

Boston Bulletin

citywide news • street by street

VOLUME 14 NUMBER 50

DECEMBER 10, 2020

FREE

Council to preserve 108 Walter St.

Jeff Sullivan
Staff Reporter

The Boston City Council met on Nov. 18 for its regular weekly meeting and voted unanimously in favor of a resolution to support the preservation, conservation and acquisition of 108 Walter St. in Roslindale.

The land is the gateway to the Roslindale Wetlands, for which the Longfellow Area Neighborhood Association (LANA) has fought for about two decades to keep from development. District 6 City Councilor Matt O'Malley and District 5 City Councilor Ricardo Arroyo sponsored the item, which O'Malley said is part of the process for accepting a grant from the Local Acquisitions for Natural Diversity (LAND) Grant program.

"It's been filed for recommendation made by the Commonwealth of Massachusetts Executive Office of Energy and Environmental Affairs to process their awarded grant from an exciting upcoming project on 108 Walter St. for the Roslindale Wetlands," O'Malley said. "Which lay between District 5 and District 6. 108 Walter is designated as an Urban Wild area, otherwise known as the Roslindale Wetlands Urban Wild. This location, as well as the parcel that abuts it, is for sale."

O'Malley said he and Arroyo have been working with LANA, the Roslindale Wetlands Task Force, the state government, and the Boston Parks Department as well as the Mayor's Administration. O'Malley said the grant will fund the inclusion of affordable

Walter Street
Continued on page 13



The developers for 1717-1725 Hyde Park Ave. have reduced the size of the project and made improvements since the last public meeting, with the former proposal above and the new proposal shown below.

COURTESY PHOTOS

IAG meets with Hyde Park Ave. Developers Density and community givebacks top concerns

Matt MacDonald
Staff Reporter

On Nov. 30, the Impact Advisory Group (IAG) for the proposed real estate community at 1717-1725 Hyde Park Ave. (aka The Residences at Readville Station) met with members of the project's team to go over recent updates having to do with the development.

The video conference – arranged by the Boston Planning & Development Agency (BPDA) and hosted by Project Manager Lance Campbell – was attended by 27, including four members of the IAG and five devel-

opment team members, and ran about two hours.

The 1717-1725 team – headed by Jan Steenbrugge, president and CEO of Ad Meliora, LLC, the Boston-based real estate investment firm that owns the site – also took questions about the project, the site of which is partially bordered by Hyde Park Avenue and the Father Hart Bridge, and runs down to the inbound railroad tracks at Readville Station. Currently, the lot is undeveloped, aside from a vacant warehouse.

The proposal includes two six-story condo/rental buildings wrapped around a courtyard fronted by a small,

publicly accessible park located at the site's entrance on Hyde Park Avenue, and underground garage parking for 200 to up to (if stacked) 330 vehicles. Additionally, about 3,600 square feet have been allotted for a first-floor restaurant.

IAGs, comprised of nominated members of the community, help to determine strategies to mitigate proposed projects' social and environmental impacts and – for the 1717-1725 IAG – its main meeting concerns were density and community givebacks. Proposed site changes re-

1717 HP Ave
Continued on page 11

SNA gets its way, but takes heat

Richard Heath
Staff Reporter

The Stonybrook Neighborhood Association (SNA) has been arguing over 97-99 Williams St. for 10 months. So they were shocked during the Nov. 9, 2020 virtual SNA meeting when Lindsey Santana of the Mayor's Office announced that the proposed six-unit, attached triple decker would go "straight to the Jamaica Plain zoning committee."

"We want to move expeditiously," she said.

Stonybrook
Continued on page 10



The long vacant lot at 99 Williams St is used as an ad hoc neighborhood park.

PHOTO BY RICHARD HEATH

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BAIA reviews Allston Green community benefits

Jeff Sullivan
Staff Reporter

The Bright Allston Improvement Association (BAIA) met with representatives from Partner Properties on the proposed Allston Green project at the corners of Cambridge, Linden and Pratt Streets.

The project consists of three buildings, with the northernmost building, Building A, at the corner of Cambridge and Linden Streets with 172 units and seven stories (81 feet). Building B will be on Linden Street and will also be seven stories (78 feet) with 109 units and Building C, at the corner of Linden and Pratt Street, will be four stories (47 feet) with 68

units. The project initially called for a 14-story building at the corner of Cambridge and Linden, but because of community resistance to such density and height, the developers reduced the size of the project.

Johanna Schneider, of Hemenway & Barnes, said they had presented the project with the BAIA back in November but did not have a complete community benefits package spelled out at the time.

“We have since been back to the (Impact Advisory Group) and we have finalized what we believe to be our package of community benefits,” she said. “We’re looking to go to the BPDA (Boston Planning and Development Agency) Board in December, but we would like to remind folks of what the project is and discuss the community benefits we will be providing.”

