



Boston Bulletin

citywide news • street by street

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MARCH 14, 2024

FREE

S+S Teach-In held in HP BPDA to vote this Thursday

Matt MacDonald
Staff Reporter

On Wednesday, March 6, a teach-in was held concerning Squares + Streets, the Boston Planning & Development Agency's (BPDA) fast-tracked planning and zoning initiative.

Co-sponsored by the Roslindale Coalition, the Hyde Park Neighborhood Association, and the Community Input Board of Hyde Park, "Squares & Streets Teach In: Organize Our Voices" was a response to the BPDA's rollout of the initiative, particularly its six proposed zoning districts and the lack of detail regarding their potential impact.

The S+S zoning draft text amendment was released to the public in early December. In it, five zoning districts were proposed that would allow for the option of housing density up to seven stories in selected neighborhood centers. One month later, another less defined "placeholder" zone was added that would allow for still greater height and density.

From December through February, the BPDA held three virtual update meetings. Two other community coordinated in-person meetings were held in Hyde Park in January that BPDA Chief James Arthur Jemison participated in, with Mayor Michelle Wu joining at the second. All of them left residents with many unanswered questions.

The six-to-nine-month S+S



Lokita Jackson reads a virtual comment during the S+S Teach-In as Marlon Solomon looks on.

planning periods officially began in late February for Roslindale Square and Hyde Park's Cleary Square, the first two locations selected. Group Q&A sessions regarding the zoning changes were not part of either kick-off event.

Once in the City's base code, the six new districts could supersede portions – or all – of existing zoning districts in S+S overhauled neighborhood downtowns, transit corridors and/or main streets, thus reducing or eliminating the need for developers to seek variances.

On March 14, the proposed amendment will go to the BPDA Board, which will vote on whether or not to petition the Zoning Commission to adopt it and the six new districts.

PHOTO BY MATT MACDONALD

The teach-in ran an hour-and-a-half, and drew about 50 attendees to Hyde Park's Municipal Building/BCYF, with another 25 participating virtually. Greater Mattapan Neighborhood Council Chair Fatima Ali-Salaam was the main speaker, and she shared her experiences regarding PLAN: Mattapan, the BPDA/community vision for the neighborhood. Planning for this began in 2018 and the BPDA approved it last May; prototypes of the yet to be codified S+S zoning districts were applied to it.

Ali-Salaam's slated 30-minute presentation quickly turned into an informal discussion, during which attendees spent nearly an

Teach-In

Continued on page 4



The Benjamin Healthcare Center on Fisher Hill Avenue is slated to close this summer.

PHOTO BY RICHARD HEATH

Benjamin Healthcare to close

Richard Heath
Staff Reporter

The Benjamin Healthcare Center on Fisher Avenue – just on the Mission Hill/Jamaica Plain line – has provided nursing, rehabilitation and elder care since 1927, and now it plans to close on July 1. The planned closure will leave 76 residents looking for a new place to live. President and CEO Tony Francis told residents and staff in a letter dated Feb. 14.

"I am very sorry to inform you that we have made the very difficult decision to close the Edgar P. Benjamin Healthcare Center and we have filed notice with the state to do so effective July 1."

Francis cited "insurmountable financial challenges" as the reason.

District 6 City Councilor Ben Weber – in office now for about 60 days – told his constituents in an email message

Benjamin Healthcare
Continued on page 7

LANA talks Centre/ Walter and S+S

Jeff Sullivan
Staff Reporter

The Longfellow Area Neighborhood Association (LANA) in Roslindale met virtually on Monday and heard concerns from locals regarding the daycare adjacent to Sophia Snow and the state's proposed reconfiguration of the Centre Street/Walter Street intersection on the Roslindale, Jamaica Plain and West Roxbury line.

The group also discussed issues members have with the city's Squares + Streets (S+S) initiative, and voted to send a letter to the Boston Planning and Development Agency (BPDA) to ask for two more weeks (starting this past

Monday) to review the proposal.

First off, several residents said they have issues with the Centre/Walter Street reconfiguration. As it currently stands, the Massachusetts Department of Conservation and Recreation (DCR) is looking to signalize the intersection to increase safety for pedestrians and cyclists and to better control traffic, which everyone at the meeting said they were happy with. However, a big issue was the fact that the stop line on the southbound side will be just south of the entrance to the Trinity Lutheran Church. The church, according to Roslindale Food Collective activist and food pantry manager Leah

LANA

Continued on page 9



The proposed preferred design, which has been relatively unchanged since 2020, presents some issues for those who use the Trinity Lutheran Church in the right-hand corner.

