



# Boston Bulletin

citywide news • street by street

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FREE



The BMC coalition panel recently came to a Boston City Council hearing. Dr. Pace speaking at far left. Rob Koenig second from right.

COURTESY PHOTO

## Hearing on Shattuck a long one

**Richard Heath**  
Staff Reporter

Councilor Tania Fernandes Anderson had her rebuttal to Rep. Samantha Montano’s March 18 in-person public meeting on the Boston Medical Center (BMC) coalition plans for the Shattuck campus; on March 28 she filed a motion to hold a council hearing “to discuss the Shattuck proposal to promote racial equity.”

The five-hour April 4 hearing was organized into three panels, the BMC coalition, the CoRes group opposition, and four advocates in support, followed by 11 individual speakers, mostly opposed.

This was the first public hear-

ing at which all sides could see and hear each other at the same time.

The Bulletin has reported at length since July 2023 about the BMC coalition plans, as well as opposition to them. The plans are now going through what seems to be significant revisions, although the basic outlines remain: Supportive housing for those in substance abuse recovery and another cluster for families with an array of wrap-around treatment services by coalition providers and three acres of land returned to Franklin Park.

The hearing concluded with a panel of four residents of Mattapan, Roxbury and Jamaica Plain who spoke in support.

The Boston Medical Center coalition was represented by five staff members including Dr. Christine Pace, opioid specialist, Katrina Martin, VP of community engagement, and Rob Koenig, Director of strategic programs; Pace and Koenig previously met with the opposition CoRes group and its allies at an in-person public meeting on Oct. 24.

Fernandes Anderson opened the hearing by giving the reason for it. “I’ve received a lot of opposition from my constituents, complaints about the BMC process, complaints about the size,” she said, “Twelve emails in support and two hundred in opposi-

**Shattuck**

*Continued on page 5*



One Roslindale house recently had an unscheduled conversion of its backyard to a duck pond, due to recent heavy rains.

COURTESY PHOTO

## Spring opens the floodgates in Boston

**Ariane Komyati**  
Staff Reporter

After a mild but dreary winter, spring is finally here – with more rain. Boston received a total of nine inches of rain in March, and an overall total of 21 inches of rain in 2024 (according to The Boston Globe <https://tinyurl.com/bdd4x5hr>).

The heavy downpours have caused flooding issues all over Boston, including the Parkway area.

District 5 City Councilor Enrique Pepén noted that the recent rain has been causing flooding problems in multiple Roslindale Parks, such as Healy and Fallon Field. “The flooding has been causing issues, specifically on the baseball diamonds,” Pepén explained.

Residents who live near the Roslindale Wetlands have also been

**Parkway Flooding**

*Continued on page 2*

## MHC keeps pushing for wins

**Susan Kryczka**  
Staff Reporter

The Mount Hope Canterbury Neighborhood Association (MHC) monthly meeting on Thursday, April 11 was dominated by neighborhood updates, activities, and some positive developments.

Lisa Beatman, MHC co-chair, had just finished attending a remote meeting with the Mayor’s Office and other Boston neighborhood association leaders to discuss residential taxes. “We know that our property taxes have been going up...but downtown there are more vacant

buildings that are underutilized. So, there is less revenue, those values are dropping.”

No decisions have been made, with the hope that any revenue loss on the commercial side would not cause residential property taxes to rise.

Boston Police Department (BPD) District E-18 Community Service Officer Paul Broderick’s crime report showed positive data with no robbery, breaking and entry, or vandalism incidents to report for the last month. Crime was down 39 percent from Jan. 1 through April 11 over

last year. “The only crime that is up is domestic aggravated assaults,” said Broderick.

Beatman announced the annual MHC Love Your Block – Pride in Our Neighborhood Clean Up Day scheduled for Saturday, April 27 from 9 a.m. to 1 p.m. Volunteers should meet up at the intersection of Canterbury and Mount Hope streets for the clean-up, with the city providing rakes, gloves, bags, and T-shirts. “It is a fantastic opportunity to get out there. We clean up the

**MHC**

*Continued on page 3*



MHC Co-founders Lisa Beatman, left, and Rick Yoder, right, at the recent neighborhood meeting.

PHOTO BY SUSAN KRYCZKA

# Parkway Flooding *continued from page 1*

affected by the rain. Last month, a rain storm created a small “pond” in one Roslindale resident’s backyard. Amy Joyce, a third-generation Roslindale native, shared the photos of the “pond” in her parents’ yard on social media. The house is located by the Irving School, which is surrounded by wetlands.

“My parents’ land has flooded for many years, usually when it rains or snows a lot. Since there are streams running underground, there’s no place for the water to go and the earth gets saturated. I am not sure why when the houses were developed there was not more consideration given to the underground streams,” said Joyce. “The past year or two have been the worst it’s ever been. The other week has been the most water they’ve had in their yard.”

Joyce and her parents reached out to the Boston Water and Sewer Commission about the flooding issues. She said she was lucky that her parents’ basement did not flood after the storm in late March that created the “pond” in their yard. However, after the Apr. 4 nor’easter, water began seeping in.

Joyce said she is concerned about the construction that is planned for the Washington Irving School and the amount of trees they plan to cut down. “Even if they plan to plant new trees it will take years for those to get large enough to help with erosion. I think with any new development, the water issue in Roslindale needs to be taken into serious consideration. It obviously was not when my parents’ house was built and now they are dealing with a major headache,” she said.

On the bright side, Joyce and her parents said they enjoy watching the geese and ducks swimming in the backyard pond.

Many community members have noticed that the rain is causing flooding issues at Millennium Park in West Roxbury. Mary Ellen McMahon, a West Roxbury resident, nature enthusiast and bird watcher, spends a lot of time at Millennium. She noted that the wooded paths at Millennium are filled with puddles, and the Charles River is up to the top stair at the boat ramp. “There is also a lot of water in the marshes. The high school boardwalk to the marsh gets totally flooded, and is a mess from fallen trees,” she said.

“I have been walking my dogs up there for a long time. I haven’t seen it so consistently flooded as in the past few years. On the other hand, in 2022, there was a drought and we got to walk on the river bed. A lot of nice shorebirds came. I had never seen that either.”

McMahon observed how the climate seems to go from one extreme to the other.

All of the rain has some Bostonians wondering if this wet weather is the new norm. Last summer, more than 20 inches of rain fell in Boston over a span of three months, making summer 2023 the second rainiest Boston summer on record. Winter 2023 was also a wash-out, with above-average rainfall and a snowfall deficit for Boston. The scarcity of snowfall in Boston (and the rest of the Northeast) can be attributed to numerous factors, including a high-pressure ridge over the East Coast, El Nino, and climate change.

The increased rain and flooding problems may also be attributed to climate change. Stacia Sheputa, the Director of Communications for Mayor Wu’s Office of Environment, explained that while individual weather events cannot solely be attributed to climate change, there’s growing scientific consensus that climate change is causing more frequent and intense extreme weather. This includes heavy rainfall and flooding.

“Addressing the dangers posed by flooding is a top priority for the city. Beyond immediate property damage and disruption to daily life, these

floods pose significant risks to public safety, infrastructure integrity, and economic stability. By proactively addressing these challenges, Boston is committed to safeguarding the well-being of its residents and the resilience of its communities,” explained Sheputa.

With comprehensive planning and infrastructure development, the City of Boston aims to bolster its resilience against the impacts of climate change. These strategies include enhancing stormwater management systems, implementing green infrastructure projects such as depaving and adding more absorbent green spaces, and promoting sustainable urban planning practices.

On April 27, there will be a presentation about preparing for flooding in West Roxbury at the West Roxbury Library from 2-4 PM. Communities Responding to Extreme Weather (CREW), Charles River Watershed Association (CRWA), and Mothers Out Front will share resources and discuss how to mitigate property flooding in West Roxbury and the surrounding areas. CREW, CRWA, and Mothers Out Front began discussing with each other the increased flooding in the neighborhood last February. Dira Johanif of the CRWA explained that West Roxbury is classified as a flood zone, and is experiencing heightened flooding in yards, basements, and roadways due to the frequent and intense rainstorms.

