

Boston Bulletin

citywide news • street by street

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FREE



Residents and BPDA Director Arthur Jemison, center, met last week and discussed the organization's new Squares + Streets proposal.

PHOTO BY MATTHEW MACDONALD

Squares + Streets zoning process severely questioned

Matthew MacDonald
Jack Trapanick
Staff Reporters

In a Hyde Park meeting held on Jan. 8, a group from the Boston Planning & Development Agency (BPDA) – led by Chief of Planning James Arthur Jemison and Director of Planning Aimee Chambers – attempted to secure buy-in from local residents over the ongoing Squares + Streets (S+S) zoning reform process while running up against serious reservations regarding community engagement.

The mid-afternoon meeting had been envisioned by the BPDA as a small group (only eight people had been invited to attend) preview of what would be Mayor Wu's State of the City announcement that Hyde Park's Cleary Square, as well as Roslindale Square, would be the first locations selected for the new initiative.

Instead, the five-person group was met by a full room of more than 30 concerned and suspicious residents, many of whom had substantive questions about the review and approval process for the zoning amendment that Squares + Streets hinges on.

As the BPDA pursues a key part of the mayor's platform to reform the city's zoning code and respond to dire shortage of affordable – or any – housing, it faces entrenched distrust from communities. Anxiety is high among some in Hyde Park over whether the zoning changes will really be “consensus-based,” as the agency has promised.

Many large scale projects have been proposed for the Cleary Square area that do not conform to its zoning code – Article 69. Consequently, developers have routinely applied for – and received – variances from the ZBA, a pro-

cess the City has called a “key factor driving what makes it difficult to improve or build housing in Cleary Square,” according to the BPDA's Squares + Streets Cleary Square Plan Primer (<http://tinyurl.com/wt27x9bp>).

By aiming to eliminate future projects' need for variances through the Squares + Streets rezoning, the City hopes to accelerate the development process, which Jemison explicitly stated during an earlier meeting held in Roslindale that day. Many times, variances have led to neighborhood opposition and further delay to projects, as well as lawsuits against the decision to approve said variances.

The zoning reform is focused on neighborhood centers and would entail the creation of six new districts that – when one or more of them are selected for Cleary and Roslindale squares in six-to-nine-months – would overlay the existing zoning codes for those areas.

The BPDA began working on this in September, and released the draft of the zoning text amendment for public review and comment on Dec. 5. The 118-page technical document is a work in progress, and is tentatively scheduled to go before the BPDA Board for approval in February, and then on to the Zoning Board of Appeal (ZBA) in March.

The BPDA will then begin a community engagement process to determine exactly what new S+S zoning district(s) will be mapped and enacted for the two neighborhoods.

The very first question of the hour-and-a-half meeting concerned the order of the process, and the fact that the amendment will be brought to the ZBA for approval before – rather than after – any significant community engage-

ment takes place regarding what the six new zones will look like. Neither Jemison nor Chambers gave a clear answer as to why that is the case, instead reiterating that none of the approved zoning districts will go into effect until after the six-to-nine-month community process, at which time the districts' mapping will be approved.

“It's something we're putting into the code so that, as we go through the planning process, we can circle back to you so that we can have some conversation about what is most appropriate to be mapped at the end of the planning process,” Chambers said.

Jemison added that, with the new zones in the code, “we're creating a situation where people can choose from a wide range of choices and make a series of customizations from there,” and that it made sense to the BPDA to start that process with their approval.

“Think about it like a multiple-choice test,” he said.

Scott Batey, president of the Hyde Park Board of Trade, expressed concern with the compressed community review process for the zoning amendment; the comment period began on Dec. 5 and ends on Jan. 28, with the final community meeting scheduled for Feb. 6.

He also asked about what sort of formal community representation there would be during the planning and engagement process for the rezoning of the square.

Contrasting S+S to the Article 69 drafting process, Batey noted that, from 2009-2011, a board of 13 community members appointed by Mayor Menino had worked with the City to write the new zoning code, and that it “was probably one of the most conten-

S+S HP

Continued on page 3



A rendering of the proposal for housing-over-restaurant at 3510 Washington St. in Jamaica Plain.

COURTESY PHOTO

New year, new housing in Stonybrook

Richard Heath
Staff Reporter

The new year commenced for the bi-monthly Stonybrook Neighborhood Association (SNA) meeting on Jan. 8 with old and new housing developments on the agenda.

Apparently taking a cue from Omer Hecht's plan for two housing units over his one-story camera shop, Bill Gao proposed to do the same at JP Kitchen Chinese restaurant on the same block at 3510 Washington St.

The architect is Timothy Burke, who also designed Hecht's two-story addition. He said Hecht's plans “should start pretty soon.”

“It's gone through Boston Planning and Development (BPDA) design review.” Hecht received Zoning Board of Appeals (ZBA) approval on June 7, 2022, with the proviso of BPDA design review with more attention to the entrance.

Burke said Gao's addition is similar to Hecht's and is “typical for the neighborhood.”

“It's a great use of the property.”

Burke said there had been an abutters meeting in the fall. The two-story addition is essentially a square, flat-roof box with narrow projecting bays and picture windows. Both apartments are duplexes with one facing Washington Street and Unit B facing Meehan Street; both will have two bedrooms and two baths. There will be no roof deck but will have small

Stonybrook

Continued on page 7

Questions about Eversource substation

Susan Kryczka
Staff Reporter

About 20 residents attended the Mount Hope Canterbury Neighborhood Association (MHC) meeting on Thursday, Jan. 11 to hear more about Eversource's plan

to build a large Battery Energy Storage System (BESS) and a new substation in Hyde Park.

The project was initially introduced by Eversource at MHC's December meeting. Additional power sources are

MHC

Continued on page 5

Harvard looking to update Allston master plan

Jeff Sullivan
Staff Reporter

The Boston Planning and Development Agency (BPDA) held a joint meeting with representatives from Harvard University on Jan. 16 in a virtual setting to start the process of updating its Institutional Master Plan (IMP).

The IMP covers most of the university's property in Lower Allston, though this particular plan does not include all of Harvard's

development in the area, most notably the Enterprise Research Campus (ERC) just south of Western Avenue, which is not an "institutional" effort.

The updated plan encompasses six projects, three from the previous plan not yet completed and three new ones. The three previous projects include the Harvard Business School Faculty and Administrative Office Building, the 300,000-square-foot mixed-use Gateway Project, and the Harvard Stadium Renovation and Addition.

The new projects are more

focused on students and athletics, the largest of which being a new tennis and squash racquet center. The next largest is the Mignone Field Support Building, just to the east of the racquet center, and the last being Crimson Catering, at the current location of Swissbakers, located at 168 Western Ave., and Harvard representatives said the two uses would be co-located since they are somewhat complementary.

Harvard Director of Government and Community Relations Mark Handley said the expectation is for the planning process to

take place over the next year and end around December, 2024, with a BPDA Board vote taken on the results. He said much of the community discussion will focus around community benefits for the area.

Handley said they are expected to submit the IMP notification form to the BPDA this month to kick start the actual process. There will be a comment period on the initial filing, and then they will seek an IMP scoping determination. The plan is to file the actual IMP between March and August, with community meetings going on at that point, and then there will be another comment period on the actual IMP itself from September to November.

The biggest changes to the IMP from the previously approved version will be the exclusion of the Greenway, which starts at Rena Park and Raymond V.

Mellone Park (the parks behind the Honan-Allston Branch of the Boston Public Library) and goes northeasterly toward Western Avenue.

Handley said this exclusion is because the parks have been placed under the jurisdiction of the City of Boston, with a proviso that they stay parkland.

"This would not affect the Greenway's status as a publicly-accessible greenspace," said Harvard Director of Planning Services Alexandra Offiong.

The other two changes are to include the area around Swissbakers on Western Avenue, for Crimson Catering, and a site just southeast of the ERC set for electrical utility use.

