



Boston Bulletin

citywide news • street by street

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FREE



The Boston Zoning Board of Appeals denied the project at 4198 Washington St. because it had no parking.

COURTESY PHOTO

4198 Washington project fails for lack of parking

Mary Ellen Gambon
Staff Reporter

The Zoning Board of Appeals (ZBA) denied approval for the proposed 31-unit mixed-use, mixed-income development at 4198 Washington Street across the street from Adams Park at Roslindale Square, citing the lack of any parking spaces.

“There’s got to be some really compelling reason why a project should come in with absolutely zero parking,” said ZBA Chair Christine Araujo.

Board member Hansy Better Barraza said parking could be put in the basement. When the attorney for the proponent said that the Rozzie Square Theater was planned for the basement, she said it could go on the first floor.

She added that, in reading the letters submitted to the board, several business owners were “afraid in terms of the potential of gentrification.”

“This is an issue of equity and also of precedent for the Square,” she continued. She put forth a motion to approve the project with the proviso that includes basement parking.

The decision confirmed the sentiment expressed at a virtual community meeting on the proposed development on Tuesday, Nov. 9.

Developer Benjamin Moll of Arx Urban said he hosted the meeting at the request of some community members to address questions before the ZBA hearing. It was advertised on the courbanize.com website.

The main issue attendees raised was that there are no parking spaces planned for the development. Moll said he was trying to balance the need for affordable housing with the concerns about places to park while keeping the current tenants who wish to stay.

4198 Washington St.
Continued on page 6



Despite only having 19 parking spaces for 34 units, the Zoning Board of Appeals approved 804 Hyde Park Ave.

COURTESY PHOTO

ZBA approves 804 HP Ave.

Jeff Sullivan
Staff Reporter

The Boston Zoning Board of Appeals (ZBA) approved the 34-unit, four-story project proposed for 804 Hyde Park Ave.

The project comes with 19 off-street parking spaces, residential amenities, new landscaping and pedestrian access. Attorney representing the project Nick Zozula, of McDermott, Quilty and Miller said the thinking behind the project was that the corner of Hyde Park Avenue and American Legion Highway was not conducive for single-family homes like the one currently there now.

“We would suggest it’s kind of a tough location for single-family homes at such a busy intersection,” he said.

Zozula said they were aware that the zoning is actually for single-fam-

ily homes (1F-6000) but that just across the street on Clare Avenue there’s a multi-family zoning district (MFR) with several multi-family buildings.

“So it is a 1F-6000, but we would suggest that it’s kind of on that edge of MFR,” he said.

The project is seeking relief for a host of violations to the zoning code. Those violations include excessive floor area ratio (FAR) – .5 required 2.09 proposed, number of stories exceeded – three required four proposed, maximum height in feet exceeded – 49 feet proposed 35 required, insufficient parking – 19 spaces proposed and 68 required, insufficient side and front yard setback – 25 feet required 8 and 12 feet proposed respectively, insufficient open space, traffic visibility across a corner insufficient and

804 HP Ave.
Continued on page 2

Two different JP plans reviewed

Richard Heath
Staff Reporter

The two Jamaica Plains were on display at the Nov. 16 virtual Jamaica Plain Housing Committee meeting when 98-100 Rockwood St. was discussed for the first time and 3409 Washington St. was debated a second time.

Rockwood Street, off Pond Street, is at the far west corner of Jamaica

Jamaica Plain Plans
Continued on page 8



804 HP Ave *continued from page 2*

over the maximum number of allowed units on a lot (which the developer said they intend to fix by combining 804 Hyde Park Ave. with 161 Clare Ave.).

ZBA Chair Christine Araujo asked Zozula to detail the reasoning for those violations. Zozula said the unique shape of the corner lot – a Tetris piece, as he called it – caused the need for those violations.

“All the setback variances, the parking and the maneuverability, a lot of those or the majority of those are because of the size and shape of the lot,” he said.

Zozula said the setback variances are needed because the site fronts on three different streets, all requiring 25 feet of setback. He said they’re able to provide 8 to 10 feet on those setbacks and tried to push the building in as much as they could to increase the setback. Zozula said as a result, they had to reduce the parking.

“In designing the building on these streets we’ve been asked by Planning and the neighbors to pull the building back as much as we can off of these and provide an active streetscape,” he said. “We did that with 193 feet of street frontage on American Legion Highway. That’s a lot of frontage, and you can’t put park-

ing there because nobody wants parking right on the street, and so what we’ve done is we’ve provided ground-floor units, lobby space and bike parking. What that does is it pinches in the parking. It doesn’t allow the maneuverability to allow parking.”

Zozula said there will be a roof deck and will have seven affordable income-restricted units under the city’s Inclusionary Development Policy (IDP).

“That’s 20.5 percent affordable,” he said. “We worked with District 5 City Councilor Ricardo Arroyo’s office and the Mayor’s Office to increase the affordable component here. Four are required and we’re adding three additional units which are both two and three bedrooms.”

Both the Hyde Park Representative for the Mayor’s Office of Neighborhood Services Denyel Fonseca and Arroyo’s representative Jordan Frias went on record in support of the project. Several letters of support and opposition were also reported to have been received.