“This collaboration came out of CRWA’s regional Charles River Flood Model project that has been ongoing since 2021. The Flood Model is a regional framework for modeling flooding impacts and solutions in the Charles River watershed, looking past municipal boundaries as water and climate change impacts do

not stop at city borders. Stormwater specifically moves downhill in a watershed, so this project takes a look at different types of solutions across the watershed based on the available space and the benefits it could provide to multiple communities,” Johanif explained. CRWA partnered with CREW on the flood model project to engage with communities and inform residents about their work with municipalities to combat flooding in the area.

“A few more inches of rainfall across the watershed has the potential to increase the Charles River’s volume by millions of gallons during a heavy storm. In our highly urbanized watershed that is home to over a million people, that means homes, businesses, critical infrastructure, and more are vulnerable to flood damage,” Johanif stated. “Our current infrastructure was not built to manage the storms we are getting today and in the future with climate change. It’s important for communities to understand that and build support for projects that will make watershed communities more climate resilient.”

The Charles River Flood Model can be viewed at [crwa.org/watershed-model](http://crwa.org/watershed-model). Based on the Charles River Flood Model, the parts of West Roxbury that are prone to flooding include areas around the Charles River and Millennium Park.

Mothers Out Front, along with Speak for the Trees, will hold their annual sapling and seedling giveaway outside the library during the flooding presentation on Saturday, Apr. 27. For more information about Mothers Out Front and the “Let’s Prepare for West Roxbury Flooding” presentation, contact [info.ma.boston@mothersoutfront.org](mailto:info.ma.boston@mothersoutfront.org).



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## In-person Public Meeting

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### Project Description:

The BPDA is leading a zoning workshop as part of the Squares + Streets planning and engagement process for Roslindale Square! At this workshop, community members will be introduced to zoning as a tool that guides development and will discuss both existing zoning in Roslindale Square and proposed Squares + Streets zoning through a community development mindset. The workshop will include an interactive, facilitated activity to think about how proposals for community development projects would have to interact with existing zoning regulations in Roslindale Square. Translation services for Spanish will be provided.

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](mailto:eileen.michaud@boston.gov)

**Location:**  
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**MHC** *continued from page 1*

garbage...any garbage attracts more garbage.” said Lisa Beatman. “It’s a great opportunity to meet neighbors.”

Development in the area, not surprisingly, continues to attract the most association attention. MHC has asked Eversource if it could install some visually appealing screening in front of the small substation located between the five-way intersection and Stop and Shop entrance.

“We were pushing for plantings for the other side of the fence,” said Rick Yoder, MHC co-chair. “They were very resistant which was very annoying.”

Eversource dismissed the idea of live plantings and suggested a plastic Christmas tree-like object or a canvas that could be printed with something on it. “They said they may be redoing the station, and the engineers don’t like to have plants.”

Discussions with Eversource are ongoing about the planned new substation. “For something like the planting...they did say it would be a lot bigger project, more expensive, it would have to be tied to the major plan as part of the benefits,” said Beatman. Any immediate fix, however, would not preclude a more permanent landscaped solution. “They are going to send us samples,” said Yoder.

In attendance was Kenneth Terry, an MHC member who is interested in purchasing a city-owned land parcel contiguous to land he already owns at 13 Mount Calvary Rd. and across the street from his current residence at 15 Mount Calvary Rd. The 5,270 square-foot property is landlocked and, besides Terry’s lot, abuts five other properties. The purchasing process is a long one.

“The idea was to build a 65-plus design. But because of zoning laws we couldn’t do that... the abutters have to have the opportunity to buy it,” Terry said. “There are six abutters. I’ve talked to four.”

“You’re going to live on this land?” asked one person. “My interest in that land is to buy it because it is going to be our forever home,” said Terry. “We’ve been here for 35 years.” Terry said he hopes the association will support him when he returns with more solid plans and abutter support. Beatman said she’d be happy if he’d build a single-family home. “Sounds like your plan would be just wonderful for you and for the neighborhood,” she said.

Updates on the proposed developments on two adjacent lots on American Legion Highway were more problematic. The lot at 579 American Legion Hwy. will house five new condominium units. The 581 American Legion Hwy. lot would have eight rental units located above a bank. Both lots are on a former auto repair site, abutting Canterbury Brook. The lot has debris, invasive growth, and waste. Its location near wetlands requires Conservation Commission approval.

“There should be no building within 25 feet of a riverbank,” said Beatman. “There are some restrictions about what they can do with the commercial part of it. But residential is within allowable use. They’ve got five units here and eight units here,” said Beatman, adding that means it may not require affordable housing units. “We did go to the conservation hearing meeting, and we did speak.”

She said the response was disappointing at first. “They insisted that they had nothing to do with the brook. It was completely untrue,” said Yoder.”

“Who approved building a carwash on an open brook?” asked Beatman, though she remains upbeat and committed. “It’s very fun to do these fights,” said Beatman. “We do get somewhere. We lose some. We have small victories.” She encouraged everyone to get involved.



Thousands of residents came out for the most recent Brighton Bazaar to see what the neighborhood has on offer.

PHOTO BY HANNAH HEILMAN

## Thousands flock to Brighton Bazaar

**Hannah Heilman**  
Staff Reporter

On Sunday, April 14, more than a thousand people filtered through the doors of Brighton’s Elks Lodge for an event that’s taken social media by storm: the Brighton Bazaar, a clash between an art fair and flea market.

In the fall of 2021, Andrew Gifford and his partner Emily – both vendors themselves – co-founded the bazaar, hoping to fulfill what they saw as a lack of retail options in the Brighton-Allston area.

“It’s funny because in the 2020 Census, we saw that the average age in Massachusetts is 38. The average age in Allston-Brighton is 28,”

Gifford said. “So, there’s a lot of young people who have moved to this area for cost reasons, but it’s weird that there’s not a lot of retail catering to them.”

Since 2021, the bazaar has gained a following. The organization’s Instagram, @thebrightonbazaar, has amassed nearly 27,000 followers. Gifford’s email list of vendors has over 1,800 small businesses included in it. Gifford said they put a lot of focus on advertising these monthly events because Brighton is out of the way for many Boston/Cambridge residents, and they want to bring people to the neighborhood.

Sunday’s bazaar showcased over 100 small businesses, selling a wide variety of products,

like vintage clothing, homemade jewelry, baked goods, pottery, plants, vinyl, crystals and more. Gifford said they try to include everyone, in all stages of their business.

Rachel Eaglin, owner of ‘Clover Patch,’ a sustainable jewelry brand, said the bazaar was one of the first markets she sold her products at over a year ago, and she’s been coming back as often as she can.

“I really like the vendors,” Eaglin said. “I got put next to people that I was next to last time and we were like, ‘Oh my God, hey.’ We’re just a little community hanging out. Obviously I love to get sales, this is a really good market for that,

**Brighton Bazaar**  
*Continued on page 6*



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# Honesty at a gas pump

It was on a brutally cold winter night about two weeks before Christmas this past December — yes, in spite of being one of the warmest on record Boston did have some extremely frigid nights — that an act of honesty happened that warmed and continually warms my cynical heart.

There is a nondescript gas station in the 1400 block of Centre Street in Roslindale, nestled within a residential neighborhood, named BM [actually the “B” is backward]. I had stopped there around 7 on a dark night for a fill-up; the gas station is serviced by an attendant—it is not a pump-your-own place.

While waiting patiently for the attendant who was servicing another customer, I heard a little commotion after the hose had been removed from that car. There was no anger but still it was somewhat of a gentle argument.

When the attendant finally came over to fill up my car, he matter-of-factly explained what caused the delay. It seemed that the driver had thought she had given the attendant two 20-dollar bills for \$40 worth of gas, but she had actually peeled off a \$100 bill and a \$20. When the attendant gave her \$80 in change from the 100, the woman asked what was happening. It had to be explained to her that she had given way too much money—she thought that she had given the exact amount.