COURTESY PHOTO

Irish Social Club of Boston

Social every Sunday Evening 6–9 pm

MARCH

- MARCH 16: St Theresa’s School Benefit (7–11 pm)
- MARCH 17: Fenian Sons
- MARCH 24: Erin’s Melody
- MARCH 30: Co. Roscommon Assoc of Boston Dance (7–11 pm)
- MARCH 31: Easter Sunday – No Dance

APRIL

- APRIL 5: Shaun Folan Memorial Dance
- APRIL 7: Silver Spears
- APRIL 14: Mossie Coughlan
- APRIL 21: Tommy Byrne
- APRIL 28: Erin’s Melody



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Faneuil Gardens focusing on retention

Jeff Sullivan
Staff Reporter

The Boston Planning and Development Agency (BPDA) held a meeting with residents, The Community Builders (TCB) and the Boston Housing Authority (BHA) recently to present the current plan for the rebuilt Faneuil Gardens complex in Brighton.

The facility now has gotten too old, according to representatives, and will not last long for its current residents. Also, it is technically out of code relative to egress and Americans with Disabilities Act (ADA) requirements, making it unsafe and inaccessible. The complex currently has 258 units. The BRA is looking to increase this to 400 to 500 units with the same number of parking spaces as it has now (154 spaces).

TCB Senior Project Manager David Valecillos and BHA Director of Real Estate Joseph Bamberg said the most important process when it comes to the current residents living at the site is providing a one-way move from their current housing into the new facility, though Bamberg said that might not be feasible for all residents.

“And to current residents at Faneuil Gardens, you have a commitment from BHA and TCB that you all have a right to stay in the Gardens community,” Bamberg said. “There

will be some temporary relocation because we’re talking about demolishing buildings and building new ones. We’re going to try to minimize that as much as possible. We’re going to try to have as many one-way moves as possible, so families will move out of their current apartments directly into their brand new apartment.”

Bamberg added that any moving costs, associated costs and even some utility costs (heating, cooling, internet etc.) will also be covered if residents need to temporarily move. Residents were also concerned about the affordability of the units onsite. Bamberg said that the BHA will have a 99-year ground lease with TCB that will further ensure BHA’s affordability requirements for the complex.

“As we have now entered into a development partnership with TCB, we are very clear that the BHA will continue to be in control over what happens in this community and there are several legal mechanisms we will use to ensure the property remains affordable to existing Faneuil residents and future families who will come off our waiting list,” he said. “I do want everybody to be assured that current residents and future applicants from our waiting list are absolutely guaranteed a place in this community, forever really.”

The complex’s design will be focused on providing open areas for children to play while allowing both residents of the complex and Brighton neighbors to cross the complex back and forth between North Beacon Street and McKinney Playground. Valecillos said this was to ensure as much public amenity space as possible was available to residents in the complex and around the area, which includes access to the park, the Charles River and the nearby bus stops.

Residents asked about parking. Resident Sal Pinchera said
Faneuil Gardens
Continued on page 5



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When multiplication tables are taught to 3rd graders—and, regrettably, students are dead in the water mathematically for years to come if they don't master them in this grade—division facts for those same three numbers are usually taught at the same time. Thus when a student learns 7 X 9 = 63, they learn that 63 divided by 7 equals 9 and 63 divided by 9 equals 7.

My momentary hesitancy through life is, when I'm solving a division word problem with pencil and paper, which number is the dividend ("in the house") and which is the divisor. [For solving money problems, my guiding prin-

A need for division

ciple is, "Always keep money in the house."]

All this having been said, Bostonians should employ some division to participate in the eyebrow-raising facts recently presented. [I owe these insights to a proud Boston Tech graduate, Joe F. of Bangor Road.]

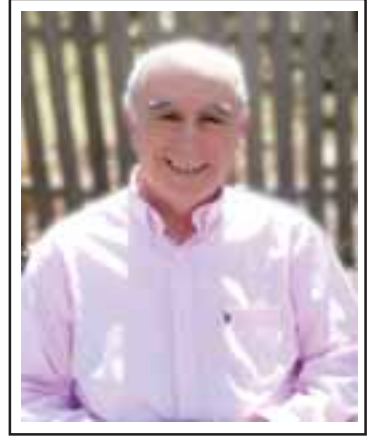
May Wu recently announced that \$1,000,000 would be appropriated to change 80 gas stoves to electric induction stoves to improve public health and help the city achieve climate goals. Bolstered by a federal grant, this is all well and good. But as Bangor

Road's Joe pointed out to me, do the division and this comes out to \$12,000 per stove. Plug in the costs of disconnecting the gas line, installing an electrical upgrade, and disposing the old stoves and you can see that these are still very EXPENSIVE stoves! Inquisitive minds beg for answers. Based on more reasonable per-stove costs, this wonderful idea could have included many more deserving residents to benefit from the installations.

