

Boston Bulletin

citywide news • street by street

VOLUME 14 NUMBER 38

SEPTEMBER 17, 2020

FREE



A view of the current conditions at 51 and 41 Walnut Park. Number 51 might be lifted and moved to another site to preserve the structure..

PHOTO BY RICHARD HEATH

Urban Edge gets back on track with 41-51 Walnut Ave.

Richard Heath
Staff Reporter

Urban Edge (U.E.) is renewing its plans to build a 42-unit, income-restricted rental building at 41-51 Walnut Ave., the site of one boarded-up house and a second occupied house both owned by U.E. since 2016.

In the three years since it first proposed these plans, U.E. has a new executive director, Emilio Dorcelly, and both the Boston Planning and Development Agency (BPDA) and Urban Edge project managers have changed.

Also the ca. 1900 carriage house behind # 41 burned in

April 2018 and razed in July 2020.

The Walnut Avenue project was put on hold in March 2019 when the opportunity arose for Urban Edge to take two light industrial buildings at 1599 Columbus Ave. and build a 65-unit, six-story, income-restricted apartment building.

The BPDA sponsored an Article 80 public meeting on 41-51 Walnut Ave. on Oct. 25, 2017, as reported in The Bulletin.

A second Article 80 meeting was planned after U.E. studied the possibilities of first time homeownership in the five-story building. When this proved financially unfeasible, U.E. moved

onto 1599 Columbus Ave. instead when pending funding cycles became more favorable for rental housing.

In one of the fastest turn-arounds in recent social housing history, 1599 Columbus Ave. received JP zoning committee, BPDA and Boston Zoning Board of Appeals (ZBA) approvals between Dec. 12, 2019 and Jan. 14, 2020.

At an Aug. 24, 2020 virtual meeting with the Wardman-Westminster Working Group, the new U.E. project manager Jonathan Tarleton explained four significant changes.

Walnut Ave.

Continued on page 8



The city may purchase this parcel and renovate or completely replace it to make new affordable housing in Roslindale.

COURTESY PHOTO

LANA reviews 104-108 Walter progress Outlook good for conservation

Jeff Sullivan
Staff Reporter

The Longfellow Area Neighborhood Association (LANA) met virtually on Monday, Sept. 14, and considered the current updates for 104-108 Walter St.

LANA Board Member Kathleen McCabe said while there's no signed contract yet, the outlook is good. In the past, the neighborhood group has had to fight several different developers to keep that section of land relatively clear and have it remain forested wetland. While there is a house on 104 Walter, LANA members have contended for almost two decades that the land at 108 Walter St. is wetlands and

should be protected as such. McCabe said that dream is one step closer now.

She said the entirety of the land was put up for sale in late June, and while that did set off some alarm bells in people's minds, it was also an opportunity.

"We've been advocating the city to acquire 104 and 108 Walter, and now the city has applied for a land grant from the Commonwealth (of Massachusetts) for matching funds to help pay for the purchase of 108 Walter St. for conservation purposes," she said.

McCabe said LANA has also applied for Community Preservation Act (CPA) funds

Lana

Continued on page 4

BPDA approves 11 Faneuil St. condos

Jeff Sullivan
Staff Reporter

The Boston Planning and Development Agency (BPDA) approved a proposal for 42 condominium units at 11 Faneuil St. in Brighton.

Project Manager Michael Sinatra said the project will include four stories, 51 parking spaces, and 52 bicycle storage spaces, and has gone through the Article 80 Small Project Review.

"The current site is a 19,040 square-foot parcel consisting of two former businesses, Meineke and

Bagman," he said.

The building is slated to have six Inclusionary Development Policy (IDP) affordable units, with a unit mix of studio apartments, one-bedroom, two-bedroom and three-bedroom units. He said 47 of the 51 parking spaces will be semi-automated through a stacking system, with the rest being visitor and handicapped parking.

"The total development cost will be \$13.5 million," he said.

Development attorney Jeff Drago, of Drago & Toscano Associates, said the owner and

Faneuil St. Condos

Continued on page 8



Forty-two new condos were approved in Brighton, a neighborhood with one of the lowest homeownership rates in the city.

COURTESY PHOTO



District 4 City Councilor Andrea Campbell said the establishment of a civilian review board in Boston has been a long time coming.

COURTESY PHOTO

Council, Police Reform TF, recommends new police oversight board

Jeff Sullivan
Staff Reporter

Last week, the Boston City Council held a hearing to discuss an ordinance that would create a new city-run, independent board to oversee police operations and, just a couple of days later, Mayor Marty Walsh's Boston Police Reform Task Force (PRTF) released a set of recommendations urging the same.

The PRTF recommended the creation of an independent Office of Police Accountability and Transparency (OPAT) that would have full investigatory and subpoena power to replace the Com-

munity Ombudsman Oversight Panel (CO-OP). District 4 City Councilor Andrea Campbell said in the hearing two days previous that this was a necessary step to make sure that any civilian review board would have teeth to enforce its oversight powers.

Campbell said for decades she, her predecessor Charles Yancey, the City Council, residents and advocates have been pushing for this kind of oversight.

