutes and will help the police immensely in preparation

for this important meeting. A followup survey may be sent after the meeting is over. Our regular agenda will be very quick and may be waived until after this presentation. After the presentation, we will have updates from our local elected leaders, and discuss old and new concerns/business."

Following the presentation, we will hear reports from the mayor's office and city councilor's offices; old business and new business. Please make every effort to attend this special presentation.

The District E-18 BPD Community Service Office held a COMPSTAT meeting earlier in 2025. For The Bulletin's coverage of said event, go to <https://tinyurl.com/9e5cek5d>

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Unsigned letters will not be  
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# First Night Boston continued from page 1



Hundreds also went to the First Church of Christ Scientist for its annual First Night service and organ concert.

PHOTO BY SUSAN KRYZCKA

else. If we need something to do, we'll come back for the fireworks."

Three others, Annika, Samantha, and Natasha, stood on a small knoll nearby for a better view of the pond. As recent transplants from California and Alabama, it was their first time attending First Night.

"It's free, so why not?" said Samantha. "I thought we'd see the ice skaters and if it got too cold, we'd head out."

Samantha said coming out for the skaters was an easy decision. They confessed that they had planned to go skating on the pond themselves, but the show was on, so they decided to watch instead. Sold on their decision to attend First Night, they planned to check the online program schedule for other events.

For those favoring indoor musical events, two options were particularly popular and meaningful. Trinity Church in Copley Square co-presented with the Handel and Haydn Society and the Museum of African American History, the 12th Annual Emancipation Proclamation Concert. Noting the 1776 founding of the U.S. and Boston's role in its revolutionary history and the abolition movement, the concert

highlighted slave songs, hymns, and spirituals, including "Go Down Moses," and "Oh Freedom."

Audience attendance reached the church's capacity of 1,300.

"We would not arrive at January 1, 1863, without 1776," said Noelle N. Trent, president and CEO of the Museum of African American History in welcoming the audience to the concert, referring to the date President Abraham Lincoln declared enslaved people free.

Trent stated that the words of the Declaration of Independence, "All men are created equal" are powerful, and the people of color had their own ideas about freedom.

"They challenged it. They reimagined it." She pointed out that the idea of "all men" had to include women. Regi Gibson, Massachusetts poet laureate continued the theme of equal rights in his remarks, quoting from a letter Abigail Adams sent to her husband John Adams, in which she counselled him, "Do not put power into the hands of the husbands." Gibson said, "Some things are worth laying your body down. Freedom, chief among them."

The theme of freedom and equality carried over to the

First Church of Christ, Scientist organ concert featuring three members of the Boston chapter of the American Guild of Organists, playing the largest pipe organ in the country made up of 13,384 pipes. The program offered music by Robartz, Dupré, Brahams, Barber and others including two women, the French composer Cecile Chaminade and American composer, Florence Price.

Of Chaminade, organist Erica Johnson said, "Queen Victoria asked to have her music played at her funeral." Chaminade was popular in the U.S. from the late 1890s through her tour of the U.S. in 1908 with women organizing clubs devoted to her music in many states. She still has followers today. "There is a Chaminade Club in Attleboro," said Johnson.

Organist Richard Clark said that it was good that Price was now receiving the recognition due to her. Clark wrapped up the hour concert saying, "Looking forward toward the New Year ahead...it's a meditation on freedom." He finished with a moving rendition of "We Shall Overcome." A tour of the Christian Science Mother Church in Boston after the concert was offered to all those interested.

**Tell 'em what you think with a**



**Letter To The Editor**

Please write to:  
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# Breadon takes Council President seat

## Vote unexpected



*City Council President Liz Breadon, middle left, at a recent toy drive at the Corrib Restaurant in Brighton.*

COURTESY PHOTO

**Jeff Sullivan**  
Staff Reporter

The Boston City Council voted 7-6 to elect District 9 City Councilor Liz Breadon to the council president position on Monday.

Breadon had not been publicly seeking the seat until this weekend. It appeared that District 1 City Councilor Gabriela Coletta Zapata was all set to take over from At-Large City Councilor Ruthzee Louijeune, but she stepped out of the race last week. Then District 4 City Councilor Brian Worrell appeared poised to take the seat, but the vote came down for Breadon.

"What I have to offer as the next elected city council president, if I am so lucky to be elected, is to be fair," she said during the council meeting on Monday. "I am deeply committed to the work we do here as a city council. I know that every single one of us is passionate about what we believe in, the people we support, the districts we work in, and just the future of this city. In this very very dangerous moment right now, we are facing incredible challenges."

Breadon expanded on this, referencing the current presidential administration.

"We have a federal gov-

ernment that is systematically disinvesting in our government in the city and state," she said. "They make no bones about us being a progressive blue state and a progressive city and a progressive mayor, and they will do anything to take us off the rails, demean us and devalue us, and we're not going to stand for that."

Breadon also went through her background as a medical provider, an Irish immigrant and a member of the LGBTQ+ community. She said she wants to make sure she serves the people she represents, which was a rarity in her home of Northern Ireland.

"It is very humbling for me to be here today asking for your support to be your next city council president," she said. "Coming from Northern Ireland, I understand completely how dysfunctional elected bodies can be, just wasting time and not getting anything done for the people. That's been the case in Northern Ireland for many years, thankful things have

**Breadon**  
Continued on page 7

**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.

—J.R.

## Gimme that ol' time rivalry

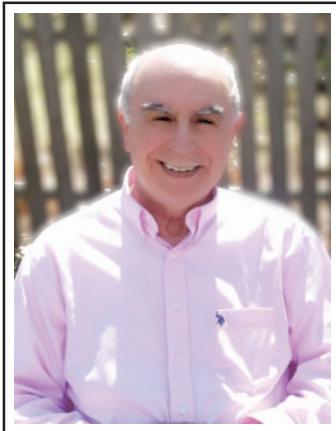
As a very young teenager working in my grandfather's Green Street variety store in the late 50s, I was aware of the competition between Coke and Pepsi. Yes, the big red cooler into which ice had to be dumped to keep all brands of tonic cold had a big, red COCA COLA sign on its side. I always wanted to see the underdog, Royal Crown (now called RC), dominate the cola wars but such was not to be the case in Jamaica Plain 65 years ago.

In the 1950s/60s, Hostess Twinkies versus Drake's Devil Dogs products was another huge rivalry then as were Tide vs. Fab, Ajax vs. Comet, Colgate vs. Pepsodent, Chesterfields vs. Camels, Jordan Marsh (aka Jordan's) vs. Filene's, Anthony's Pier 4 vs. Jimmy's Harborside, First National vs. A&P, East Boston vs. South Boston (in football), and Bradlees vs. Zayre's.

A recent email to me highlighted several great American rivalries: McDonald's vs. Burger King, and Democrats vs. Republicans. Truth be told, I forgot whether the essay contained Dunkin' vs. Starbucks.

There were even some old ones: Burr vs. Hamilton, Hatfields vs. McCoys, and Edison vs. Tesla. A few of the so-called rivalries I dispute, but I would have included John Adams vs. Jefferson, Macy's vs. Gimbel's (cf. the movie "Miracle on 34th Street"), Kresge's vs. Woolworth's, and Motown vs. The British sounds.