Araujo and member Mark Eldridge said they felt the parking was severely insufficient, and Zozula said they would look into how to increase the parking.

Resident and Mount Hope

Canterbury Neighborhood Association (MHC) Co-Chair Rick Yoder said he opposed the project.

“It’s in many ways an attractive project but the Achilles heel is the parking,” he said. “This is a car-dependent neighborhood, and it’s very little off-street parking. There’s no parking along American Legion. The other multi-family buildings have adequate on-street parking, but this one doesn’t. We’ve been discussing this with the developer for many meetings and them saying ‘We’ll look into it,’ now is not adequate.”

Resident Kim Alleyne said she opposed the project as designed.

“This project would bring more density to an already congested area and dangerous intersection,” she said. “In the last three years I have personally witnessed two fatalities.”

The Board approved the project with the proviso that the Boston Planning and Development Agency (BPDA) perform design review on the parking and the massing of the building. But Araujo stipulated to the BPDA that the design of the building must be complementary to the neighborhood.

“Rather than just you know a standard block just dropped into the community,” she said.



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St. Elizabeth's is looking to build a new 600-space parking lot on Washington Street in Brighton.

COURTESY PHOTO

ACA hears St. E's master plan

Jeff Sullivan
Staff Reporter

Representatives from Steward Medical Group came to the Allston Civic Association (ACA) on Nov. 14 to discuss the institutional master plan (IMP) and parking lot proposal at the St. Elizabeth's Hospital in Brighton.

The overall goal of the IMP, according to Hospital President James Terwilliger, is to improve access for patients, expand patient care programs and improve open space throughout the campus. He said the hospital has already worked to help the community, most recently by conducting 7,740 COVID-19 tests and vaccinating more than 3,100 Allston and Brighton residents.

"Over the last 10 or 12-plus years, over \$100 million has gone into the community," he said. "I guess what I want you

to take away from this is we just don't want to be in the community, we want to be of the community."

According to Fort Point Associates Katie Moniz, the plan is to take down the current parking garage on the northeast side of the complex (accessible from Warren Street) and build a larger structure on Washington Street where there is currently a lawn area and a parking lot. The garage to be demolished would be replaced with a landscaped area and more trees would be added to the Center for Biomedical Research and the area around the new parking garage. Trees would also be added to the area where the Quinn Pavilion currently sits, as that is set to be demolished.

Moni said the reasoning behind the demolition of the parking garage in the first place is that it's reaching the end of its useful life for the hospital and

it sits right in front of the hospital's main entryway.

"There are some opportunities here to really relook at this campus to take down facilities like the Quinn Pavilion that are no longer serving the needs of the community," she said. "We're really looking to invest here for a new experience for the staff, the patients and the community."

The plan for the newly-landscaped entryway, where the parking garage currently sits, would be for a tree-lined courtyard with pedestrian walkways meandering to the hospital entrance. The entrance would also be enhanced with landscaping and a traffic circle for easy pick up and drop off. Moniz said the Center for Biomedical Research is also planning for a facelift, with new exteriors for

St. Elizabeth's Plan
Continued on page 5

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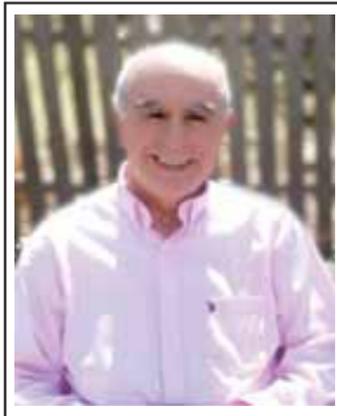
Decades ago a casual inquiry was made to an eighth-grade girl in my homeroom, the first student appearing in my Dorchester classroom that morning. I was putzing around my desk, preparing to teach math on this Monday after Thanksgiving and asked, “So, how was your Thanksgiving, Karen?”

Not eliciting an upbeat response, I mumbled a curious “Why’s that?” A quiet child of a single parent who had joined my class mid-fall after school had begun, she explained that her mother had to work on Thanksgiving Day in the nursing home and for her dinner Karen merely had a sandwich and watched television by herself as there were no siblings: there were also no nearby cousins, aunts, and uncles.

A lesson for all new (and veteran) teachers: be careful how you ask perfunctory questions about holidays; the answers may surprise you.

I have never forgotten Karen’s morose reply. I suppose her Thanksgiving could have been worse: abuse, eviction, sickness, pipe break, and loss of power come quickly to mind.

Most of us hold up as a norm, rather than the ideal, Norman Rockwell’s classic Thanksgiving illustration first published in the late winter—surprise, not November—of 1943. As part of the Four Freedoms—freedom of speech, freedom of worship, freedom from fear, and freedom from want—they are part of a quartet of illustrations,



My Kind
of Town/
Joe Galeota

whose themes were mentioned several years before in President Franklin Roosevelt’s State of the Union Address in January of 1941, when the United States was being drawn closer to war.

The popular name of the illustration is Norman Rockwell’s “Thanksgiving,” but its proper title is “Freedom from Want.” Would that everybody’s Thanksgiving in 2021—the surges in COVID, inflated food and gas costs, shortages at food pantries, and national divisiveness notwithstanding—be as joyful as evident in the faces of the eleven eager diners in “Freedom from Want”!