The other problem begging for division is the new Boston School Department budget of \$1.53 bil-

lion for 57,000 students. This comes to more than \$26,000 per students, enough to pay for their attendance at elite private schools. Then there are federal and state funds to be added in, probably escalating the per-student cost to above \$30,000 per pupil. Granted that many BPS students fall within Special Education and/or English as a Second Language, but our per-pupil costs rank in the highest across our country, nothing to be proud of.

So, Joe F. learned a lot at the old Boston Tech, including French from the legendary Mr. McCarthy, but he never forgot that we must do division to keep those guarding our public coffers honest and in check. But what good is that necessarily doing in an age of spending without thinking things through? Either we need another Sam



My Kind of Town/
Joe Galeota

Tyler and multiples of his kind in the Boston Municipal Research Bureau or a crew of ombudspersons to work for the citizenry.

Virtual Public Meeting

1690-1700 Hyde Park Avenue

MARCH
19
6:00 PM - 8:00 PM

Zoom Link: bit.ly/3ImRlxO

Toll Free: (833) 568 - 8864

Meeting ID: 161 038 9444



Project Description:

The BPDA is hosting a joint Impact Advisory Group (IAG) and Public Meeting for the proposed 1690-1700 Hyde Park Avenue project in Hyde Park. The meeting will include a presentation followed by questions and comments from the IAG and the public. The purpose of the meeting is to review the Project Notification Form.

How to Participate:

Please register for the meeting using the following Zoom link: bit.ly/3ImRlxO Webinar ID: 161 038 9444 Toll-Free Call-in Number: 833.568.8864

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email: ebony.darosa@boston.gov

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Teresa Polhemus, Executive Director/Secretary

Teach-in continued from page 1

hour voicing their questions and concerns. In response, she provided insights to the group in her non-BPDA affiliated capacity.

"It is a push and pull, and it is a natural process – or should be – in that it allows for change," she said of her perspective on engaging with the BPDA. "Even if you do not understand the concepts that someone is giving you, ask them to break it down for you."

The BPDA has provided only a basic overview of the lengthy and technical amendment. At the meeting, that lack of detail manifested itself in the questions and comments put to Ali-Salaam, who – while helpful – was unable to respond to them with authority.

No BPDA representatives or elected officials were present. The HPNA did invite District 5 City Councilor Enrique Pepén and Senator (Second Suffolk) Liz Miranda, and attendees were encouraged to email Pepén, Jemison, and Wu with their concerns.

Laurie Radwin of the Roslindale Coalition followed with prepared remarks regarding a handful of S+S concerns pertaining to Roslindale Square.

She spoke of potential S+S development resulting in the displacement of personal services businesses, most of which rent and many of which - she put forward - shape the social fabric. "It's the heart of many communities," she said of their intrinsic importance.

Radwin also spoke of

affordability. Citing recent sales of new Belgrade Avenue condos for \$800,000 to \$1 million, she put forward that – given the City's IDP requirements – the prices of new market rate ownership and rental units in the S+S zones would rise up toward that level without a high enough percentage of affordable housing to offset it.

Peg Preble – a Jamaica Plain electrician and resident attending the teach-in – offered her own personalized comments on the amendment's potential impact. Encouraging everyone to look at it and the list of new business uses not allowed within its six zones, she explained that her local electrical supply house had already been replaced by a development, as had a nearby plumbing supply house, and that new business uses such as those – as well as auto repair shops and gas stations – would be forbidden in the new S+S zones.

"So look at the listing of businesses," she said again. "We need those businesses for these homes. All of these homes have light switches. For me, as an electrician, to now go to that house and work and put in that light switch, it's added 45 minutes to my time, which adds to my price, which makes the price higher, which makes the price of housing higher. So we need to make sure that the support businesses for these homes can still be around."

On March 18, the BPDA will host a Cleary Square zoning workshop from 6 p.m.-7:30 p.m. at the Hyde Park YMCA (1137 River St.). On March 27, it will host a Roslindale Square zoning workshop from 6 p.m.-7:30 p.m. at the Menino BCYF (125 Brookway Rd.). Pre-registration is requested: visit the S+S website at <http://tinyurl.com/29cxfnys>.

To watch a video of the S+S Teach In, go to <https://www.youtube.com/watch?v=VhLv5Eqr6gw>

The BPDA Board meeting is scheduled for 3:30 p.m. on Thursday, March 14. There will be no public hearing. It will be on Boston City TV and streaming at <https://www.youtube.com/@BostonCityTV>

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Faneuil Gardens *continued from page 3*

he felt the lack of parking planned for the 400 to 500 units at 154 parking spaces was problematic. "Is there any way you could put parking underneath?" he asked. "I don't know if you ever have, but if you drive down North Beacon early in the morning or at night, or Faneuil Street all the way down left and right, it's literally packed with cars. The parking lots are packed with cars."