The email did have a local flavor as it mentioned in its select twelve the Yankees vs. Red Sox (probably infer-



My Kind  
of Town/  
Joe Galeota

ring Joe DiMaggio vs. Ted Williams) and Celtics vs. Lakers (aka Bird vs. Magic), as the list surprisingly omitted Ohio State vs. Michigan, Texas vs. Oklahoma, and Army vs. Navy, all in football.

A local list of rivalries in sports today would have to mention most of the Thanksgiving pairings in high school football as well as Boston College vs. Boston University in hockey, Bruins vs. Canadiens, Chamberlain vs. Russell, and Harvard vs. Yale in football; outside of sports it's CVS vs. Walgreen's, Mike's vs. Modern for cannoli(s), Target vs. Walmart, and BJ's vs. Costco.

There's something to be said for competition and rivalry; fortunately, anti-trust legislation protects us from being dominated by one.

And which rivalries in your list did I overlook?

## Legals

Commonwealth of Massachusetts  
The Trial Court – Probate and Family Court Department  
Docket No. SU25P2503PM SUFFOLK Division

CITATION GIVING NOTICE OF PETITION FOR APPOINTMENT OF CONSERVATOR OR OTHER PROTECTIVE ORDER PURSUANT TO G.L. c. 190B, §5-304 §5-405

In the matter of: Xiao Chen  
Of: Allston, MA

RESPONDENT  
(Person to be Protected/Minor)

To the named Respondent and all other interested persons, a petition has been filed by Jia M. Chen of Burbank, CA in the above captioned matter alleging that Xiao Chen is in need of a Conservator or other protective order and requesting that Jia M. Chen of Burbank, CA (or some other suitable person) be appointed as Conservator to serve **Without Surety** on the bond.

The petition asks the Court to determine that the Respondent is disabled, that a protective order or appointment of Conservator is necessary, and that the proposed Conservator is appropriate. The petition is on file with this court.

**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 10:00 A.M. on the return date of **01/16/2026**. 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: December 19, 2025  
Stephanie L. Everett, Esq., Register of Probate

Boston Bulletin: 01/08/2026

## Letters to the Editor

### INDEED, WHY FIGHT?

Dear Editor,

My friend, Sal Giarrantani, laments that neighbors in Jamaica Plain are fighting each other over housing development plans when he wishes they would work together. In the same issue of The Bulletin there is report of another fight over a much-delayed housing project. Developer Mark Kaplan did a commendable job of explaining how complex, time-consuming and costly it is to get any project approved, let alone built.

Some rage that developers are greedily taking advantage of

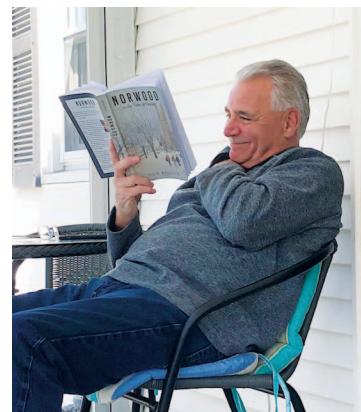
the dire housing shortage when in fact they have about as good a chance of earning a fair profit for their labors as they do at winning in Las Vegas. The working together that is needed is not opposition to more housing but collaboration with the City administration and developers to minimize project costs while adding as much as possible.

Many of us worked hard together to support the City Squares + Streets effort to streamline approval of new development. The effort is beginning to bear fruit: witness the B'Nai B'rith senior housing re-

development of the Bank of America building and the project at 4487 Washington reported in the same issue of The Bulletin. Costs increase when there are shortages, for which the only real solution is creating more supply. None of us, no matter how long we have lived in a place, have a right to demand that nothing change especially when such resistance only serves to perpetuate the pain others less fortunate experience when an inadequate supply of housing puts them at constant risk of homelessness.

Alan Wright Roslindale

## READING



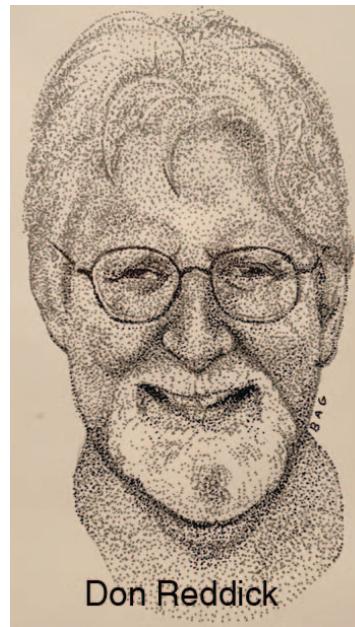
I have a new friend.

There are two kinds of reading, mandatory and the other kind. Mandatory includes required textbooks, life's ubiquitous forms and regulations, and small print on the backside of credit card bills. The other is elective and potentially thoughtful, encouraging observations such as Will Durant's, "A book is a friend that will do what no friend does – be silent when we wish to think."

"I read in bed," Jack London reminisced of his informal training, "I read at table, I read as I walked to and from school, and I read at recess while the other boys were playing." Other writers tended toward the esoteric.

"It is not all books that are as dull as their readers," Henry Thoreau opined. "To read well, that is, to read true books in a true spirit, is a noble exercise...books must be read as deliberately and reservedly as they were written...I read one or two shallow books of travel in the intervals of my work, till that employment made me ashamed of myself..." Interesting commentary from one who wrote Cape Cod, The Maine Woods, and A Week on the Concord and Merrimac Rivers, certainly higher-browed efforts, but travel books all.

Other writers express views of the reader-writer relationship. "I didn't tell you, you didn't ask



Don Reddick

me," Stephen King wrote. "I never opened my mouth and you never opened yours. We're not even in the same year together, let alone the same room... except we are together. We're close."

"What an astonishing thing a book is," Carl Sagan wrote. "It's a flat object made from a tree with flexible parts on which are imprinted lots of funny dark squiggles. But one glance at it and you're inside the mind of another person, maybe somebody dead for thousands of years. Across the millennia, an author is speaking clearly and silently inside your head, directly to you. Writing is perhaps the greatest of human inventions, binding together people who never knew each other, citizens of distant epochs. Books break the shackles of time. A book is proof that humans are capable of working magic."

"Broadly speaking," Winston Churchill wrote, "human beings may be divided into three classes: those who are toiled to death, those who are worried to death, and those who are bored to death." Mr. Churchill focused on the last in his book, Painting as a

## Correction

In last week's edition of The Bulletin, the story on page 1 entitled, "3326 Washington St. butts heads at JPHC," was cut off on the page 6 jump. Four paragraphs were missing. The full story will be uploaded on the website at BulletinNewspapers.com. We apologize for the error and any confusion.

Pastime.

"The most common form of diversion is reading. In that vast and varied field millions find their mental comfort. Nothing makes a man more reverent than a library. A day in a library, even of modest dimensions, quickly dispels these illusory sensations. As you browse about, taking down book after book from the shelves and contemplating the vast, infinitely varied store of knowledge and wisdom which the human race has accumulated and preserved, you feel pride, even feelings of awe not untinged with sadness.

"Think of all the wonderful tales that have been told, and well told, which you will never know. Think of all the searching inquiries into matters of great consequence which you will never pursue. Think of all the delighting or disturbing ideas that you will never share. Think of the mighty labors which have been accomplished for your service, but of which you will never reap the harvest.

