



Boston Bulletin

citywide news • street by street

VOLUME 18 NUMBER 17

APRIL 25, 2024

FREE

S-0 District: Transition Residential

Allowed uses:

- Mostly residential uses, limited to 14-units / sub-Article 80 scale.

Conditionally allowed uses:

- A few active uses (community centers, small grocery stores, social clubs), some restricted to the ground floor (small restaurant, extra small entertainment/events, small retail, small service establishments)
- Small Offices allowed only on ground floor



Small grocery stores and community centers are conditionally allowed

Maya Kattler-Gold presenting the S0 Transition Residential S+S zoning district at the Zoning Commission hearing, April 17, 2024

COURTESY PHOTO

Zoning Commission approves Squares + Streets

Lack of community input an ongoing concern

Matthew MacDonald
Staff Reporter

On April 17, the Boston Zoning Commission (BZC) voted—by a 7-1 margin—to adopt the Squares + Streets (S+S) text amendment, adding options for six new zoning districts to the city’s base code. When applied, the primary purpose of these zones would be to increase housing density in neighborhood downtowns and main streets by allowing for much more as-of-right real estate development in planning areas selected by City Hall.

The least dense of these zones – S0: Transition Residential – would be applied to residential ar-

eas bordering neighborhood commercial districts and would allow for apartment buildings of up to four stories and 14 units.

At the other end of the density spectrum, the S4: Active Squares district would allow for buildings of up to seven stories in selected neighborhood downtowns. A sixth zone – the S5: Placemaker district – would be limited to highly active downtown areas that can support higher density, and would allow for buildings of up to 145 feet in height.

According to the Boston Planning & Development Agency (BPDA), any new S+S zoning districts will be mapped into selected planning areas at the conclusion

of a six-to-nine month small area planning process, during which community consensus will be sought.

This has already begun in four neighborhood squares: Roslindale Square and Hyde Park’s Cleary Square (which kicked off in late February), and Dorchester’s Codman Square and Fields Corner (which are getting underway now). In total, 18 planning areas across 10 neighborhoods have been slated for S+S rezoning, with the option for others to be added.

The S+S amendment – a ma-

Squares

Continued on page 6



A rendering by Balance Architects showing the planned apartment house at 3458 Washington St. in JP.

COURTESY PHOTO

Third try on Keegan garage

Richard Heath
Staff Reporter

If three’s the charm then Boston Pinnacle Properties of South Boston may finally be the one to develop the Keegan garage property at 3458 Washington St. at Kenton Road in Jamaica Plain.

Adam Burns of Pinnacle filed a Small Project Review on April 4 for a five-story, 37-unit apartment house designed by Paul Sima of Balance Architects.

Burns is the third contestant to pitch a project for the corner lot in the past six years. Scott Johnson of Cedar Hill Design and Development was first up with a proposed five-story, 37-unit apartment building, designed by Cheryl Tougias.

Johnson made a presentation to the Stonybrook Neighborhood Association (SNA) on Aug. 13, 2018, for the development he called Seven Kenton Road.

Johnson ran into stiff neighborhood opposition (“way too big”), a five page letter of criticism written by the obligatory SNA project

Keegan’s Lot
Continued on page 7

Can we trust the T?

Kwot Anwey
Staff Reporter

In a panel held by WGBH News featuring MBTA Manager and CEO Phillip Eng, MassDOT Secretary and CEO Monica Tibbits-Nutt and TransitMatters President Jarred Johnson, community members affected by the panelists’ decisions while running Boston’s public transportation sought answers to the question posed by the title of the event: “Can we trust the T?”

Old infrastructure and equipment and yet another leadership regime change drew people from all over the city to GBH Studios in Brighton on Tuesday, April 16. The event, marketed as a Q&A session aiming to remedy the downturn in the general public’s trust in the MBTA, left some audience members curious, despite a strong emphasis on transparency and accountability.

“I was like, ‘Oh, they gotta talk for an hour and then we have at least 30 minutes for questions’, because they even asked for questions ahead of time,” said Brighton resident, Sarah Randall.

Can T be Trusted
Continued on page 9



From left to right: WGBH Transportation Reporter Bob Seay, MassDOT Secretary Monica Tibbits-Nutt, MBTA Manager and CEO Phillip Eng and Transit Matters President Jarred Johnson.

PHOTO BY KWOT ANWEY



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 Fellows of the American Academy of Pediatrics



Members of the Jason Roberts Challenger League Dodgers gearing up to play on opening day.

PHOTO BY JEFF SULLIVAN

Jason Roberts Opening Day

Jeff Sullivan
Staff Reporter

The sun was powering through the clouds on Wednesday, April 17, to keep the air warm and comfortable for this

year's Opening Day of the Jason Roberts Challenger League at the Ohrenberger School in West Roxbury.

About 100 Buddies, players, parents, officials, volunteers and well wishers came out on Wednesday for the Opening Day ceremonies. The league focuses on developmentally- and physically-challenged persons to give

them a physical outlet in the form of assisted baseball. Each player is partnered with a "Buddy" who will help them through the game. League Founder and organizer for the past few decades Bill Hubbard said it's always a great sight to see when the kids take the field.

Challenger League
Continued on page 3

Legals

Commonwealth of Massachusetts
The Trial Court – Probate and Family Court

CITATION ON PETITION FOR FORMAL ADJUDICATION **DOCKET No. SU24P0790EA**

Estate of: Patricia Lovell Suffolk Probate and Family Court
 Also known as: Patsy A. Lovell, 24 New Chardon Street
 Patsy Lovell Boston, MA 02114
 Date of Death: 04/12/2024 617-788-8300

To all interested persons:
 A Petition for **Formal Probate of Will with Appointment of Personal Representative** has been filed by:
Francis J. Lovell 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:
Francis J. Lovell 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 05/24/2024. 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: April 12, 2024
 Stephanie L. Everett, Esq., Register of Probate
West Roxbury/Roslindale Bulletin: 04/25/24




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Team members sat patiently waiting for their at bat on Wednesday.