Pinchera said public transportation was not where it needs to be to allow residents

enough options for new jobs and advancement. "It's great to say we should all take the bus, but not many people today work for the same company for 30 or 40 years until they retire, and being here and not wanting to lose your residence here and your job changes or the opportunity is not there anymore, that car is kind of your lifeline," he said. "I know the city is anti-car right now, but I really think it limits people."

Vaecillos pointed out that

garage spots are usually about \$110,000 per space to construct underground, and the more spaces they include basically means the fewer units they would be able to offer residents.

"The financial feasibility of doing that is very rough for us," he said.

BPDA Project Manager Camille Platt added that traffic would be heavily impacted.

For more information on the Faneuil Gardens Project and to see the plan itself, go to <https://tinyurl.com/35vyrev6>

Climate Change and kids

Jeff Sullivan
Staff Reporter

The West Roxbury Mothers Out Front Chapter (MOF) is hosting a neighborhood roundtable designed to help parents talk with their children about climate change at the West Roxbury Branch of the Boston Public Library (BPL) on March 16 from 2:45 p.m. to 4:30 p.m.

MOF volunteer Chris Stokes said the event is designed to help parents figure out how they can talk to their children about the issue. "Kids are very aware that something is going on; there are a lot of projects at school, they hear it on the news and they hear adults talking about it," she said. "We want to bring them into the conversation so they are not scared and are part of the solution."

Stokes said they want to strike a balance in

how they talk to kids about climate change and how it will impact the future. "Parents aren't always sure how to discuss it," she said. "I think for all of us, the best thing for us to do when we're faced with this kind of dilemma is to figure out how to take action. What can we do to help. We'll talk about age appropriate and family appropriate actions you can take."

Parents will be asked to share their methods of talking about the issues with their kids as well as their own concerns about climate change. "We really believe that the wisdom will come from the group," she said.

Stokes said they want to get a gauge for how many folks will come in, and said you can register at <https://bit.ly/49DwSpu>.

"Registration is encouraged but walk-ins are welcome," she said.



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ENTERTAINMENT

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Benjamin Healthcare *continued from page 1*

that “this is unacceptable.” Weber and two other freshman councilors, Henry Santana (Mission Hill native at large) and Sharon Durkan (District 8 representing in part the other side of Mission Hill) filed a resolution at the City Council on Feb. 29 urging The Benjamin “to improve communication with residents and their families regarding closure and support the efforts to be consulted and involved in alternative plans prior to the July 1 planned closure.”

“Approximately 76 residents, primarily residents of color... have felt left out of the process... about where they will be placed once the facility closes.”

In her council testimony, Durkan said she first heard about problems at the healthcare center in December when union workers from SEIU Local 1199 complained to her that they were not getting paid, and that some paychecks bounced.

“This was my first warning sign,” she said.

In his testimony, Santana said he had recently visited the Benjamin and talked with residents and staff. “It’s a critical health care resource for District 6 residents,” he said.

Five other councilors signed on to the resolution which passed unanimously.

According to Fox Channel 25 in its broadcast, “Family members told Boston 25 on Wednesday [Feb. 28] they are

facing wait lists of six months to a year to find their loved ones a bed.”

Weber collaborated with Senator Liz Miranda and Rep Samantha Montano – both of whom represent Mission Hill – to write a joint letter on Feb. 28 to the Massachusetts Department of Public Health (DPH) Commissioner Robert Goldstein. The letter read in part, “We are requesting that DPH, the executive office of elder affairs and the state long-term care ombudsman appoint a receiver to prevent the displacement of residents and ensure that a proper transition plan is adapted.”

“We have reason to believe that the Benjamin [is] not acting in good faith.”

The letter states that Tony Francis, who became CEO in 2014, increased his salary “over 300 percent in the middle of the pandemic” to \$628,592. “No governing board has held him accountable.”

“This is abhorrent,” the joint letter read. “The closure is unacceptable to our constituents. We believe in the interim [of a smooth transition] this facility remain open well beyond the closure date if July 1, 2024.”

The Benjamin, until about 1995, was known as Resthaven and was donated by the successful civil rights attorney Edgar P. Benjamin in 1927 “to provide a home for and to assist people without

regard to color.”