Handley spoke about the community benefits process, and while he did not go into specifics — there

Harvard
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Commonwealth of Massachusetts
The Trial Court – Probate and Family Court Department
Docket No. SU23D1772DR

DIVORCE SUMMONS BY PUBLICATION AND MAILING
Oscar David Espinosa vs. Xiomara Albertina Espinosa

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:
Oscar David Espinosa, 205 Revere Beach Parkway, Apt. 302, Revere, MA 02151
your answer, if any, on or before **02/22/2024**. 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: January 2, 2024
Stephanie L. Everett, Register of Probate

Boston Bulletin: 01/18/2024

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

CITATION ON PETITION TO CHANGE NAME Docket No. SU24C0005CA

In the matter of: Catherine Araujo Suffolk Probate and Family Court
24 New Chardon Street
Boston, MA
(617) 788-8300

A Petition to **Change Name of Adult** has been filed by **Catherine Araujo of Roslindale, MA** requesting that the court enter a Decree changing their name to: **Katherine Pimentel**
Any person may appear for purposes objecting to the petition by filing an appearance at: **Suffolk Probate and Family Court** before 10:00 a.m on the return day of **02/01/2024**. 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: January 05, 2024
Stephanie L. Everett, Esq. Register of Probate
West Roxbury/Roslindale Bulletin: 01/18/2024



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Residents claim car business is using street

Jeff Sullivan
Staff Reporter

The East River Neighborhood Association (ERNA) met and discussed parking issues on both Birchcroft Road and Reddy Avenue.

On Birchcroft Road, residents said they are concerned that one of their neighbors is using the public parking – and their driveway parking – to house cars for a used car business. State Rep. Rob Consalvo said they need to talk to the Inspectional Services Department (ISD) to get the remedy for that.

“Your neighborhood is zoned residential and that would be a violation of the Boston Zoning Code to operate a business in a residential zone,” Consalvo said.

“Now I complained about this for 160-something days, I called the police, 311, the Boston Transportation Department (BTD) everyone,” said member Patricia Odom.

“If it’s someone running a business out of a residential zone, an ISD inspector will come out and write a ticket for that, and if they can prove there’s a business being run there, they can write a violation – I think it’s three violations and they might not respond to the first two – and after the third violation, they will take them to court and a judge will issue a remedy,” he said. “That’s one of two things, either they have to discontinue the use, or legalize the use, which means they would fill out an application with ISD and go to the Zoning Board of Appeals and everyone would oppose it and it would likely get denied.”

But the key is that it must be proved that business is going on there. Boston Police Department (BPD) District E-18 Community Service Officer Paul Broderick said when officers have gone to the address, the seven or eight cars there are all registered to a person, not a business.

“They’re not registered to a business, they’re registered to a person at that address, and if they’re illegally parked, they’ll get a ticket,” he said. “But if they’re just parked there, there’s nothing we can do about it at that point.”

“They have to catch them operating a business illegally,” Consalvo agreed.

But ERNA Chair Barbara Hamilton insisted that this was a business, and said the owner has been in the ERNA meetings before referencing their business.

“He came on to say he sells cars,” she said.

Consalvo said he wants the neighborhood to speak with newly-elected District 5 City Councilor Enrique Pepén to coordinate on this issue.

“We’d love to pull the councilor in, because it’s a city issue, but I’m happy to work with him and our building inspector, because at the end of the day if the selling of cars is driving the parking issue, then we need to get the building inspector to write the violation,” he said. “If they have to take him to court they’ll take him to court.”

In other news, resident James Sanon gave an update on Reddy

ERNA

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S+S HP *continued from page 1*

tious processes that this community ever went through.”

The worry, expressed by Batey and others at the meeting, is that the BPDA’s engagement with the community will be inadequate or ineffective, in terms of reflecting and implementing its wants and needs regarding development in Cleary Square.

In response, Jemison first stated that the scope of S+S is much narrower than rezoning the entire neighborhood, and that – during the planning and engagement process – the community would have opportunities to share their opinions and reach consensus. He went on to say that the BPDA would not allow, through zoning, any harm to come to the historic nature of the district. However, he also stated that “there are places where some height could be accommodated in the interest of helping the city grow.”

Batey continued to press for an answer on formal representation.

“If that’s something that the community thinks is the right approach to take, I think we’re very open to it,” Jemison began. He did, however, cite his experiences with impact advisory groups – and members’ ideas becoming “embedded in the way that they work” – as a point of concern regarding the potential establishment of a community board. “So I guess I’d say I’m quite open to it if it ends up being the right approach. But we have not started this process with a determination that we’re definitely going to do it or not do it.”

On the other hand, several participants of the meeting, including resident Marilynne Quarcoo, emphasized that the former Article 69 process was not nearly as inclusive as it could have been. Despite being longtime and engaged residents, Quarcoo and other residents said they had never heard of the advisory board formed to represent Hyde Park residents, or been able to participate.

When asked later in the meet-

ing how, specifically, BPDA/Community decisions would be made regarding zoning, Jemison did not go into much detail beyond the community meeting process, during which people would be able to express their opinions regarding potential new zoning districts for the Square. “I think that’s something we’re going to have to assess together,” he concluded. “My goal is to try to have some consensus.”

Chambers then described the process as iterative, taking into consideration the many people involved. “Sometimes unanimous consensus is difficult,” she said. “You have to think about what the give and take is. You know, we’ve been having conversations about that, and we’re trying to figure out what makes the most sense for... the collective.”

District 5 City Councilor Enrique Pepén was also present, and commented on what he had heard. “The meeting today is important because it has alleviated some anxiety of mine,” he said of BPDA’s responses to the many questions asked. “It has alleviated the anxiety of a lot of people because we needed this clarification in the district.”

Yet the anxieties of more than a few in the room had not been alleviated.

“What I’m hearing is, we didn’t involve you then... but trust us now,” Hyde Park Neighborhood Association (HPNA) Secretary Elaine Coveney said – earlier in the meeting – of the BPDA’s handling of the zoning reform. “We’ll change the zoning code, and we promise we’ll bring you in. And the BRA, I’m sorry, has not had a great track record, over the years, involving the community, so I’m a little concerned about that.”

Jemison responded by repeating several times that no zoning change would come to Cleary Square until after the community engagement process, and Chambers followed him by citing the BPDA’s ongoing outreach regarding the initiative, and discussed its previous and ongoing outreach initiatives, including the pop-up office hours the BPDA has been hosting across the city.

“With all due respect, the pop-up events have struck me more as marketing events than anything else,” Coveney came back. “At the Dec. 5 Zoom meeting a lot of substantive questions were asked and not answered,” she said of the meeting held at the start of the comment period. “So again, I just am a little concerned about this coming top down. I mean, I really think that the process that created Article 69 was a better model.”

For more about Squares + Streets, go to <http://tinyurl.com/29cxfns>



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Ask The Doctor

Junior Damato began servicing vehicles in 1969. He owns an 8-bay center in Middleboro, MA. Junior is an ASE-certified Master Technician, ASE-certified L-1 and ASE-certified Natural Gas.

BMW M2 Coupe

The BMW M2 coupe for 2023 is powered by a twin power, 3.0 liter inline 6 via an 8-speed automatic (6-speed manual available). BMW built this car with the U.S. in mind. This is a rear drive sports coupe that’s loaded with driver options that are standard equipment. The M package makes this car a real driving machine. I was the last person to get the car before it goes into storage for the winter. The performance summer tires get hard and do not like cold weather, not to mention snow. The ride is surprisingly very good, power is over the top at any speed. The base price starts at \$62,200 (destination \$995). Now comes some options, including the remote start, carbon fiber, adaptive LED, BMW 50 year emblems, live cockpit pro with HUD, and the Brooklyn Grey paint brings the total MSRP to \$76,895. There is nothing not to like about this car except winter driving. Yes, you could put four snow tires on, but I would feel guilty driving this car on salt covered roads. During my week loan it sat under cover because we got snow that week. This is a great coupe and after a two hour drive, we both out feeling refreshed.

Junior Damato, the “Auto Doctor,” has agreed to field auto repair questions from Bulletin and Record readers. Please send your questions to news@bulletinnewspapers.com and we will do our best to get them answered.