PHOTO BY JEFF SULLIVAN




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Challenger League

— continued from page 2 —

"It's exciting, but hard to sleep," he said with a laugh.

Hubbard said despite being an old hand at the job, he still gets nervous on opening day.

"There are just a lot of things going on you know?" he said. "I'm feeling the anxiety. We have players and buddies coming in who haven't seen each other for a while or even ever, as this could be their first time. And thank God the weather's cooperating. The field floods out sometimes, but it's okay now."

Hubbard added they've been able to field about 30 players and 30 Buddies this year. Volunteer Audry Fannon said many are playing the Challenger League for the first time in 2024. "We're very excited. We've got a lot of new players to add to our old players and new buddies," she said. "It's just been awesome."

Fannon said they've been doing outreach to organizations and schools to help spread the word about the league. "And it's paying off," she said.

State Rep. Rob Consalvo said he's been proud to work with Hubbard and the League all these years, either as a City Councilor or a member of the state legislature. "I'm thrilled to be here tonight for the opening day of the Jason Roberts Challenger League," he said. "I remember being the District 5 Boston City Councilor and I never missed an opening day. Now as a State Rep. I'm making sure I'm always here. I also want to give a shout out to my

pal here who does all the work, Billy (Hubbard). And I want to give a shout out to all the parents, the volunteers, the organizers, the coaches and everybody who makes this day possible. Thank you. And a big shout out today for our players on opening day and I wish you all a successful and exciting season."

State Rep. Bill MacGregor said he's been coming to the event ever since he started working for former District 6 City Councilor Matt O'Malley. "He was a Buddy here as well and I'm looking forward to the season starting," he said. "Thank you to Billy for getting this together and organizing this. I'm excited to watch!"

MacGregor also brought his daughter to watch the event. "My wife said if I'm going to an event, I've got to take one of our two kids," he said to laughter from the crowd.

Resident Sonia Colon said the program means a great deal to her. "My son has been playing in the league for several years now," she said. "It's one of the only things around for him to play, enjoy himself and be with other kids with his condition. It's just awesome. It's just been awesome and Billy's great and an amazing person. He's great with the kids and he's looking to help out in any which way he can."

Resident John Kraemer said his son has been playing at the league for 15 years now. "It's a great program and gives everybody an opportunity to get out



The weather cooperated this year for opening day and every player appeared excited to get the season going.

PHOTO BY JEFF SULLIVAN

and play, and it's a beautiful ball field here, they keep it up real good," he said. "And we absolutely have fun too."

Residents Logan and Maria

Gomez said they were excited to see their son get into the batter's box this year. "It's great to take my son to play, he really enjoys it and we like watching

him play," said Maria. "It's a good thing here."

For more information, go to <https://www.facebook.com/JasonRobertsChallengerLeague/>

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Citylife real estate

H.B. 1094: survivors beg for its passage

As the saying goes, I've got "a horse in this race" or, more precisely, "skin in this game." But the "skin" is in a different state—a beloved, saintly Ohio sister-in-law—not eligible to be assisted by a pending bill before the Massachusetts legislature: House Bill 1094, which is currently "in" the legislature's Joint Committee on Healthcare Financing.

This bill seeks to secure equitable insurance coverage for people in Massachusetts who need medically related dental care. Are we talking merely about somebody with a missing molar or a crooked bicuspid? Hardly. The bill targets the survivors of head and neck cancer who through radiation or chemo have lost all their teeth, with ramifications to their lips and tongue and obviously serious ramifications to their speech and ability to chew.

I used to think that a broken jaw, suffered in a fight or a hockey game, was the worst—having speech impaired, your jaw wired, and able to get most food through a straw. But bad as a broken jaw is, it pales beside head and neck cancer with the terrible results for teeth, lips, and tongue.

Medical coverage may cover attempts to restore the abilities of the tongue and lips but teeth are a different item altogether: any attempt at restoration falls onto dental coverage, which is non-existent for many survivors. Needless to say, dentition improvement is very, very expensive.

My sister-in-law has had to endure two lengthy jaw operations after the extraction of ALL her teeth. Processing food without a feeding tube is difficult, to say nothing of speaking and other quality of life issues.

Having once had to wait for months for a total front tooth replacement, I personally know the awkwardness of interfacing



My Kind
of Town/
Joe Galeota

socially. It's hard to imagine what the survivors of head and neck cancer now have to endure.

But there is hope, spearheaded by Dedham's Tommy Healy. A group called the Massachusetts Oncology Patients, Survivors, and Supporters (MOPSS) is supporting the aforementioned bill as it envisions a time when insurance companies doing business in Massachusetts will recognize and cover all necessary procedures and prosthetics required by head and neck cancer survivors. It is working towards a time when patients' only concern is to fight cancer, not worry about paying for costly, ongoing dental treatments necessary for oral function and significant quality of life issues. It believes that passing this bill will be a pivotal step towards rectifying the outdated notion that dental health is separate from one's overall well-being.

Most major Boston hospitals endorse the passage of this bill. Yeah, premiums would increase but it's the least we can do, as a compassionate society, for the survivors of these terrible forms of cancer.

[You can contact MOPSS at mopssma@gmail.com, or at 617-444-9045.]

Drag racing, dirt bikes, and dangerous stunts in neighborhood streets

Dear Commissioner Cox:

I'm writing in regard to the recent reports of drag racing in the Back Bay at 2am, and ask that the Boston Police Department thoroughly investigate this incident. With the weather getting warmer, it is critical to take measures to address this type of dangerous racing and gatherings in our neighborhood streets. As you are well aware, groups of dirt bikes, ATVs, motorcycles, and cars have at times occupied the streets to do stunts and racing, while endangering pedestrians, drivers, residents, and themselves.