"And for numerous reasons, including opposition from administrations, unions and some council colleagues, that has not happened," she said. "Over the last few years I've filed three

hearing orders and I had several conversations internally about the importance of establishing this board, all of which were either ignored by the administration or dismissed as a topic not worth discussing. While I applaud the work of the task force and value the members of that task force tremendously, the mayor has had numerous opportunities to partner me, this body and former CO-OP panelists to make this happen. It is sad that it has taken the death of George Floyd and many others to get to this moment where we even have

Civilian Review
Continued on page 7

Parkway Little League Tryouts

Parkway Little League is announcing registration and tryouts for the 2021 season for Majors Division only. Tryouts will be held on Sunday September 27th and Saturday October 3rd. If your son/daughter resides or attends school within the Parkway Little League boundaries and is born between 9/1/2008 and 8/31/2011 they are eligible to tryout for the Majors Division. Please visit parkwaylittleleague.org for all registration and tryout information.



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There is certainly a lot more to complain about these months than the state of jelly donuts. At number one there is the ongoing COVID-19 pandemic, with its deaths and illnesses; there are untold people out of work; there are small businesses boarded up; there are schools not going back to session; there are sports competitions that are not happening; there are divisive politics wracking the country; there are injustices and unrest in the streets; there are landlords not collecting rent; there are renters not able to pay rent; there are homeowners not able to pay city taxes.

Be those as they may, there is still the fate of jelly donuts. And I promise not to dredge up here the much revered and sorely missed Swensen's Bakery formerly on Roslindale's Cummins Highway, down from the Washington Irving Middle School, perhaps the greatest of that genre of stores, because I purchased only their birthday cakes and other dessert pastries.

Jelly donuts



My Kind of Town/
Joe Galeota

Having never baked one or worked in a bakery—my mother used to call them “bake shops”—I suppose I have no right to complain. But—and there is a big “but”—I have devoured enough of them in my lifetime to qualify as an aficionado of sorts. Admittedly, I'm not in the same league as Brighton's David Brooks or West Roxbury's Ed Gillen and

Dick Leahy. If I had a nickel for every tie that has been stained by jelly dribbling down or a nice shirt picking up a glob of jam during the consumption of such a donut, there'd be no need for me to cut coupons out of newspapers in my old age.

It seems that the only way to wreck a jelly donut during its production stage is to not put enough jelly in it. If there's not enough jelly—whether grape, strawberry, raspberry, cherry, or whatever—it seems like false advertising to label them as “jelly donuts”: a more appropriate term might be a “donut with a smattering of jelly.” Jelly donuts should really gush with jelly just as Brigham's Just Sprinkles ice cream—the new name for its former Just Jimmies ice cream—exudes a goodly number of chocolate sprinkles throughout every.

And so it was with disappointment that the other day in Provincetown I chose to buy a raspberry turnover at a so-called ethnic bakery highly touted by the concierge onboard the Boston-to-Provincetown ferry. Anticipation ran high that the \$3.75 turnover would be almost bursting with raspberry jam (I know there's a distinction between “jam,” “preserves,” and “jelly” but they're all the same to my non-distinguishing palate.) But gush it did not: it was barely smeared, shall I say, with raspberry jelly, with a huge puff of air elevating the middle part to create the illusion that the turnover would be filled with the appropriate ingredient.

Ah, if I had only been forewarned, there would have been minimal disappointment. Not too much to look forward to in these dismal days but a good jelly donut/turnover should be one item.

Lana continued from page 1

to acquire the property, and have had positive conversations with city officials like Chief of Environment, Energy and Open Space Chris Cook and Chief of Housing/Director of the Department of Neighborhood Development Sheila Dillon.

“We've had encouraging discussions that have been very collegial,” she said.

McCabe also said they have hired two architectural firms to assess the feasibility of keeping or tearing down the house at 104 Walter St. In either case, the plan is to reserve space for no more than four units of affordable homeownership.

“We got good news last week from Chris Cook and Sheila Dillon, and they have both indicated that the mayor is supportive of this concept and Chris was authorized to send a letter of intent for the city to acquire 104-108 Walter,” she said. “While that's not a signed contract, it is encouraging.”

McCabe said they will be hosting a site visit for discussions with residents at 6 p.m. on Thursday, Sept. 17, with more in the works, but not currently scheduled. The group will meet with residents at the corner of Selwyn Street and Robken Road to talk for about 45 minutes about the future of the site and what residents can do to help.

McCabe also said they would be meeting virtually on Oct. 7 and 21 at 7 p.m. to host a two-part community workshop and charrette to have conversations regarding the future of 104-108 Walter, and to get input from residents about what they'd like to see.

“We'll be there to answer and listen and brainstorm to get your ideas,” she said.

The membership also voted unanimously for the seven candidates who put their names in the ring for the LANA Board. They include Rachel Young, David Ween, Pauri Pandian, Susan DiMatteo, Wayne Beitler, Jonna Iacono and Raphael Sulkovitz.

LANA Founding Member Michael Fitzgerald also said goodbye to the LANA Board, and received certificates of recognition for his 24 years in the group from the Boston City Council and Boston Mayor Marty Walsh. While he said he will continue as a regular member of the neighborhood association, he felt the board needed some new blood.

“It's been a fun time and I've gotten to know a lot of people in the neighborhood and the city,” he said. “It's nice to see we have a lot of new faces to continue our work... But you'll still see me wandering the neighborhood with my big white fluffy dog.”

Fitzgerald said to the new members of the LANA Board that the neighborhood association has built a reputation with the city government, developers and property owners as a “reasonable” association and he felt the new members should keep this in mind when faced with votes in the future.