"What shall I do with all my books?" was the question; and the answer, 'Read them.' But if you cannot read them, at any rate handle them and, as it were, fondle them. Peer into them. Let them fall open where they will. Read on from the first sentence that arrests the eye. Then turn to another. Make a voyage of discovery, taking soundings of uncharted seas. Set them back on their shelves with your own hands. Arrange them on your own plan, so that if you do not know what is in them, you at least know where they are. If they cannot be your friends, let them at any rate be your acquaintances."

"To finish is sadness to a writer—a little death," John Steinbeck wrote of his own work. "He puts the last word down and it is done. But it isn't really done. The story goes on and leaves the writer behind, for no story is ever done."

I learned that from my new friend.

## Put the power underground

### Council looks at potential for underground electrical



The Boston City Council looked at putting more power lines underground to reduce fire risks for residents.

COURTESY PHOTO

**Jeff Sullivan**  
Staff Reporter

The Boston City Council recently held a hearing to go through the pros and cons of putting electrical wires underground, as opposed to the telephone poles hanging wires throughout the city.

While Eversource representatives said much of the network is mixed and a majority of wires are currently underground, putting the entire net-

work below stairs would be a challenge.

The biggest problem of overhead wires highlighted during the hearing was that of fire, as it was a response to a fire that took place in Charlestown over the summer due to a downed wire. Eversource Community Service Liaison Michael Fitzgerald said the wired degraded due to extreme heat, which caused the initial failure.

The fire caused quite a

scene, as the downed wire fell on a car and started a large fire. Fitzgerald said the response to the issue was delayed because of a fault of classification. He said they have a system that uses tiers, and this was placed as a fire police standby (FPS) level 3, the lowest priority, usually signaling the blockage of a street.

"This call should have come

**Power**

*Continued on page 7*

## Farmers Mkt

*continued from page 2*

Residents Clayton and Jackie Cheever said they come most years to support RVMS.

"It's the first day of the Farmers Market and we always want to support the winter market," Clayton said. "We've been coming every year that I can remember. It's great to see our friends from The Neighborhood Farm, get some good chai, get some root vegetables, and mushrooms are always a great treat. It's great to see people and I love how Roslindale comes out. It's great to see friends and support local commerce!"

Chiquis Kitchen Boston owner Krysia Villón was pretty busy during the market. She said she's bringing Peruvian empanadas to the mainstream in Roslindale. She said this was her first winter market, but regularly sets up at the summer market on Adams Park.

"I love Roslindale so much, I love the population and how excited people are about trying different foods," she said. "I sell both hot and frozen stuff, I just love being able to see people's reactions and how they interact with the food when they discover something new. I am the only Boston-based business specializing in Peruvian empanadas, so I like to get out in the community – I don't live in Roslindale but I kind of want to move."

Villón said she comes to Roslindale from Newton, with her kitchen located in Woburn. She said she's hoping to participate in the 2026 dumpling festival, but she said they'll have to upgrade their cooking equipment to handle the expected demand (the first year festival actually was so popular, they ran out of food).

"Currently, we do everything by hand from scratch," she said. "The from-scratch part will always remain true, but we might have to enable some machinery to help with producing more stuff more quickly, because I'm not a young buck anymore. After five years of doing this, my body's starting to feel it! Maybe it's time for some extra help you know?"

For more information and an updated weekly vendor list, go to <https://www.roslindale.net/farmers-market>



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# JP Development

continued from page 1



The proposed building poised to replace BMS Paper is currently in limbo, according to the developer.

COURTESY PHOTO

Stonybrook Neighborhood Association (SNA) meeting, but the Boston Planning and Development Agency (BPDA) Board was more sympathetic at its Dec. 9 meeting.

Andrew Feldman of Mayors Office of Housing explained why the affordable housing agreement signed on June 28, 2023 had to be changed.

The BPDA voted in favor and board member Matt O'Mally added, "This is extremely rare to change an affordability agreement."

"But we do recognize this is a local developer. It's a good project. I highly support this," he said.

A new affordability agreement will be drafted by the MOH.

Bob Harrington of BMS Paper, after a long and arduous five-year process, finally received zoning approval on June 3, 2025 for his six-story residences and new restaurant, bakery, grocery and paper products building at 3390 Washington St.

But according to Harrington in a recent phone call with The Bulletin: "It's on hold. Dead in the water."

The reasons are the same Watermark is facing: material costs and rising interest rates.

Harrington had to reduce the original unit number from 180 to 84 in large part due to neighbor complaints about density.

But the affordable number – 23 percent – which Harrington (like Watermark) is self-funding "don't work out financially," he said.

"Investors walked away from the restaurant. They could see the drug activity and the happy people around at the front of the Pine Street building," Harrington said. "It's a show."

"Needles everywhere. I had to close my outdoor deli patio. Pine Street people were sitting there."

"Interest rates have gone up," Harrington said. "I've talked to Cambridge Savings, ten banks. No one wants to invest in the city limits. They invest in the suburbs. They see rent control coming along."

"People double park. Nobody enforces traffic laws. I can't get my trucks out."

"I've survived blizzards, pandemic but I can't survive Wu," Harrington said, "after 45 years."

Marc Kaplan of Eldev Washington LLC is slowly beginning demolition of 3326 Washington St. for a project he bought fully designed and permitted for \$2.75 million. in July 2024.

Number 3326 is a five-story, 43-unit small apartment development that the BPDA approved with 10 affordable units at 70 percent area median income (AMI).

But Kaplan is running into the same problems as Watermark and Harrington, high interest rates, affordable financial requirements, and construction costs.

On Oct. 23, 2025 Kaplan submitted a "notice of modifications to the affordability program" to the BPDA because of "lending requirements and high construction costs."

Kaplan proposed instead to offer four apartments as Section 8 vouchers and buy out three through the city's cash-out option.

As reported by The Bulletin, Kaplan's plan met fierce rejection at the Dec. 16 Jamaica Plain Housing Committee (JPHC) which voted unanimous opposition.

After a two-hour hearing, the committee voted unanimously to oppose his plan and told him to come back in January with a new one.

"I don't know what happens next," Kaplan said after the vote.

In 2021 Jigar Patel proposed a four-story, 29-unit building to replace the Stanley tow lot at 3409 Washington St. that received zoning approval on Nov. 1, 2022.

Patel would self-finance six apartments at below-market rents.

The Bulletin reported on good authority in September that Patel had sold the planned and permitted project but showing how fluid development can be, Patel's company S+H management did not go through with the sale.

Instead, Patel's attorney Matt Kieffer asked for and received a one-year extension at the Dec. 9 Boston Zoning Board of Appeals (ZBA) hearing.

"My client is looking for financing," Kieffer later told The Bulletin. "He hopes to start construction in 2026."

RODE is the architect which designed two other buildings on Washington Street, The Lyndia and 3200.

There are two Washington Street developments likely to get started in 2026, both of which received unusually warm approval by the SNA.

3458 Washington St. is the old Keegan's garage property.

Adam Burns of Boston Pinnacle Properties got zoning approval on July 8, 2025 for his five-story, 36-unit building at the corner of Kenton Road.

Designed by Paul Sima of Balance Architects, the \$8 million project is reported to be completed in two years.

Burns is experienced; he is a pioneer in the nascent office-to-residential conversion program. In July 2025 Mayor Wu was at the construction start of his 77-unit 263 Summer St. project.