My Kind  
of Town/  
Joe Galeota

In explaining all this to me, the attendant remarked that the other motorist probably cleaned houses, had received a Christmas bonus, and in the small wad of cash had mixed up her bills. He did not think that he had done anything commendable by telling her about her overpayment: it was just the right thing to do.

I asked him, from where did he get his sense of honesty? Parents? Sunday School? Grandparents? I forget his actual response as he shrugged and how he downplayed his remarkable sense of honesty, but I didn't forget his memorable act as our cold nights and days fade into the warmth of spring and the afterglow of Easter. It's nice to know one of the locals who fully understands and lives out the Seventh Commandment.

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# Letters to the Editor

## BUSSEY MORE DESERVING OF RESPECT

To the Editor:

Although this ship has probably sailed, for lack of a better term, I think another view of Benjamin Bussey, the merchant whose property comprises the Arnold Arboretum, is in order.

As his name is about to be removed from the street passing through the Arboretum, reflecting on what is known about the benefactor seems appropriate. Well known for his philanthropy, he likely raised some Boston eyebrows by financially supporting a school that trained African-American men to become schoolmasters, donating land to a Female Academy, and in-

vesting in a “Ladies Magazine.” He counted many abolitionists as friends including Josiah Quincy, William Sumner and Henry Dearborn.

Although no primary source documents could be found indicating Bussey's views on abolition, it is plausible that he was a like-minded individual. He was a member of the Unitarian Church, a congregation known for its abolitionist views, even in the late 18th century. He was a member of the Federalist Party whose well-known leaders, such as Alexander Hamilton and John Jay, were vocal in support of abolition.

It is a dreadful perversion that America's colonial economy was balanced on the backs of enslaved human be-

ings. But to judge how Benjamin Bussey earned his living in the economy that existed in his lifetime seems unfair. It wasn't until the 1820s that the American free-produce movement took hold, proposing that Americans refuse to trade or purchase slave-derived goods. Bussey retired from trading in 1806. Shouldn't what he did with his earnings count for something? It's sad that the person who donated this esteemed property to our city has been largely forgotten. But to declare Bussey unworthy to keep his name upon it is undeserved. If a street must be renamed, how about Washington?

Mary Hourihan  
West Roxbury

## TIGHTENING THE BIBLE BELT

Crossville, Tennessee

It is rural Tennessee. On the long drive out, I hear fire and brimstone sermons on radio, the likes of which you don't believe still exist. The area appears a microcosm of advancing intellectual homogenism. In the plant are characters from outlying hills cut from the basest generalizations one imagines of rural, uneducated poor, as well as fit, serious, and engaged IT personnel. I listen to one earnestly explain that he only sees his doctor on favored times and dates, his collusion of magic and primitive superstition his divining light. I listen to Tim, the IT guy, talk of personal faith in God, and he relates his personal revelation:

“I'll tell you why I'm not as religious as I used to be. I was living in Chattanooga. One night—Chattanooga doesn't get tornadoes. One night my wife, my two-year-old, my mother-in-law and me are in our house in Chattanooga. Big storm outside, and I don't know why, I'd never seen a tornado, Chattanooga had never had a tornado. I don't know why but I told them get in the bathroom. Get in the bathtub and cover up my two-year-old. My mother-in-law is like, what's wrong with Tim? I'd never seen a tornado, there was no warning, nothing on TV saying, ‘watch out,’ but I just made them do it. There was no reason in the world for me

to do what I did, but I made them get into the bathroom.

“Next thing I know, I'm lying on the ground, it took me eighty yards. Looking around, I mean everything's leveled. The house is gone. Gone, I have a tree on my leg—my right leg was crushed, and I figure I'm gonna die and everyone else is probably dead. They were banged-up, they tumbled about one hundred yards the other way, they got real banged up but no broken bones, but my mother-in-law got crushed bad. Didn't die, but got hurt bad. I was lying there and figured I better start yelling and some neighbors heard me. I would have bled to death if they hadn't heard me.

“So, we're in the hospital. I don't know what happens to your mind. When you're in a bad accident, you dump what isn't necessary. You become very clear, and what I registered was who came to see me. And you know what I saw? It was the lost, the losers, the sinners that came—lost for me is how I looked at those outside the church, how I had been taught to look at those outside the church—but it was people who in their hearts came to see me, and wanted to know how I was doing. People I hadn't seen for ages, but they had it in their hearts to come see me. And the church people came too, but you could see they were ready to leave before they even came in, they were obligated, ‘Hey, Tim's hurt and we



Don Reddick

gotta go see him', my parents would have been, ‘Have you been to see Tim?’ They were punching their tickets to God. They were obligated and that's when I saw that it wasn't the way I'd been taught.

“The Bible's this thick book, it don't matter so much about where we're from, but where we're going. One of them says, ‘Well looks like God was looking out for you.’ What does that mean? If I had died, was he not looking out for me? Was he not looking out for the others who died that night? What if it had been my time, what a great excuse for God, ‘Hey, it was a tornado...’

“I don't believe God is looking out for us. I believe he sets us on our way, and it's up to us to look out for ourselves.”

Don Reddick is a writer from Norwood.  
He can be reached at donreddick534@gmail.com

# Shattuck *continued from page 1*

tion. It's so lopsided.

"My community – by that I mean District 7 Roxbury – feels that other districts outside the district have an outsized influence," Fernandes Anderson said. "District 7 is Black and Brown. They are disenfranchised. It's unfair. I want to get people outside the district to respect Black and Brown people in District 7. I think we're going to have a good time," Fernandes Anderson said.

The BMC panel took the floor. Rob Koenig went to some length to explain that the coalition is "provisionally designated."

"It's not the final development plan," he said. "We know we have to make modifications. The timeline for the (new) plan is months ahead. This will be a modified proposal. It will not feel daunting. Our patients come from the community health center network. Dorchester, JP, Mattapan, South End," Koenig said

District 6 City Councilor Ben Weber asked about financing of the plans.

"We were the only respondents to the RFP (request for proposal)," Koenig said. "We'll need a substantial amount of support; a collaboration with government."

Kristina Martin added, "We definitely heard from the community. We want you to know the truth. You will be very pleased with the revision."

District 2 City Councilor Ed Flynn said that it's a state project on state property and it has "jurisdictional challenges since the property is within Franklin Park"

"Who are you working with within the City of Boston?" Flynn asked. "Who is the top city official?" Koenig responded by naming Michael Firestone, Senior

Advisor to the Mayor, Sheila Dillon, Chief of Housing, and Public Health Commissioner Dr. Bisola Ojikutu.

This seemed to surprise Dianne Wilkerson on the opposition panel. "First time we heard about city officials," she said. "Firestone knows all there is to know about Roxbury and Dorchester? Now we know we have to go to Sheila Dillon."

The opposition panel included Leah Robinson, who was introduced as an "experienced mental health, alcoholism and addiction expert."

"Black people are dying in astronomical numbers of substance abuse," she said.

She advocated for "smaller-based, culturally-specific and inclusive treatment."

"BMC," Robinson claimed, "has no culturally specific programs for substance abuse people. It has to be a smaller model."

Fernandes Anderson seemed to pick up on Robinson's concepts. "This district [Roxbury] has to catch up, BMC is coming in to save the day? In terms of District 7, it's the most disenfranchised district," she said.

Weber – pointing to Rory Coffey on the opponent's panel – said that some opponents of the Shattuck plans live in Jamaica Plain. "It's my job to represent them," he said. "If they have a problem they can't vote for another district. They're stuck with me, so keep them franchised."

The last panel was made up of five people from different neighborhoods around Franklin Park who spoke in favor of the BMC coalition plans.

Armani White said he lived

in Roxbury and is director of Reclaim Roxbury. "Get the facts straight," he said. "Folks in Roxbury support this."

"This is not just a Roxbury District 7 place. This park focuses on all neighborhoods. We do want this [BMC plan] in our neighborhood."

Brendan Little said he lives in Jamaica Plain and has two children in Boston public schools. "I've lived the experience of homelessness and substance abuse," he said. "These programs saved my life. I want this proposed development in my backyard. This project is the epitome of benefits for our community."