“We understand that people with property want to be able to do things with it, and sometimes people don't like those things,” he said. “LANA's job is to represent the community, and even though you might personally be for or against a particular project, keep in mind when you sit on the board that you represent the community at large. We're willing to work with developers and people who have projects in our community to hopefully get a good turnout for everybody involved. We very rarely say no to something; we try to work to get the best project for everybody involved and I hope people keep that in mind going forward.”

Arnold Arboretum Director Steven Schneider also updated the neighborhood on how the park is reallocating staff resources to better serve residents in the time of COVID-19. He said since the visitor center is now closed for the foreseeable future, they're bringing the visitor center to their visitors.

“So we have been, weather depending, taking three to four days a week to put our visitor center staff at different gates around the Arboretum,” he said. “We're going to continue doing that and we're going to try to get down to the Archdale Bridge next. We're moving all over the place and bringing the visitor center to different gates, and we hope to see some of you at these mobile visitor engagement points.”

McCabe also discussed LANA's position on the current proposal for the redesign of the Centre Street/Walter Street intersection, adjacent to the Arboretum. She said the design leaves a lot to be desired.

“It's underwhelming and I think they're designing it to a budget instead of designing it as a once-in-a-generation undertaking, which it is,” she said. “We did file a letter saying they needed to take into account that it is on a parkway and it is a landscaped area – it's right next to the Arboretum – and they need to restore the landscaping and not just pave it.”

Commonwealth of Massachusetts
The Trial Court – Probate and Family Court Department
SUFFOLK Division Docket No. SU20D0697DR
DIVORCE SUMMONS BY PUBLICATION AND MAILING
Elvis A. Ortiz vs. Dominga B. Ortiz

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

To the Defendant:

The Plaintiff has filed a Complaint for Divorce requesting that the Court grant a divorce for Irretrievable Breakdown. The Complaint is on file at the Court. An Automatic Restraining Order has been entered in this matter preventing you from taking any action which would negatively impact the current financial status of either party. SEE Supplemental Probate Court Rule 411.

You are hereby summoned and required to serve upon: **Norman M. Clement, Esq., 6 Thoreau Trail, Milford, MA 01757** your answer, if any, on or before **11/02/2020**. If you fail to do so, the court will proceed to the hearing and adjudication of this action. You are also required to file a copy of your answer, if any, in the office of the Register of this Court.

Witness, **Hon. Brian J. Dunn, First Justice of this Court.**
September 1, 2020
Felix D. Arroyo, Register of Probate

West Roxbury/Roslindale Bulletin: 09/17/2020

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Walsh Fundraiser *continued from page 1*

friends and family, and so it's just a fun day and everyone looks forward to it."

The foundation has raised hundreds of thousands of dollars for local charities, including Franciscan Children's organization, the Greater Boston YMCA, Parkway Pop Warner, Parkway Little League, Parkway Girls Softball, the Jason Roberts Challenger League, Watertown Youth Baseball and Softball, the Watertown Challenger League, the Watertown Boys & Girls Club, after school programs, the Special Olympics, NEADS, the Boston Public Schools and local families in need.

"We hated the idea of having to cancel the event and letting everyone down, so this is the best we can do this year. Our message is 'hey, go out and have your own little game with your family or neighbor, have a fun safe day with a little competition of your own,'" she said. "We know groups of friends and family, for instance high school friends and college friends, who plan on putting on their own mini games and tournaments together. It will be different, but I hope it will still be a fun day for people."

Walsh said they can't tie any fundraising to this event, but residents are encouraged

to donate at <http://edwalshfoundation.org/>.

"We're promoting Columbus Day as the Walsh Wiffle Ball Day and we want to let people know that we won't be able to get together at Billings Field and do our typical event," she said. "Maybe people can have a little friendly competition and perhaps pool five bucks a person or something. We think maybe we'll get a little bit from that, you know from a small family wager, but we're not trying to do any fundraising because I don't feel we can do that to people."

Walsh said the regular spring fundraiser did not happen this year and the marathon team had to go virtual, but she said the community has come together for the Foundation in the past and she knows they will in the future.

"We're still able to support all the charities we have in the past," she said. "Last year we were able to donate at the end of the year a considerable amount through the Donors Choose program to various teacher campaigns in the neighborhood. Teachers looking for various items or trips for their classrooms ask on this site and we were very fortunate in that we were able to give a lot to teachers and support our Boston Public

Schools. Teachers, now more than ever, they need a lot of help. They're trying to adjust their classrooms and make it work for a new type of setup where kids can't share resources, so they all have to buy new stuff individually."

Tell 'em what you think with a Letter To The Editor



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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.
 —K.S.R.

South Boston honors Vietnam Fallen



Residents and officials came out on Sunday for the 39th Rededication Ceremony of the South Boston Vietnam Memorial on M Street. The memorial honors 25 men from South Boston who gave all during the war. Their names are Joseph J. Agri, LCpl USMC, Charles A. Bazzinotti, 1stLt USA, Richard J. Borovick, SP4 USA, John C. Calhoun, LCpl USMC, John H. Cole, PFC USMC, Paul M. Daley, SP6 USA, Ronald L. Delverde, PFC USMC, Joseph F. Desmond, PFC USMC, Joseph W. Dunn, PFC USMC, Devon M. Enman, Sgt USA, Gene D. Grover, SSgt USMC, Frank C. Hubicsak, PFC USA, Douglas J. Itri, SP5 USA, John P. Jacobs, Cpl USMC, John G. Joyce, Cpl USA, Edward W. Milan, Sgt USAF, James O'Toole, PFC USA, Burton Peterson, LCpl USMC, Paul H. Sheehan, 1stSgt USMC, James J. Stewart, PFC USMC, Edward Stone, PFC USMC, Edward M. Sullivan, PFC USMC, Joseph Thomas, E. PFC, USMC, Donald J. Turner, LCpl USMC and James K. Wheeler, SP6 USA.