Joe Hassell of Boston Real Estate Capital proposes two buildings at 3340-3440 Washington St. totaling 230 units to replace Hatoffs gas station and Acme Auto Body.

The project at 3340 Wash-

ton St. is five stories with 100 units and 3440 is six stories with 130 units. The architect is Marc Sullivan of Choo and Company.

Hassell is self-financing 46 affordable units between 50-60 percent AMI.

Hassel received warm approval from the SNA and is scheduled for the ZBA on Jan. 13, 2026.

Forest Hills does not seem to get much love; plagued by traffic jams, a rutted road bed, backed up MBTA buses, irregular traffic lights, it was also the scene of a tragedy when Greg Inghram was struck and killed by a MBTA bus in October 2024.

A month later, the former Chief of Streets Jascha Franklin Hodge came before the nascent Forest Hills Neighborhood Association and promised a shopping list of improvements for Forest Hills Square, none of which have happened.

In the middle of this Vince O'Neill came to the neighborhood in a virtual call in October 2024 with his plans for a six-story, 35-unit apartment house at 3718-3724 Washington St. at the corner of Tower Street.

Ironically this is opposite the location of Inghram's death where the buses exit and the site of the city's unmet safety promises; none by the MBTA either.

The six-story building would replace Forest Hills Dental, Forest Hills Check Cashing and Forest Hills Pizza.

O'Neill was well received then and well received again on Aug. 28 2025 at an in-person presentation to the FHNA.

O'Neill seems to be moving carefully; he has not yet filed a project notification with the Boston Planning Department.

In the meantime, Forest Hills hopes for the promised Forest Hills street improvements from Nick Gove, the new –albeit interim – chief of streets.

O'Neill might be waiting for them too.

## The Bulletin

January 08, 2026

## Two children dead from flu in Boston

The Boston Public Health Commission (BPHC) is informing residents that flu has been associated with the deaths of two children under two years of age in Boston. These are the first reported flu deaths in children in Boston since 2013. One death was referenced in yesterday's press release from the Massachusetts Department of Public Health, and the second was confirmed overnight, bringing the state total to four pediatric flu-related deaths. As Boston continues to experience a surge in flu cases, BPHC is urging residents to get vaccinated and take preventative measures to protect against severe illness.

"Flu cases are surging in Boston, and we are seeing an uptick in serious cases involving children, including the tragic deaths of two very young children," said Dr. Bisola Ojikutu, Commissioner of Public Health for the City of Boston.

From December 14 to December 27, in Boston there was a 126% increase in confirmed flu cases, and hospitalizations almost tripled. Flu-related emergency department visits also increased

135% in that same time period. The majority of those hospitalized are adults over 65, but hospitalizations among children under the age of five increased 150% in the last two weeks and are double what they were at this time last season.

BPHC encourages all residents over six months of age to get their annual flu vaccine.

BPHC has four free flu and COVID-19 vaccine clinics planned for the month of January and are scheduling more. These clinics offer free vaccines to everyone age six months and older. No appointment is needed. Insurance and identification are not required, but those with a health insurance card should bring it with them. More information about upcoming free vaccine clinics can be found [boston.gov/vaccine-clinics](http://boston.gov/vaccine-clinics).

Those looking for nearby vaccination providers can also use [www.vaccinefinder.org](http://www.vaccinefinder.org). Residents who need help applying for health insurance can contact the Mayor's Health Line at (617) 534-5050. The Mayor's Health Line is a free, confidential, and multilingual service that can help

families, regardless of immigration status, find routine care.

As cases of the flu continue to increase, the Boston Public Health Commission is working with the Massachusetts Department of Public Health, the City of Boston, Boston Public Schools, and local hospitals and healthcare providers to track cases and provide guidance. BPHC and the City's Office of Early Childhood are working to convene early childcare providers from across the city to ensure providers can recognize signs of severe illness and have strategies and resources to help mitigate the spread of flu.

BPHC and Boston Public Schools are monitoring clusters of respiratory illness among students and working in partnership to promote vaccination for students and families.

Individuals at high risk of complications from respiratory infections, including people under two or over 65 years of age, pregnant people, immunocompromised individuals and people with chronic illnesses, should seek medical care if they develop flu-like symptoms or are exposed to a person with flu.

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# Power

continued from page 6

in as an FPS 2 and probably could have been escalated to an FPS 1 once the wires caught fire due to the proximity of the houses," he said. "Our crew was late to arrive due to the misclassification of the emergency call, and due to traffic. If the call did come in as an FPS 2 or 1, we would have been able to remotely de-energize the area, which would have given Boston Fire more time to put that fire out."

Fitzgerald said they had not determined the specific issue that caused the fire, aside from wire insulation degradation due to extreme heat. Eversource, Verizon, and National Grid representatives went through the proactive inspection routine(s) regarding the overhead wires, which boiled down to inspections about every three-to-five years depending on the type of service provided.

Putting electrical lines underground has some obvious advantages. There wouldn't be these kinds of dangers to people, for instance; the likelihood of extreme heat affecting lines underground is remote.

However there are some disadvantages too. The biggest danger comes when lines are underground in earthquake-prone areas. This is why Tokyo in Japan has a myriad spider's web of criss-crossing lines throughout the area. The biggest disadvantage discussed during the public hearing, how-

ever, was cost and convenience.

Eversource Distribution Engineering Director Pooja Shah said currently much of Boston's grid is underground. She said the company itself looks at "resiliency and reliability" of existing service when determining whether it needs an upgrade or to be put underground.

"That's determined by our engineering standards," he said. "If a town or municipality decides it wants to underground its infrastructure, it's possible, we can underground. I do understand the city or municipality bears the cost in that case."

"But we're talking about the ratepayers also bearing the cost, so now I'm confused," said District 1 City Councilor and hearing sponsor Gabriela Coletta Zapata.

Shah said it's about who is pushing for the undergrounding of services. If it's the municipality, the city or town bears the capital costs. If it's the utility, the ratepayers end up paying through increased rates. However, she did say that the costs to install service lines and new meters when a line is being undergrounded are also at least partially born by each individual homeowner.

She said for Eversource's considerations when a customer – a municipality – wants to put wires underground, they suggest making sure it's worth it, by making

## The Bulletin

enough room for future growth, or make it part of a load-increasing project like transferring heating from gas to electric or the installation of electric car chargers.

"Because we're digging the streets up and putting everything underground," she said.

And it can be quite a process. District 9 City Councilor Liz Breadon chimed in that the Lake Street underground project – the street that connects Commonwealth Avenue and Washington Street – has been going on for almost six years (the same time she's been in office). That project is, hopefully, looking to wrap up this summer.

Boston Public Improvement Commission Engineer Todd Liming also pointed out examples from the undergrounding of the wires at American Legion that there can be severe impacts to residents, as each service line has to go through homeowners' basements. He said the process can take a long time because all the other underground services – water, sewer, gas, etc. – have to be accounted for and protected from the work.

Transportation is another issue, as traffic has to be rerouted. And that's not counting how much the utility would increase rates to pay for such infrastructure, as it is the utility's prerogative to do so (though all "public" costs of construction would be reimbursed by the utility).

Shapiro, back in September, admitted that only about 20 percent of the MBTA's revenue comes from fares every year and this won't make the biggest dent in its finances. That's also one of the reasons Boston Mayor Michelle Wu said she wants to make the T free for everyone through taxes, given the economic activity it supports throughout the Commonwealth.