This past weekend, there was a group of about 15 vehicles and 40 people in Back Bay who were using their cars to do donuts, driving the wrong way, and clogging traffic at 2am. This not only negatively impacted the quality of life of the residents in the area,



Ed Flynn

but it was also dangerous for pedestrians and other cars, and can cause damage to roads and injuries to bystanders.

This is not an isolated incident. Our city streets, and even highways, have seen drag racing, as well as dirt bikes and ATV traveling in groups at dangerous speeds and blocking traffic, especially during the summertime.

Last year, there was a large gathering of cars near the Oxford Pappas property and South Boston Waterfront for some sort of rave at 3am. Residents in my district have long been concerned about dirt bikes, ATVs, and dangerous behavior with vehicles. As summer approaches, we need to be proactive in addressing these issues, perhaps keeping track of vehicles that are engaged in these illegal races, and seizing stolen vehicles that are engaged in these activities.

I hope that Boston Police will do all it can to address these issues. Thank you for your consideration. If you have any questions, please do not hesitate to contact me at 617-635-3203, or at Ed.Flynn@Boston.gov.

Sincerely, Ed Flynn
Boston City Councilor,
District 2

Letters to the Editor

WE CAN EXPECT MORE OF THE FLOODGATES OPENING

To the Editor:

I read with interest Ariane Komyati's excellent reporting on how "Spring open[ed] the floodgates in Boston" after reading about the record rainfalls that flooded the modern city of Dubai on the Arabian peninsula. While the weather every place on Earth constantly changes the climate on our planet is rapidly heating up. Warmer air holds more moisture such that when it cools down the rainfall is heavier. With warmer weather there is less snowfall - precipitation that would melt slowly allowing the ground to absorb it more gradually. We can expect more of these weather extremes including higher summer temperatures that will endanger life. These increasing changes are the result of the extra carbon dioxide we are adding to the atmosphere by the burning of fossil fuels. While much of the Boston area has been built on some part of a wetlands (for example, the area behind the Irving school is surrounded by hills and was a wetlands before Roslindale was built, indeed, a branch of Stony Brook runs underground nearby) the problem of flooding has been made worse by the extensive paving in our urban environment. Asphalt does not absorb water but it does absorb heat.

One solution to our worsening climate problem is less driving, which would allow us to replace parking lots with water absorbing trees and plants and reduce the pavement now dedicated to private vehicle transportation with green paths alongside bus lanes or trolley car tracks. One hundred years ago our city was much more verdant, cooler, and quieter but that changed when we decided to build a transportation system that has the majority of people moving 4,000, single-occupant steel cages to run errands that average less than five miles. It makes no sense that we are passing on to future generations a badly damaged home where the floods and heat will be worse than we now can imagine.

Alan Wright
Roslindale

LET'S TAKE SOME RESPONSIBILITIES FOR OUR STREETS

To the Editor:

I have been a West Roxbury resident for over 45 years. Had the tough conversations when the kids reached school age; do we stay or go? I coached kids' sports and became embedded into the community; my wife and I are still here. One thing I really like about West Roxbury is that we are opinionated. I may not agree with some of the ideas, but they are out on the table. For full disclosure, I am an avid bicyclist, riding some portion of the bike lanes at least 5 days a week. That all being written I listen and understand where people are coming from on both sides of the issues of the lane reduction and bike lanes.

The biggest gripes I have listened to for over 45 years are regarding safety on Centre Street; cars speeding, lack of visibility, running lights, etc. Forty-five years of people complaining with nothing of significance ever getting done. The Walsh administration tried to change the Centre Street configuration but West Roxbury put a stop to that. We knew better than they did. I felt that was a shot across our bow to do something on our own. Three years later, it was the same old, same old "no one got anything done". Well, the Wu regime got it done. Is it perfect? No, and it may never be. People both like it and hate it, but it is calmer and safer for pedestrians, cyclists and drivers.

People are making a statement by parking in the bike lane. If this continues, picture Centre Street with those "white flex posts" lining both sides of the street. That is exactly where the Wu administration is going if drivers continue to park in the lane. I was at the mayor's coffee hour at Billings on Monday and trust me, they are watching how many cars are in the bike lane and the idea of additional flex posts is on the table.

Steve Bogue
West Roxbury

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HPCR reviews 1050 Hyde Park Ave. and Neponset

Jeff Sullivan
Staff Reporter

The Hyde Park Central River Neighborhood Association (HPCR) discussed plans for updating areas around the Neponset and for a 12-unit building on River Street.

Attorney Ryan Spitz presented a plan for a 12-unit rental building at 1050 Hyde Park Ave. for his client, Elias Akiki. The units will be stacked four a floor at three floors with ground level parking for 12 vehicles. Spitz said the proposal will combine two parcels to create an 11,000-square-foot lot for the three-story building. He said two of the 12 will be designated affordable through the city's Inclusionary Development Policy (IDP), as well as removing one curb cut to add more parking.

Resident and Sierra Club member James Michel asked about the use of fossil fuels in the building, and Architect Jonathan Stone said because the building is over 12,000 square feet, it hits the threshold for the city's new energy code and would have to be all electric. No other questions were asked. The Boston Zoning

Board of Appeals later voted to approve the project.

The group also met with Suzanne Hinton, representing both the Neponset River Watershed Association (NepRWA) and the Hyde Park Neponset River Access Committee (NRAC) to give an update on what both groups are doing to improve the neighborhood's three miles of major waterway.