PHOTO COURTESY OF THE CITY OF BOSTON MAYOR'S OFFICE



Virtual Public Meeting

1515 Commonwealth Avenue

Tuesday, September 29
 6:00 PM - 8:00 PM
Zoom Link: bit.ly/2GSu6ok
Toll Free: 833.568.8864
Meeting ID: 160 073 6394

Project Proponent:
 DIV 1515 Commonwealth, LLC, c/o The Davis Companies

Project Description:
 This meeting will be held virtually via the zoom link provided.

The Project includes the demolition of the existing building to construct a new, approximately 245,000 square foot residential building containing approximately 150 rental units and approximately 100 condominium units, for a total of 250 units.

Approximately 160 parking spaces will be provided in a partially at-grade and below-grade garage. The tallest portion of the building will be eight stories, located on the northern portion of the Project Site closer to the higher density buildings along Commonwealth Avenue and towards the lowest topographic point of the Project Site. The remainder of the building will range from six to seven stories.

mail to: **Michael Sinatra**
 Boston Planning & Development Agency
 One City Hall Square, 9th Floor
 Boston, MA 02201
 phone: 617.918.4280
 email: michael.a.sinatra@boston.gov

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 Teresa Polhemus, Executive Director/Secretary

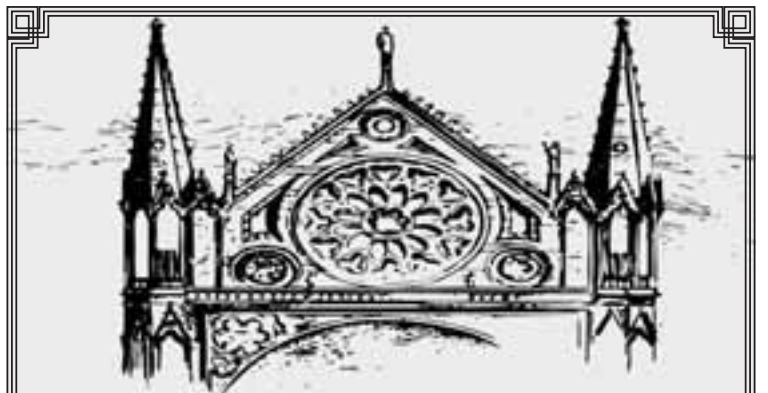
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9. Lux Aeterna
10. O Jesu Deus Pacis
11. O Meritum Passionis
12. Libera Me
13. De Profundis
14. In Paradisum
15. Pie Jesu



Helen Peterson McCloskey Soloist

Civilian Review *continued from page 3*

a mayor's task force to look at policing reforms."

Campbell said the CO-OP has been ineffective in providing police accountability, and noted that no one from Walsh's administration was there to actually weigh in on the subject. She said the creation of the new Civilian Review Board with the powers to call in witnesses and the resources to hold the department accountable would go a long way. She said it would be important that this board be independent from the Boston Police Department, and have appointments from the Boston City Council, and the mayor.

She added the board would also have power to recommend disciplinary procedures consistent with guidelines established with the BPD Commissioner in collective bargaining negotiations.

"It also establishes ways to file complaints, both in person, online, and by phone, taking into account language access and allows our police officers and personnel to file complaints through the board and it calls for continual data collection and transparency," she said. "Our ordinance incorporates best practices from other civilian oversight boards from across the country, including New York, Atlanta and Oakland."

Executive Director of the New York City Civilian Com-

plaint Review Board Jon Darche spoke with the council about the best practices that have worked in the city that never sleeps. He said his office has existed for decades but took its current form as an independent agency in 1993, and is the largest independent civilian oversight committee in the country. He said they have 15 members and 200 staff members, most of whom are investigators, and they receive about 5,000 complaints a year. He said they investigate uses of excessive force, abuse of authority, offensive language and discourtesy, and added the power to subpoena not only officers, but camera footage from commercial establishments, personal cell phone video and body cameras from the police themselves gives the board a broad picture to look at when investigating a complaint.

"Another important facet of our board is the Administrative Prosecution Unit, which, in the most serious events of misconduct, brings cases against mem-

bers of the NYPD in administrative disciplinary hearings," he said. "The unit is made up of about a dozen attorneys and has prosecuted more than 600 officers since its conception in 2013. Most notably, Officer Daniel Pantaleo, who was found guilty of using a fatal choke hold on Eric Garner, was fired from the NYPD last year after the AP prosecutors argued for his termination."

Committee on Government Operations Chair and District 1 City Councilor Lydia Edwards said the next steps for this ordinance include holding a future working session to hammer out the details. Those include subpoena powers, independent structure, independent access, disciplinary actions, appointment power from the mayor, the council and possibly a civic group, consistent data collection and publishing, looking at how much money would be needed to make the board effective and where it would come from and audit powers.