"While fare revenue will not solve the MBTA's financial challenges, a demonstrated effort to both collect and enforce fares on all modes and routes will provide the public with a greater level of assurance as to how the MBTA treats public dollars," Shapiro said.

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# Breadon

continued from page 3

gotten better and are moving forward again."

Breadon said later in a statement that she would bring Allston Brighton issues to the forefront, which, in the past, she said has been lacking, specifically around the Boston Centers for Youth and Family Jackson Mann Community Center, which has needed a replacement building for nearly a decade – <https://tinyurl.com/3jad8zbv>

"I am honored to be the first openly gay woman to serve as Council President and the first Council President representing Allston-Brighton," she wrote. "During my time in this position, I will seek to cultivate a culture of mutual respect and debate, and will elevate key issues facing Allston-Brighton."

Worrell spoke during the council meeting and said regardless of the outcome, he would work for his district.

"Our loyalty is to the people we serve, and nothing else," he said. "That means using this platform to explain to people plainly, what's happening, how it affects their lives, and how they can help shape it. Unfortunately, we mistake perception for truth, the truth about our neighborhoods. The truth about our kids, and the truth about what this council can deliver."

Worrell said he grew up in a neighborhood shaped by the policies of a government that didn't seem to work for those residents. He said he believes it, because he's lived it.

"Policies that led to shorter life expectancy, limited access to quality education, and kept families out of housing," he said. "These policies are still driving measurable negative outcomes across neighborhoods in our city today. We don't have to pretend everything is fine. The census, the economy, the literacy rates; the numbers tell us the real story of who is being left behind. I know this, because this was my family's experience. As a young Black boy in Dorchester, I was told that the cards were stacked against me. I heard predictions against my limits, instead of my possibilities. This wasn't a desire for victimhood, it was a matter-of-fact expectation setting, informed by decades of lived experience. I thought I made peace with that reality, until I became a father."

Worrell said that changed his mind, and made him want to fight to make change, both in the city and the world.

## Classifieds

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# Fares

continued from page 1

before on behalf of the MBTA," he said in a press release. "I would like to thank all of our crews who worked to get the fare gates installed and operational."

Fare evasion is already an offense with a fine, with a first offense within a three-year period being a warning or \$50 fine, \$50 fine for first, second or third citation, and \$100 for fourth and following citations.

However, Inspector General of Massachusetts Jeffrey Shapiro said back in September that since 2022, when new fare enforcement policies were enacted, the MBTA did not issue a single warning or citation, and had hired a team of 19 "fare engagement representatives" in October 2024 that cost the organization \$2 million annually.

"Given the time and money

already invested by the MBTA on fare enforcement, I urge the MBTA to fully commit to holding riders accountable by issuing warnings and citations for not paying fares," IG Shapiro said.

"I stress the importance of the MBTA prioritizing fare collection at the street-level stations where fare collection is the weakest and to hold its commuter rail operator to the contractual terms for fare collection."

He pointed out that between 79-to-100 percent of morning commuters on the Green Line C and D branches simply do not pay a fare. If you've ever ridden on the Green Line in the morning, you might remember that the cars can be so crowded, it's a feat of strength and agility to get one's wallet out of one's pocket to pay said fare.

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Richard A. of Topsfield, formerly of West Roxbury, passed away peacefully at home with his family by his side on Dec. 23, 2025. Beloved husband of 61 years to Margaret "Peggy" (Furden). Loving father of Richard A. Curran, Jr., Cathleen "Kate" Yessayan and her husband George all of Topsfield and the late baby Kevin Christopher Curran. Adored Papa of Chris Bullens, Jr. and his wife Cassandra of Topsfield, Anthony Bullens of West Roxbury and Rachael Yessayan of Topsfield. Great-grandfather to Isabella Bullens and Chris Bullens, III of Topsfield. Predeceased by his beloved parents Albert and Claire Curran and sisters Helen Mulhern and Frances Sullivan.

Also survived by many nieces, nephews and cousins and his adored grand furbabies Rocco and Huey. Richard was born in Roslindale and graduated from Mission High School and Wentworth Institute of Technology. He retired after a 35-year career at the Thermo Electron Company. He was a man of many talents and was the best family man. The family would like to thank Care Dimensions Hospice and his caretakers: Leslie, Marylou, and Marcello for their compassionate care.

#### DETRE



Anna Francis, of Boston, MA, passed away peacefully on December 30th, 2025, with her husband and

children by her side. Born November 28th, 1948 to Fred and Marion Lane, Anna Lane grew up in Jamaica Plain, MA. She became a Licensed Practical Nurse and spent the next ten years caring for chronically ill patients at the Lemuel Shattuck Hospital. Her humor, compassion and nursing skills made life better for so many ill patients. Anna loved her patients, and they adored her.

She married John DeTore on April 8, 1973, and traveled to South Korea to join him on his military assignment. Anna became head of civilian volunteers and worked at the MASH unit there. After John completed his service, Anna returned to the Shattuck to work for several years before enrolling at Laboure College where she graduated first in her class and became a Registered Nurse.

Shortly after graduating, Anna became pregnant and gave birth on July 26, 1980 to their twins, Justin Lane DeTore and Nicole Rose DeTore. Anna retired from nursing to devote all her love and attention to raising her beloved twins. The DeTore family settled in West Roxbury, MA, where they lived for 34 years. Anna was a full-time Mom until the twins reached high school when she went back to work part-time as a childbirth instructor at Newton-Wellesley Hospital. There, Anna helped so many couples on their journey through pregnancy to childbirth. Her students always raved about her on their reviews and could not wait to call her after the delivery.

Anna and John later moved downtown so that Anna could be by the water, where she spent many of her days painting watercolor floral landscapes. She is survived by her husband John who spent the last 52 years by her side. She leaves behind her son Justin and his wife Catherine DeTore, her daughter Nicole and her husband Joseph Cahill, as well as their two children Everett and Owen Cahill, who will miss their grandmother.

Anna was happiest surrounded by her family, creating laughter with her carefree spirit. Her creativity was boundless, from photography to drawing to sewing. She will be remembered for her humor, her thoughtful gift-giving, her spunky spirit, her appreciation for a good mystery novel, and her love of her family and dogs. Her absence will be deeply felt by all who knew and loved her.

Visitation services were handled by the Robert J. Lawler & Crosby & Funeral Home, 1803 Centre Street, West Roxbury. Funeral Service and Mass were provided by Holy Name Parish, 1689 Centre Street, West

#### The Bulletin

## DEATHS

Roxbury.

In lieu of flowers, donations in Anna's memory may be made to a charity of your choice.

#### KELLY



Rita M. (Manning) at 99 years of age of West Roxbury and Falmouth, formerly of Allston, passed away peacefully at home on December 25, 2025. Beloved wife of the late Andrew J. Kelly and daughter of James and Margaret (Whelan) Manning. Loving mother of Nancy Kelly Stutman and her husband Richard of West Roxbury, Mark Kelly of West Roxbury, Paul Kelly of West Roxbury, Richard Kelly of Weymouth.