PCA Architect David Snell said the proposal will have 15 percent of its rental units dedicated for Inclusionary Development Policy (IDP) income-restricted affordable units, which works out to about 52 affordable units.

“Six of those are reserved for artists, and the AMI (area median income) is about 50 percent AMI (about \$47,000

annually) and that came from discussions with the artist community to come up with an AMI that was in alignment with their earnings,” he said. “This is an all-rental compact living project, and so that typology due to its more efficient unit sizes is about \$300 to \$500 less than your typical market-rate unit.”

Snell said they are also providing several public realm improvements, which include the creation of 20,000 square feet of open space that will be publicly-accessible but privately-maintained.

“That’s about \$2 million right there,” Snell said. “We’re also widening the sidewalks along Linden Street and Pratt Street, and we’re providing 36 new street trees around the site. We’re also spending \$350,000 to relocate existing utilities on the ground on Linden on our site. We’ve been working with the artist community to buy those affordable artists units and on the ground in Building A there’s a coworking space for which the artists or anybody in the neighborhood can use. That’s \$60,000 a year to rent that to a commercial tenant, but again we want to support the thriving artist community

BAIA

Continued on page 7

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The former site of Junior's Automotive. Developers are proposing to put up retail and transit-oriented residential units at the former garage.

PHOTO BY MATT MACDONALD

Apts proposed for former Junior's Automotive location

Matt MacDonald
Staff Reporter

On Monday, Dec. 7, a virtual public meeting was held by the Boston Planning & Development Agency (BPDA) regarding a residential/retail project under review for the Junior's Automotive site at 1318 River St., Hyde Park. It was the first BPDA community meeting concerning this application, and had been rescheduled from Oct. 26.

The proposal for the nearly 11,000 square foot lot consists

of a five story building with 32 one and two bedroom rental units spread evenly over the top four floors, as well as 1,500 square feet of retail space and a 19 car parking garage on its first floor.

Four affordable units are also scheduled for the development which – rounded up – will meet the City's Inclusionary Development Policy (IDP) requirement of 13 percent.

The small project review application (SPRA) was filed with the BPDA by HP Trax LLC (1820 Hyde Park Ave.) on

Sept. 30. The developer has not yet filed with the City's Inspectional Services Division (ISD) regarding permits and required variances.

The meeting ran just under an hour and a quarter and was divided into a presentation given by principal architect Mark Joyce (Phase Zero Design), followed by a question and answer session handled by project attorney John Pulgini (Pulgini and Norton LLP).

1318 River Street
Continued on page 8



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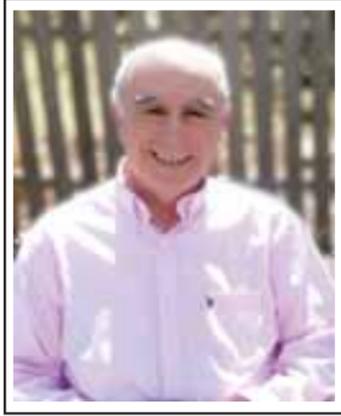
The next time you're in a supermarket look at the people using self-checkout: most of them are somewhat young. They're not trying to protect the jobs of the cashiers, many of whom are elderly or recent immigrants: foregoing the “12 items or fewer” line, they just want to get out of the store more quickly.

The argument can be made that the self-checkout creates jobs for engineers, welders, machinists, and technicians, all of whom receive much heftier paychecks than those issued to cashiers and their bagging colleagues. But this is called progress.

The use of human cashiers is not featherbedding, which is the creation of jobs for which there is no need. The epitome of featherbedding used to occur with railroads several decades ago: there needed to be a caboose on freight trains to keep track of the paperwork, and there needed to be a “fireman” in the diesel locomotive, even though it was equipped with a dead-man's throttle to stop a train if the engineer, say, fainted. Cashiers in stores with self-check-out easily solve the problems that self-checkout machines and their opting customers struggle to do.

Somewhat resembling self-checkout machines in purpose are ATM's. The average age of those utilizing ATM machines (yes, there's a redundancy here since “ATM” means “automated teller machines”) is also somewhat younger than that of retirees. Some of us like to frequent real, live tellers for transactions now that direct deposit has taken over so much in our society: our presence provides for their job security, plus it's a chance to exchange pleasantries with known workers in the community.

In all my years of banking with the Brookline Bank since 1974, no teller has ever made a mistake with the cash back: the teller counts it twice, and I



My Kind of Town/ Joe Galeota

count it once before leaving the window. The cashiers there are accurate and, though it adds nothing to their accuracy, friendly. The professionalism and congeniality of long-time administrator Mary Creed at the West Roxbury branch are evident in the rest of that bank's personnel. As I said, there has never, ever been a mistake in this regard.