Classifieds

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Commonwealth of Massachusetts
 The Trial Court – Probate and Family Court Department

SUFFOLK Division Docket No. SU20C0169CA

CITATION ON PETITION TO CHANGE NAME Suffolk Probate and Family Court
 24 New Chardon St.
 Boston, MA 02114
 617-788-8300

In the Matter of: Artem Albertovich Davietshin
 A Petition to Change Name of Adult has been filed by
Artem Albertovich Davietshin of Jamaica Plain, MA
 requesting that the court enter a Decree changing their name to:
Adam Albert Davietshin

IMPORTANT NOTICE

Any person may appear for purposes of objecting to the petition by filing an appearance at: Suffolk Probate and Family Court before 10:00 a.m on the return day of **10/01/2020**. This is NOT a hearing date, but a deadline by which you must file a written appearance if you object to this proceeding.

WITNESS, Hon. Brian J. Dunn, First Justice of this Court
 Date: September 03, 2020
 Felix D. Arroyo, Register of Probate Boston Bulletin: 09/17/2020

Bill Lundy

12th Anniversary 2008-2020

Twelve years have passed and it still seems like yesterday.

You are so missed by everyone that knew you and will forever be loved.

Due to a major pandemic, everyone is going through a rough time, and sorely miss the strength and courage you showed your whole life.



Love always,
 Kathleen, Billy, Brian, Scott, Owen, Ben, Kristin, James, Mary Ellen, Liam, Connor, Norah, Kevin Jen, Paige, Keira, Maeve, Bobby, Kaitlin Colin, Jillian, Gavin, Drew, Brendan, Shuang, Karen, Nate



 Margie Vogt, Broker 617-212-7660	 Ultan Connolly 617-519-1699	 Erin Vogt 617-212-7662	 Joe Donnelly 617-256-3978	 Alex Macrides 617-571-8746	 Maureen Hayes Rossi 617-417-1000	 Patsy Brennan 857-472-2982	 Richard Reed 617-549-0059	 Briana Heaney 781-540-1995		
 Nancy Killion 617-716-9040	 Diana Bradley 617-312-2432	 Lianne Rich 617-470-1937	 Chris Kennedy 857-204-7540	 Dave Maguire 617-763-5752	 Joe Regan 617-771-3366	 Emily Letendre, 508-942-4154	 Mina Papoulidis 617-319-6363	 Anthony Carrabino 617-953-6029	 Marina Gorodnicheva 617-301-8344	 Mary Costello 617-435-2324

ACCEPTED OFFER



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MAUREEN R. 617-417-1000**

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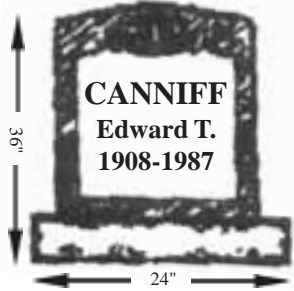
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Walnut Ave. *continued from page 1*

1. Reduce costs on the project to make it more competitive for city and state funding. Tarleton said the project, estimated to cost \$17 million in 2017, would be closer to \$25 million in 2021.

2. To address community concerns about height, the new 2020 plan by the original architects DREAM Collaborative now creates a set-back on the fifth floor to reduce the visual scale of the building

3. To create the same number of affordable apartments, the units from the setback would be moved to the ground floor rear of the building. This would reduce parking from 28 spaces to 14.

“This will also bring the project more in line with the city’s priority of promoting non-car use and help us control costs of the proposal,” Tarleton told the meeting callers who were supportive of the changes.

The most dramatic change

was in response to preserve 51 Walnut Park, the old Thompson House built about 1885.

“Our plan has always included the demolition of both buildings,” Tarleton said. “We’re in the process of assessing the feasibility of moving 51 Walnut off-site to preserve the building.”

“We don’t know if this is structurally or financially feasible,” he said.

According to Emily Loomis, Director of Real Estate, 51 Walnut Park, which is occupied, “is owned by an affiliate of Urban Edge.”

“The residents will be temporarily or permanently relocated as applicable,” she told The Bulletin the next day.

“We want to prioritize the building to more family size units,” Tarleton said at the virtual meeting. “More two-and three-family size units.”

“The income mix will be from 30 percent to 60 percent

area median income (AMI) with 17 units at 30 percent AMI. Twenty nine units will be two bedrooms,” he added.

“We’re still in the early stage discussion with BPDA” Tarleton told The Bulletin the next day.

“Stephen Harvey is the new BPDA project manager. We expect to hold another Article 80 meeting due to it being three years since the prior meeting, and the desire to update the community on certain changes. The potential of moving number 51 is not part of the Article 80 process.”

Tarleton said that Urban Edge would apply for city funds in the fall of 2020. “We’re applying for both the Neighborhood Housing Trust and Department of Neighborhood Development funding, the city’s Inclusionary Development funds and Home Funds. These appear a good fit for the project.”

Faneuil St. Condos *continued from page 1*

developer for the project is City Realty, and the architect is Embarc studios. He said the construction phase of the project will create 70 construction jobs on the site.

“This is an existing commercial structure that had been empty for a number of years and we felt this use, creating housing, would be much more conducive to the area,” he said.

“There are a number of community benefits as well, including a dedicated bike room with 52 bike spaces, a \$48,000 contribution to the Boston Transportation Department for updates in transportation and a public transportation information station that would show schedules, because we are, for

those folks who are moving here, we are near BlueBike stations, bus routes and of course the Boston Landing (Commuter Rail Station) site.”