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Mayor Wu hasn't gone far enough

Again. Yes, children in Boston's Catholic (and other private) schools are being given the short end of the stick again — actually no part of the stick — as they have previously been given in the new admission formula to the exam schools.

In her recent State of the City address the Mayor delighted in telling an endearing story of how her mother took her as a little girl to a Chicago art museum on a Tuesday because there was free admission on that day and money was tight in her family.

This segued into Wu's announcement that, beginning in February, all BPS students and their families will receive free admission to a number of local venues on the first and second Sundays of the month; these include the Museum of Fine Arts, the Institute of Contemporary Art, the Museum of Science, the Boston Children's Museum, the New England Aquarium, and the Franklin Park Zoo.

[Currently all city residents can gain free admission for up to 4 people at these and other sites by contacting the Boston Public Library; the Children's Museum down by South Station refuses to grant free admittance—they knock half off the admission price.]

The Mayor declines to realize that the many city kids in parochial and other private schools would also relish the free admittance on the first and second Sundays. It seems that Her Honor could have put pressure on these large institutions to include children from families who go to great lengths to ensure



My Kind
of Town/
Joe Galeota

that their offspring get a superior education, better and safer than that provided by many public schools. With many barely eking by rather than moving out of the city, their parents sacrifice much to come up with the tuition. In fact, it is their taxes that provide the basis for many of the city services. Moreover, by not sending their children to BPS, they save the city about \$25,000 for each child they educate elsewhere.

I realize that when you gave each Boston Public School enough air conditioners for each classroom to make learning in September and June more pleasant, you could not do that for the struggling city's private schools, but this you can do. The institutions providing the free admittance do not have to pay any city taxes; if they want to, they can make in-lieu-of payments, as much and as small as they want to. But the parents and guardians of children in parochial and private schools have no such option.

THRILLED WITH FRANKLIN PARK INVESTMENTS

To the Editor:

The Franklin Park Coalition is thrilled to celebrate Mayor Wu's significant new investments in the park in her State of the City speech. Following the release of the Franklin Park Action Plan last winter, the Coalition advocated for implementation of recommendations to improve maintenance and management of the park, especially the long-neglected woodlands that comprise almost half of the park's 500 acres.

In the Mayor's words: "Franklin Park is more than a home for Boston's next generation of champions: For my family and many others, there is no more magical place in the city, with its historic stone bridges; wooded trails; and beloved community spaces. But our biggest park has suffered from decades of disinvestment. This year, we will act on recommendations from the Franklin Park Coalition and community members to begin restoring Franklin Park to its fullest potential. We will

hire a park administrator and six new maintenance staff, bringing dedicated park staffing to the highest level in over 50 years. And we will begin the community process to reimagine and invest in a home for the Elma Lewis Playhouse."

Kudos to our green Mayor and her dedicated Parks Department staff for recognizing the importance of Franklin Park to the surrounding neighborhoods - as a resource for health, climate resilience, and building stronger communities. And thank you to the hundreds of park users who participated in Action Plan meetings offering input on their vision for Franklin Park. This is truly a time to celebrate!

Rickie Thompson
Franklin Park Coalition
Board President
Hyde Park resident

ROLL OUT THE SQUARES + STREETS INITIATIVE ASAP

To the Editor:

I have attended three excellent presentations by BPDA staff of the planned Squares + Streets initiative. They are do-

ing an excellent job of socializing and explaining this sensible reform of the building permitting process. We need to expedite adding more housing in Boston because the shortage is not only hurting residents but also threatening the economy.

In 1993, I was fortunate to be able to buy a house Roslindale, which was struggling to have a viable commercial district. I am eager to share this now splendid community with more people who will find homes in the dwellings that will be erected above the existing single-story commercial properties. The urgency of this reform is underscored by the fact that we 72 million baby boomers - who are living longer in their dwellings than the previous generation - have done too little to provide housing for our 76 million children let alone the millions of immigrants who have brought great benefits to our country. There is only one truly effective solution to the housing crisis - build more as soon as possible.

Alan Wright
Roslindale

Harvard continued from page 2

is no plan currently, as the community process would have to be completed first - he highlighted the general aspects they're looking to replicate from the 2013 IMP. Those include benefits for education, for the public realm, for grants and for housing. He said they will be meeting with residents throughout the period mentioned above, along with the Harvard Allston Task Force (HATF).

A good deal of the conversation with residents centered around Harvard's other development projects in the area, like the ERC and much of what it has been proposing for Barry's Corner (the intersection of N. Harvard Avenue and Western Avenue). Handley and BPDA Project Manager Quinn Valcich said they can have those conversations during other meetings not specifically focused on the IMP.

"But we recognize there is a role for that type of conversation

within a broader IMP discussion on activation across the IMP site," said Valcich.

Resident Barbara Jaehn asked what would hold Harvard to these plans. Handley pointed out that anything beyond the scope of what is approved by the BPDA would be a violation of the zoning, which would be enforced by the Inspectional Services Department (ISD).

Charlesview Executive Director Jo-Ann Barbour had two questions, focused on the Greenway and affordable housing. She asked if either could be expanded through the IMP process. Handley said the Greenway construction process includes about 10 acres and a half-mile of greenspace.

"There's always the potential for adjustments to it, but at this point our intention is to stick with what's documented for the Greenway," he said of the proposed park.

Barbour asked specifically about land donations for affordable housing. Handley said they have been working to create affordable housing in general and specifically pointed to 65 Seattle St. that it has recently donated.

"We didn't come ready tonight to talk about what's next, but housing creation, homeownership and affordability is one of the biggest areas of our benefits approach," he said.

Resident Ali Iaria asked about language access and public advertising for this process. Valcich said the master plan process at the BPDA does not have requirements for different languages, but said Harvard could take a page from the Article 80 process, which requires different languages and translators if the population of speakers of particular languages near proposed projects reaches a certain threshold. Handley said they would be open to it.

For more information and to keep up on the process, go to <http://tinyurl.com/4ysxp8n5>

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Avenue's issues with parking on the sidewalk and residents having to walk on the street to get to Ross Field. He said several nearby institutional, church and business patrons end up parking there on the sidewalk, which is the same level as the road. He said the city needs to come and create a safer entrance to Ross, as it is used heavily by the neighborhood children.

"I requested if the street could be repaved and if we could have raised sidewalks, just like every other street in the neighborhood," he said. "Reddy Avenue, I'm not sure why it's in such disrepair, and I'm hoping something can be done. I did have communication with city officials years ago, and I was told there were plans to have Reddy Avenue reconstructed or these is-

sues addressed."

Sanon said the plans had construction set for April 2023, and it hasn't happened. Consalvo said again, residents should reach out to Pepén to get the street on the city's capital plan and it will eventually get repaved.

"Because there are thousands of streets in the city that need to be repaved," he said.

ERNA continued from page 3

MHC continued from page 1

needed to serve Dorchester and Hyde Park as the current ones are reaching capacity. With a large crowd in attendance and many questions, Eversource agreed to return with more project details about the process and parameters. The Jan. 11 presentation took up the majority of the two-hour meeting, with concerns raised about safety, benefits to the community, and construction specifics.

Rick Yoder, MHC co-chair, provided background on battery systems that have failed in the recent past. In 2019 there were battery units overheated at an energy storage facility in Arizona resulting in injuries to eight firefighters and a police officer. In 2023, in Provincetown, MA, there was a malfunction of a BESS that had been installed in 2022 when it was taken offline for maintenance.

“This is what we’re dealing with. We want it to be as safe as can be,” said Yoder referring to any BESS installed in the area.

“Your neighborhood is first,” said Meredith Boericke, project manager for project services for Eversource as she reviewed

the plan. The new battery’s location and substation must be near one or both of the existing substations in Hyde Park and Dorchester. One possible location for both the BESS and substation installation is an 18-acre site off Cummins Highway on land already owned by Eversource behind the Stop and Shop Plaza. The new substation location could also go to an empty location identified on New England Avenue.

Eversource is working on options regarding site beautification requested at the previous meeting to improve the aesthetics of the existing substation on Cummins Highway. As a capped landfill, more vegetation there is prohibited.