It became a non-profit corporation in 1941. After extensive remodeling of the health center in 1995, it was named for Edgar P. Benjamin. Benjamin was born in 1869 (or 1871) in South Carolina to a Jewish father and Black mother, the youngest of four children.

Speaking with The Bulletin on March 4, Councilor Weber explained that a lot had happened since his resolution. “Emily Shea, of the Age Strong Commission, has been in regular communication with Sheila Dillon, chief of housing,” he said. “Emily Shea is spearheading the mayor’s office” about the Benjamin.

“She’s keeping an eye on it, making sure the rights of the residents are honored; the attorney general too. Mary Freely, Chief of the Division of Elderly Services, they’re prepared to help the residents. The next step is the March 12 hearing to review the proposal, to make sure the residents’ rights are followed,” Weber said.

Weber called back on March 6 to say that a planned walk-through of the health center with SEIU local 1199 staff on Thursday was denied by Francis. “I was supposed to go,” he told The Bulletin. “Then I heard from a Boston 25 producer that Francis said it would disrupt the frail senior residents.”



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Happy St. Patrick's Day

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Around the Neighborhood

KIDS AND CLIMATE CHANGE

Talking with Kids about Climate Change on Saturday, March 16, 2:45 - 4:30 PM in the Community Room at the West Roxbury Library 1961 Centre Street.

Mothers Out Front, a nonprofit committed to addressing climate change, invites neighbors and friends for an interactive discussion about what it's like to be a parent, caregiver or grandparent in a time of climate change. Resource table and light refreshments at 2:45; program will begin promptly at 3.

Small groups will share questions, concerns and experiences, learn from each other, and think about how to support and have hopeful conversations with our children. Sign up at <https://bit.ly/49DwSpu>. Elementary age children can enjoy a story hour and craft program in the Children's Room. For information about Mothers Out Front, go to www.mothersoutfront.org.

KEEPHYDE PARK BEAUTIFUL EVENTS

Saturday, March 16 at 10am - Clean out HPMS Planters and do a general cleanup of Cleary Square. Meet in front of the Muni at 10am

Thursday, March 21 at 6:30pm - Vegetable Gardening 101 with Annabel "Nubs" Rabiya, Engagement Manager, Boston Community Gardens (at the Library) Sunday, March 24 at 10am - 4th Annual Fowl Meadow Cleanup (rain date - April 7). Please register in advance at this link.

Thursday, March 28 at 6pm - Introduction to Bees and Beekeeping (at the Library)

DIG DEEP TO FIND THE ROOTS!

Presentation by MAY JEW on Monday, March 18, at 6:00 p.m. at the West Roxbury Branch Library. Whether it's biographies, facts, or maps, have you ever wished you could surf the internet, discover just what you are seeking, and not pay for it? Go beyond Google! May knows how and will share with us the technique, the tools, and the sites she finds most yielding. You won't want to miss this! Look at Maps with Keith Davison, our cartographer.

Come one, Come all! Bring a friend or two. Free and open to the public. Questions? Comments? Sandi.Serkess, sandraserkess17@gmail.com Please like us on Facebook.com/West Roxbury Historical Society

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DEATHS

GAVRIELIDIS

Georgios, of Roslindale, more recently of Falmouth, originally of Katerini, Greece, passed away unexpectedly on March 6, 2024. Beloved husband of Stella (Bakola) Gavrielidis. Devoted father of Sofocles Gavrielidis and his wife Sophia of Braintree, and Dimitrios Gavrielidis and his wife Lindsay of Providence, RI. Loving Papou of George, Niko, George, and Charlie. Brother of Georgia Teloniatis of Roslindale, Nikolaos Gavrielidis of Norwood, and Eleftherios Gavrielidis of Abington. Also survived by several nieces and nephews. Georgios was a selfless man who cherished family and loved his grandchildren above all else. Funeral from the P.E. Murray - F.J. Higgins, George F. Doherty & Sons Funeral Home, 2000 Centre St. West Roxbury. Private burial Gardens Cemetery. Expressions of sympathy may be made in Georgios' memory to St. Nectarios Greek Orthodox Church. For online guestbook pemurrayfuneral.com. Arrangements by P.E. Murray - F.J. Higgins, George F. Doherty & Sons Funeral Home, West Roxbury.

HAJDARI

Hasan, of Norwood, formerly of Roslindale, and Levan, Albania, passed away on March 8, 2024. Beloved

husband of Xhezmië (Hamitaj) for 64 years. Devoted father of Roland Hajdari and his wife Donika, and Ardian Hajdari and his wife Alma. Loving "Gjyshi" of Dorian, Erik, and Miri. Great Gjyshi of Arlinda and Elda, and great-great Gjyshi of Arzen and Aria. Brother of Lume Meta and the late Sofia, Nazmi, Feruze, Fiqirete, and Fatmira. Funeral from the P.E. Murray - F.J. Higgins, George F. Doherty & Sons Funeral Home, 2000 Centre St. West Roxbury. For online guestbook pemurrayfuneral.com.