Drago said the proposal now contains an additional affordable unit, one more than required, after working with residents on the project, as well as with District 9 City Councilor Liz Breadon’s office.

“What was required was five units and we have six,” he said. “We also agreed, because we know homeownership is important, to have 60 percent of the units deed-restricted on this site, which we put in our master deed and trust in the condominium units. Again, on our area median incomes (AMI) in

speaking with the BPDA, Councilor Breadon and the Mayor’s Office, to one of the units being at 60 percent, three at 80 percent and two at 100 percent AMI, along with the rest of our mitigation that was committed to.”

Drago said they will build 14 studio units, 14 one-bedroom units, six one-bedroom plus units, five two-bedroom units and three three-bedroom units.

“We did have a robust community process that influenced some changes as we moved forward,” he said. “Some of the modifications we went through with the community included reducing the height from five stories to four, a complete majority brick in the front for our exterior treatments; our unit count went from 54 down to 42, our gross square footage reduced from 62,445 to 41,525, and our floor-to-area ratio went from 3.2 to 2.13 as we worked through this process.”

The Board also voted to grant a partial certificate of completion for the second building at 40 Guest St. at Boston Landing, one of three. They also approved a completed certificate of completion for 3200 Washington St. in Jamaica Plain.

The Board also voted to execute an affordable housing agreement for one on-site inclusionary development unit and a contribution to the IDP Fund for the 69 Cummins Highway Project. Housing Policy Assistant Elizabeth Torres presented the 12-unit home ownership project.

Commonwealth of Massachusetts
 The Trial Court Probate and Family Court

CITATION ON PETITION FOR FORMAL APPOINTMENT OF SUCCESSOR PERSONAL REPRESENTATIVE

DOCKET No. 479170

Estate of: Margaret Tennant

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

Date of Death: 03/15/1973

To all interested persons:
 A Petition has been filed by:

William M. Tennant of Brighton, MA

Requesting that the Court enter a formal Decree and Order that

William M. Tennant of Brighton, MA

be appointed as Successor Personal Representative(s) of said estate to serve Without Surety 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 the 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 10/15/2020. This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an Affidavit of Objections within thirty (30) days of the return date, action may be taken without further notice to you.

The estate is being administered under formal procedure by the Personal Representative under the Massachusetts Uniform Probate Code without supervision by the Court. Inventory and accounts are not required to be filed with the Court, but recipients are entitled to notice regarding the administration from the Personal Representative and can petition the Court in any matter relating to the estate, including distribution of assets and expenses of administration.

WITNESS, Hon. Brian J. Dunn, First Justice of this Court.

September 03, 2020
 Felix D. Arroyo, Register of Probate

Deaths

COSCIA

Stephen J. of Hyde Park, September 10, 2020. Beloved son of Annette and the late Stephen F. Coscia. Loving brother of Paul T. Coscia and his late wife Susan. Devoted uncle of Christopher Coscia. Also survived by many cousins. Funeral from the Robert J. Lawler and Crosby Funeral Home, 1803 Centre St., WEST ROXBURY. A Private Funeral Mass was celebrated in St. John Chrysostom Church, West Roxbury. Interment Woodlawn Cemetery, Everett. In lieu of flowers, donations may be made in Stephen's name to the American Parkinson's Disease Association, 72 East Concord St. Room C3, Boston, MA 02118 www.apdaparkinson.org All services are under the Covid-19 guidelines. Lawler and Crosby Funeral Home 617-323-5600.

DRESSER

Natalie Elaine of Newton, formerly of West Roxbury, passed away on September 7, 2020. Natalie was born in Boston on April 20, 1933. She was the beloved daughter of the late Richard W. and Dorothy Hesford Dresser. Cherished sister of Carol Dresser Boette and her husband Robert of Foxboro, and the late Richard W. Dresser, Jr. of West Roxbury. Beloved and loving aunt of Barbara Daughter and her wife Robin Stouder of Vacaville, CA, Robert Boette, Jr. and his wife Taryn of St. Augustine, FL, and Susan Boette Phillips and her husband Yorke of Foxboro. Great-aunt of Christopher Boette and his wife Jessica of Austin, TX, Jan-Philip Boette of Orlando, FL, Emma Hickman and her husband Justin of Atlantic Beach, FL, Hannah Phillips and Hayden Phillips of Foxboro. Great-great-aunt of Lily, Noah, and Oscar. Natalie also leaves many cousins and friends including her dear friends and longtime housemates Florence, Barbara, and the late Irene. Natalie spent a large part of her life caring for her brother Rick who had Muscular Dystrophy and was confined to a wheelchair. She loved babies and made countless embroidered bibs as gifts for the babies of cousins and friends. She was thoughtful, kind, caring and liked pansies. Natalie was loved by all who knew her. Natalie's family would like to thank the staff at the group home in Newton and a special thanks to her caregivers at Newton Wellesley Hospital for all the loving care they gave her in her many weeks there. Funeral from the Lawler & Crosby Funeral Home, 1803 Centre St., WEST ROXBURY. A Graveside Committal Service was held at The Gardens at Gethsemane Cemetery, 670 Baker Street, West Roxbury. A collation and Celebration of

Natalie's Life will be held at a future date. In lieu of flowers, donations may be made to Muscular Dystrophy Association, 5 Hampshire Street, Mansfield, MA 02048 or Lutheran World Relief, 700 Light Street, Baltimore, MD 21230.