“So, our thought is prior to us owning it, it was not maintained properly to the DEP standards. That is part of our condition of owning it. I did get this information just today,” said Boericke.

She has added Victoria Heights to the map as an abutting area. A site walk will be scheduled for spring. The BESS installation set for the Cummins plot is a four-year project with construction slated for 2025-2026. The BESS needs to be located

within a half-mile of the Hyde Park substation. The new substation construction would be an eight-year process, 2024 - 2031.

“We’ve been basically pioneers in our ability to manage storage systems. This is going to be a containerized situation,” said George Popovici, Eversource Senior Safety Engineer, as he walked through the four levels of safety features. Stored in containers on a concrete pad, the batteries shutdown if anything abnormal occurs; each individual battery cell is wrapped in a fire-extinguishing blanket; if an alarm is sounded, the fire suppression system is activated; and if the container becomes over-pressurized, pre-engineered safety panels release. The BESS will also be monitored off-site at the station in Dorchester.

“One of the things we heard was to put our commitment to this association in writing and we’re happy to do that,” said Boericke as she outlined community benefits. “What we would suggest is that we start with a letter of intent. This is a four-year process...we would recommend entering into that letter of intent with Eversource now, so you have what you’ll be able to follow through on commitments.” Boericke said

that a dollar figure percentage will be set on the project cost that would return back to the community.

“We are really involving the neighborhoods upfront and early on,” said Boericke. A substation site evaluation slide was displayed with 23 criteria ranging from land, surroundings, environment distribution system, construction, site layout, and transmission considerations. It is hoped that a location can be chosen by March 2024.

“Are we going to be able to get into our homes safely?” asked an abutter to the BESS location from the Victoria Heights Condominiums regarding the construction process. A lengthy discussion ensued about each stage of construction and its possible disruptions.

“What’s the environmental

impact for the Cummins site and what’s the environmental impact on the New England site?” asked MHC co-chair Lisa Beatman. This would be determined by an environmental study. “We know we have to apply for an environmental permit,” said Boericke. Any plan will be discarded if not permitted.

Under other agenda items Paul Broderick, BPD Community Service Officer reported overall crime for District 18 was down 10 percent over last year at this time. “The police report for the area is pretty quiet,” he said. Other news included the departure of Dianna Bronchuk, Roslindale Liaison, Mayor’s Office of Neighborhood Services. She will become Chief of Staff for Councilor Enrique Pepén. A successor has not yet been identified.



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Legals

COMMONWEALTH OF MASSACHUSETTS
LAND COURT – DEPARTMENT OF THE TRIAL COURT
Docket 24 SM 000017
ORDER OF NOTICE

To: Shanna Ringer; Brian Ringer

and to all persons entitled to the benefit of the Servicemembers Civil Relief Act, 50 U.S.C. c. 50 §3901 (et seq):

Deutsche Bank National Trust Company, as Trustee, in trust for registered Holders of Long Beach mortgage Loan Trust 2005-WL3, Asset-Backed Certificates, Series 2005-WL3,

claiming to have an interest in a Mortgage covering real property in Boston (West Roxbury), numbered 29 Laurie Avenue, given by Shanna Ringer and Brian Ringer to Long Beach Mortgage Company, dated July 22, 2005, and registered in Suffolk County Registry District of the Land Court as Document Number 704930, noted on Certificate of Title Number 122342, as affected by a Loan Modification dated May 1, 2007, and registered in Said Registry District of the Land Court as Document Number 743628, noted on Certificate of Title Number 122342, and now held by plaintiff by assignment, has/have filed with this court a complaint for determination of Defendant's/Defendants' Servicemembers status.

If you now are, or recently have been, in the active military service of the United States of America, then you may be entitled to the benefits of the Servicemembers Civil Relief Act. If you object to a foreclosure of the above-mentioned property on that basis, then you or your attorney must file a written appearance and answer in this court at Three Pemberton Square, Boston, MA 02108 on or before February 19, 2024, or you may lose the opportunity to challenge the foreclosure on the ground of noncompliance with the Act.

Witness, GORDON H. PIPER, Chief Justice of this Court on January 3, 2024.

Attest: Deborah J. Patterson, Recorder

19-011376

West Roxbury/Roslindale Bulletin: 01/11/24

COMMONWEALTH OF MASSACHUSETTS
LAND COURT
DEPARTMENT OF THE TRIAL COURT
ORDER OF NOTICE
23 SM 003093

TO: Eva Dawn Rayner

and to all persons entitled to the benefit of the Servicemembers Civil Relief Act, 50 U.S.C. App.

§ 501 et seq.:

U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of LSF9 Master Participation Trust

claiming to have an interest in a Mortgage covering real property in Roxbury, numbered 105 Cedar St, given by Eva Dawn Rayner to Household Finance Corporation II, dated May 25, 2001, and recorded in Suffolk County Registry of Deeds as Instrument #465 in Book 26460

Page 299, and now held by the Plaintiff by assignment, has filed with this court a complaint for determination of Defendants Servicemembers status.

If you now are, or recently have been, in the active military service of the United States of America, then you may be entitled to the benefits of the Servicemembers Civil Relief Act. If you object to a foreclosure of the above-mentioned property on that basis, then you or your attorney must file a written appearance and answer in this court at Three Pemberton Square, Boston, MA 02108 on or before 02/26/2024, or you may lose the opportunity to challenge the foreclosure on the ground of noncompliance with the Act.

Witness, Gordon H. Piper, Chief Justice of this Court on 1/11/2024

Deborah J. Patterson

Recorder

West Roxbury/Roslindale Bulletin: 01/18/24

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 40 Cleveland Street, Hyde Park (Boston), MA 02136

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Suzanne Council to Santander Bank, N.A., and now held by **Santander Bank, N.A.**, said mortgage dated March 4, 2016 and recorded in the Suffolk County Registry of Deeds in Book 55867, Page 314, as affected by Subordination Agreement dated September 6, 2019 and recorded in said Registry of Deeds in Book 61826, Page 255, for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at **Public Auction** on February 5, 2024 at 01:00 PM Local Time upon the premises, all and singular the premises described in said mortgage, to wit:

A CERTAIN PARCEL ON LAND WITH THE BUILDINGS THEREON AND SITUATED IN THAT PART OF SAID BOSTON FORMERLY HYDE PARK, SUFFOLK COUNTY, MASSACHUSETTS AND BOUNDED AND DESCRIBED AS FOLLOWS:

NORTHEASTERLY: BY CLEVELAND STREET, FORTY (40) FEET;

SOUTHEASTERLY: BY A LINE PARALLEL TO BEAVER STREET AND EIGHTY (80) FEET

SOUTHEASTERLY THEREFROM, EIGHTY-FIVE (85) FEET;

SOUTHWESTERLY: BY LAND LATE OF HEIRS OF GEORGE HAIL BY A LINE PARALLEL WITH SAID CLEVELAND STREET AND DISTANT EIGHTY-FIVE (85) FEET SOUTHWESTERLY THEREFROM, FORTY (40) FEET; AND

NORTHWESTERLY: BY LAND NOW OR FORMERLY OF ELLENE. HUTCHINS BY A LINE PARALLEL WITH SAID BEAVER STREET AND DISTANT FORTY (40) FEET SOUTHEASTERLY THEREFROM, EIGHTY-FIVE (85) FEET.

CONTAINING 3400 SQUARE FEET MORE OR LESS.

HEREBY CONVEYING THE SAME PREMISES CONVEYED TO US BY DEED FROM CLARENCE J. BARTLETT AND BARBARA A. BARTLETT DATED DECEMBER 15, 1980 AND RECORDED IN THE SUFFOLK REGISTRY OF DEEDS IN BOOK 9618 PAGE 226.

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.

BEING THE SAME PREMISES CONVEYED TO SUZANNE COUNCIL, INDIVIDUALLY FROM RONALD N. RICCI AND DONNA M. RICCI BY QUIT CLAIM DEED DATED 5/7/2001, AND RECORDED ON 5/7/2001, AT BOOK 26286, PAGE 103, IN SUFFOLK COUNTY, MA.