ROSLINDALE CALL FOR COMMUNITY CONVERSATIONS

To the Editor:

Roslindale neighbors have experienced divisiveness and polarization about processes initiated by and decisions made by the City of Boston: the Boston Planning and Development Agency, the Boston Transportation Department, and the Boston Zoning Board of Appeals. I, along with many neighbors, believe it is time to create a new path of civil discourse and cooperation for all. One of my social activist mentors put it this way, “[We are] all in on the ongoing work of figuring out how to have productive community conversations when we disagree and creating inclusive and respectful public decision-making processes.”

We eagerly follow the lead of our new Mayor Wu. She has publicly deplored negativism, person-focused remarks, and limited truth-telling. We recognize that Roslindale neighbors of differing opinions support goals of affordable housing and active, walkable shopping districts. I, among these others, want to work with all involved to help achieve these goals through following city rules or following a consensus-built legislative path to change them.

We cherish the diversity of the small business owners in Roslindale. Asian, Black, Latinx, immigrants and other Roslindale owners I spoke with felt uninformed about Boston department plans that were in the pipeline. Many have told me that they were unaware of BPDA and BTDA decision-making until BPDA meetings and public comment periods were over, or ground was being broken. Our small business owners deserve a prominent seat at the table as changes are being discussed and before decisions are finalized.

Gene Radwin, in a social media post [<https://tinyurl.com/ncw3d4n7>] described that “Many complex social and environmental issues are at play here, including community inclusiveness and diversity, housing availability and affordability, business accessibility and vitality, public

transportation, and climate change and adaptation. When it comes to such issues, good people with good intentions - can have different goals, - can have the same goals but different priorities, - can have the same priorities but different solutions.”

He called for our elected officials to lead us in coming together. The electeds have it within their power to “promote public discussions among Roslindale residents that are respectful, empathetic, and productive” discussions that “reduce antagonism among constituents and to promote neighborhood cohesiveness.”

In sum, let us enter a new era of community conversations about complex issues. Let’s have conversations that are respectful, inclusive, and thoughtful.

Laurie Radwin
Boston

SO WHAT IS BEING DONE TO PROTECT KIDS?

To the Editor:

It has been nearly a month now since a school principal at the Henderson K-12 Inclusion School in Dorchester was assaulted by a 16-year-old female student and knocked out cold for nearly four minutes. That was unacceptable behavior by the student and such incidents should never happen.

Following the attack, the Boston Public Schools stated they were serious about making all the city’s public schools safe for both staff and students. Many following this attack questioned safety precautions within the city’s school buildings.

That incident was all over the news both print and broadcast. The school superintendent stated loud and clear our schools need to be a safe environment and new additional strategies will make schools as safe as possible.

However, the immediate reaction from then acting Mayor Kim Janey and the more recent pronouncements by new Mayor Michelle Wu show quite clearly neither of them want police providing security in the schools or on the grounds.

As a retired Metro Boston DMH police officer with police powers for my 28 years of service, I too agree that police need not be omni-present in schools but should be readily available if needed.

As someone who is

working with the alumni association at Boston English, I have often visited my alma mater and have noticed that security in this building is provided by security officers. I do not know how well trained these folks are but the better trained, the better they can provide safety to all who work or study in this high school business.

Hopefully, what happened at the Henderson School is a wakeup call for security measures being in place across the entire school system.

The Boston Public Schools have Boston School Police; they used to be specials with police powers. Is this still the case? I do support what state Senator Nick Collins expressed shortly after this latest assault that it was a culmination of safety crises across BPS. He thinks the Boston School Police must have a place in making schools safer places. I do like the idea of making these officers “specials” again if they’ve lost that status and bringing the Boston Police Department back licensing trained school officers.

I think we shouldn’t turn our schools into a police-like institution but we do need to train all our school security officers to be there when there’s a school security threat.

Janey previously said police do not make schools safer. Wu has stated she seeks to dismantle punitive measures and reinvest in restorative justice practice to discover why someone acts inappropriately, say, during the school day. I hate this social justice (blank). I really don’t care why someone would knock someone else out cold. All actions have consequences.

Yes, we could probably use more behavioral folks in our school buildings, perhaps heading off acts of violence but the last person you want to see when a principal is lying motionless on the ground is a social worker coming to the rescue.

Just exactly, what has Boston Public Schools implemented to make all of our schools safer for staff and students since that brazen attack on a 61-year principal?

Sergeant Sal Giarratani
(ret)

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St. Elizabeth's Plan *continued from page 3*

the building in a more modern style and an update to its aging internal systems.

"It's where all those critical blood banks and laboratories are located," she said. "It was built in 1966, and in order to make sure it's still serving the needs of the community it really does need investment internally and externally; and really thinking about new mechanical systems and (heating, ventilation and air conditioning) HVAC."

Landscape Architect Deb Myers detailed the new pedestrian access the site will see. The area allows for pedestrians to go completely through Nevins Street (the entrance on Warren Street) to an exit on Washington Street. There are also several pedestrian access points on Washington Street to the entire campus.

Myers also detailed several public realm improvements the master plan is looking to provide. She said they are widening the Washington street sidewalk, planting shade trees and provide an amenity space on the west side of the building that includes shade trees, stadium seating/stairs and a bocce court.