Proud and loving "GRAMMIE" to 12 grandchildren: Sarah Stutman of Charlestown, Joshua Kelly of Revere, Jared Kelly and his wife Jessica of Foxboro, Jordan Kelly and his wife Samantha of Litchfield, NH, Jessica Gonzalez and her husband Doild of Hyannis, Alison Dunbar and her husband Peter of Cambridge, Dave Kelly and his husband James Hands of Dedham, Andrea Burns and her husband James of Scarsdale, NY, AJ Kelly of Worcester, Laura Kelly of San Diego, CA. Nathan Kelly of Lincoln, RI, and Kimberly Kelly of Cambridge. Also survived by 8 loving great-grandchildren.

Rita was predeceased by her brothers; Thomas Manning (Mary) of Needham and James Manning (Nancy) of Wakefield and by her sisters Mary Cox (James) of Waltham, Peggy Brown (Vernon) of Needham, Theresia Kelliher (Jack) of West Roxbury, and Barbara Roche (Paul) of West Roxbury.

Rita was a loving mother and wife

with a career including secretary at the B&M Railroad Headquarters and many years as the guidance office secretary at Catholic Memorial High School. She was a longtime volunteer den leader for Girl Scouts and Boy Scouts.

Wake and funeral services provided by Gormley Funeral Home, 2055 Centre St. West Roxbury. Mass services held at St. Theresa of Avila Church. Interment took place at Massachusetts National Cemetery, Connery Ave., in Bourne. In lieu of flowers, donations in memory of Rita may be made to the National Kidney Foundation or the National Parkinson Foundation.

#### MAHER



Joan Fallon, of West Roxbury, died at home surrounded by family on December 29, 2025. Beloved wife of 53 years to Joseph C. Maher, Jr.; devoted mother of Catherine Gruber and her husband Matthew of West Roxbury, MA; Elizabeth Wright and her husband Jarret of West Roxbury, MA; Christina Roffenbender and her husband Jason of Arlington, VA; cherished grandmother to Annie and Jay Gruber, Ellie, Cici and Margot Wright, and Noah and Sophia Roffenbender; loving sister of Dr. Judith F. Niner and her late husband William of Rockville, MD; Dr. William E. Fallon and his wife Gail of Gaithersburg, MD; her twin Mrs. Jean F. Cunningham and her husband Richard of Cape Elizabeth, Maine; and aunt, cousin, and friend to many.

Joan was born in Washington, DC to the late Neil P. Fallon and Ruth O'Connell Fallon, whom she deeply admired as loving parents and caring professionals. Joan graduated from Mount Saint Joseph High School and earned her bachelor's degree in education and master's degree in counseling at Boston College.

lege, where she met Joe at the first mixer of their freshman year in 1967. She was a passionate, dedicated educator, and taught scores of students at Dedham High School, St. Theresa of Avila, and the Newman School. Joan was an avid reader and history buff, and her enthusiasm for both shone through in the classroom. She was devoted to her family and friends, and she and Joe created a home filled with love, generosity, and lots of laughter. She was a gracious hostess and fastidious homemaker, and her quiet strength and love have shaped generations. Joan had a wry sense of humor and was always quick with a joke, but most of all she was a kind soul and will be fondly remembered and loved by all who knew her.

Mass services provided by St. Theresa of Avila Church in West Roxbury. In lieu of flowers, the family kindly requests that contributions in her memory be made to The Ruth O'Connell Fallon Endowed Fellowship Fund at Boston College School of Social Work: <https://www.bc.edu/bc-web/offices/alumni/giving.html>

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#### NICHOLAS



Pauline (Kouri) Nicholas of Walpole, formerly of West Roxbury, passed away on December 28, 2025. She was 99 years old.

Pauline was the dear and beloved wife of the late Edward Nicholas. Devoted mother to Paul and his wife Janet of Stow, Pamela and her husband Timothy of Norfolk and Chatham, and Susan and her husband Michael of Plymouth. Cherished grandmother, "Sitto" of six: Christopher, Todd, Nicholas, Alexandra, Nicole and Caroline and great grandmother of four. The last of seven siblings with whom she was constantly in touch, Michael Kouri, Evelyn Ghiz, Adele George, Yvonne Akie, Mae George and George Kouri, Pauline also leaves behind numerous nieces and nephews from Vermont to Florida.

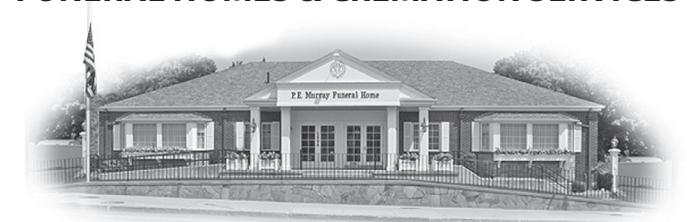
Pauline was always very active, involved and social from her days as class secretary for the Dedham High School class of 1944. She then moved on to a bank teller at Dedham Savings. After marrying Ed, Pauline was constantly cooking and preparing food and cocktails for friends, clergy members, veterans and family. She loved good food, good people and lots of fun. She and Ed loved Nantasket Beach, Dennisport and their winters in Florida with Pauline's sisters and their husbands. Once all her children were in school, Pauline started working at the Department of Unemployment Insurance in Norwood where she personally ensured that people were taken care of, often giving out the home phone number to clients in need. She was a very active member of the Nicholas G. Beram Veterans Women's Auxiliary and hosted their annual Spaghetti Supper with Ed's group.

Pauline volunteered her time to St. Jude's Children's Research Center (ALSAC) for decades as well as

#### Deaths

Continued on page 9

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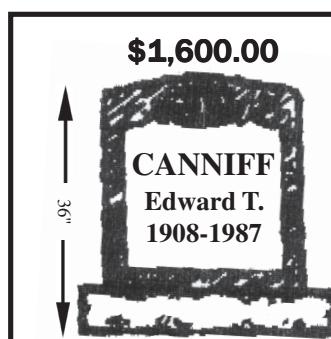
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# Deaths

continued from page 8

St. George Orthodox Church of Boston and the Parish Council. You may have seen her at the Bazaar and Food Festival every year. Pauline loved oil painting and watercolors while she raised her children. For the last ten years she lived within the active community of New Pond Village in Walpole taking up painting again and playing Mahjong, Bridge, Texas Hold'em and socializing daily. Here she gained a new set of friends and extended family with both residents and employees. Constantly active and alert, she was the oldest resident. As Pauline recently said herself, "I don't do as much anymore - I just tell people what to do."

Pauline's advice to her grandchildren recently was "be good, be honest and be patient." Pauline's Funeral Services will be private. She will be laid to rest with her beloved Edward.

Donations in her memory may be made to: St George 21st Century Fund 55 Emmonsdale Rd West Roxbury, MA 02132 or to the New Pond Village Holiday Fund 180 Main St. Walpole, MA 02081.

## OSTBERG

Thomas Ernest (77) of West Roxbury, MA died peacefully on December 30, 2025. He was born in Bradford, Pennsylvania in 1948 to Ernest and Emily Ostberg. A graduate of the University of Pittsburgh, Tom taught high school in Pittsburgh prior to moving to Massachusetts where he spent the rest of his career in energy efficiency. Tom was preceded in death by his parents, and is survived by his wife of 36 years, Lynn, and his sister and her husband, Carol and Grant Orris of Bradford, PA. He is also survived by Lynn's large family, her 5 siblings, their spouses, many nieces, nephews and their children. Tom loved driving his sports car around New England, visiting friends and family with his wife, going to Red Sox games (rain or shine) and following the Patriots. Each fall he went to a local apple orchard where he bought a bushel of his favorite Macoun apples and cider donuts. That was one of his last outings.