Reverend Darrell Hamilton joined another pastor, Diefort "Kiki" Fleurissant of Total Health Christian Ministries in Mattapan, on the support panel. Hamilton is pastor at First Baptist Church in Jamaica Plain. "I support this program," he said "There is an extreme need; more supportive housing, more supportive services. This proposal will serve our members in Roxbury, Mattapan and Jamaica Plain.

"The scale [of the BMC plan] is designed to meet the scale of the crisis. This is an experiment in our beloved community. We can save Franklin Park and save the lives of our neighbors.

"It's unfortunate that people are caught up in the 'us and them.'" Hamilton said. "The people we're talking about are our neighbors."

"The people we're talking about aren't here," said Weber. "The people who will be helped are not here. How to balance the negative impact with helping human beings? There has to be sacrifice here."

# West Roxbury Welcomes Tayag

Ariane Komyati  
Staff Reporter

The Mayor's Office of Neighborhood Services (ONS) recently introduced its new West Roxbury Liaison, Ben Tayag.

The born-and-bred West Roxbury native is well-acquainted with the neighborhood, as he spent his formative years playing baseball in Parkway Little League, attending Mother Clarac Daycare on Wren Street, and attended the Joyce Kilmer School. For a few years, Tayag worked part-time at the Parkway YMCA, forging connections with members of the community while working there. He is a graduate of Boston Latin School and attended college at Holy Cross. After college, Tayag delved into campaign work for local politicians and worked for State Senator Lydia Edwards, where he said he became passionate about community engagement.

Some of Tayag's favorite people in West Roxbury include his parents, his mailman who leaves treats for his dog, and the Parkway Little League coaches.

"I played a lot of baseball as a kid. I played in the Parkway Little League and baseball coaches were always a big part of my life. As a kid, I looked up to these coaches since they always knew what was going on, what to do, and what direction to give," he stated. Despite spending a lot of time in the outfield, he jokingly noted, the coaches still made a big impact on Tayag during his childhood.

During his first month as liaison, Tayag said he spent time acquainting himself with the neighborhoods in West Roxbury.

"I grew up in West Roxbury, but there's always more to learn and people to connect with. I can't understand the neighborhood unless I understand the perspectives of the people who live there," he said. "My goal is that when I talk to someone about an issue, I have already touched base with them before or have a sense of who they are, so it can make assisting them much easier."

He has also attended multiple coffee/office hours at different businesses in West Roxbury, including the Dunkin on Washington Street, Recreo, Fairouz, Tipico Salvadoreno, Roche Bros, and Sugar Bakery. Tayag is ensuring accessibility for all residents by hosting his coffee hours in various locations across West Roxbury.

He said he has also invested time in meeting with people in City Hall while learning more about its many services. Tayag explained that a significant aspect of his role involves addressing people's concerns by connecting with the appropriate department within City

WR Welcomes Tayag  
*Continued on page 7*

### St. Jude's Novena

May the Sacred Heart of Jesus be adored, glorified, loved and preserved throughout the world, now and forever. Sacred Heart of Jesus pray for us. St. Jude, worker of miracles, pray for us. St. Jude, helper of the hopeless, pray for us. Say this prayer 9 times a day. By the 9<sup>th</sup> day your prayer will be answered. It has never been known to fail. Publication must be promised. Thank you St. Jude. My Prayers were answered.

*In gratitude for helping me.*  
—P.S.D.

### 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.*

—V.C.

### DID YOU KNOW?

The Neponset River runs through Hyde Park for almost 3 miles!



Help us imagine a future where we can walk and bike along a clean, healthy Neponset River



### WORKSHOP 1: Past + present stories

Learn about the history of the river and share your story

- + **When:** Saturday, April 6 from 12-2pm; arrive at 11:30am for free lunch;
- + **Where:** Boston Preparatory Charter Public School (885 River Street)  
Join us afterwards for a walk along the river; meet us at 2:30pm at Doyle Park (940 River Street)

### WORKSHOP 2: Future of the neighborhood + river

Learn about ongoing river cleanup and help us imagine the future

- + **When:** Saturday, April 20 from 12-2pm; arrive at 11:30am for free lunch;
- + **Where:** Boston Preparatory Charter Public School (885 River Street)  
Join us afterwards for a walk along the river; meet us at 2:30pm at Doyle Park (940 River Street)

Workshops are open to all; childcare and lunch will be provided

- + **Email Suzanne** (shinton@swbcdc.org) or visit <http://bit.ly/43jj6q5> to register
- + **Led by:** Hyde Park Neponset River Access Committee



## Can I Claim Social Security and Still Work?

**Dear Rusty:** I will be turning 63 soon. Can I apply for Social Security and continue to work? Would I be limited to how many hours or how much I could make? I know my monthly SS amount would be cut by 30%, or somewhere around there, but how would working affect me? I was trying to read up on this, but the \$1 and \$2 thing confused me. I have an offer to take a work-at-home position and need to decide soon, but it is a cut in income. The cut would be okay if I could draw my Social Security too.

**Signed:** Wanting Work at Home

**Dear Wanting:** If you claim your Social Security to start in the month you turn 63, you'll be claiming 4 years before your full retirement age (FRA) of 67, which means your monthly benefit at 63 will be about 25% less than it would be if you claimed SS at age 67. And if you are working before your FRA, you'll be subject to Social Security's "earnings test."

The 2024 earnings limit for those collecting early Social Security benefits is \$22,320 (this limit changes annually). If your annual earnings exceed the limit, Social Security will assess a penalty of \$1 for every \$2 you are over the limit. They will recover that penalty amount by withholding future benefits until they recover what you owe. If your work earnings are under the annual limit, you will get all your monthly SS benefits. But if you exceed the limit, they will find that out after you submit your income tax return (the following year) and issue you an overpayment notice, telling you how much you owe for exceeding the limit last year. They will then withhold your benefits until they get back what you owe, or you can repay them in a lump sum. To avoid the overpayment notice, it is best to inform Social Security in advance that you will exceed the annual earnings limit, and they will simply withhold your monthly SS



**Russell Gloor**

AMAC Certified Social Security Advisor

benefits during the year for enough months to avoid overpaying you.

So, what you should do depends largely on how much your earnings from your new work-at-home position will be. If your earnings are below the annual limit, no penalty will be assessed. If you only exceed the annual limit by a little bit, then you can still work and earn and simply repay them what is owed for exceeding the limit (or have your SS benefit temporarily withheld). If you only exceed the earnings limit by a little, you'll still get benefits for most months of the year. But if you significantly exceed the annual earnings limit, you could even be ineligible to receive SS benefits until you either earn less or reach your full retirement age (the earnings limit goes away at your FRA).

So, what you should do depends on what "a cut in income" means in terms of your expected annual earnings amount. If your total annual earnings will be under the annual limit, your SS benefit won't be affected. If you only exceed the limit by a little bit, then you will get SS benefits for most months of the year. But if your annual earnings are significantly over each year's annual earnings limit, then you won't get SS benefits for most months of the year and may even be temporarily ineligible to receive benefits.

It now will have no effect on the survivor benefit she will get as your future widow.

*This article is intended for information purposes only and does not represent legal or financial guidance. It presents the opinions and interpretations of the AMAC Foundation's staff, trained and accredited by the National Social Security Association (NSSA). NSSA and the AMAC Foundation and its staff are not affiliated with or endorsed by the Social Security Administration or any other governmental entity. To submit a question, visit our website ([amacfoundation.org/programs/social-security-advisory](http://amacfoundation.org/programs/social-security-advisory)) or email us at [ssadvisor@amacfoundation.org](mailto:ssadvisor@amacfoundation.org).*

# ZBA approves housing in Allston, Brighton and HP

**Jeff Sullivan**  
Staff Reporter

The Boston Zoning Board of Appeals (ZBA) met last week and voted to approve several unit addition conversions in Allston, Brighton and Hyde Park.

First up in Brighton, the Board approved a change of occupancy from two units to six units at 87-89 Nottinghill Rd., which would combine the existing three lots into one.