HARZBECKER

Joseph John Jr. of West Roxbury died Tuesday, March 5, at Mass General Hospital, surrounded by his loving family. Born on October 20, 1959, he was the beloved son of Anne (Lansing) Harzbecker and the late Joseph J. Harzbecker, Sr.; Joe also leaves his sister, Susan Christine; nephew, Daniel Edelston of Westwood; and many cousins and friends, among whom is Jim Farrell, his high school buddy. Joe began his life at St. Elizabeth's Hospital Brighton, grew up in Lexington and graduated from Lexington High, where he was president of the Chess Club. Joe was awarded a Bachelor of Arts Degree from Drew University in New Jersey, a Master's in Library Science from Simmons College in Boston and a Master's in History from the University of Mass., Boston; he also attained AHIP cer-

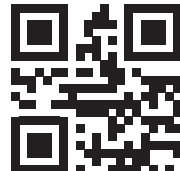
tification. Joe was the Head of Reference and Electronic Collections Management at the Boston University School of Medicine, Alumni Medical Library for 35 years. He was the author of many professional articles. Joe was a historian and an artist, whose art works more recently hang in local West Roxbury shops. His hobbies also included lap swimming, cycling, stamp collecting and running in local races. His love of travel and history took him to China, Malaysia, Romania, Germany, and most of Western Europe. Joe was a member of the Knights of Columbus Mount Pleasant Council 98, where he was a past Grand Knight. He was a past secretary in the Boylston Schul-Verein German Social Club in Walpole. Joe was a quiet and humble guy, a man of deep faith and a weekly communicant at Holy Name Church in West Roxbury. Friends and relatives are respectfully invited to join the family for Joe's Funeral on Friday, March 15, 2024, at 10:00am, at Holy Name Church, 1689 Centre Street, in West Roxbury. Burial will follow at the Newton Cemetery, 791 Walnut St., Newton Centre. In lieu of flowers, donations can be made in Joe's memory to USA, P.O. Box 5030, Hagerstown, MD 21741. Lawler & Crosby Funeral Home is in charge of arrangements. The family would especially like to thank the neuroscience doctors, nurses and staff at Mass General Hospital for their excellent care of Joe and kindness to the family.

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Recycle this newspaper.

 **Virtual Public Meeting**

231-245 Grove Street

MARCH 27 6:00 PM - 7:30 PM
Zoom Link: bit.ly/3V5uCDr
Toll Free: (833) 568 - 8864
Meeting ID: 161 675 2542



Project Proponent:
S & F Development LLC

Project Description:

The BPDA is hosting a virtual Public Meeting for the proposed 231-245 Grove Street project located in West Roxbury. The purpose of the meeting is to discuss the Small Project Review Application (SPRA) that was filed and its potential impacts. The meeting will include a presentation followed by questions and comments from the public.

The proposed project ("Proposed Project") contemplates the construction of a new five (5) story residential building including 6,140 square feet of ground floor retail space, and thirty (30) residential units. Parking is provided at-grade and will be accessed from Washington Street through an existing project the Proponent has come into ownership of (5205 Washington Street). Eleven (11) motor vehicle parking spaces will be provided, all internal to the building. Additionally, up to forty-six (46) bicycle parking spaces are provided for residents, and up to ten (10) visitor bicycle parking spaces on site.

mail to: **Scott Greenhalgh**
Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201
phone: 617.918.4271
email: scott.greenhalgh@boston.gov

Close of Public Comment Period:
4/5/2024
Website:
bit.ly/231-245-grove-street

LANA *continued from page 1*

Arteaga and Michelle McDougall – who helps run the Trinity Little Amigos Daycare at the site – sometimes has hundreds of cars coming and going during heavy traffic times.

“Now we have probably the biggest user of that intersection cut off from coming in or coming out,” said McDougall. “We’re never going to get out of there and it’s never going to be safe for us or the children.”

Arteaga added she has more than 100 cars coming in and out for the food pantry on weekends.

DCR Director of Transportation Engineering Jason Santos said the team has considered this a problem for a long time, but at the end of the day it was a compromise. “It’s always a trade-off,” he said. “I know the team was struggling quite a bit with the understanding that this is a daycare, it’s frequently used, this is a lot of cars, but safety was number one.”