ASSESSORS PARCEL NUMBER: WARD: 18; PARCEL: 11769

The description of the property contained in the mortgage shall control in the event of a typographical error in this publication.

For Mortgagor's Title see deed dated May 7, 2001 and recorded in the Suffolk County Registry of Deeds in Book 26286, Page 103.

TERMS OF SALE: Said premises will be sold and conveyed subject to all liens, encumbrances, unpaid taxes, tax titles, municipal liens and assessments, if any, which take precedence over the said mortgage above described.

Said mortgage is subject to a certain mortgage given by Suzanne Council to Mortgage Electronic Registration Systems, Inc. as nominee for Nationstar Mortgage LLC d/b/a Mr. Cooper, dated 09/23/2019 and recorded in Suffolk County Registry of Deeds in Book 61826, Page 239

FIVE THOUSAND (\$5,000.00) Dollars of the purchase price must be paid in cash, certified check, bank treasurer's or cashier's check at the time and place of the sale by the purchaser. The balance of the purchase price shall be paid in cash, certified check, bank treasurer's or cashier's check within thirty (30) days after the date of sale.

Other terms to be announced at the sale.

Brock & Scott, PLLC
23 Messenger Street
2nd Floor
Plainville, MA 02762
Attorney for Santander Bank, N.A.
Present Holder of the Mortgage
(401) 217-8701

Hyde Park Bulletin:
01/04/24, 01/11/24, 01/18/24

SALE OF REAL ESTATE
UNDER M.G.L. 183A:6

By virtue of a Judgment and Order of the West Roxbury Division of the Boston Municipal Court (Docket No. 2206-cv-000071) in favor of the Trustees of the Clarendon Hill Condominium Trust against The Estate of Selma H. Lamkin and The Estate of Corinne B. Wiseman establishing a lien pursuant to M.G.L. Chapter 183A § 6 on the real estate known as Unit 23 of the Clarendon Hill Condominium for the purpose of satisfying such lien, the real estate will be sold at Public Auction at 11:00 o'clock AM on the 31st day of January A.D. 2024 at 23 Victoria Heights Road, Hyde Park, Massachusetts 02136.

The premises to be sold are more particularly described as follows:

The dwelling Unit in Hyde Park, Suffolk County, Massachusetts known as Unit No. 23 in Phase No. 1, of the CLARENDON HILL CONDOMINIUM located at 1-214 Victoria Heights, in said Hyde Park, and created by Victoria-Mutual Limited Partnership pursuant to Chapter 183A of the Massachusetts General Laws by a Master Deed dated October 30, 1986, and recorded with the Suffolk County Land Court as Document No. 412885, noted on Certificate of Title No. C-148.

Said Unit is conveyed with a 3.93 undivided percentage interest in the Common Areas and Facilities as set forth in said Master Deed which percentage may decrease in the event additional phase(s) are added to the Condominium under Paragraph 16 of the Master Deed, together with the exclusive right to use Parking Space 23, as shown on the plan entitled "Parking Layout Plan Phase I Clarendon Hill Condominium, Boston, (Hyde Park), Mass., Scale 1" = 30", September 17, 1986, prepared by Stephen P. DesRoche, Professional Land Surveyor, 95 White Street, Quincy, MA" recorded as Document No. 412885, on Certificate of Title No. C-148.

Said Unit contains 1,973 square feet, more or less, as shown on the plans filed with said Master Deed and on the copy of a portion of said plans attached hereto and made a part hereof, and to which is affixed and verified statement in the form required by Section 9, of Chapter 183A.

This conveyance is made subject to and with the benefit of an encroachment easement, an easement for pipes, wires, ducts, flues, cables, conduits, public utility lines and other common elements, all other provisions of the Master Deed, Trust, By-Laws and Floor Plans of the Condominium recorded with said Registry, or as later amended of record, and all provisions of Chapter 183A.

This conveyance is further subject to a Condominium Phasing Lease by and between Victoria Mutual Limited Partnership as Lessor, and Paul F. Keating, et al, as Lessees, which Lease is dated October 30, 1986, and recorded with said Suffolk County Land Court as Document No. 412887, as noted on Certificate of Title No. C-148.

Said Unit is to be used only for residential purposes. This Condominium is intended to be a self-contained retirement community constructed expressly for use by the elderly with a minimum age requirement for residency of at least fifty-five (55) years.

By acceptance hereof, the Grantee(s), for themselves and their heirs and successors and assigns, hereby expressly acknowledge and agree that Victoria-Mutual Limited Partnership, as Declarant of said Master Deed has reserved and shall have the rights, as set forth in Paragraph 16 thereto to amend said Master Deed to include additional phase(s) as described and defined therein, whereupon the percentage of interest of the Unit hereby conveyed in the Common Areas and Facilities shall be changed as provided in said Master Deed; and, to that end, the Grantee(s) hereby consent for themselves, their heirs, administrators, executors, successors and assigns, and all those persons claiming by, through or under them, to the Victoria-Mutual Limited Partnership reserved rights and do hereby constitute and appoint Victoria-Mutual Limited Partnership the true and lawful attorney of the Grantee(s) in the name and stead and on behalf of the Grantee(s) to execute, acknowledge and deliver and record any such amendments of said Master Deed and/or other instruments deemed by Victoria-Mutual Limited Partnership to be necessary or appropriate to effectuate the inclusion of additional phase(s) in the Condominium, the power of attorney granted being coupled with an interest and irrevocable.

For title of Selma H. Lamkin and Corinne B. Wiseman, both now deceased, see the Unit Deed registered in Suffolk County Registry of Deeds Registered Land Division Document No. 454795.

Terms of sale: A deposit of Ten Thousand Dollars (\$10,000.00) 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 the office of Schofield Donnelly LLC, 20 Park Plaza, Suite 1115, Boston, MA 02116 within thirty (30) days from the date of sale. Deed will be provided to purchaser for registration upon receipt in full of purchase price. In the event of an error in this publication, the description of the premises contained in the Unit Deed registered with the Suffolk County Registry of Deeds Registered Land Division as Document No. 454795 shall control.

Other terms to be announced at sale.

The Trustees of the Clarendon Hill Condominium Trust, Lienholder, by their attorneys: Schofield Donnelly, LLC, 20 Park Plaza, Suite 1115, Boston, Massachusetts 02116, (617) 557-4545.

Hyde Park Bulletin: 01/04/24, 01/11/24, 01/18/24

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Commonwealth of Massachusetts
The Trial Court
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Docket No. SU24P0018GD

CITATION GIVING NOTICE OF
PETITION FOR APPOINTMENT
OF GUARDIAN FOR
INCAPACITATED PERSON
PURSUANT TO
G.L. c. 190B, §5-304

In the matter of: **Bruce Banner**
Of: **Jamaica Plain, MA**

RESPONDENT
Alleged Incapacitated 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

Lemuel Shattuck Hospital of Jamaica Plain, MA

in the above captioned matter alleging that **Bruce Banner** is in need of a Guardian and requesting that **Stephanie Biggs of Boston, MA** (or some other suitable person) be appointed as Guardian to serve **Without Surety** on the bond.

The petition asks the Court to determine that the Respondent is incapacitated, that the appointment of Guardian is necessary, and that the proposed Guardian is appropriate. The petition is on file with this court and may contain a request for certain specific authority.

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 **02/01/2024**. 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: January 04, 2024
Stephanie L. Everett, Esq.,
Register of Probate

Boston Bulletin:
01/18/2024

Stonybrook *continued from page 1*

rear balconies.

Gao said he owns the building but not the restaurant, which he said is owned by family members.

Alcurtis Clark, from Gartland Street, said she did not like the colors on the schematic screenshare.

Gao said he was “happy” to change the colors and was planning to upgrade the first floor entry.

Tulin Dadilli chaired the meeting.

“You’ll hear from us about next steps,” she said after Burke concluded.

At the end of the meeting Dadilli added, “We will ask the developer to come back in two months for a vote.”