Hinton said the NRAC is focused on protecting access points to the river to ensure residents can use the river for passive recreation, though she said the hope is someday, likely at least after the EPA Superfund cleanup of the site, that it could be used for fishing and swimming once again.

"A bunch of Hyde Park residents have been working for a long time in partnership with nonprofits to try to make this happen," she said. "There's been almost 10 years of work now to make more accessibility for the river."

Hinton said the main focus right now is the West Street Park, which sits at the corner of Pierce Street and West Street, which the neighborhood has been focusing on for a while in connection with the Doyle

Park rebuild.

"The idea is that it would adjoin with the trail that the Department of Conservation and Recreation (DCR) is already working on for Doyle Park that runs from Doyle to the Shops at Riverwood," she said.

Hinton said they want to get DCR to extend the trail a little further south than previously planned, about one-third of a mile.

"What that would do is open up about five acres of land back there that's public for people to use," she said.

The NRAC held a workshop on April 20 with more than 30 residents coming by to hear strategies on the river and to share their stories.

For more information on the NRAC, go to <https://www.facebook.com/HPnepriverAC>

In other news, State Rep. Rob Consalvo was happy to report that there was a recent win in the state legislature. He said the local delegation was able to garner \$65,000 to clean up a DCR property in the neighborhood.

"If you drive down Walnut

HPCR

Continued on page 6



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Street this week, down at the corner of Dana and Walnut, there's a large DCR property with about a thousand feet of fence that has been torn down by polluters and plows," he said. "The parcel abuts the Neponset River, which DCR owns, was littered with tires and refrigerators and other stuff and they were in there cleaning out that parcel."

Consalvo said there will be a state arborist on hand to prune out the dead trees and clear the brush.

"So a small but important preservation of a DCR parcel," he said. "They had to rip out the old fence, which was torn down in several sections, it was rusted, it was blocking pedestrian traffic and once we ascertained that it was a DCR property, we were able to work with State Sen. Michael Rush and get funding and get them to clear it out."

Consalvo also discussed three new playgrounds coming online soon, including the Moynihan Playground, Doyle Park and Factory Hill Park. He said it was all due to the work of neighborhood groups like the HPCR, the East River Neighborhood Association, the West Fairmount Neighborhood Association and the Factory Hill Neighborhood Watch.

The HPCR is also participating in this weekend's Love Your Block Cleanup, and more volunteers are welcome. Go to Boston.gov/Love-Your-Block for more info.

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major early step in Mayor Michelle Wu's attempted overhaul of the city's lengthy and complex zoning code – has been met with significant and increasing resistance during its two-month public comment period, which began on Dec. 5 and ran through early February after being extended by a month.

During that public comment period and afterwards, questions were repeatedly asked about what sort of meaningful input selected neighborhoods would have in determining their new S+S zones. The BPDA has yet to provide any detailed answers.

In March, the BPDA Board of Directors unanimously approved an Agency request to petition the Zoning Commission to add the amendment to the citywide code, resulting in last Wednesday's 9 a.m. appointment, during which public testimony was heard.

The appointment ran about an hour-and-forty-five minutes and was held virtually – as BZC Chair Jill Hatton explained – "to ensure the safety of the public, staff members, and the Boston Zoning Commissioners during the COVID-19 pandemic."

After a presentation that ran more than half an hour and featured four planners going through 44 slides, the floor was opened for questions from the Commission.

Aisha Miller asked about the BPDA's community outreach, noting "really mixed reviews on the engagement: I've heard there hasn't been any. I've heard there's been some."

Planning Director Aimee Chambers replied that "I do think that there has been a real concerted effort to be intentional about reaching hard-to-reach populations," adding that the BPDA has continued to communicate opportunities for the community to "continue to be a part

of the process," that "we know where we need to be more intentional about reaching populations, and that we know that there's a lot more to come, by way of conversation and decision making, in terms of the mapping of the districts themselves."

Following that, Miller continued. "If you have one person saying, 'I didn't hear,' and you have another person saying they heard, then fine. But if you have more than the majority saying, 'I really don't understand this process,' then how can we move forward?"

Miller concluded by stating that methods of interaction are not the same for everyone. "I just haven't heard there's been robust community engagement where you can reach out and touch someone. Yes, it may be all over the BPDA website... It may have been emailed. But there's a big group of people who feel like they haven't been heard."

Chambers touched on the BPDA's increased level of in-person outreach during the S+S process, and cited surveys and other materials left "in the libraries and community centers across the city to make sure that there was something tangible that people could hang on to, and to be clear about where people could contact us, whether via phone or via email."

There were no other questions from the Commission, but Hatton did address Miller's concerns before opening public testimony. "There are significantly more steps in actually making this real," she said of the process creating the S+S zones for each planning area, all of which will require approval by the Zoning Commission. "We've got mapping amendments, and as these districts and a lot of the elements of this are eventually applied, there would be significant additional public discussion, hearings, and interaction."

Public testimony was limited to two minutes per speaker, with Hatton calling a 30-second warning at a minute and a half, and then politely cutting off anyone who went over time.

A dozen testified, with support and opposition split down the middle. Those in favor all emphasized the need for more housing in the city, while those opposed – including residents of Hyde Park, Roslindale, and Codman Square – echoed Miller's theme: their experiences

with, and observations of, the BPDA's lack of effective S+S outreach in their neighborhoods, as well as their communities' lack of meaningful input thus far.

A prominent concern was one that Miller had touched on: the underrepresentation of people of color, as well as immigrant business owners and residents, in the S+S process. While the BPDA acknowledged this, no detailed strategy was presented to address it.

Several Hyde Park and Roslindale community organizations had, in fact, attempted to do just that by adding their own amendments to the S+S draft designed to protect affordable housing and guard against displacement. Additional language was added to protect the environment and preserve historic and cultural resources. The subdivision of two S+S zones, increased commercial use, and off-street parking requirements were also proposed.