Architect John Harding said the new parking garage will have six levels of parking with 610 parking spaces. There will be vehicle entries at the cam-

pus (level four of the garage) and Washington Street (level 1) and it will provide a rooftop solar panel array.

Hospital representative Kelly Katapodis added that the hospital will support the Brighton Main Streets, the Brighton Board of Trade, support community health organizations and community health programs. She said they are committed to contributing \$539,568 to community organizations as community benefits for this project.

A Boston Planning and Development Agency (BPDA) Task Force has been formed on this project and it will be meeting Dec. 2 in a virtual format. For more information on this project and to stay up to date with upcoming meetings, go to <https://bit.ly/3cAmDqx>

In other news, the ACA heard from former City Councilor Mike Ross representing Dr. Greenthumb for a recreational cannabis dispensary at 144 Harvard St.

Ross said the facility would have all the required security and safety protocols that every other cannabis dispensary is required to have, and he headed off several questions from residents concerning the half-mile buffer zone. According to the current

regulations, a medical dispensary cannot be within a mile of another medical dispensary and a recreational dispensary also cannot be within half a mile of another recreational dispensary.

"We should think about cannabis a little bit less like a liquor store where you go in and you find every possible brand," he said. "It's more akin to a coffee shop, where the only brand they sell is what they sell, like Dunkin', Starbucks or Peet's Coffee. This is a very particular industry and it's very segmented by the marketplace and by consumers. Consumers are extremely curious and active when it comes to this product. What we have here is there's only so many consumers and you only have so much demand and that demand is going to be split up between the type of store."

Ross said Greenthumb has already built a reputation on the West Coast and is looking to come out to Boston. Though he did not explain how exactly they would get around the half-mile buffer near Mayflower.

"I just want to let everybody know this is the way the ACA is going to approach this. We're not going to support whoever gets to the Cannabis Board first," said ACA Presi-

dent Tony D'Isidoro. "We will simply, when the time is appropriate, we will take a vote on the merits of the project, and the merits could be some people might not want to see the half-mile buffer violated, but others may. We will evaluate each project on its merits and leave it up to the Zoning Board of Ap-

peals to decide if the information and demographics and everything are there to justify additional cannabis dispensaries within the buffer zone."

The ACA meets every third Wednesday. For more information on the association, go to <http://www.allstoncivicassociation.org/>



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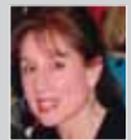
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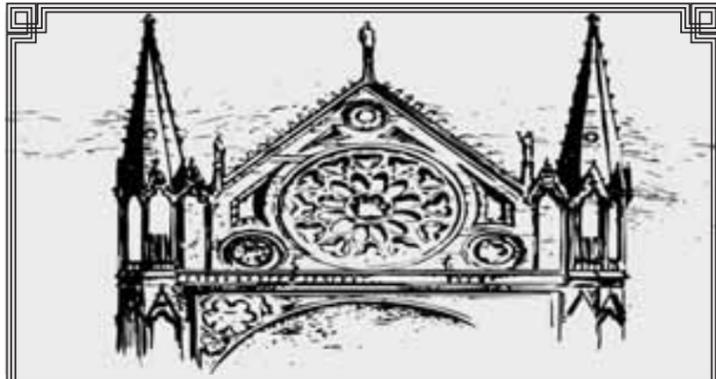
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4198 Washington St. *continued from page 1*



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**Helen Peterson
McCloskey**
Soloist

“I think the biggest thing that we heard is that the community really wanted to see an increased affordability level beyond what is required by the City,” he explained based on his community outreach efforts. The “base level” of affordable housing units offered will be 42 percent, whereas the City of Boston’s requirement is 13 percent under the Inclusionary Development Policy (IDP).

“I think the goal for us is to make the project 100 percent income restricted,” he added, noting that would be dependent upon city, state and federal funding.

Since the original plan, the height of the building was reduced from 62 feet to 51 feet in the front to be more in line with the Roslindale Community Center. The rear will be just over 58 feet. A front courtyard and widened sidewalks on Washington and Basile streets

were included in the revision to enhance pedestrian safety.

There was space planned for four businesses. Two current tenants, the Rozzie Square Theater and Delicious Yogurt, have agreed to partner on the project, Moll said. The development will include an increased space for the comedy club.

“Basically, if we were to add parking onto this ground floor, there would be less than 1,000 square feet of retail space,” he explained, noting that it was a “very conscious tradeoff.” There will be 38 bicycle spaces and a shared electric vehicle. There will be an Uber pickup space on Basile Street.

“The most important thing is to have as many units that are income restricted off the market as opposed to having a few deeper restricted units,” he explained. The developer is applying for funding in the hope of having at least three units at 30 percent of the area median income (AMI), with another 12 at 60 percent of the AMI and 16 units at 70 to 100 percent of the AMI. The numbers would be contingent upon funding from the American Rescue Plan Act (ARPA), city and state resources.

“I’m having a hard time understanding where there is other parking available,” state Rep. Liz Malia said. “It’s just a stretch to comprehend.”

When Moll mentioned that he spoke to Target about renting spaces, she told him it was “impossible to get in or out of the Target during the day,” based on her experience.