The proposal for 84 Stonley Road was described by the developers’ consultant Jay Walsh as “rebirth of a project.” The one-story, 50-by-80-foot building was formerly a sound stage and recording studio that Patrick Moloney and Colm O’Shea bought early in 2017.

They hired Scales Architects of Jamaica Plain to retrofit the metal building with nine apartments and they gave a presentation to the SNA on Oct. 16, 2017. Seemingly unprepared, Moloney and O’Shea came back to SNA with a different architect and new plans on Jan. 11, 2018.

Facing opposition, they dropped their project after a Jan. 14, 2019 SNA meeting.

“We’re dissatisfied with the process,” they said. “Things keep going on; we’re worn out by debate.”

Apparently rested, O’Shea and Moloney came back to the SNA on Jan. 8 with a newer, bigger plan by their architect Lucio Trabucco.

The development team, with partner Sean Morrissey, have apparently put on hold their proposed three-story self-storage building at 75 Stedman at the rear of 84 Stonley.

First proposed to SNA in May 2021, the partners filed a Letter of Intent with the BPDA on Nov. 4, 2021 and hit SNA opposition. For 84 Stonley, Moloney and O’Shea came back with a three-story, 18-small-unit apartment building that Trabucco said will fit into the existing building; six units on each floor and a ground-floor garage for four cars.

The building is a long, square box with three projecting bays; the garage entry is at the far corner.

Jennifer Urhrane commented that this was the third building in the block by the same architect.

“He [Trabucco] did 76 Stonley and 50 Stedman,” she said. “The same design and color are really depressing. We have another big grey box.”

What followed was less about the building and more



A rendering of the revised plans for 84 Stonley Rd.

COURTESY PHOTO

about trends that some felt were happening in the Stonybrook area. Caliga, from Burnett Street, started it off.

“I just have to say again that this part of JP can no longer have development,” she said. “Ten Stonley is not done. Pine Street is not done. BMS paper has not broken ground.”

“You come along and throw down proposals. We are not the solution for the housing crisis in Boston,” Caliga said. “We are a lower income, funky part of JP with more ethnicity. It will be a traffic nightmare. That’s all I have to say.”

Fred Vetterlein opposed 84 Stonley in 2017 because he felt it was driving out light industry; but he apparently has changed his mind.

“We did not accept nine units [in 2017],” he said. “Now they’ve doubled the number, We can’t say no-no. The [housing] need is enormous. The

rents are scary. We need more rentals.

“We should be responsible for more housing,” Vetterlein said. “This is a reasonable project. We have to think about more housing. Get this stuff built. Stop delaying it.”

First time caller and new Stonybrook neighbor Lisa Robinson Schoeller said she lives at the Vita, 3321 Washington St. She said she didn’t like the design, but more than that, “This one will ruin the whole feel of the neighborhood,” she said. “You’re turning JP into a [housing] project. Thousands of affordable units. More than we can handle.

“It’s not Jamaica Plain’s responsibility to solve the housing problem for the whole city,” Schoeller said.

Jon McCurdy had a more prosaic concern: he wanted to minimize the glass windows. “Over the front entrance, the tall windows, it puts light spill-

age on the street.” he said. “Can you minimize that? Can you minimize light spillage on the street?”

Last year McCurdy, who says he is an advocate for dark skies, unsuccessfully complained to the developer of the newly built 99-100 Williams St. about the bright lights on the veranda allegedly shining on neighbors.

According to Walsh in a message to The Bulletin the next day, Moloney and O’Shea will file a Small Project Review with the BPDA at the end of January.

Dinelli said that the developers would be asked to “come back to answer our suggestions.”

“The larger public process has not been set,” she said. “There’s a whole lot more review. Then we can ask them back and ask for a vote.”

The next SNA meeting is March 11.



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DEATHS

CANISIUS



Joseph J., longtime resident of West Roxbury, originally of Roxbury, passed away on January 10, 2024. Son of the late Joseph and Anna (Widmar) Canisius. Beloved husband of Beverly (DeYeso) Canisius for 64 years. Devoted father of Joseph Canisius and his late partner Timothy Stein, and Laura Welby and her husband Joseph all of Hyde Park. Loving Papa of Kristen Welby and her fiancé Matthew Hawes, and Ryan Welby (U.S. Army) and his wife Hailey. Dear brother of Anne Cleaves of Hanover, Barbara Lane of AR., Peter Canisius and his wife Madeline of Franklin, Cathy Nye of Quincy, and the late Paula Balliro, and Joan Vendetti. Also survived by many nieces and nephews. Joseph served his country in the U.S. Army Signal Corps. He retired from J. Baker Shoe after 40 years. Funeral from the P.E. Murray - F.J. Higgins, George F. Doherty & Sons Funeral Home, 2000 Centre St. West Roxbury. Interment Mt. Benedict Cemetery, West Roxbury. Expressions of sympathy may be made in Joseph's memory to American Cancer Society, 30 Speen St., Framingham, MA 01701. Arrangements by P.E. Murray - F.J. Higgins, George F. Doherty & Sons Funeral Home, West Roxbury.

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CAVANAUGH



Phyllis H. (Spillane) of West Roxbury passed away on January 9, 2024, at the age of 97. Phyllis's bright, kind and guiding light shined on all who met her throughout the years. Her life was filled with love and dedication to her family. Beloved wife of the late Francis X. Cavanaugh, Jr. Devoted mother of Mary Cavanaugh of West Roxbury, Francis X. Cavanaugh and his wife, Kimberly of Foxborough, Patricia Flynn and her late husband, Kevin of Taunton, Catherine Spellman and her late husband, Robert of West Roxbury and the late Elizabeth O'Connor. Loving grandmother of Mary Pat (Andrew), Margaret (Matthew) and Heather (Brandon) Cavanaugh, Kerri-Ann (John), Kevin, Emily and Christine O'Connor. Great-grandmother of Shay Colombini. Also survived by many nieces and nephews. Funeral from the William J. Gormley Funeral Home, 2055 Centre St., WEST ROXBURY, on Monday, January 22, at 10 am. Followed by a Funeral Mass in St. Theresa of Avila Church, 2078 Centre St., West Roxbury, at 11 am. Relatives and friends are welcome to attend. Visiting Hours on Sunday, January 21, from 2 pm to 4 pm, in the funeral home. Interment is private. In lieu of flowers, donations in memory of Phyllis may be made to MARE, Massachusetts Adoption Resource Exchange, 19 Needham St., Suite 206, Newton, MA 02461 or www.mareinc.org For guestbook, please visit www.gormleyfuneral.com William J. Gormley Funeral Service 617-323-8600

LOVELL



Patricia "Patsy" of Quincy, formerly of West Roxbury and Brighton, passed away peacefully at age 75 surrounded by her loving family on January 10, 2024. Daughter of the late Frank and Anna Patricia Lovell of West Roxbury, MA. Beloved sister of Francis, Mary and Kathy, all of West Roxbury, Paul and his wife, Mary of Holbrook, MA. Graduate of Sorbonne University in Paris, Regis College in Weston and St. Columbkille's School in Brighton. Late employee of New England Telephone Co. Survived by her loving cousins, Nancy Cotton, Moira Shea and Linda Frucci. The family would like to express their gratitude to the staff at the Sherrill House and Beth Israel Hospital for their care and support. A Memorial Service will be held at a later time. In lieu of flowers, please consider donations to Sherrill House, 135 South Huntington Avenue, Boston, MA 02130, Sherrillhouse.org Lawler & Crosby Funeral Home 617-323-5600.

MAHONEY



Judith A. of West Roxbury, January 6, 2024. Daughter of the late Andrew and Clara Mahoney.

Deaths

Continued on page 9

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.