None of these revisions were entertained.

"I do believe that the amendments proposed by the residents in my district can be done outside of this zoning conversation," District 5 City Councilor Enrique Pepén testified in support of the BPDA's version of the draft. "I do see that this could be a conversation about what policy we can implement as a City Council, or just as a city."

In a statement read into the record, District 6 City Councilor Benjamin Weber (JP Centre, West Roxbury Centre, and Mission Hill's Tremont Street are also on the S+S list) agreed. "There are real concerns, such as displacement and affordability, and we are committed to addressing those where it should be: legislatively, rather than through zoning."

Shortly before voting in favor of the amendment, BZC member Ricardo Austrich brought up that "the perfect is the enemy of the good. I think that what we have here is good. It's not perfect, but it is good, while Michael DiMella and Michael Nichols – in stating their support – commented on the significance of its zoning changes."

Miller, in lone opposition, had this to say. "If people don't have the right to come forward and state how they feel, then we should not have had any public comment."

To view a recording of the BZC hearing, visit <https://tinyurl.com/mr32wx7s>

For information about Squares + Streets, visit <http://tinyurl.com/29cxfnys>



In-person Public Meeting

Roslindale Square Squares + Streets

APRIL

29

6:00 PM - 8:30 PM

Visit the link below or scan the QR code to register:

bit.ly/viswrkshp1



Project Description:

The BPDA is hosting an in-person visioning session to collaborate with the community on generating ideas for potential planning and zoning recommendations for the Roslindale Square Squares + Streets Plan. This session will include summaries of existing conditions analyses, feedback received to-date and community visions for different topic areas, as well as hands-on activities to contribute your ideas for potential recommendations. 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

Location:
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Keegan's Lot *continued from page 1*

subcommittee, and a threatened lawsuit by some Kenton Road residents.

Johnson did not file a PNF (Project Notification Form) with the Boston Planning and Development Agency (BPDA) and withdrew his plans in July 2019. Johnson had more success with the Brookside Neighborhood Association with his 121 Brookside Ave. a four-story, 23-unit apartment building, also designed by Tougias, which received unanimous ZBA approval on Aug. 27, 2019. But no work has begun yet on that property.

Next up was Brad Cangiamila of Crest City Capital.

At the last in-person SNA meeting on March 8, 2020, Cangiamila and his architect Eric Zuchrison, of CONTEXT, gave a presentation for a four-story, nine-unit condominium building.

Cangiamila was apparently testing the proverbial waters and SNA said the building was too small; it did not have enough units to trigger the BPDA's affordability requirement.

However, the pandemic swept in and Cangiamila withdrew his plans.

From time to time The Bulletin would inquire at SNA meetings about the Keegan property, only to receive a negative headshake. Then, on April 12 of this year, the BPDA sent out on its list that a PNF had been filed for 3458 Washington St.

At first glance, Pinnacle is proposing seemingly the same plan and the same design as Johnson had six years ago: A

four-story box with ground-floor commercial space and a fifth story residential setback. The parcel at 3458 Washington St. sits tight on the Washington Street property line to provide enough space for seven rear parking spaces.

Sima has broken up the three story residential front with tall, inset balconies facing the English High School playfields.

According to the Pinnacle PNF, the \$8 million project is eligible for a density bonus under Plan JProx guidelines and is expected to be completed in two years.

As the world waits for the anticipated changes in the BPDA Article 80 process, two hints were revealed in the 3458 Washington St. filing; it seems to omit the usual abutters meetings and then the SNA required subcommittee meetings.

After a four-week comment period as notified on the BPDA project page, the development is scheduled for a virtual Article 80 meeting on April 30. The BPDA ran an ad for this meeting in the April 17 Bulletin.

The SNA steering committee did not respond to The Bulletin's repeated requests for comment.

The Pinnacle apartment house joins what in due time will be a string of similar boxy residential buildings totaling over 342 units from Williams Street to Green Street, replacing long established auto-related and light industrial buildings.

At Williams Street, the three-building, 29-unit housing plus grocer and pizza parlor Doyle's

development by Watermark is showing marked progress.

The subject of two BPDA hearings and scores of SNA and subcommittee reviews since October 2020, the first building designed by Elaine Scales at 69 Williams St. is nearing completion.

Former Jamaica Plain Neighborhood Council (JPNC) member Trevor Wissink-Adams is marketing the nine condominiums; unit one is listed at \$1.275 million.

Across the street, number 69 Williams, also designed by Scales, is almost fully framed. A dramatic building with bold bay windows that emphasize the corner, the building developed by the Jamaica Plain Neighborhood Development Corporation (JPNDC) and New Atlantic Development will feature six affordable home ownership condominiums.

The main building of the old Doyle's will be restored – refurbished bar and all – as a pizza parlor with roof-top seating; attached will be a five-story, brick 16-unit residence with dramatic glass corners called One Gartland.

Designed by Scales, the ground floor will be built out for a grocer. The foundation for One

Gartland is currently being dug out.

The one hold out on this stretch is the two-and-a-half-story wood-frame house owned by Ed Burke at 3464 Washington St. Stay tuned.

Next to 3458 Washington St., on the opposite corner, is the two building residences proposed by Joe Hassell of Boston Real Estate Group to replace the venerable Hatoff's ("Gas is Gas, Says Stan") and Acme Auto Body.

Hassell made a virtual presentation at the Nov. 11, 2023 SNA but gave no specifics.

As reported by The Bulletin, Hassell told the SNA that he planned a "mixed-use multi-family building with a high percentage of affordability."

Hassell is combining two lots separated by Rockview Street. He gave no specifics, but apparently as a hint, he showed one of his projects recently approved by the ZBA of a six-story, 45-unit apartment building replacing a South Boston auto garage.