Resident Laurie Radwin asked several times what the legal reasons were for the variances requested for the project, which include parking, floor area ratio, and front and rear yard setbacks. Moll said that the project’s attorney would present them at the ZBA hearing. She told him the development team should have that information available for the public beforehand.

Moll said he is in negotiation with three commercial parking lots and the MBTA to rent spaces for tenants. He has “committed to renting 12” but could rent up to 20 spaces. However, that could not be implemented until “four years down the road” when the number of spaces tenants require is determined.

Radwin said in the chat that she spoke with an engineer from the Inspectional Services Department, who said 56 spaces would be required for housing units, with an additional eight needed for retail establishments and 12 for the theater.

Another concern raised was that the entities with which Moll is negotiating parking spaces may not be around in four years. Moll replied that there are “plenty of options,” including if the MBTA plans to redevelop the commuter rail parking lot.

Moll said that people who live in income-restricted units “have less chance of owning a car.” He hoped to incentivize public transit use with tenant transit subsidies.

“I’ve been here for over 35 years, and transportation has not gotten better; it’s gotten worse,” resident Karen Payne countered, noting the neighborhood’s growth. She explained that, by the time buses and the commuter rail reach Roslindale from either direction, “they are jam packed.”

Moll said the philosophy was that tenants who want to live there will recognize that there is no parking when they apply. If the development had parking, he said the philosophy would be “if you build it, they will come” regarding cars.

“We understand that parking is the big-ticket issue,” Moll said. “There are some people who think we should have none of it and others who think we should have two spaces per unit.”

Miracle Prayer

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

—V.C

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WFNA discusses cart invasion, locked up toothpaste

Jeff Sullivan
Staff Reporter

The West Fairmount Hill Neighborhood Association (WFNA) met on Nov. 15 for its regular meeting and brought up an issue that has been plaguing many areas in the city - leftover shopping carts.

WFNA member John MacDonald said the Stop & Shop on Truman Parkway has been letting proliferated shopping carts remain in the neighborhood, despite a ban on any shopping center doing so. "We have a great shopping center on Truman Parkway but, quite frankly, we have a problem with different perceptions," he said. "We have Stop & Shop as a corporation who seems to view runaway carriages as a cost of doing business. It's not fair. The state has invested a lot of money into the Neponset River Greenway. I live adjacent to the Greenway at the bottom of Faraday Street."

MacDonald said he believes the majority of the runaway carriages are from residents of the apartment buildings on Neponset Valley Parkway. He said if one was walking down Truman Parkway due south, they would have to go all the way down Neponset Valley Parkway, turn right and then take another right to get into the complex. He said there is a way to cut-through the woods there, decreasing the total distance to get to the complex, but there's a fence surrounding the complex from the Truman Parkway side. He said he believes they use the carriages as stepping stones to go over a fence to get to those apartments.

"The carriages routinely get abandoned there; we have a lot of them up near the housing development, tipped over on sidewalks in the community and it really sends the wrong signal about what's acceptable in this community," he said.

State Sen. Michael Rush was in attendance at the meeting, and Marcia Kimm Jackson asked him and representatives for State Rep. Rob Consalvo and District 5 City Councilor Ricardo Arroyo to speak with corporate representatives about the issue.

"We can send an email, but we're just people. You have a title that gives you access to them listening to you," she said. "We would love it if you could set up a meeting with these business owners to talk about how their actions are impacting our communities for the

WFNA

Continued on page 10

41st Annual Anderson Tree Lighting

November 28th | 2:30-5:30
Logan Square
1179 River Street
Hyde Park, MA 02136

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Logos: Anderson Tree Lighting Committee, Boston Centers for Youth & Families, Boston Police, Boston, Hyde Park Main Streets

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Jamaica Plain Plans *continued from page 1*

Plain on the Brookline line with dense trees, old stone walls and eleven houses tucked behind long drives.

98-100 Rockwood is one of them; a stone, gabled mansion built around 1872 by a descendant of John Quincy Adams at the end of a curving drive on a thickly wooded 12 acres.

Developers Matt Zuker, Ken Chase and Armando Petruzzello (LYX Group) plan to build a 36-unit condominium development spread out in a cluster of 16 wood-frame and masonry homes built on a plateau near the mansion.

The homes, in three styles, are designed in part by an English architect. The stone mansion will be restored and remodeled into what LYX suggest might be a common areas building.

The proposal for 3409 Washington Street as reported by The Bulletin is a four-story, wood-frame building with 29 rental apartments at a parcel that is currently a tow lot.

The two developments could not be more disparate; 98-100 Rockwood's nearest neighbor is the Greek Orthodox Metropolitan of Boston, while 3409 Washington St. is next door to Brilliant Tattoo.

What they share is neighborhood opposition and affordability conflicts. And both have been reduced in size to appease neighbors.

The proposal for 98-100 Rockwood St. had its Boston Planning and Development Agency (BPDA) Article 80 meeting on Nov. 9, and 3409 Washington St. on Sept. 30.

On Nov. 9, consultant Chris Tracy described what is being called Rockwood Manor as "a more a horizontal development, housing in a special corner of the city."

One Rockwood Street resident described it differently when he called it "a huge change in our neighborhood."