Deaths *continued from page 8*

Loving sister of Clare A. and her husband George O’Leary of Chestnut Hill, John A. Mahoney of Florida, Geraldine Mahoney of Abington, Andrew J. Mahoney, Jr. and his wife Patricia of Abington, Paul P. Mahoney and his wife Tammara of Franklin, Joseph M. Mahoney and his wife Susan of Marshfield. Also survived by many loving nieces and nephews. Judith’s interment will be with her parents in Blue Hill Cemetery, Braintree. In lieu of flowers expressions of sympathy may be made in Judith’s memory to St. Theresa of Avila Church, 2078 Centre Street, West Roxbury, MA 02132. For directions and guestbook, pemurrayfuneral.com. Funeral arrangements by P.E. Murray-F.J. Higgins, George F. Doherty & Sons Funeral Home, 2000 Centre St. West Roxbury.

SHEEHAN

Thomas Edward 9, 2024. Beloved Sheehan. Devoted Geraldine of Theresa of West Patricia of Laura of band, Richard of West Roxbury, Ri-Rockland, Doreen Mitchell and her Casello and her her husband, Sheehan. Dear the late Virginia



Jr. of West Roxbury passed away on January husband of the late Doreen Louise (Williams) father of Thomas E. Sheehan, III and his wife, Mansfield, Dennis P. Sheehan and his wife, Roxbury, Timothy J. Sheehan and his wife, Roslindale, Michael F. Sheehan and his wife, Stoughton, Roseanne Monarch and her husband, Mark S. Sheehan and his wife, Mary of chard E. Sheehan and his wife, Karen of L. Rynne of West Roxbury, Paula Sheehan husband, Robert Mitchell of FL, Laura L. husband, Peter of Bolton, Amy E. Fisher and Francis of Norfolk and the late Carol J. brother of Jean MacKinnon of Falmouth and Scott, Barbara Feeley, Rosemary Moulton, Ann Mackinnon and Sr. Mary Thomas; and brother-in-law of Honora Finney, Anne Sheehan and Mary Sheehan. Loving grandfather to 27 grandchildren and 28 great-grandchildren. Also survived by many nieces and nephews and neighbors of “The Boss of Ivory St.” Funeral from the William J. Gormley Funeral Home, 2055 Centre St., WEST ROXBURY. Interment in Gethsemane Cemetery, West Roxbury. Donations in memory of T. Edward Sheehan may be made to Teamsters Local 25 Autism Fund, 544 Main St., Boston, MA 02129, Attn: Shauna Cotter or the charity of your choice. For guestbook, please visit gormleyfuneral.com William J. Gormley Funeral Service 617 323 8600.

Commonwealth of Massachusetts
The Trial Court
Probate and Family
Court Department

CITATION ON PETITION
FOR ORDER OF COMPLETE
SETTLEMENT

Docket No. SU13P2202EA

Estate of: Vilnis O. Berzins
Date of Death: 02/06/2013

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

A Petition for **Order of Complete Settlement** has been filed by:
Marcis Voldins of Newton, MA requesting that the court enter a formal Decree of Complete Settlement including the allowance of a final account, 1st & Final and other such relief as may be requested in the Petition.

IMPORTANT NOTICE

You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of 02/08/2024.

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: January 10, 2024
Stephanie L. Everett, Esq.,
Register of Probate

Boston Bulletin:
1/18/2024

Commonwealth of Massachusetts
The Trial Court
Probate and Family
Court Department

Suffolk Division
Docket No. SU23P1908EA

CITATION ON PETITION
FOR SALE OF REAL ESTATE
BY A PERSONAL
REPRESENTATIVE

Estate of: Jorge Luis Solenzal
Date of Death: 12/21/2020

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

To all interested persons:

A Petition for Sale of Real Estate has been filed by:
Ira H. Grolman of Boston, MA requesting that the court authorize the Personal Representative to sell the decedent’s real estate at a private sale.

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 02/01/2024.

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: January 09, 2024
Stephanie L. Everett, Esq.,
Register of Probate

Boston Bulletin:
01/18/2024

Commonwealth of Massachusetts
The Trial Court
Probate and Family
Court Department

CITATION ON PETITION FOR
ORDER OF COMPLETE
SETTLEMENT

Docket No. SU21P1292EA

Estate of: Marie E. Gardner
Date of Death: 01/13/2020

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

A Petition for **Order of Complete Settlement** has been filed by:
Ira H. Grolman of Boston, MA requesting that the court enter a formal Decree of Complete Settlement including the allowance of a final account, 1st & Final and other such relief as may be requested in the Petition.

You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of 02/08/2024.

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: January 10, 2024
Stephanie L. Everett Esq.,
Register of Probate

West Roxbury/Roslindale Bulletin:
1/18/2024

CITY OF BOSTON B D 26

To the Public Safety Commission
Committee on Licenses
Inspectional Services Dept. Boston, MA December 27, 2023

APPLICATION

For the lawful use of herein-described building, and other structure, application is hereby made for a permit to erect a private-public-business-garage **5 vehicle parking garage** and also for a license to use the land on which such building or structure is/are or is/are to be situated for the **KEEPING-STORAGE and SALE of 100 gallons of gas in the tanks of vehicles.**

Location of land **157 Everett Street** Ward 22
Owner of land **Lolastar, LLC**
Address: **500 Lincoln Street Allston, MA 02134**

Dimension of land Ft. front **53** Ft. deep **125** Area sq. ft. **6625**
Number of buildings or structures on land the use of which requires land to be licensed **1.** Manner of keeping **in the tanks of vehicles.**

City of Boston. In Public Safety Commission, January 31, 2024. In the foregoing petition, it is hereby ORDERED, that notice be given by petitioner to all persons interested that this Committee will on Wednesday the 31 day of January at 10:00 o'clock A.M., consider the expediency of granting the prayer of said petition when any person objecting thereto may appear and be heard; said notice to be given by the publication of a copy of said petition with this order of notice thereon in the Boston Bulletin and by mailing by prepaid registered mail, not less than 7 days prior to such hearing, a copy to every owner of record of each parcel of land abutting on the parcel of land on which the building proposed to be erected for, or maintained as, a garage is to be or is situated. Hearing to be held 1010 Massachusetts Ave, Boston, MA 02118.

A true copy,
Attest: Brigid Kenny –White, Secretary, COMMITTEE ON LICENSES
Marc Joseph, Chairman
Paul Burke, Boston Fire
Nicholad Gove, Boston Transportation

Boston Bulletin: 1/11/24,1/18/24, 1/25/24

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Legals

Classifieds

Commonwealth of Massachusetts
The Trial Court – Probate and Family Court

INFORMAL PROBATE PUBLICATION NOTICE **Docket No. SU24P0006**

Estate of: Bryan Dennis Tangney **Suffolk Division**
Also known as: Bryan D. Tangney
Date of Death: November 17, 2023

To all persons interested in the above captioned estate, by Petition of **Petitioner Mariah Anne Barresi of Clayton, NC**
Mariah Anne Barresi of Clayton, NC has been informally appointed as the Personal Representative of the estate to serve without surety on the bond.

The estate is being administered under informal procedure by the Personal Representative under the Massachusetts Uniform Probate Code without supervision by the Court. Inventory and accounts are not required to be filed with the Court, but interested parties are entitled to notice regarding the administration from the Personal Representative and can petition the Court in any matter relating to the estate, including distribution of assets and expenses of administration. Interested parties are entitled to petition the Court to institute formal proceedings and to obtain orders terminating or restricting the powers of Personal Representatives appointed under informal procedure. A copy of the Petition and Will, if any, can be obtained from the Petitioner.

West Roxbury/Roslindale Bulletin: 01/18/2024

Commonwealth of Massachusetts
The Trial Court – Probate and Family Court

INFORMAL PROBATE PUBLICATION NOTICE **DOCKET No. SU24P0007**

Estate of: David J. Gorman **Suffolk Division**
Also known as: David J. Gorman, Jr.
Date of Death: November 4, 2023

To all persons interested in the above-captioned estate and, by Petition of **Petitioner David J. Gorman, III of Dekalb, IL**
a Will has been admitted to informal probate.
David J. Gorman, III of Dekalb, IL has been informally appointed as the Personal Representative of the estate to serve without surety on the bond.