Next to Acme is the BMS Paper development comprised of three buildings with 81 units of housing and a two-level restaurant approved by the BPDA on May 11, 2023.

Owner Bob Harrington, who started his project in January

2020, has not gone through the zoning process yet, beginning with the JP zoning committee.

Next to BMS the five-story, 202-unit Pine street supportive and fully affordable housing at 3368 Washington St. is nearing completion at the end of the year; 140 of the apartments will be supportive for formerly homeless, the largest of its kind in the city.

Five years in the making, Pine Street held its first presentation on March 5, 2019. Opposite Pine Street and adjacent to the closed Turtle Swamp Brewery, the senior supportive housing at 3371 Washington St. is now getting underway.

Developed by JPND and New Atlantic Development, the 39-unit fully affordable senior housing officially started in late March with the removal of hazardous materials from the auto garage that was part of the site.

As reported in BuildUP on April 4, the \$36 million project received \$16 million from MassDevelopment Financing Agency and \$10.6 million from the Executive Office of Housing and Livable Communities.

According to JPND the developers fee of \$225,000 has been deferred.

City Council considering scooters

Jeff Sullivan
Staff Reporter

The Boston City Council voted unanimously to hold a hearing on electric scooters, ebikes and other similar modes of transportation – known as "micromobility" modes of transit – at its Feb. regular meeting.

The proposal, sponsored by District 8 City Councilor Sharon Durkan, said many residents have come to her with concerns around public safety with such modes of transportation.

"Safety on our streets and sidewalks is the number one concern I get from residents of District 8," she said. "At times, and no matter what kind of transportation you are using, it feels like you need to be on high alert as you travel through the city."

District 9 City Councilor Liz Breadon said this is an especially important issue in Allston and Brighton, as in December 2023, a resident riding an ebike was struck and killed.

"A young man on an ebike was hit by a truck and died," she said. "It seems that he pressed the button to go across a pedestrian crossing but didn't wait for the light and was hit by the truck."

Breadon said she's also seen incidents where those riding these micromobility modes have been a danger to others as well.

Durkan said Boston's safety record on the road is not great.

"In fact, Boston's Vision Zero Map reported for 2023 an alarming number, over 3,000 injuries and 10 fatalities on the road from a motor vehicle, bicycle or pedestrian crashes in the city," she said. "In one weekend in December, the city saw three traffic fatalities; one pedestrian, one cyclist and one individual on a moped. For the safety and survival of all who travel throughout Boston, the city needs to uphold more than a nominal commitment to our Vision Zero standards to eliminate fatal and serious traffic crashes in the city by 2030."

For more information on crashes and Vision Zero, go to <http://tinyurl.com/yeypufe2>.

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 9th 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.

—D.M.T.

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DEATHS

POWERS

John "Jack" E. Jr. of Taunton, formerly of West Roxbury. Son of the late John E. and Mary P. (Prendergast) Powers. Loving brother of Nancy P. Ferris and her husband, Jack of Westwood, Paula O'Connor and her husband, Brian of Dedham, Karen Powers of West Roxbury and Sheila O'Shea and her husband, Jim of Harwich. Devoted Uncle of John and Kate Ferris, Alex and Carrie Ferris, Andrew Ferris, Justin and Lindsey Ferris, Brendan, Mary and Fr. Patrick O'Connor. Jack attended Holy Name School,



Boston Latin School and Boston College. He was a phenomenal athlete with hockey being his specialty, still participating in leagues in the greater Boston area. Nothing pleased him more than spending a quiet afternoon

on the beach reading. He could not be beat at Jeopardy and his knowledge of sports and 70's music was unparalleled. He was a longtime employee of the Boston Red Sox and will be sorely missed by his students and fellow staff members at Bridgewater-Raynham High School. Funeral from The Robert J. Lawler & Crosby Funeral Home, 1803 Centre St., WEST ROXBURY. Interment, St. Joseph Cemetery. Donations may be made in his memory to House of Possibilities www.houseofpossibilities.org Lawler & Crosby Funeral Home, 617-323-5600.

Around the Neighborhood

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. 10am - 2pm.

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 18th. Go to HP Library Call for Art Competition for instructions and the submission form. More information at the library or you can email 125th.Anniversary@hydeparkhistoricalsociety.org

AUTHOR TALK AT THE WEST ROXBURY LIBRARY

The Friends of the West Roxbury Branch Library are sponsoring an author talk on May 6th at 6:30 p.m. at the West Roxbury Branch Library with veteran journalists Ellen Clegg and Dan Kennedy on their new book, What Works in Community News. The authors will discuss the crisis in local news and the innovative new journalism models to address the crisis and protect our democracy. Ellen Clegg worked for three decades for the Boston Globe. She is co-founder and co-chair of BrooklineNews, a nonprofit, start-up news organization in Brookline, Massachusetts. Dan Kennedy is a professor of journalism at

Northeastern University and a nationally known media commentator. The doors will open at 6 PM. Copies of the book will be available for sale and signing. The presentation is free and open to the public.

CITY TO HOST DISABILITY COMMUNITY FORUM ON MAY 1

Forum will serve as an opportunity for Boston residents with disabilities to connect with City services and departments and provide feedback on issues across Boston neighborhoods

Mayor Michelle Wu, the Mayor's Commission on Persons with Disabilities and the Disability Advisory Board today announced that the City's annual Disability Community Forum will take place on Wednesday, May 1, from 2:00 to 3:30 p.m. The event is hybrid and will be held at Suffolk University Law School located at 120 Tremont St. Boston MA. The event is open to the public, with hybrid attendance options allowing participation both in person and on Zoom. Please visit boston.gov/disability-forum if interested in attending.