After appearances before the Jamaica Hills Association over the summer, LYX reduced the unit number from 48 to 36 in response to neighborhood criticism; three units per acre.

Sandwiched between Rockwood and Avon streets, residents there said they were concerned about equity, traffic equity.

Zuker and partners want to use a private road they own that connects Rockwood with Avon as an entrance to their housing clusters with traffic coming off Avon Street; Zuker argues that the Rockwood - Goddard Street intersection is too unsafe.

Traffic dominated the question and answer part of the Article 80 meeting for over an hour.

Liza Walker, who lives on Rockwood, accused Zuker of

having "a bad attitude."

"He's brushing it off," she said. "Traffic is a major issue and cannot be dismissed."

"Let the developers spend a little money and solve our [traffic] problems," said another resident.

Zuker said that a separate community meeting devoted to traffic would be scheduled soon.

Zuker's project does not trigger the city's affordability requirement because it is being built as-of-right without any zoning variances.

Affordability was lightly touched on at the Article 80 meeting. Zuker admitted he hadn't thought it out, but his first idea was to partner with a community development corporation and build housing off site.

Affordability was the main issue for the housing committee. Zuker said that although the city's Inclusionary Development Policy (IDP) did not apply he was "a firm believer" and "wanted to be good JP neighbor."

"We're open," he said; "we want to do something but I don't know what it is, something that makes a difference."

Housing committee member Carolyn Royce asked about linkage fees and Zuker said he was not aware of that.

"Something roughly in the \$400,000 per unit range would be a buyout," she said.

Zuker said he hadn't thought of it but "would like to be part of that discussion."

Royce was concerned when Zuker said that it would be a gated entrance.

"We haven't worked out the detail as yet," he said. "It will probably be a gated entrance from that private road off Rockwood, a glorified driveway."

Royce said there was already one gated community in Jamaica Plain.

"We already have the Cabot Estate. We don't want another one," she said.

The Cabot Estate, completed in 1980, is a 30-building, 158-condominium development at 241 Perkins St. opposite Jamaica Pond.

Kathy Brown didn't want another one either. "For me, you're creating an exclusive development," she said. "I'm concerned about creating an exclusionary community."

Committee chair Marvin Mathelier said a vote could not be taken because the affordability issue was unresolved and he suggested that Zuker return in December, and he agreed.

"I'm not in a position to come back in a month," Zuker said. "It might take a while longer after discussions about

affordability with CDCs."

Like Matt Zuker, Jigar Patel who owns 3409 Washington St. made concessions to satisfy the neighbors before coming to the housing committee; first by changing from a boutique hotel to an apartment building and, secondly, reducing the height from five to four stories and eliminating balconies.

Patel explained to the housing committee that he is part of a family-owned company based in Dedham with "numerous properties" in Boston and two in Jamaica Plain.

"We fund internally through the family," he said, and added that he will own and manage the building.

Development partner Dave Traggorth said that as a result of the last meeting, 3409 Washington St. had an increase in affordable units from five to six in a mix of 50 percent -70 percent area median income (AMI).

"We have right now 22 percent affordable which is in line with 3389 Washington St. [next door] which has four units at 19 percent and 76 Stonley which has five affordable units or 22 percent of the total."

"This doesn't require a subsidy from anyone," Traggorth said. "We're replacing a tow lot with no affordable housing to a building with six affordable units."

Traggorth said the rents for a one-bedroom apartment at 50 percent AMI would be \$875 and at 70 percent \$1250.

But some callers, including one named George who often weighs in on these issues, and committee members were unsatisfied; they wanted deeper affordability at 30 percent AMI and an affordability contribution of \$100,000.

Alan Benenfeld, who lives behind the tow lot at 36 Union Ave. was unsatisfied too; he wanted more design changes. "Change the rear design," he said. "Come back to the neighborhood for more discussion."

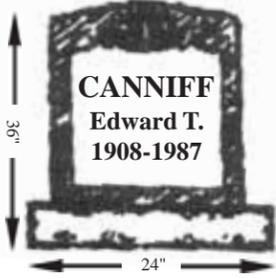
A housing committee comment letter was approved praising the design changes and the reuse of a tow lot to housing, but critical of the affordability numbers, asking for lower AMI and a contribution.

Traggorth was satisfied because he could now move forward with the project. Committee member Aiden Foley was not satisfied.

"I rarely bring up design issues," he said, "but could the team have come up with a better design- unit size, setbacks, outdoor spaces -without the compromises with the neighbors?"

"No outdoor spaces, smaller units all because of compromises with the neighbors. The end result is not a good design. It is not the best building."

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SARNIE

William Anthony of West Roxbury, formerly of Roslindale, passed away peacefully surrounded by his loving family on November 13, 2021. Beloved husband of 61 years to Barbara (Gurry) Sarnie. Loving father of William Sarnie and his wife Carolyn of Nantucket, John Sarnie of Marlboro and Susan Sarnie of West Roxbury. Devoted grandfather of Lillie, William, Hannah, Jordan, Michael and Jason. Dear brother of Annette Borsare of Walpole and the late Patricia Kelleher. Also survived by many nieces and nephews. Billy was a longtime employee of Boston Municipal Court. Funeral from the William J. Gormley Funeral Home, 2055 Centre Street, WEST ROXBURY. Interment Mount Benedict Cemetery. In lieu of flowers, donations in his memory may be made to Good Shepherd Community Hospice, 160 Wells Avenue, Newton, MA 02459. For directions and guestbook, please visit: gormleyfuneral.com William J. Gormley Funeral Service 617-323-8600.