The variances requested included excessive floor area ratio, building height in feet and stories both excessive, insufficient front, side and rear yard setbacks and off street parking insufficient (three proposed 10.5 required).

Attorney representing owner City Realty, George Morancy, said the project includes a large addition to create the extra four units through rear and vertical additions. "Despite the two-family zoning district, there are several large multi-family buildings existing in the immediate neighborhood, including at 63-67 and 75 Nottinghill Rd.," he said.

Morancy said most of the zoning violations cited above come from the existing building except for the height and rear yard setback violations.

Direct abutter Patrick O'Brien said the current structure "towers" over his property and he does not want to see that increase, as there is a 45-foot difference in grade. "The proposal of six units is absolutely ludicrous," he said. "Nottinghill Road is a vast majority two-family and single-family properties. There are a few multis on that end of the street, but by far the density of this project well exceeds the density of the neighborhood."

Several other residents spoke in opposition to the project based on similar reasons.

Allston Brighton Office of Neighborhood Services (ONS) representative Frank Mendoza said there was an abutters' meeting held last year and during that

meeting, residents and said there were concerns about parking and density at the time, and that there were two opposition letters sent to the board.

Brighton Allston Improvement Association (BAIA) representative Anabela Gomes said the group voted to oppose the project. "There was just confusion on some things and some concern with the density," she said.

The Board voted to approve the project, with the proviso that the Boston Parks Department signs off due to the adjacent Urban Wild behind the property.

In Allston, the Board approved a similar increase from a single-family to a three-family home at 62 North Beacon St. The proposal needed variances for multi-family being a forbidden use in the district, insufficient side yard and rear yard setbacks and insufficient parking spaces.

Architect representing the project, F. Jonah Marigat, said originally the owners came to propose a four-unit conversion with one unit on each floor of the three-story building and one in the basement. He said the Board denied that proposal back then based on the basement unit, and so the scope is now just for three units.

"One of the things we heard from past community meetings is the need to keep the building looking the way it is," Marigat said, citing the neighborhood's fondness for the uniqueness of the house's architecture. "We're trying to keep all the work inside the building."

Allston Civic Association President Anthony D'Isidoro said the association voted to support the project. The Board voted unanimously to approve.

Finally, in Hyde Park,

Pulgini & Norton Attorney Justin Byrnes presented the plan for 79 West Milton St. to turn the current single-family home into a three-family with an accessory dwelling unit (ADU) for a total of four units. The variances needed for the project to proceed include relief for excessive floor area ratio, parking and loading area not sufficient, usable open space insufficient and multi-family is a forbidden use.

Byrnes said the current building has 11 bedrooms and eight bathrooms. "Just to explain the abnormally large structure considering the neighborhood, it was originally constructed in 1875 as a rectory for the nearby church and has since been transitioned into a single-family home," he said.

To create the ADU, Byrnes said they would have to finish the basement. The plan is also to turn each floor into its own unit.

ONS representative Conor Newman said at the abutters' meeting in November of last year, neighbors expressed concerns that the proposal didn't fit in with the character of the neighborhood.

"Some members in the community expressed that they would be comfortable with a two-family moving forward, because there are other two-families in the neighborhood, but they felt jumping to a three-family with a potential ADU in the basement would be too excessive and set a precedent for changing the neighborhood as it was," he said. "We did receive one letter of opposition after that meeting."

Newman also said the applicant met with the Hyde Park Neighborhood Association

**ZBA**

*Continued on page 10*

## Brighton Bazaar

*Continued from page 3*

but I just like hanging and chatting because we're going to be here all day."

Kylie Kean, owner of 'Hey Sunshine,' just started doing markets and was new to the Brighton Bazaar.

"The goal [of my businesses] is to bring a little bit of sunshine into your daily life," Kean said. "I make hand-dyed, crochet earrings that look like the animals and different things, so just really embracing 'the cute,' and also trying to make them as sustainable as possible. I started using recycled yarn. I dye everything myself so it reduces the waste there, with scraps."

Many of the vendors work a full-time job in addition to running their business, including Thomas Csizmadia, the owner of 'Picker, Packer, and Grumb,' a vintage clothing business. Csizmadia said he can spend up to six hours a week working on his brand.

"This is something that I've been doing since high school," Csizmadia said. "I've been wearing vintage for a long time, since back in the '80s, and I've been collecting more and more over the years. What I do now is a lot of pop-up shows. I focus on '50s and '60s, men's clothing mostly."

Gifford said their team hopes to open a store in June called the 'Brighton Emporium,' located at 406 Western Ave., which will house 30 vendors at a time. After six months, the vendors will rotate. More information on upcoming bazaars and the opening of the store can be found on Instagram @thebrightonbazaar.

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# Pepén has established priorities early in tenure

**Jack Trapanick**  
Staff Reporter

District 5 City Councilor Enrique Pepén recently discussed his first two months in office and some of the biggest issues in the council chamber and local headlines this year.

Pepén's district covers Hyde Park, Mattapan, and Roslindale. A Boston native who grew up in public housing, he was elected to office last November over his more conservative opponent Jose Ruiz, who had the backing of former mayor Marty Walsh. Pepén ran with the endorsement of Mayor Michelle Wu, who he previously worked under as head of the Office of Neighborhood Services.

Now, two months on the job, Pepén has assumed leadership over the council's services and technology committee and vice chairs committees on civil rights and the city budget.

Pepén said he had an easy move after entering office — his last job was also in City Hall, and he had previously worked for local officials like former

councilor Tito Jackson and state representative Joe Kennedy III. Now, though, he's in their position.

"The biggest learning experience is the fact that I'm the person that's proposing policies and legislation. I was always on the other side," he said. "That's a lot of responsibility — in a good way."

Over the course of his first 100 days in office, Pepén said he toured District 5, visiting all its community centers, libraries, fire houses, and police stations before April 10th.

Aside from his 100th day in office, next month will also mark the start of budgeting season, when councilors will have the opportunities to put constituents' priorities front and center as the city determines funding for the upcoming year. Pepén said his goal for the process was "to be the voice of residents."

He cited safer transportation — especially speeding on side streets, making city hall "easier to navigate" for small business, and ensuring residents have a say over local development as some of his major priorities.



District 5 City Councilor Enrique Pepén

As the Wu administration has made headlines in efforts to increase the city's housing stock and overhaul the development process, Pepén said he supported her recently-launched Squares + Streets initiative, designed to support both goals.

The initiative — which will debut in Cleary and Roslindale Squares if ultimately approved, both in Pepén's district — will rezone specific neighborhood centers to allow for greater density and a more streamlined development process. It has met opposition from some residents

uneasy over its fast-paced, top-down rollout, and the city has attempted to address their concerns through public meetings. The city has responded that residents will have an extended period to voice their priorities and help shape the new zoning text.

"Boston needs to fix its zoning, that's my number one understanding," he said.

He added that he wanted residents to feel they were "getting something in return" with the new density, while preventing businesses' displacement and encouraging more family-oriented, affordable development.

"Less studios, more two-bedroom, three bedrooms," he said of new housing development. "I want to make sure that affordable actually means affordable: less 100 percent AMIs (area median income), and more 40 percent, 60 percent AMI," he said, referring to area median income, an eligibility benchmark for income-restricted affordable housing.

If more development comes to Cleary Square, as Squares and Streets intends, Pepén said he has several priorities he hopes to see as results, including a health center, workspace for art-

ists, and more third spaces like cafes.

As the MBTA tackles an ongoing crisis of service and infrastructure and the Wu administration expands bus and bike lanes around the city, Pepén said he was "an advocate for multimodal transportation."

Although he said they do not have a place everywhere in his district, Pepén voiced support for the bus and bike lanes, saying many of their shortcomings can be chalked up to poor enforcement, not inherent failings.

"A lot of the issues with the buses here in Roslindale, it isn't actually the bus lane, it's the enforcement," he said, adding that ignoring the lanes or using them as parking only hurt congestion.

"If there isn't any enforcement, it just doesn't work," he said.