EARTHY VISIONS OF COLOR AND JOY

An Exhibit of Artworks by Maria Termini will take place thru May 31, at the 8th Floor Gallery at Boston City Hall, located at 1 City Hall Square, Boston, MA 02201. Admission is free and the gallery is open from 9 to 5, Monday through Friday. For more information, please contact: Maria Termini at: mariatermini2013@gmail.com or 617 553 2762.

To advertise, call the Bulletin AT (617) 361-8400

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.

Can T be Trusted *continued from page 1*

“People want access to their government officials and transit authorities and stuff like that; they want to ask questions. Sometimes people don’t have useful feedback about things, so they just want to get in somebody’s face and shout at them... It’s this kind of trade-off where, I guess I get it, but I am also really disappointed.”

More than 70 people, from young adults to seniors, met in the Yawkey Theater to hear from the leaders of Boston’s transportation system. An introductory video showed Morning Edition Co-Host Jeremy Siegel conducting man-on-the-street interviews, asking commuters waiting for their next train whether or not they trust the T. Although there was a lack of consensus in answers, most people responded somewhat or sometimes, citing reliability in the fact that it’s there and will get you where you need to go, but also talking about long wait times resulting in tardiness. Riders also called for more accountability, more trains and a safer environment for marginalized people.

GBH Transportation Reporter Bob Seay led the next 40 minutes of the discussion, asking pointed written questions directly to one of the three speakers at a time. Seay began by creating a foil, pulling a 10-year-old voice recording of former MBTA CEO Beverly Scott at a press conference stating the system cannot and will not run efficiently due to age and overcapacity.

“One of the things that I think Beverly was talking about and the one thing that I felt with all my beliefs with the public is it’s all about communication,” said Eng. “Regardless of where we are in terms of the system, our infrastructure needs and service, being upfront with the public is part of rebuilding that trust and keeping that trust.”

According to Eng, the MBTA will be restoring all of the tracks to the maximum line speeds allowable this year, aiming to develop an infrastructure that only needs minor timely repairs. Afterwards, Eng is hoping to launch what he calls a track renewal program that will evaluate each year the cost towards fully replacing tracks. Eng states that mending the track will and has led to higher frequency of trains running on a regular basis.

“It’s not something I wanted to do, as far as these diversions,” said Eng. “But it’s actually something we needed to do because if we didn’t do these diversions, we would probably have speed restrictions for years to come, and this way,

we’re going to get rid of them.”

Tibbits-Nutt, a part of Governor Maura Healey’s Transportation Funding Task Force that is evaluating and developing a long-term transportation plan fiscal proposal to the legislature this year, states that there is not enough funding yet for the overhaul the MBTA is looking for. “We have to come up with more revenue options,” said Tibbits-Nutt. “There are only so many levers the T has. You can’t raise fares high enough to close that gap; you can’t cut service enough to close that gap. That’s it — that’s all they have, so it really is on us, whether we’re looking at tolling, whether you’re looking at congestion pricing, whether we’re looking at payroll taxes, we have to look at everything.”

According to Tibbits-Nutt, with no Plan B, the ability to fully repair the T hinges on the legislature’s approval of the plan and ability to come up with the money needed to avoid a fiscal cliff. Cutting services, likely to the communities who need it most, would be the result of a failed proposal, said Tibbits-Nutt. According to Eng, the needs of the existing infrastructure and finding ways to be efficient would be the priorities of the MBTA during that circumstance.

Housing equity and its relations to transportation was another central topic during the discussion. Lack of affordable housing in Boston, the costs of the commuter rail and the need to find ways to work all result in limited options for citizens. People move farther from the city because they cannot afford to live close.

“I’m really glad that the track repair program is working and that we are seeing the travel times decrease, but we do want to see more of an emphasis on service,” said Johnson. “In particular for the bus, which a lot of low-income folks depend on, we don’t see operations being focused on enough... there are some folks who, you know, they want to live out there, they’re already living out there into further parts of the core, and we can be expanding our bus network there, but we can’t do that if we’re using a bunch of buses to run incredible traffic in the core and carrying numbers of

people that, overseas, would have long been transformed to a railroad.”

With 10 minutes of the forum left, the audience had time to ask three questions before being directed to wait in the atrium to get a chance to talk one-on-one with the speakers.

One rider asked about how the MBTA’s hand in development may expand in sectors beyond just housing. Although there was uncertainty amongst Tibbits-Nutt and Johnson about whether or not the MBTA legally has the jurisdiction, Eng said that regardless, the MBTA is working with local businesses to understand upcoming development and prepare for it. Another rider asked how exactly senior leadership stays up to par on day-to-day operations on the T; according to Eng, it is a priority of the MBTA to bring in leadership who are actively riding and working the system. Lastly, a rider asked about the future of development for the Fairmount Commuter Rail Line; Eng talked about the possibility of multiple tracks in both directions, reverse travel and station-to-station shorter distance travel, also hinting at important news about the line coming soon.

Transit Matters, LivableStreets Alliance, A Better City, CommonWheels, E-Cargo Bike and Harvard Bookstore had tables with representatives and informational materials available to attendees, with transportation justice being a focal point. After 25 minutes of the audience being asked to wait for the panelists in the atrium — at which point, most attendees had left — Tibbits-Nutt and Johnson made a beeline for the door, followed 20 minutes later by Eng. Those with lingering questions left unanswered got a couple minutes to track down the panelists and ask their dying inquiries before Tibbits-Nutt and Eng made their separate grand exits.