The estate is being administered under informal procedure by the Personal Representative under the Massachusetts Uniform Probate Code without supervision by the Court. Inventory and accounts are not required to be filed with the Court, but interested parties are entitled to notice regarding the administration from the Personal Representative and can petition the Court in any matter relating to the estate, including distribution of assets and expenses of administration. Interested parties are entitled to petition the Court to institute formal proceedings and to obtain orders terminating or restricting the powers of Personal Representatives appointed under informal procedure. A copy of the Petition and Will, if any, can be obtained from the Petitioner.

West Roxbury/Roslindale Bulletin: 01/18/2024

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Staff Engineer (MediaTek USA Inc.; Woburn, MA): Analyze & improve generated code performance, stability, & efficiency of the toolchain.
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Gholizadeh Estate Trust
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Zip: 00000

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Publication Notice Type: COPYRIGHT NOTICE
Ad Description: Private Trust Deed No. eIDIG04071986-01-002

COPYRIGHT PUBLIC NOTICE: “Declaration of Certification of Record”
ALL ARE HEREBY GIVEN NOTICE: ALL FINGERPRINTS, SIGNATURES/AUTOGRAPHS, FOOTPRINTS, DNA, RNA, HEAD, LEGS, ARMS, EYES, BODY & ALL OTHER BIOLOGICAL PROPERTY OF GHOLIZADEH ESTATE & ESTATE TRUST: IHSAN DARIUSH IBRAHIM GHOLIZADEH USDOT- NUMBER 0000*****8321SN (inclusive of all derivatives of such entity). THEREFORE, ALL FINGERPRINTS, SIGNATURES/AUTOGRAPHS, FOOTPRINTS, DNA, RNA, HEAD, LEGS, ARMS, EYES, BODY & ALL OTHER BIOLOGICAL PROPERTY CREATED FROM THE SEMINAL SPERMATIC FLUID OF GHOLIZADEH ESTATE DOCUMENTED AS: KALEY AMELIA DEARMON – USDOT- NUMBER 0000*****9058SN; DAISHYA RENEE GHOLIZADEH – USDOT- NUMBER 0000*****0880US; AMIRAH GRACE GHOLIZADEH – USDOT- NUMBER 0000*****3938US (inclusive of all derivatives of such entity), as well as any and all derivatives and variations in the spelling of said TRADE-MARK(S) © registered, per original lien confirmed in the amount of One Hundred Million united states Silver Dollars (\$100,00,000/100)/ of .999 pure silver, or fiat money at par value and COPYRIGHTED, REGISTERED and TRADEMARKED and SERVICE MARKED by *native American* national (*de jure*): *Ihsan: maalik – el*=Beneficial Owner/Administrator/Sole Proprietor of *Gholizadeh*: Estate and Estate Trust; IHSAN DARIUSH IBRAHIM GHOLIZADEH ESTATE for the benefit of the IHSAN DARIUSH IBRAHIM GHOLIZADEH ESTATE LIVING TRUST. [fact: any and all consumer minors listed above USDOT# listed/NOT listed is claimed and DOCUMENTED into record and not abandoned; and thereby a lien is in place]. Documented into record per PMA-terms and service contract; ALL have been properly noticed; infringement is in agreement to PMA.

/s/ By: Maalik-El, Ihsan seal
beneficial owner/administrator/sole proprietor of
Gholizadeh: Estate and Estate Trust

I requested a notary public to witness my hand and seal of this declaration under oath and affirm to be true and correct of *my* own personal knowledge, before god; as a *native American / national (de jure)* non-US Citizen= an internationally protected person, my status as a living man, not a corporate entity and has severed such relationship where all Government Agents/employees are hereby noticed their beneficial interest has been severed and trespass will be liable of PMA agreement. I give my allegiance FIRST and foremost to my Creator, the giver of the antecedent and ultimate Law to which I adhere and honor my mother and father so that I may live abundantly on the land. I have pledged *my* permanent allegiance to the nation *de jure* and not the de facto STATES, nor the STATE OF MASSACHUSETTS, nor the UNITED STATES, as an *american, native* to the land (*Autochthonous*), a national (*de jure*), united by and under these Constitutions reinstated within gods kingdom and the treaties of the nations, not possessed by the Congress United States; not a resident of the United States; not a domestic corporation; not a domestic partnership; not a domestic Estate nor a Domestic Trust; as a private living man, natural living man of *flesh and blood*. The authorized personal representative of record without recourse, without the United States outside the territorial jurisdiction of the Federal zone of the private trust(s) of the Estate of *Gholizadeh* and placed my seal, having dominion over the Earth and therefore am not subject to the codified laws of your civil society. **I have neither received nor seen any evidence that the above trade names in use serve to recognize or identify the man or woman using them.**

As a competent adult I make oath and affirm as an act of god that all the information in these statements of facts are true and correct.

MASSACHUSETTS NOTARY JURAT
Commonwealth of Massachusetts County of Suffolk

On this 1st day of February 2023, before me, the undersigned notary public, personally appeared *Maalik-El, Ihsan* c/o IHSAN DARIUSH IBRAHIM GHOLIZADEH who proved to me on the basis of satisfactory evidence to be the private person(s) whose signed the preceding instrument in my presence and who affirmed to me that the contents of the instrument are truthful and accurate to the best of his knowledge and belief and he executed the same in his authorized capacity(ies) voluntarily for its stated purpose, as the beneficial owner of the property documented in this copyright.

WITNESS my hand and official seal.
/s/ Lynch, Jelani Notary Public Signature
JELANI K LYNCH NOTARY PUBLIC
Commonwealth of Massachusetts My Commission Expires On 02/08/2028
Notary Public Seal

Public Posting: Federal Court/State Court/PUBLIC NEWS Feeds

Boston Bulletin: 01/18/24

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court

CITATION ON PETITION FOR FORMAL ADJUDICATION

DOCKET No. SU24P0050EA

Estate of: Frank A. Gangemi
Date of Death: 05/16/2012

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

To all interested persons:

A Petition for **Late and Limited Formal Testacy and/or Appointment** has been filed by **Michelle L. Lynch of Canton, MA** requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition.

IMPORTANT NOTICE

You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of 02/20/2024. 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.

UNSUPERVISED ADMINISTRATION UNDER THE MASSACHUSETTS UNIFORM PROBATE CODE (MUPC)

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

WITNESS, Hon. Brian J. Dunn,
First Justice of this Court.
Date: January 09, 2024
Stephanie L. Everett Esq.,
Register of Probate

Hyde Park Bulletin:
1/18/2024

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court

CITATION ON PETITION FOR FORMAL ADJUDICATION

DOCKET No. SU23P2831EA

Estate of: Ingrid Seepersad
Date of Death: 04/13/2019

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

To all interested persons:

A Petition for **Late and Limited Formal Testacy and/or Appointment** has been filed by **Ignatius Seepersad of Hyde Park, MA** requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition.

The Petitioner requests that:
Ignatius Seepersad of Hyde Park, MA 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 02/09/2024. 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.

UNSUPERVISED ADMINISTRATION UNDER THE MASSACHUSETTS UNIFORM PROBATE CODE (MUPC)

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

WITNESS, Hon. Brian J. Dunn,
First Justice of this Court.
Date: December 29, 2023
Stephanie L. Everett, Esq.,
Register of Probate

Hyde Park Bulletin:
1/18/2024

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court

CITATION ON PETITION FOR FORMAL ADJUDICATION

DOCKET NO. SU23P2621EA

Estate of: Matilda T. Nates
Date of Death: 10/11/2023

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

To all interested persons:

A Petition for **Formal Probate of Will with Appointment of Personal Representative** has been filed by **Denise J. Seward of West Roxbury, MA** requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition.

The Petitioner requests that:
Denise J. Seward of West Roxbury, MA 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 02/22/2024. 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.

UNSUPERVISED ADMINISTRATION UNDER THE MASSACHUSETTS UNIFORM PROBATE CODE (MUPC)

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

WITNESS, Hon. Brian J. Dunn,
First Justice of this Court
Date: January 12, 2024
Stephanie L. Everett, Esq.,
Register of Probate

West Roxbury/Roslindale Bulletin:
01/18/2024

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