HYNES

John D. of West Roxbury and Roslindale, passed away on September 14, 2020. John was a longtime fixture on Centre St. as well as Roslindale Square. He could often be found holding court at Diane's Bakery, and Anna's Donuts. He enjoyed conversing with the Boston Firemen, whom he often visited at the station. John was a faithful parishioner of St. Theresa's Church, West Roxbury. Beloved son of the late Helen (Kearney) Hynes. Devoted brother of the late Joseph T. Hynes and his surviving wife Mary M. Hynes of Milton. Uncle of Joseph T. Hynes Jr. of Milton. Also survived by several cousins. Funeral from the P.E. Murray - F.J. Higgins, George F. Doherty & Sons, West Roxbury. In lieu of flowers donations may be made in John's memory to Ethos, West Roxbury, or to Rogerson House, Roslindale.



NOSKY

Robert G. "Bob" of Hyde Park, formerly of Queens, NY, September 5, 2020. Beloved husband of Sue (Guerin) from Doolin, Co. Clare. Loving father of Robert and his wife Melissa of Norton, Michael and his wife Lisa of Dedham, and Tara Ponder and her husband Chris of Merrimack, NH. Devoted Papa of Steph and Austin Nosky; Katie Ingram and her husband Craig, Michael, Shawn and Scott Nosky; and Aidan, Keegan, Owen, and Oisin Ponder. Late US Navy Veteran Vietnam War. Lifelong fan of the Yankees. Interment at Mass. National Cemetery will be private. For guestbook www.gormleyfuneral.com William J. Gormley Funeral Service 617-323-8600.

Recreo mainstay needs your help

Jeff Sullivan
Staff Reporter

Recreo Coffee & Roasterie announced recently the diagnosis of colon cancer of longtime employee Alex Cruz.

Owner Miriam Morales said he's currently going through treatment and has helped to raise \$12,000 for the 24-year-old, but the six-months of chemo will require more.

"He's one of my main baristas and he also runs my farmers market in the summer," she said. "He's my expert-in-training on how to do drinks. He's got a good position with us and actually people think he's my son and we're very close to him.

"He used to work at another small coffee shop in Framingham and he just had a passion about coffee, he loves coffee, he loves the people and he loves the latte art," she said. "He really connects with people. When we had his interview he was just so friendly and in touch with people and their

feelings."

Morales said the community support has been amazing. She said the regulars come in to chat with him and ask how he's doing.

Morales said he's going through treatments every other week, but he still wants to come in to work. It might seem strange, but Morales said he has

a desire to keep working and keep healthy.

Morales said Cruz's chemotherapy started about a month ago and though it was definitely hard, she said Cruz seems determined to power through it.

To donate for Cruz's treatment, go to <https://bit.ly/2Ywowhv>.

Commonwealth of Massachusetts
The Trial Court Probate and Family Court

INFORMAL PROBATE PUBLICATION NOTICE **DOCKET No. SU20P0901EA**

Estate of: Todd T. Toner **Suffolk Division**
Also Known As: Todd Thomas Toner
Date of Death: February 19, 2020

To all persons interested in the above-captioned estate, by Petition of
Petitioner: **Lora Palermo of Pittsburgh, PA**
Lora Palermo of Pittsburgh, PA
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: 09/17/2020

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Commonwealth of Massachusetts
The Trial Court – Probate and Family Court Department

Suffolk Division **Docket No. SU17P0200EA**

CITATION ON PETITION FOR ORDER OF COMPLETE SETTLEMENT **Suffolk Probate and Family Court**
24 New Chardon Street
Boston, MA. 02114
617-788-8300

Estate of: Melneta Smith
Date of Death: 11/16/2016
A Petition for Order of Complete Settlement has been filed by:
Donalee Dixon of Hyde Park, MA
requesting that the court enter a formal Decree of Complete Settlement including the allowance of a final account, 1st and final account, and other such relief as may be 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: 10:00a.m. on the return day of 10/15/2020.
This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an Affidavit of Objections within thirty (30) days of the return day, action may be taken without further notice to you.
Witness, Hon. Brian J. Dunn, First Justice of this Court
Date: September 03, 2020
Felix D Arroyo, Register of Probate *Hyde Park Bulletin: 09/17/2020*

Commonwealth of Massachusetts
The Trial Court Probate and Family Court

CITATION ON PETITION FOR FORMAL ADJUDICATION **DOCKET No. SU20P1459EA**

Estate of: Charles Alden Colburn **Suffolk Probate and Family Court**
Also Known As: Charles A. Colburn, **24 New Chardon Street**
Charles Colburn **Boston, MA 02114**
Date of Death: 07/12/2020 **617-788-8300**

To all interested persons:
A Petition for **Formal Adjudication of Intestacy and Appointment of Personal Representative** has been filed by:
Charles A. Colburn, Jr. of Foxboro, MA and Erik M. Colburn of Monaca PA
Jennifer L Logan 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:
Charles A. Colburn, Jr. of Foxboro, MA and Erik M. Colburn of Monaca PA
Jennifer L Logan of Hyde Park, MA
be appointed as Personal Representative(s) of said estate to serve **Without Surety** on the bond in an **unsupervised administration**.
IMPORTANT NOTICE
You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of **10/20/2020**. 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. Brian J. Dunn, First Justice of this Court.
Date: September 08, 2020
Felix D. Arroyo, Register of Probate *Hyde Park Bulletin: 09/17/2020*