Funeral Services Private. In lieu of flowers, contributions in memory of Tom Ostberg may be made to Joslin Diabetes Center by <https://www.joslin.org/support-joslin/ways-to-give> or by check made payable to "Joslin Diabetes Center" with Tom Ostberg in the memo line. Contributions can be mailed to Joslin Diabetes Center Gift Processing, Beth Israel Lahey Health Office of Philanthropy, 529 Main Street, 4th Floor, Charlestown, MA 02129.

## RACINE



Mary Margaret O'Connell Racine of West Roxbury, MA passed away peacefully at the age of 93 on December 26, 2025 surrounded by her loving family. She is preceded in death by her parents, Joseph Paul O'Connell and Helen Frances Driscoll O'Connell; and sisters Joan Howard (Matthew), Patricia Foley (Francis), Catherine Gallivan (John). She is survived by her five sons Michael Dennis (Wendi), Richard Joseph (Leslie), Peter Conrad (Mary), Stephen

Armand (Eliza), and James Francis (Lauren), as well as her youngest brother Joseph Patrick O'Connell (Rosanne); thirteen grandchildren, thirteen great grandchildren, and a host of nieces and nephews.

Born November 22, 1932 in Boston, Mary was the oldest of Helen and Joseph O'Connell's five children. A graduate of St. Thomas Aquinas High School in Jamaica Plain, she was the first person in her family to attend college, graduating from Emmanuel College in Boston in June 1954. Mary earned her Bachelor of Science in Biology from Emmanuel College and immediately started her first job as an elementary school teacher at Phineas Bates Elementary School in Roslindale.

She married Conrad Denis Racine in July 1954, and they made their home in Boston before moving to Wilmington, Delaware. Then they moved to Palo Alto, CA, where they welcomed the first of their five sons. All five sons were born on the West Coast, and the family successively settled in California, Oregon, Colorado, and Pennsylvania. Ever the teacher, Mary capitalized on family travels to expose her sons to the treasures of this country. She passed on a deep love and appreciation for the many cultures that shaped the places they lived. The family remembers with great affection the many wonderful experiences Mary made possible such as swimming in the Pacific Ocean at Malibu Beach, skiing in the Rocky Mountains, and visiting historical sites in Philadelphia, Boston and Washington, D.C.

Mary was an outstanding educator. She taught her students and family with love, compassion, and endless enthusiasm. Her intellectual curiosity led to a lifetime of reading the newspaper and family conversations about current events, particularly politics. After raising her family, she returned to teaching full-time beginning at Waldron Academy for Boys in Philadelphia, PA; then to Sacred Heart School in Kingston, MA; and eventually to Umana Barnes Middle School in Boston. Mary also tutored students privately and earned her master's degree in special education at Eastern Nazarene College in Quincy, MA while working full time.

Mary retired from the Boston Public School System in June 2005 but continued private tutoring of elementary and middle school students. The emphasis of her private tutoring was to strengthen her students' overall math and reading skills for success in life. She motivated her students by telling them that they needed skills to be successful in life, and therefore, that they must diligently apply themselves to their studies. She also provided focused tutoring for entrance exams at Boston Latin School, Boston Latin Academy, and John D. O'Bryant School of Mathematics and Science.

Mary was a devoted member of the Roman Catholic Church. She had a deep and abiding faith that remained steadfast throughout her 93 years of life. Through good times and difficult times, her faith guided her and was her sure foundation. Mary especially enjoyed reading God's word and hearing the magnificent story of God's redeeming work in the world He created. She cherished the love the Lord lavished on her throughout her life.

Mary is remembered for her unfailing love and kindness as well as her positive and hopeful outlook on life. She instilled the values of hard work, determination, honesty, and loyalty in her five sons and in her grandchildren. Above all, however, Mary instilled in them a love for family and a love for the Lord. There is great joy in heaven as Mary joins her parents and sisters.

The family expresses their deep gratitude to the physicians, nurses, and staff of Brigham & Women's Hospital for the care they provided Mary in her final month.

Eileen was a kind soul who devoted her life to caring for others. She

## The Bulletin

Mary will be deeply missed and remembered with love, joy and admiration.

Family and friends are invited to attend a funeral mass on Friday, January 9, 2026 at 11:00 AM at Holy Name Catholic Church at 1689 Centre Street, West Roxbury, MA. A visitation will be held on Thursday, January 8, 2026 from 4:00 to 7:00 PM at the Robert J. Lawler & Crosby Funeral Home at 1803 Centre Street, West Roxbury, MA.

## ROACHE



Joseph F. "Joe" Longtime resident of Roslindale, originally of Roxbury, passed away on December 31, 2025, surrounded by his loving family. Beloved husband of the late Theresa M. (O'Keefe) Roache. Devoted father of Nancy Feeley and her late husband Paul of Melrose, Patricia Roache of Wakefield, Carol Laurino and her husband Paul of Dedham, and the late Joseph Roache. Loving Papa of Alison, Jenifer, Charlene, Mathew, Alec, and Connor. Dear brother of Ellen McMurry, John Roache, and the late Elizabeth Roache and Patricia Wixon. Also survived by many nieces and nephews.

Papa had many hobbies including biking, caring for his garden, documenting his life through photography, bowling, and feeding neighborhood squirrels and birds. He was honest with his words and curious to know more about everyone he encountered. He always had his beloved cat Alycat by his side.

Visiting hours will be held at the P.E. Murray - F.J. Higgins, George F. Doherty & Sons Funeral Home 2000 Centre St., West Roxbury on Tuesday, January 6th from 3-7 PM. A Funeral service will be held in the funeral home on Wednesday, January 7th at 12 noon. Interment private. In lieu of flowers donations may be made in Joe's memory to Care Dimensions mailed to 75 Sylvan Street, Suite B-102, Danvers, MA 01923 or Animal Rescue League of Boston 10 Chandler St, Boston, MA 02116. For online guestbook visit: pemurrayfuneral.com.

## SMITH



Eileen Marie (Malsbenden), of Franklin formerly of Hyde Park passed away on December 30, 2025. Beloved wife of William "Bill" Smith. Devoted mother of Stacie Smith and her fiancé Mycah Urban, and Alexis Smith of Franklin. Dear sister of Debora Cremin and her husband John of NH, and the late Katherine Emerson and her late husband Robert. Also survived by many nieces and nephews.

Eileen was a kind soul who devoted her life to caring for others. She

was a CNA at multiple facilities until 2002, when she became a stay-at-home mom to her first daughter and gained her bonus daughter in January of 2008.

She grew up in Hyde Park and had many friends and many good memories created during those years. She met her husband in 1982, where they met through a mutual friend, and their love blossomed into something amazing as they got married in 1984 and had their first child in 2002.

Continuing through life with her family, they would go camping every summer in Laconia, NH for the 4th of July, it was something she looked forward to every year. Her favorite thing was the late-night campfires and all the laughs she had with everyone and the s'mores - boy did she love those.

In her later years, she was someone everyone had looked up to for advice, and her door was always open, it didn't matter if it was 12 PM or 12 AM, she was always there. Her love and kind heart will live on in her family and friends for years to come. She will be missed dearly.