SERVODIO



Anna Marie (Nichols) (O'Donnell), passed peacefully to her eternal rest at age 95 on 13 November 2021 in Jamaica Plain, MA. She was the only child born to William Joseph Nichols and Anna Ida King in Roxbury, MA on 6 September 1926, and her mother died when

DEATHS

she was four years old. A longtime resident of Hyde Park, MA, she graduated from Hyde Park High School in June 1944. In 1950, she married Philip O'Donnell and raised five sons on 105 Clare Avenue, Hyde Park, MA. In July 1980, she married Joe Servodio, and lived in Brockton, MA until his passing in 1991. She is preceded in death by her two husbands, Cosimo Guisepppe (Joe) Servodio (1991) and Philip Paul O'Donnell (2008), and her beloved son, Stephen (1995). Anna (Nancy) was an active leader in the American Legion, Sacred Heart CYO Band and Color Guard, and the Princemen Drum and Bugle Corps (Melrose). She enjoyed being around young people, and the house at Clare Avenue was often filled with teenagers listening to popular music and having fun. While raising five boys, she was employed as an administrative assistant for an insurance company, the State Health Department, and a law firm in downtown Boston. Her typing speed and accuracy became legendary, and she was asked to assemble the revised liturgical documents following Vatican II by Sacred Heart Church Roslindale, MA. Her favorite times were when the Brockton house was full of grandchildren for cookouts and swim parties. Anna is survived by four sons and daughters-in-law: Francis and Karen (Quincy, MA), Philip and Denise (Wilmington, DE), Frederic and Margaret (Hyde Park, MA), Lawrence and Deborah (Onset, MA). Her twelve grandchildren include: Ann Orsini (West Des Moines, IA), Megan Fahey (Wilmington, DE), Christian (Redwood City, CA), Katherine

Claire (Onset, MA), Cecilia Wilken (Papillion, NE), Kerry (Quincy, MA), LeeAnn Finnigan (Gardena, CA), Jacob (Quincy, MA), Meghan (Salem, MA), Philip R. (West Des Moines, IA), Dianna Chamberlain (Hyde Park, MA), Jennifer (Los Angeles, CA). Anna's ten great grandchildren are: Julianna, Robert Orsini, Brody Michalski, Riley, Jacob Jr., William Wilken, Charlotte Orsini, Killian, Magdalena Chamberlain, and Sirena. Viewing will be at Most Precious Blood Church, 25 Maple St. Hyde Park, MA on Tuesday, November 30th from 10:00 AM to 11:15 AM. A Mass of Christian Burial will be celebrated at 11:30 AM following the viewing. Burial Service will be at Bourne National Cemetery at 2:30 PM. Anna's family would like to express our gratitude to the staff of the Armenian Nursing and Rehabilitation Center for their compassionate care and kindness. In lieu of flowers, donations may be made in Anna's name to Armenian Women's Welfare Association, Inc. at <https://awwa.us/donate>. For guestbook www.gormleyfuneral.com WILLIAM J. GORMLEY FUNERAL SERVICE 617-323-8600.

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. —V.C.

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For Lead Service Pipe Removal, call BWSC about it's Lead Service Replacement Incentive Program

Boston Water and Sewer Commission
www.bwsc.org

Legals

Classifieds

WFNA

continued from page 7

Commonwealth of Massachusetts
The Trial Court Probate and Family Court

INFORMAL PROBATE PUBLICATION NOTICE **DOCKET No. SU21P1438EA**

Estate of: Bernard Edward Gillespie
Also Known As: Bernard E. Gillespie **Suffolk Division**

Date of Death: 04/17/2021

To all persons interested in the above-captioned estate, by Petition of Petitioner: **Deborah Bryson of Needham, MA**
A Will has been admitted to informal probate
Deborah Bryson of Needham, 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: 11/24/2021

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Notice of Self Storage Sale

Please take notice Prime Storage - Hyde Park located at 1641 Hyde Park Ave., Hyde Park, MA 02136 intends to hold an auction to sell the goods stored by the following tenants at the storage facility. The sale will occur as an online auction via www.storage-treasures.com on 12/8/2021 at 12:00 PM. Unless stated otherwise the description of the contents are household goods and furnishings. Emmanuella Casseus unit #1110; Dinelle English unit #14682. All property is being stored at the above self-storage facility. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

Hyde Park Bulletin: 11/18/21, 11/25/21

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

SUFFOLK Division **Docket No. SU15P2330GD**

CITATION GIVING NOTICE OF PETITION FOR RESIGNATION OF A GUARDIAN OF AN INCAPACITATED PERSON

In the Interests of: Sandra R. Stella **RESPONDENT**
Of: Brighton, MA Incapacitated Person/Protected Person

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

To The named Respondent and all other interested persons, a petition has been filed by **Leah A. Stella of Sharon, MA**