Other transit priorities of his include increased bus service and consistent commuter rail fares, he said. The commuter rail, the primary connector between southern Boston and downtown, charges significantly higher fares for using the Franklin line from Readville or Hyde Park than the Fairmount line from Cleary Square.

## WR Welcomes Tayag *continued from page 5*



Ben Tayag

Hall.

"Sometimes, people aren't aware of the great work the city has been doing. Part of my role is showing that work and explaining it to folks so City Hall doesn't really seem so far away from them," he stated.

Over the past few weeks, constituents have contacted Tayag regarding a variety of issues, including trash pickup, sidewalk maintenance, traffic, and road safety. "I'm the point of contact for issues with physical infrastructure owned by the city of Boston. 311 is an incredible service. If your trash wasn't picked up, or if you see a pothole in the street, you can take a picture of it and send it to 311 or use the app. If a problem still hasn't been resolved through 311, I'm happy to follow up on a lot of those concerns," he said.

He said he has also engaged in discussions with seniors in West Roxbury to address topics of particular significance to them, including the need for expanded senior programming and the allocation of space for a dedicated senior center.

"I had the opportunity to

meet with some seniors who participate in programming with Ethos at the Elks Lodge. Folks are really enjoying the programming — yoga, bingo, community building, and even trips to the State House to advocate for senior issues," he explained.

As a nature enthusiast, Tayag is excited about the upcoming park renovations in West Roxbury, notably the Billings Field redesign.

"The city is excited to redesign the field and give it some love. The roller hockey rink is a huge part of the redesign, and people are really looking forward to that," said Tayag. The redesign includes a street hockey rink, splash pad, upgrades to the tennis and pickleball courts, multiple accessible ramps and paths, and minor upgrades to the playground.

Tayag also discussed Boston's "Swim Safe" program, which recently expanded with new funding for free swim lessons. Swim Safe aids Mayor Wu's commitment to ensure all Boston kids learn to swim. Swim Safe Boston offers free swim lessons for kids ages 6 months to 18 years at various pools across the city, free youth life jackets, and training for lifeguards to keep Boston's water safe throughout the year. The new round of grant funding, which was announced last month, supports swim programs for historically underserved communities. Tayag noted that the Draper Pool, located on Washington St. in West Roxbury, will be open in the Summer with free swim lessons.

Tayag's upcoming coffee/office hours are Mar. 29 from 10 a.m. to 11 a.m. at Recreo on Centre Street.

Tayag can be reached via email at [rex.tayag@boston.gov](mailto:rex.tayag@boston.gov) or by phone at 617-635-4818. Community members can also follow the West Roxbury Neighborhood Liaison on Instagram @onswestroxbury.

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## Virtual Public Meeting

### 3458 Washington St, Jamaica Plain

APRIL

30

6:00 PM - 7:30 PM

Zoom Link: [bit.ly/3458Wash](https://bit.ly/3458Wash)

Toll Free: (833) 568 - 8864

Meeting ID: 161 638 2273

Project Proponent: Burns Investment

Project Description:

The information at this meeting is crucial to you as a City of Boston resident, and stakeholder. Interpreting services are available to communicate the content of these documents at no additional cost to you. If you require translation services, please contact the following: [Tyler.C.Ross@boston.gov](mailto:Tyler.C.Ross@boston.gov). The meeting is scheduled for 5/30/2024. Please request interpreting services no later than 5 days before the meeting date. Meeting of the general public to review the proposed 3458 Washington St, Project in Jamaica Plain. Please note that this is a Public Meeting. The meeting will begin with a 45-minute presentation of the project by the development team, followed by 45-minutes of public Q&A.

mail to: **Tyler Ross**  
Boston Planning & Development Agency  
One City Hall Square, 9th Floor  
Boston, MA 02201

phone: 617.918.422

email: [tyler.c.ross@boston.gov](mailto:tyler.c.ross@boston.gov)

Close of Public Comment Period:  
**5/6/2024**

Website URL:  
**[bit.ly/3458Wash](https://bit.ly/3458Wash)**

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Teresa Polhemus, Executive Director/Secretary

**CITRONE**

Mary (Sisti) of Hyde Park and Norwood, April 9th, at the age of 94. Beloved wife of the late Frank Citrone. Mary is survived by her children, Angela Citrone Rutzick and her husband Philip of Hyannis, Frank Citrone and his wife Carol of Dedham and the late James Citrone. Mary was the loving sister of Anthony, Victor, John and Benjamin Sisti. Additionally, Mary leaves behind a legacy of love and laughter through her five cherished grandchildren: Danielle, April, Alex, Amanda, and Nick; as well as her six great-grandchildren: Mikey, Reese, Jaxon, Sophie, Benny and Sammie, who were the light of her life. A Celebration of Mary's Life was held at Most Precious Blood Church, Hyde Park, MA on Tuesday, April 16. In lieu of flowers, the family kindly requests donations be made to Frank Citrone Research Fund, c/o Frank Citrone, 30 Anthony Lane, Dedham, MA 02026.

**FRIEDLAND**



Karen J. of West Roxbury passed away peacefully on April 14, after a 2½ year battle with ovarian cancer. She was 60 years old. She will be sorely missed by friends; family; neighbors; her mother, Linda; sister, Susan; her dogs, Layla and Cookie; cat, Henry; and her beloved husband of 25 years, Rich. Karen loved nothing more than traveling the vast expanses of her own small neighborhood, chatting with neighbors, admiring their gardens, and watching the seasons change. She tended

**DEATHS**

lovingly to her plentiful houseplants and loved watching her outdoor garden thrive with the help of carefully directed hole-digging by her husband. The small "teacup palace" 1930 home she shared with Rich was carefully and beautifully curated with Karen's inspired vision; a comforting mixture of houseplants in every room, rescued antiques, and unique artwork from open studios and eBay, covering every wall. Karen will be missed by thousands of friends far and wide, "IRL" and online. She leaves behind two volumes of poetry, Places That Are Gone (Nixes Mate Books), Tales from the Teacup Palace (Cervena Barva Press), and a posthumous third collection, as well as millions of dollars in grants raised for small nonprofits (Karen's "day job" for over 20 years). Her myriad posts on Facebook expressed her generous spirit, with a focus on peace, nature, art, beauty, ethical values, humor and kindness. Karen was battling pain for 15 years, it seemed, through two knee surgeries, fibroid surgery, painful adhesions, and ultimately cancer, but her spirit barely dimmed, and in her typical fashion, she turned it into art. Even through her suffering, she remained strong and openhearted, sharing her experience so that others could learn from her example of grace in the face of existential challenge. Not surprisingly, Karen responded to her cancer diagnosis in 2021 with a deep dive into dozens of books about disease, treatments, natural cures, spirituality, coping, and acceptance. Karen was one of the most empathetic persons one could ever hope to meet. She felt deeply the pain of every felled tree, every abused animal, every sick acquaintance. She was clever, caring, witty and wise. She was an exceptional human being, and the world is a lesser place with her passing. "Her absence is like the sky, spread over everything." – C.S. Lewis  
Karen wanted to express her gratitude to her devoted care team at Beth Israel Deaconess Medical Center, her beloved nurses, oncologists, therapists and hospice teams, too numerous to be mentioned individually, but truly appreciated. Friends are welcome to attend a Celebration of Karen's Life on Sunday, April 21, at 2:30pm, at The Gardens at Gethsemane Cemetery in West Roxbury, MA. Casual attire is encouraged. We'll gather at the Visitor Center and proceed from there. As an expression of sympathy, memorial contributions may be made to Cats Rule Feline Rescue or Angelitos Sanctuario Animal Rescue. Guestbook and other information at [www.KfouryFuneral.com](http://www.KfouryFuneral.com)