Funeral from the William J. Gormley Funeral Home, 2055 Centre St., West Roxbury on Thursday, January 8th at 9:30 AM. Followed by a Funeral Mass in Most Precious Blood Church, 25 Maple St., Hyde Park at 10:30 AM. Relatives and friends are kindly invited to attend. Interment Private.

Donations in memory of Eileen may be made to St. Jude Children's Research Hospital, ALSAC/St. Jude Children's Research Hospital, 501 St. Jude Place, Memphis, TN 38105 or online at <https://www.stjude.org/>.

## SULLIVAN



John R. of Roslindale, passed Dec. 30. Son of the late Paul and Mary (McManus) Sullivan. Beloved husband of Susan (Blanchard) Sullivan. Loving father of Brian and Stephen Sullivan. Brother of Thomas and Paul Sullivan, Meg Sullivan Keenan, and Maryellen Mathews. Also survived by 4 Granddaughters.

A Celebration of life will take place at the Mann Rodgers Funeral Home, 44 Perkins Street, Jamaica Plain on Sunday, January 11, 2026 from 4 to 7 PM. Family and friends invited.

A Funeral Mass will be celebrated on Monday, January 12, 2026 at Sacred Heart Church, 169 Cummins Hwy. in Roslindale at 10 AM.

In lieu of flowers donations can be made to the Roslindale/West Roxbury Kiwanis, [kiwanisboston.org](https://www.kiwanisboston.org/).



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## Legals

Commonwealth of Massachusetts  
The Trial Court – Probate and Family Court

INFORMAL PROBATE  
PUBLICATION NOTICE

Estate of: Bruce Wayne Higgins  
Also known as: Bruce W. Higgins, Jr.  
Date of Death: November 02, 2025

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

Petitioner Lori E. Higgins of Boston, MA

Lori E. Higgins of Boston, 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: 01/08/2026

DOCKET No. SU25P2901EA  
Suffolk Division

Commonwealth of Massachusetts  
The Trial Court  
Probate and Family Court

DOCKET No. SU11P2013EA

CITATION ON PETITION FOR  
FORMAL APPOINTMENT OF  
SUCCESSOR PERSONAL  
REPRESENTATIVE

Estate of: Francis J. Gibbons  
Date of Death: 06/07/2011

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

Kara M. Zaleskas of West Roxbury, MA  
and Kristine M. Zaleskas of  
New York, NY

requesting that the Court enter a  
formal Decree and Order that

Kara M. Zaleskas of West Roxbury, MA  
and Kristine M. Zaleskas of  
New York, NY

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 01/22/2026. 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.**

This 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: December 18, 2025  
Stephanie L. Everett, Esq.,  
Register of Probate

West Roxbury/Roslindale Bulletin:  
01/08/2026

Commonwealth of Massachusetts  
The Trial Court  
Probate and Family Court

DOCKET No. SU17P2433EA

CITATION ON PETITION FOR  
FORMAL APPOINTMENT  
OF SUCCESSOR PERSONAL  
REPRESENTATIVE

Estate of: Ann T. Gibbons  
Date of Death: 01/20/2017

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

To all interested persons:

A Petition has been filed by

Kara M. Zaleskas of West Roxbury, MA  
and Kristine M. Zaleskas of  
New York, NY

requesting that the Court enter a  
formal Decree and Order that

Kara M. Zaleskas of West Roxbury, MA  
and Kristine M. Zaleskas of  
New York, NY

be appointed as Successor Personal  
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This 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: December 19, 2025  
Stephanie L. Everett, Esq.,  
Register of Probate

West Roxbury/Roslindale Bulletin:  
01/08/2026

## The Bulletin

Maureen O'Keefe started her career at Hebrew SeniorLife in her teens as a waitress at our Roslindale campus.

Forty-five years later, she has built a career with the culinary and nutrition department at our Roslindale and NewBridge on the Charles sites.

She was recently honored for her more than four decades of service at Hebrew SeniorLife's 59th Annual Service Awards.

The event honored nearly 300 staff members marking career milestones in increments of five years, with honorees collectively representing almost 4,000 years of service.

From serving patients their meals to supporting nutrition services behind the scenes, Maureen has witnessed Hebrew SeniorLife's growth and evolution over four

## HSL honors WR resident



and a half decades. Hebrew SeniorLife thanks Maureen for her extraordinary dedication to the Hebrew SeniorLife community!

COURTESY PHOTO

## Mayor Michelle Wu Announces Four-Year Contract With Boston Firefighters IAFF Local 718

Boston Mayor Michelle Wu announced a new four-year contract has been ratified by the membership of Boston Firefighters IAFF Local 718, the union representing nearly the entirety of the Boston Fire Department or approximately 1,500 members. This contract bolsters quality of life for firefighters and strengthens operations to ensure the best public safety for the residents of Boston. The ratification vote took place on December 22, 2025. This is the second contract reached between the City of Boston and Local 718 under the leadership of Mayor Wu.

"Our Boston firefighters and their families serve with dedication and sacrifice every hour of every day on behalf of the residents of Boston," said Mayor Michelle Wu. "I'm glad to once again partner with President Dillon and Boston Firefighters Local 718 to reach an agreement that will improve quality of life for our firefighters and strengthen operations within the department." "This contract not only strengthens the operational structure of the fire department, it also fairly compensates our firefighters who come to work every day and serve the residents of our city with professionalism and respect. Thank you Mayor Wu for your steadfast support of the Boston Fire Department," said Fire Commissioner Paul F. Burke. "Boston Firefighters provide an invaluable service to our city, and I want to thank Mayor Wu for not only recognizing that service, but for her sincere efforts to compensate and care for our Firefighters and their families," said Sam Dillon, President, Boston Firefighters IAFF Local 718. The new agreement covers the period from July 1, 2024 through June 30, 2028, at a total cost of approximately \$90 million over four years. Under the contract, every firefighter will receive a 2.5% wage increase for the first year and a 2% wage increase over the following three years. Salary and benefit adjustments to improve quality of life for firefighters. Among the benefits, to ensure the longevity of firefighters serving the Boston Fire Department, the City of Boston has adjusted the base salaries at five, 10, 15, 20 and 25 years of service. This will ensure that as firefighters commit more time to the City of Boston, their pay will adequately compensate for their years of service. Also, recognizing the severity and complexity of this position, the contract enhances line of duty death benefits for active firefighters who tragically suffer loss of life in the line of duty. These adjustments will ensure firefighters and the civilians a part of Boston Fire have improved quality of life as they work these challenging jobs.

Reforming operations to bolster public safety infrastructure in the city of Boston.

To better administer paid details, this contract recognizes that Boston Fire will implement a new electronic detail application to streamline the process to fill and pay details. Additionally, to increase the number of individuals available to work details, the contract allows retired Boston Fire firefighters under the age of 75 to work paid fire details. Over the course of the contract, the paid detail rate will increase.

The contract also confirms the Marine Unit as a specialized operation, requiring specific training for those serving in this capacity. The contract ensures that those assigned to this unit meet certain qualifications to be a part of the Marine Unit within the Special Operations Command. This is the 64th contract Mayor Wu has settled with unions representing employees at the City of Boston, the Boston Public Health Commission, and Boston Public Schools in her first term as Mayor.

The Boston City Council will vote on the approval of the contract later this year.

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*Listed by Michael McGuire • 617-839-8944*



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