In the above captioned matter requesting that the court; Accept the Resignation of the Guardian of the Respondent. The petition asks the Court to make a determination that the Guardian and/or Conservator should be allowed to resign; or should be removed for good cause; or the Guardianship and/or Conservatorship is no longer necessary and therefore should be terminated. The original petition is on file with the 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 **12/23/2021**. 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. Brian J. Dunn, First Justice of said Court
Date: November 16, 2021
Felix D. Arroyo, Register of Probate

Boston Bulletin: 11/25/21

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court Department

SUFFOLK Division **Docket No. SU21C0421CA**
CITATION ON PETITION TO CHANGE NAME **Suffolk Probate and Family Court**
24 New Chardon Street
Boston, MA 02114
617-788-8300

In the Matter of: Marie Huff
A Petition to Change Name of Adult has been filed by **Marie Huff of West Roxbury, MA** requesting that the court enter a Decree changing their name to: **Marie-Andree Joseph**

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 12/27/2021. 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: November 15, 2021
Felix D. Arroyo, Register of Probate *West Roxbury/Roslindale Bulletin: 11/25/21*

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

SUFFOLK Division **Docket No. SU21C0508CA**
CITATION ON PETITION TO CHANGE NAME **Suffolk Probate and Family Court**
24 New Chardon Street
Boston, MA 02114
617-788-8300

In the Matter of: Edwin Rodolphe Hilaire
A Petition to Change Name of Adult has been filed by **Edwin Rodolphe Hilaire of West Roxbury, MA** requesting that the court enter a Decree changing their name to: **Edwin Yeshurun**

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 11/30/2021. 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: November 15, 2021
Felix D. Arroyo, Register of Probate *West Roxbury/Roslindale Bulletin: 11/25/21*

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

SUFFOLK Division **Docket No. SU21P2152PM**

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: Donna Brown **RESPONDENT**
Of: West Roxbury, MA **(Person to be Protected/Minor)**

To the named Respondent and all other interested persons, a petition has been filed by Parkway Health & Rehabilitation Center of West Roxbury, MA

In the above captioned matter alleging that **Donna Brown** is in need of a Conservator or other protective order and requesting that:
Jonathan Davey, Esquire, of Quincy, MA
(or some other suitable person) be appointed as Conservator to serve **with Corporate Surety** on the bond.

The petition asks the Court to determine that the Respondent is disabled, that the 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 **12/16/2021**. 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. Brian J. Dunn, First Justice of this Court
November 15, 2021
Felix D. Arroyo, Register of Probate

West Roxbury/Roslindale Bulletin: 11/24/21

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

SUFFOLK Division **Docket No. SU21C0506CA**
CITATION ON PETITION TO CHANGE NAME **Suffolk Probate and Family Court**
24 New Chardon Street
Boston, MA 02114
617-788-8300

In the Matter of: Beverly Yvonne Hilaire
A Petition to Change Name of Adult has been filed by **Beverly Yvonne Hilaire of West Roxbury, MA** requesting that the court enter a Decree changing their name to: **Beverly Yeshurun**

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 11/30/2021. 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: November 15, 2021
Felix D. Arroyo, Register of Probate *West Roxbury/Roslindale Bulletin: 11/25/21*

worse and how they could be better partners and better corporate citizens really.”

Consalvo’s representative Emily Carrara said she’d have to check with Consalvo, as she wasn’t working with him at the time, but she said he sponsored an ordinance when he was the District 5 City Councilor about shopping carriages.

“I’ll have to check with him on the specifics, but I know the premise of it was to hold the companies like Stop & Shop accountable for their carriages and it forced many of them to have the locks that don’t let you take the carriages out,” she said.

MacDonald said he’s seen mixed results with that method. He said he’s seen carriages from Shaw’s on Hyde Park Avenue at the Hyde Park MBTA Station with locked wheels.

“I don’t know if people are dragging them, but that hasn’t been effective. It’s been blatantly disregarded by Stop & Shop,” he said. “And they are in violation of the city ordinance, as they have to have those carriages (outside their premises) removed within 24 hours and they are just not. The burden shouldn’t fall on citizens.”

MacDonald granted that Stop & Shop has a carriage retrieval hotline, but he said it doesn’t do much.

“I call it three times a week,” he said. “I know they send a truck around but I still see carriages all over this neighborhood. It doesn’t seem fair.”

MacDonald also asked the public officials in attendance to see why Walgreens in Hyde Park is now locking up its toothpaste. “Their toothpaste is now under lock and key,” he said. “The Walgreens in West Roxbury for your information, there’s nothing under lock and key.”

MacDonald said he felt there’s got to be a better solution than locking up the toothpaste.

“To get access to that entire aisle of toothpaste you have to call someone to come unlock it for a tube of toothpaste, and you don’t see that in West Roxbury, it’s distressing to me,” he said. “Regardless of what’s happening, there has to be a better solution than slapping a padlock on everything.”

Rush and Carrara said they would look into the issue and try to get an answer from Walgreens.

“I’m full in agreement with you John, it’s pretty outrageous,” Rush said.

MacDonald said the differing treatment between the neighborhoods is apparent.

“It’s noticed,” he said. “Whether it’s cleaning up the VFW Parkway in West Roxbury compared to cleaning up Truman Parkway in Hyde Park, to the toothpaste aisles of different Walgreens. It’s noticed.”



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