**KEANEY**



Christopher Mark (Retired BPD) of West Roxbury and Marco Island, FL. passed away peacefully surrounded by his loving family on April 13, 2024. Chris was predeceased by his parents, Francis M. And Virginia M. (Fitzgerald) Keaney. He leaves behind the love of his life, his wife, Karen M. (Kelly) Keaney, his beautiful bonus daughters Kayla E. and Courtney K. Churchill who he cherished with all of his heart, all of West Roxbury. His brothers, Timothy F. Keaney and his wife Martina of Marco Island, Florida, John J. Keaney and his wife Margaret of Rocky River, Ohio, Patrick M. Keaney and his wife Nicole of Bellingham. His in-laws, William J. "Tiny" and Susan E. Kelly of Brookline. Sister in law Jane M. Kelly of West Roxbury. He was predeceased by his brother in law Kenneth W. Kelly (BPD). He leaves behind his children Lauren, Jacquelyn, William, and Mitchell. He is also survived by many nieces, nephews, cousins and friends. Special cousin, Mark F. Murphy Esq. of Wellesley. Chris will be remembered for his infectious laugh, and charismatic personality which warmed the cockles of every heart he met. Chris was a graduate of Northeastern University with a major in Criminal Justice. In his early career, Chris was a sergeant with the Boston Municipal Police, before joining the Boston Police Force. In honor of Chris, live life, smile, laugh and be kind. Visiting hours will be held at the P.E. Murray - F.J. Higgins, George F. Doherty & Sons Funeral Home 2000 Centre St. West Roxbury on Friday, April 19th from 3-7pm. The Funeral Mass will be celebrated on Saturday, April 20th at Holy Name Church 1689 Centre St. West Roxbury at 10am. Relatives and friends kindly invited, (please proceed directly to the church). Interment St. Joseph Cemetery. In lieu of flowers, donations may be made in Christopher's memory to the 100 Club of MA, 25 Braintree Hill Office Park, 200 Braintree, MA 02184. For online guestbook [pemmurrayfuneral.com](http://pemmurrayfuneral.com). Arrangements by P.E. Murray - F.J. Higgins, George F. Doherty & Sons Funeral Home.

**MURPHY**



Nona M. (Gaughran) of West Roxbury and Delray Beach, FL., passed away on April 10, 2024. Longtime loving partner of Richard Giandomenico. Former wife and lifelong friend of Joseph Murphy. Devoted mother of Lisa Brunet and her husband Mark of West Roxbury and Joe Murphy and his wife Sheila of West Roxbury. Loving "Nanie" of Denis, Christian, Sara, Sean, Caitlin, and Meghan. Loving great-grandmother of Theodore. Dear sister of Barry Gaughran and his wife Helen of Walpole. Aunt of Brett, Colin, Bob, and Jonathan. Funeral from the P.E. Murray - F.J. Higgins, George F. Doherty & Sons Funeral Home, 2000 Centre St., West Roxbury. Interment private. Expressions of sympathy may be made in Nona's memory to Shultz's Guest House (Dog Rescue) 13 Burgess Lane Dedham, MA 02026. For online guestbook [pemurrayfuneral.com](http://pemurrayfuneral.com).

**STEINHAUSER**



William J. of West Roxbury, formerly of Brookline, passed away on April 11, 2024. Beloved husband of Maureen A. (McCarthy) Steinhauser. Devoted father of William J. Steinhauser and his wife Karen of Franklin, Joseph Steinhauser and his wife Lorraine of Millis, and Karen Selevitch of Revere. Loving grandfather of Sara Selevitch of CA and Steven Selevitch of Revere. Also survived by many nieces and nephews. Funeral from the William J. Gormley Funeral Home, 2055 Centre St., WEST ROXBURY. Interment Gethsemane Cemetery, West Roxbury. In lieu of flowers, donations in memory of William may be made to the Wounded Warrior Project, P.O. Box 758516, Topeka, Kansas 66675-8516 or [woundedwarriorproject.org](http://woundedwarriorproject.org)

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A rendering of the proposed structure planned for 231-245 Grove St. in West Roxbury raised some questions regarding parking and stormwater at a recent BPDA meeting.

COURTESY PHOTO

# Grove Street redevelopment raises questions at BPDA

**Jeff Sullivan**  
Staff Reporter

The Boston Planning and Development Agency (BPDA) held a public meeting for the proposed project near the intersection of Grove Street and Washington Street in West Roxbury.

Development Attorney John Pulgini introduced the plan, and said the idea for 231-245 Grove St. is to expand on the adjacent project currently under construction at 5205 Washington St. that was approved back in 2017. Pulgini said his client Derek Fitzgerald bought the Grove St. property before construction started on Washington St. The 5205 project was designed by the same architect, Michael McKay of McKay Architects.

Pulgini said the proposal is for a five-story mixed-use development of 30 homeownership condo units, 11 parking spaces, 46 bike spaces and first-floor retail. He said the parking will be accessed through the Washington Street side of the 5205 Washington St. project.

“That 5205 building has 17 residential homeownership condominiums with 26 off-street parking spaces,” he said. “The reason I bring this up is because I know that parking is a big concern, not only for people from West Roxbury but on projects we do throughout the city. The proposed parking entrance on this plan will be through 5205’s parking spaces and there is a strong possibility that there will be additional parking opportunities as well.”

McKay reiterated the expansion idea, and said they want to connect the projects to make a more congruent architectural feel, as well as improving the overall look of the area. “We’ve always looked at this as being an un-

finished project; the corner is in poor condition, and this allows for more enhanced retail at the ground level,” he said.

McKay also said that most of the parcel will be taken up by either the building or the parking in the back and did say that they will contribute to public realm improvements in the form of replacing sidewalks adjacent to both projects.

“We’ll have street trees, a bike rack, we’ll be widening the sidewalk to make it more accessible, putting in bench areas and we’ll have landscaping around 5205,” he said. “It was a different time when 5205 was proposed and so we weren’t required to have these trees, but for this project we’ll be providing these street trees on Washington Street as well... There will be a sitting area for residents and a dog walking area too.”

Resident Kathleen Cordon said she was concerned about parking, especially in West Roxbury where T service isn’t as regular as other neighborhoods.

“I know we’re in a big push for not driving, but the West Roxbury area is very challenged with T service and I know there are a few buildings around where we’ve challenged the number of parking and we’re told ‘Oh no, there’s no parking needed,’ and then they sell with 1.5 park spaces and people end up all over the streets,” she said. “I still don’t understand the theory of not one spot for every car at least as a minimum in these buildings.”

Pulgini pointed out that he did the permitting for 5205, and said it was a different time in the city in terms of what city officials thought residents would need for parking. He said also that because of how expensive building hous-

Grove St.

Continued on page 10

# Library Events

## HP LIBRARY EVENTS

Three events at the Hyde Park Library on Saturday, April 27th! A display of the Hyde Park Historical Society’s holdings on Hyde Park’s Green Space including photos, newspaper articles and town reports. Keep Hyde Park Beautiful’s tree sapling give-away sponsored by Speak for the Trees. Friends of the Hyde Park Library Unsorted Book and Media Sale. 35 Harvard Avenue, Hyde Park, and is

scheduled for 10 a.m. to 2 p.m.