Commonwealth of Massachusetts
The Trial Court Probate and Family Court

CITATION ON PETITION FOR FORMAL ADJUDICATION **DOCKET No. SU20P1571EA**

Estate of: Barbara Lung **Suffolk Probate and Family Court**
24 New Chardon Street
Boston, MA 02114
Date of Death: 05/14/2007 **617-788-8300**

To all interested persons:
A Petition for **Formal Adjudication of Intestacy and Appointment of Personal Representative** has been filed by:
Pauline Y. Lung of Brookline, 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:
Victor S. Lung of Lexington, MA
be appointed as Personal Representative(s) of said estate to serve **Without Surety** on the bond in an **unsupervised administration**.
IMPORTANT NOTICE
You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of **10/14/2020**. 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. Brian J. Dunn, First Justice of this Court.
Date: September 11, 2020
Felix D. Arroyo, Register of Probate *Boston Bulletin: 09/17/2020*

Commonwealth of Massachusetts
The Trial Court Probate and Family Court

CITATION ON PETITION FOR ALLOWANCE OF ACCOUNT **DOCKET No. SU17P0200EA**

In the matter of: Melneta Smith **Suffolk Probate and Family Court**
24 New Chardon Street
Boston, MA. 02114
617-788-8300

Date of Death: 11/16/2016

To all interested persons:
A Petition has been filed by:
Donalee Dixon of Hyde Park, MA
Requesting the allowance of the 1 through 10 account(s) as Personal Representative and any 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 **10/15/2020**. 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 this return day, action may be taken without further notice to you.
WITNESS, Hon. Brian J. Dunn, First Justice of this Court.
Date: September 03, 2020
Felix D. Arroyo, Register of Probate *Hyde Park Bulletin: 09/17/2020*

Commonwealth of Massachusetts
The Trial Court Probate and Family Court

CITATION ON PETITION FOR FORMAL ADJUDICATION **DOCKET No. SU20P1114EA**

Estate of: Mary Helen Bonner **Suffolk Probate and Family Court**
24 New Chardon Street
Boston, MA 02114
617-788-8300

Date of Death: 06/01/2020

To all interested persons:
A Petition for **Formal Probate of Will with Appointment of Personal Representative** has been filed by:
Kathleen H. Swift of Charlotte, NC and Patricia A. Bonner of Shrewsbury, 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:
Kathleen H. Swift of Charlotte, NC and Patricia A. Bonner of Shrewsbury, MA
be appointed as Personal Representative(s) of said estate to serve Without Surety on the bond in an unsupervised administration.
IMPORTANT NOTICE
You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of **10/15/2020**. 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. Brian J. Dunn, First Justice of this Court.
Date: September 03, 2020
Felix D. Arroyo, Register of Probate *West Roxbury/Roslindale Bulletin: 09/17/2020*

Commonwealth of Massachusetts
The Trial Court Probate and Family Court

CITATION ON PETITION FOR FORMAL ADJUDICATION **DOCKET No. SU20P0326EA**

Estate of: Danielle Sahely **Suffolk Probate and Family Court**
24 New Chardon Street
Boston, MA 02114
617-788-8300

Date of Death: 02/08/2019

To all interested persons:
A Petition for **Formal Adjudication of Intestacy and Appointment of Personal Representative** has been filed by:
Mouna Yacoub of Sydney AS and Camilia Batrouney of Sydney, AS
requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition.
The Petitioner requests that:
Kristen Lasker, Esq. of Cambridge, MA
be appointed as Personal Representative(s) of said estate to serve **Without Surety** on the bond in an **unsupervised administration**.
IMPORTANT NOTICE
You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of **10/22/2020**. 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. Brian J. Dunn, First Justice of this Court.
Date: September 08, 2020
Felix D. Arroyo, Register of Probate *West Roxbury/Roslindale Bulletin: 09/17/2020*

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court Department

SUFFOLK Division
Docket No. SU19D2233DR

DIVORCE SUMMONS BY PUBLICATION AND MAILING
Bernondie Faustin vs.
Jean Ricardo Faustin

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

To the Defendant:

The Plaintiff has filed a Complaint for Divorce requesting that the Court grant a divorce for Irretrievable breakdown. The Complaint is on file at the Court. An Automatic Restraining Order has been entered in this matter preventing you from taking any action which would negatively impact the current financial status of either party. **SEE Supplemental Probate Court Rule 411.**

You are hereby summoned and required to serve upon: **Bernondie Faustin, 922 Hyde Park Ave. #3, Hyde Park, MA 02136** your answer, if any, on or before **11/02/2020**. If you fail to do so, the court will proceed to the hearing and adjudication of this action. You are also required to file a copy of your answer, if any, in the office of the Register of this Court.

Witness, Hon. Brian J. Dunn, First Justice of this Court.
August 25, 2020
Felix D. Arroyo, Register of Probate
Hyde Park Bulletin: 09/17/2020

Commonwealth of Massachusetts
The Trial Court Probate and Family Court

INFORMAL PROBATE PUBLICATION NOTICE **DOCKET No. SU20P1478EA**

Suffolk Division

Estate of: James Regan
Also Known As:
Date of Death: May 26, 2020

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

Petitioner: **Barbara N. Menard of Walpole, MA**

A Will has been admitted to informal probate

Barbara N. Menard of Walpole, 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: 09/17/2020



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