“I mean, I think we’ve seen that they’re more transparent and sort of accountable with things. I think, you know, a lot of what was talked about tonight is sort of getting things back to where they used to be, I think that’s great, but then, maybe what’s next?” asked Dorchester Resident Ryan Nagelhout. “They haven’t really given a vision for what happens next, what the system is going to look like beyond,

‘it will be better’, which I think is great. But, you know, is there a red-blue connector? [Is] there housing coming on the blue line? Is that going to be able to get anywhere else? Is there a plan to get people to the airport easier? Where does the Silver Line go? There’s so many

questions and like, I know there’s a budget issue and there’s sort of a flip there, but people see a big number that says we need to fix this, and all they’re really thinking is, ‘well might be as good as it was 15 years ago’. It’s not really exciting for people.”



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Legals

Commonwealth of Massachusetts
 The Trial Court – Probate and Family Court Department
 Docket No. SU24D0654DR

DIVORCE SUMMONS BY PUBLICATION AND MAILING
Ana Griselda Escano Reyes vs. Roger Andre Pinto Chinchilla

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:
Ana Griselda Escano Reyes, 37 Wallingford Road, Apt. 2, Brighton, MA 02135
 your answer, if any, on or before **05/13/2024**. 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: April 5, 2024
 Stephanie L Everett, Esq., Register of Probate

Boston Bulletin: 04/25/2024

Commonwealth of Massachusetts
 The Trial Court – Probate and Family Court
INFORMAL PROBATE DOCKET No. SU24P0717EA
PUBLICATION NOTICE

Estate of: **Frances D. Valentine** Suffolk Division
 Date of Death: **December 20, 2023** 24 New Chardon Street
 Boston, MA 02114
 (617) 788-8300

To all persons interested in the above-captioned estate and, by Petition of **Petitioner Christopher B. Valentine, Sr. of Kenniesaw, GA**
a Will has been admitted to informal probate
Christopher B. Valentine, Sr. of Kenniesaw, GA
 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.
 Boston Bulletin: 4/25/2024

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, 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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Notice of Self Storage Sale

Please take notice Prime Storage - Hyde Park located at 1641 Hyde Park Ave., Hyde Park, MA 02136 intends to hold an auction to sell the goods stored by the following tenants at the storage facility. The sale will occur as an online auction via www.storage-treasures.com on 5/14/2024 at 12:00PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Emmanuela Casseus unit #1110; Juan Almonte unit #2030; Graclyn Smith unit #2077. All property is being stored at the above self-storage facility. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

Hyde Park Bulletin:
 04/25/24, 05/02/24

Commonwealth of Massachusetts
 The Trial Court
 Probate and Family Court

CITATION GIVING NOTICE OF CONSERVATOR'S ACCOUNT

Docket No. SU22P2557PM

In the matter of: **Brian Rose**
 Of: **Boston, MA**

Protected Person/Disabled Person/
 Respondent
 Suffolk Probate and Family Court
 24 New Chardon Street
 Boston, MA 02114

To the named Respondent and all other interested persons, you are hereby notified pursuant to Rule 72 of the Supplemental Rules of the Probate & Family Court, that the **First and Final** account(s) of **Brian McLaughlin of Boston, MA** as Conservator of the property of said Respondent has or have been presented to the Court for allowance.

You have the right to object to the account(s). If you wish to do so, you or your attorney must file a written appearance and objection at this court on or before 10:00 A.M. on the return date of 05/23/2024. This day is NOT a hearing date, but a deadline date by which you have to object to the account(s). If you fail to file the written appearance and objection by the return date, action may be taken in this matter without further notice to you, including the allowance of the account(s).

Additionally, within thirty days after said return day (or within such other time as the Court upon motion may order), you must file a written affidavit of objections stating the specific facts and grounds upon which each objection is based and a copy shall be served upon the Conservator pursuant to Rule 3 of the Supplemental Rules of the Probate & Family Court.

You have the right to send to the Conservator, by registered or certified mail, a written request to receive a copy of the petition and account(s) at no cost to you.

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 of 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: April 11, 2024
 Stephanie L. Everett, Esq.,
 Register of Probate

Boston Bulletin:
 4/25/2024

Commonwealth of Massachusetts
 The Trial Court
 Probate and Family Court

CITATION ON PETITION FOR FORMAL APPOINTMENT OF SUCCESSOR PERSONAL REPRESENTATIVE

Docket No. SU14P1460EA

Estate of: **Doris E. Ahearn**
 Date of Death: **01/21/2014**

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

To all interested persons:

A Petition has been filed by **Kevin P. Ahearn of Lynn, MA** requesting that the Court enter a formal Decree and Order that **Kevin P. Ahearn of Lynn, MA** be appointed as Successor Personal Representative(s) of said estate to serve **Without Surety** on the bond 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 05/28/2024. 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.

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

WITNESS Hon. Brian J. Dunn,
 First Justice of this Court.
 Date: April 16, 2024
 Stephanie L. Everett, Esq.,
 Register of Probate

Boston Bulletin:
 04/25/2024

Commonwealth of Massachusetts,
 The Trial Court
 Probate and Family Court

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

Docket No. SU19P0032GD

In the interests of: **Rafael Reyes**
 of: **West Roxbury, MA**

RESPONDENT
Incapacitated Person/Protected Person

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

To the named Respondent and all other interested persons, a petition has been filed by **Department of Children & Families of Boston, MA** in the above captioned matter requesting that the court: Accept the Resignation of the Guardian.

The petition asks the court to make a determination that the Guardian and/or Conservator should be allowed to resign; or should be removed for good cause; or that the Guardianship and/or Conservatorship is no longer necessary and therefore should be terminated. The original petition is on file with the court.

You have the right to object to this proceeding. If you wish to do so, you or your attorney must file a written appearance at this court on or before 10:00 AM on the return date of **05/29/2024**. 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: April 17, 2024
 Stephanie L. Everett, Esq.,
 Register of Probate

West Roxbury/Roslindale Bulletin:
 04/25/24

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