The Hyde Park Library is 125 years old this year and the Hyde Park Historical Society is sponsoring an Art Competition for a gift to the library. The artist with the winning submission will receive \$500. Sketch submissions are due May 18. Go to HP Library Call for Art Competition for instructions and the submission form. More information at the library or email 125th.Anniversary@hydeparkhistoricalsociety.org

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# Legals

Commonwealth of Massachusetts  
The Trial Court – Probate and Family Court Department  
SUFFOLK Division Docket No. SU20D0933DR

**DIVORCE SUMMONS BY PUBLICATION AND MAILING**  
Nicksonn Mene vs. Minadette Mene

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:  
**Nicksonn Mene, 26 Tremlett Street, Dorchester, MA 02124**  
your answer, if any, on or before **05/14/2024**. 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: March 21, 2024  
Stephanie L. Everett, Esq., Register of Probate

Hyde Park Bulletin: 04/18/2024

Commonwealth of Massachusetts  
The Trial Court – Probate and Family Court Department  
Docket No. SU24D0580DR

**DIVORCE SUMMONS BY PUBLICATION AND MAILING**  
Elbira De Jesus Acosta vs. Rafael Acosta Morales

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 of the Marriage**. 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:  
**Elbira De Jesus Acosta, 4560 Washington Street, Apt 214, Roslindale, MA 02131**  
your answer, if any, on or before **05/21/2024**. 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 his Court**  
Date: March 26, 2024  
Stephanie L. Everett, Esq., Register of Probate

West Roxbury/Roslindale Bulletin: 04/18/2024

**NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE** By virtue and in execution of the Power of Sale contained in a certain mortgage given by William L. Huppeler to Mortgage Electronic Registration Systems, Inc., as nominee for Longbridge Financial LLC, dated November 23, 2019 and recorded in the Suffolk County Registry of Deeds in Book 62592, Page 30, of which mortgage the undersigned is the present holder, by assignment from: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Longbridge Financial LLC, its successors and assigns to Longbridge Financial LLC, recorded on March 1, 2023, in Book No. 68739, at Page 203 for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 9:00 AM on May 17, 2024, on the mortgaged premises located at 15 Conry Crescent, Jamaica Plain (Boston), Suffolk County, Massachusetts, all and singular the premises described in said mortgage, TO WIT: The land, with the buildings thereon, situated in that part of Boston called West Roxbury, being Lot No. 4 on plan recorded with Suffolk Deeds Book 5077 page 26, bounded and described as follows: NORTHERLY by Conry Crescent fifty-nine (59) feet; EASTERLY by Lot No. 3 on said plan one hundred thirty and 41/100 (130.41) Feet; SOUTHERLY by land or formerly of Agnes E. Connolly twenty-five and 61/100 (25.61) feet; WESTERLY by Lot No. 6 on said plan fifty-four and 10/100 (54.10) feet; SOUTHERLY again by said Lot No. 6, thirty-four and 94/100 (34.94) feet; WESTERLY again by Lot No. 5 on said plan eighty-one and 82/100 (81.82) feet. Containing 6009 square feet of land. For mortgagor's(s') title see deed recorded with Suffolk County Registry of Deeds in Book 54376, Page 60. These premises will be sold and conveyed subject to and with the benefit of all rights, rights of way, restrictions, easements, covenants, liens or claims in the nature of liens, improvements, public assessments, any and all unpaid taxes, tax titles, tax liens, water and sewer liens and any other municipal assessments or liens or existing encumbrances of record which are in force and are applicable, having priority over said mortgage, whether or not reference to such restrictions, easements, improvements, liens or encumbrances is made in the deed. **TERMS OF SALE:** A deposit of Five Thousand (\$5,000.00) Dollars by certified or bank check will be required to be paid by the purchaser at the time and place of sale. The balance is to be paid by certified or bank check at Harmon Law Offices, P.C., 150 California St., Newton, Massachusetts 02458, or by mail to P.O. Box 610389, Newton Highlands, Massachusetts 02461-0389, within thirty (30) days from the date of sale. Deed will be provided to purchaser for recording upon receipt in full of the purchase price. The description of the premises contained in said mortgage shall control in the event of an error in this publication. Other terms, if any, to be announced at the sale. **LONGBRIDGE FINANCIAL LLC** Present holder of said mortgage By its Attorneys, **HARMON LAW OFFICES, P.C.** 150 California St. Newton, MA 02458 (617)558-0500 23803

Boston Bulletin: 04/18/24, 04/25/24, 05/02/24

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Commonwealth of Massachusetts  
The Trial Court  
Probate and Family Court

**CITATION ON PETITION FOR  
FORMAL ADJUDICATION**

DOCKET No. SU24P0775EA

Estate of: **John C. Williams**  
Date of Death: **01/08/1999**

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

To all interested persons:

A Petition for **Formal Adjudication of Intestacy and Appointment of Personal Representative** has been filed by:  
**Judith Blumert of Kennebunkport, ME**  
requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition.

The Petitioner requests that:  
**Judith Blumert of Kennebunkport, ME**  
be appointed as Personal Representative(s) of said estate to serve **Without Surety** on the bond in **unsupervised administration**.

**IMPORTANT NOTICE**

**You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of 05/22/2024. 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.**

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PROBATE CODE (MUPC)**

A Personal Representative appointed under the MUPC in an unsupervised administration is not required to file an inventory or annual accounts with the Court. Persons interested in the estate are entitled to notice regarding the administration directly from the Personal Representative and may petition the Court in any matter relating to the estate, including the distribution of assets and expenses of administration.

**WITNESS, Hon. Brian J. Dunn, First Justice of this Court.**  
Date: April 10, 2024  
Stephanie L. Everett, Esq., Register of Probate

West Roxbury/Roslindale Bulletin: 04/18/24

# Grove St. continued from page 9

ing and parking spaces is right now, there is a lot of emphasis on fewer spaces from the city. He said the opportunity at 5205 is that there are nine more spaces in the building than units, and so any extra could be used for 241, to bring the building's parking ratio to .8 spaces per unit instead of the proposed .5.

"The city likes to see things around .5, and we're close to the 1 per unit," he said.

Pulgini also pointed out that, at least in many of the developments he has overseen in the last few years, the more parking spaces you have, the more cars on the road there are likely to be. He used Hyde Park as an example.

"Parking and traffic go hand-in-hand," he said. "People are saying all these developments are causing traffic, but, ok, so stop for a second, what development? So I'm sure people at this meeting drive through Hyde Park all the time, that's Cleary Square, which looks the same as it did in the 50s. You see all that traffic in River or Hyde Park Avenue, that traffic is not generated by Hyde Park development. That traffic is generated by a lot of people who commute in town and I think it's similar here in West Roxbury."

He said many commuters go to Forest Hills to grab the Orange Line, and this was backed up recently during the planning process of the Roslindale Bus/Bike Lane on Washington Street, where it was found that most of the parking spots being used during the day were used by out-of-town commuters to get to the T Station.

"That's the large majority of what's clogging up the streets right now," he said.

Elaine Carmichael said they had concerns about stormwater, as the building is set at nearly the base of a large hill right behind it. Water is known to collect at the base of hills during large rain storms.

"Mr. Fitzgerald has to build systems that ensure that any water that gets on to our property has to be retained on our property," Pulgini. "This project could not get permitted or approved if that was not the case."

McKay also pointed out that the current lot is paved and this would not increase the impervious surface on the site.

The comment period for this project ends on April 5. For more information on this project, go to <https://tinyurl.com/vy3sku33>

# ZBA continued from page 6

(HPNA), which voted to oppose the proposal on the grounds that it was too dense. He also said there were five letters of support for the project, including one from State Rep. Rob Consalvo. Resident and HPNA representative Craig Martin said the abutters were okay with a two-family with an ADU.

"It should be noted that this property is sandwiched with industrial buildings in the back and a very busy West Milton Street in the front," he said. "It's screaming for open space. It doesn't have barely enough for a three-family."

Martin added that the owner on record has an address in Roslindale, which is confirmed on the City of Boston Assessing web site. "And an ADU must be owner-occupied," he said. "So I hope you can recognize that."

John Pulgini said the house is huge and will not have any exterior changes. "This is all family, contrary to what Mr. Martin said, who is not an abutter to this project, he lives almost three-quarters-of-a-mile away from it," he said. "It's all family. A Haitian family who live together and the project is being supported by the District Councilor, the State Representative in the area and several abutters."

The Board approved the proposal unanimously.

Commonwealth of Massachusetts  
The Trial Court – Probate and Family Court  
Docket No. SU24C0152CA

**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 : **Ming Qiang Evan Zheng**

A Petition to **Change Name of Adult** has been filed by **Ming Qiang Evan Zheng of Brighton MA** requesting that the court enter a Decree changing their name to: **Elise Evans**

**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 **05/03/2024**. 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: April 12, 2024

Stephanie L. Everett, Esq., Register of Probate

Boston Bulletin: 04/18/2024



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# INSIGHT

## WEST ROXBURY

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Kris MacDonald



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Mary Forde



Lisa Sullivan



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Michelle Quinn



Kim Sullivan



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