Santos said he would go back to the traffic engineering company they hired to see if there are any other ways they can deal with this issue, but he didn’t sound hopeful. The other option is for the adjacent Sophia Snow house to grant an easement between the two

properties – since Sophia Snow will have a direct and dedicated left turn signal into the property – but the senior living complex declined to allow this, citing safety concerns for its senior residents.

DCR and the City of Boston has signed a memorandum of understanding to allow the state to work on the streets. DCR just has to get Conservation Commission approval to start the work.

Concerning S+S, LANA members said they have a lot of questions and they feel they haven’t been properly addressed. LANA Chair Kathy McCabe said they first met with the BPDA in the fall of last year, and got a real bird’s eye view of what the BPDA was looking for, and then not much else until LANA held an irregular meeting in February with the BPDA to go over the plan.

“There hasn’t been much neighborhood discussion, and this is a complex zoning article,” she said. “So I think that points to why we asked the BPDA to consider extending the comment period and time for consideration.”

Member Julia O’Brien said she recently attended the Roslindale S+S Open House and the BPDA just presented the same

information it had at the February LANA meeting. “And then they didn’t take any questions from the audience,” she said.

McCabe said she also wanted to have a mock-up of the zoning applied to different areas in Roslindale so they could get an idea of what the different six new zoning districts the BPDA is proposing would look like in the neighborhood.

LANA member Robert Lawlor said he had some concerns with this approach. The issues are that S+S is creating six zoning districts independent of any specific location, and that they can be dropped into different areas.

“The part I’m having trouble understanding at the moment is the focus on the districts,” he said, “because these districts aren’t being mapped anywhere when they’re dropped into the code. So I can understand this discussion having this level of concern over how the districts would actually land in Roslindale a few months from now when the planning process has been furthered, but to act like the zones are being adopted now, I think misplaces the effort. We have a six-to-nine-month planning process ahead of us.”

For more updates from LANA, go to Longfellowarea.com

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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.
—V.C.

Miracle Prayer

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

Novena to St. Clare

Ask St. Clare for three favors, 1 business, 2 impossible. Say nine Hail Marys for nine days, with lighted candle. Pray whether you believe or not. Publish on the ninth day. Powerful novena. Say “May the Sacred Heart of Jesus be praised, adored, glorified, now and forever, throughout the whole world. Amen.” *Your request will be granted, no matter how impossible it may seem.*
—D.R.

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In-Person Public Meeting

Roslindale Squares + Streets

MARCH

27

6:00 PM - 7:30 PM

Registration Link:
bit.ly/4c7eDuM



Project Description:
The BPDA is leading a zoning workshop as part of the 6-9 month planning process for the Roslindale Squares + Streets plan! Community members can learn more about how zoning works, the history of zoning in Boston, existing zoning conditions in the Roslindale Square area, and the proposed Squares + Streets zoning districts. An activity will discuss how zoning relates to community development processes and to other goals of Squares + Streets. There will be Spanish + Haitian Creole translation.

BPDA ap dirije yon atelye delimitasyon zòn nan kad planifikasyon 6 rive 9 mwa ak pwosis angajman pou plan Squares + Streets Roslindale lan! Nan aktivite sa a, manm kominote an ap kapab aprann plis sou fason delimitasyon zòn fonksyone, plis sou istwa delimitasyon nan Boston, plis tou sou kondisyon delimitasyon zòn ki egziste deja nan zòn Roslindale Square lan, epi plis tou sou distri delimitasyon yo pwopoze pou Squares + Streets yo. Ap gen sèvis tradiksyon Panyòl ak Kreyòl Ayisyen ki ap disponib.

mail to: **Eileen Michaud**
Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201
phone: 617.918.4343
email: eileen.michaud@boston.gov

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Legals

Commonwealth of Massachusetts
The Trial Court – Probate and Family Court Department
SUFFOLK Division **Docket No. SU23D0111DR**

DIVORCE SUMMONS BY PUBLICATION AND MAILING
Stevenson Xavier vs. Beatrice Xavier

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:
Stevenson Xavier, 8 Alice Road, Randolph, MA 02368
 your answer, if any, on or before 05/16/2024. 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.
 Date: February 27, 2024
 Stephanie L. Everett, Esq. Register of Probate

Hyde Park Bulletin: 03/14/2024

Commonwealth of Massachusetts
The Trial Court – Probate and Family Court

INFORMAL PROBATE PUBLICATION NOTICE **DOCKET No. SU24P0372EA**


Estate of: Peter Charles Rowe **Suffolk Division**
Date of Death: 10/08/2023 **24 New Chardon Street**
Boston, MA 02114
(617) 788-8300

To all persons interested in the above-captioned estate and, by Petition of **Petitioner Betty Rowe of Boston, MA** **Betty Rowe of Boston, MA** has been informally appointed as the Personal Representative of the estate to serve without surety on the bond.
 The estate is being administered under informal procedure by the Personal Representative under the Massachusetts Uniform Probate Code without supervision by the Court. Inventory and accounts are not required to be filed with the Court, but interested parties are entitled to notice regarding the administration from the Personal Representative and can petition the Court in any matter relating to the estate, including distribution of assets and expenses of administration. Interested parties are entitled to petition the Court to institute formal proceedings and to obtain orders terminating or restricting the powers of Personal Representatives appointed under informal procedure. A copy of the Petition and Will, if any, can be obtained from the Petitioner.

West Roxbury/Roslindale Bulletin: 3/14/2024

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CONTENT

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Commonwealth of Massachusetts
The Trial Court

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

Docket No. SU14P0631GD

In the Interests of: Gloria Brewster Of: Boston, MA

RESPONDENT
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 **William J Quaglia, Esq. of Brockton, MA** in the above captioned matter requesting that the court: **Accept the Resignation of the Guardian.**

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 that 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 AM on the return date of **3/26/2024**. 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.
 Date: February 26, 2024
 Stephanie Everett,
 Register of Probate

Boston Bulletin: 03/14/24

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court Department

Suffolk Division
Docket No. SU24P0458PM

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: Samuel Dhoray Of: Jamaica Plain, MA

RESPONDENT
(Person to be Protected/Minor)

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 **Armenian Nursing and Rehabilitation Center of Jamaica Plain, MA** in the above captioned matter alleging that **Samuel Dhoray** is in need of a Conservator or other protective order and requesting that:

Karen Lavoie of Sharon, MA (or some other suitable person) be appointed as Conservator to serve **With Personal 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 **03/28/2024**. 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
 Date: February 29, 2024
 Stephanie L. Everett, Esq.,
 Register of Probate

Boston Bulletin: 03/14/2024

Commonwealth of Massachusetts
The Trial Court

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

DOCKET NO. SU09P2173GD

In the interests of: Mong A. Pan Of: Allston, MA

RESPONDENT
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 **Chal H. Pan of Allston, MA Presentation Nursing & Rehabilitation of Brighton, 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 that 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 AM on the return date of **04/02/2024**. 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.
 Date: March 5, 2024
 Stephanie L. Everett, Esq.,
 Register of Probate

Boston Bulletin: 03/14/2024

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

NOTICE AND ORDER: PETITION FOR APPOINTMENT OF GUARDIAN OF A MINOR

Docket No. SU24P0339GD

In the interests of: Rudy Alejandro Arevalo Alvarenga Of: Allston, MA Minor

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

NOTICE TO ALL INTERESTED PARTIES

1. **Hearing Date/Time:** A hearing on a Petition for Appointment of Guardian of a Minor filed on **02/16/2024** by **Edgar Ayala Orellana of Allston, MA** will be held **03/29/2024 9:00 AM Guardianship of Minor Hearing** Located **24 New Chardon St., Boston, MA 02114, 3rd Floor Probation Dept.**

2. **Response to Petition:** You may respond by filing a written response to the Petition or by appearing in person at the hearing. If you choose to file a written response, you need to: File the original with the Court; and Mail a copy to all interested parties at least (5) business days before the hearing.

3. **Counsel for the Minor:** The minor (or an adult on behalf of the minor) has the right to request that counsel be appointed for the minor.

4. **Counsel for the Parents:** If you are a parent of the minor child who is the subject of this proceeding you have a right to be represented by an attorney. If you want an attorney and cannot afford to pay for one and if you give proof that you are indigent, an attorney will be assigned to you. Your request for an attorney should be made immediately by filling out the Application of Appointment of Counsel form. Submit the application form in person or by mail at the court location where your case is going to be heard.

5. **Presence of the Minor at Hearing:** A minor over the age of 14 has the right to be present at any hearing, unless the Court finds that it is not in the minor's best interests.

Date: February 27, 2024
 Stephanie L. Everett, Esq.,
 Register of Probate

Boston Bulletin: 3/14/2024

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court Department

Docket No. SU22P0946EA

CITATION ON PETITION FOR REMOVAL

Estate of: Austin Lee Jackson, Jr. Also known as: Austin Jackson, Jr. Date of Death: 10/25/2021

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

To all interested persons:

A Petition has been filed by: **Raymond Moss Jackson of Hyde Park, MA** requesting that **Deborah Ann Jackson of Atlanta, GA** be removed as Personal Representative(s) of said estate.

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 04/05/2024.

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: March 5, 2024
 Stephanie L. Everett, Esq.,
 Register of Probate

Hyde Park Bulletin: 03/14/2024

Community Service Directory

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