Having to resort to using an ATM on a recent Sunday at a suburban location brought to light an unusual problem. The request for \$500 in cash resulted in a not unexpected plethora of \$20 bills. Following this procedure but not really anticipating any error, I began counting my 20's with my now not so nimble fingers after they were dispensed. In the middle of trying to count, I noticed that the receipt I requested was being issued. Fumbling with my glasses, mask, newly dispensed cash, and wallet after the counting, I then turned to grab the paper receipt: too late, the machine physically retracted the receipt. No amount of cajoling on my part could make the ATM reissue the desired receipt.

The next time I will be on guard for the rapid snatch-back of the receipt, unless the machines are programmed to allow more time for manually challenged customers.

SCHOOL COMMITTEE MUST REPRESENT EVERYONE

To the Editor:

I read Darragh Murphy's letter to the editor in last week's newspaper on the appointed Boston School Committee and his charges of racism against a number of the board's members.

The letter writer believes that the racist issues he brought up are “permanently damaging this body's reputation.” To be honest the only reason we have an appointed school board today is because of the school committee's past reputation, especially when it was the five-member at large school committee, and to a lesser extent, when it became a 13-member board with nine district seats.

I believe the appointed board has not worked out well for Boston residents or Boston public school parents. Are the citizens of Boston being served by board members who are really only responsible to the mayors who appoint them? I think we all know the answer to this.

I have always been a supporter of our public schools and the educational product the city's pupils are receiving. I have worked for candidates seeking election. I have myself attempted twice, once in 1977 when I was 29 years old trying to get on the 5-member board and then again in 1983 when I was 35 years old, this time for the District 1 seat covering the North End, Charlestown and East Boston. I failed on both attempts but have never given up on making sure our public schools work for all our children.

The real answer isn't forcing members to apologize and resign. The answer is to return to an elected board of some type. The only way the people can have a voice on our public schools is to elect their own choices on the school committee. Make the school committee members responsible to all of us.

Sal Giarratani
East Boston

CHARLES PARK SHOULD BE SUPPORTED

To the Editor:

The proposal to build 140 units on the west side of VFW Parkway is commendable and should be supported by the residents of West Roxbury and the City of Boston. This commercially zoned area is perfect for

converting to badly needed housing - whether rental or owner occupied. We have a serious housing shortage in the greater Boston area that is causing housing prices to escalate beyond the means of lower income and younger people. The reasons cited by the opposition are without merit and reflect an entitlement that is correctly labeled “Not In My Backyard” - NIMBY.

Alan Wright
Roslindale

CAMPAIGN OF POLITICAL MANIPULATION

To the Editor:

Boston Planning (BPDA) will soon host a virtual meeting, for the fourth time, to discuss UnCommon Schools' proposal for building a high school at 361 Belgrade Avenue. The members of the Bellevue Hill Improvement Association, Inc., voted to oppose the plan after the first public meeting. Since then, other groups and individuals in the Parkway community have spoken in opposition to the construction of ANY school at such a busy location.

More than three years ago, Uncommon Schools Inc., the manager of Roxbury Prep, began a lengthy process of trying to convince the Parkway community to jeopardize its own already-stressed traffic conundrum at the bottleneck entrance to West Roxbury and Roslindale in order to construct a large school.

The Uncommon Schools Inc. public campaign for 361 Belgrade has been consistently built upon one point: Political manipulation. It is most unfortunate that this manipulation has overshadowed the gross safety issues inherent in building a large high school on a postage stamp space at a heavily trafficked intersection.

Surely there is a suitable and safe location for Roxbury Prep (the City of Boston. And yes, there are other locations. Examples include 10 acres adjacent to Roxbury Latin School, a large property across the street from BPD at Ruggles, 88,000 square feet at 10 Vale Street owned by UnCommon Schools manager, and the former West Roxbury High School land. As an aside, the land at West Roxbury High School would be very easy to prepare for a large school campus. We do not agree with the elected officials who have the opinion that the land is too

difficult to build on. This may or may not be true; we prefer to wait for a professional assessment.

Ginny Gass
Bellevue Hill Improvement
Association, Inc.

NO INPUT ON CHARLES PARK

To the Editor:

With a goal of keeping this communication short and to the point, as I would expect, construction is going forward at LaGrange and Centre St. on a project which I have no recollection of having any community input. As in the other case of the developer's additional wing at the Spring St project, West Roxbury residents will have no input to “100 Charles Park Road,” the gateway to Millenium Park.

As stupid as this may sound, I've been told there will be no parking at the LaGrange and Center St. location and parking will be woefully short at the latest quest for maximum density in WR.

Now aside from what appears to me as being a confluence of government corruption and developer greed taking maximum advantage of the crisis created by the China flu, Thank God the Trump Vaccine will begin rolling out to front line workers very soon, my primary concerns at this point are the required EPA studies and actions required to protect this small section of the Charles River (not already given over to Harvard) and guaranteeing the future use of this ecological gem for the residents and preferably, Boston's student population.

Additionally, I'm concerned with the impact that nora lle's fantasy with again, inadequate parking, will have on the movement of students to the educational complex at the end of the street known as West Roxbury High. Now I feel 100% confident that the students' property has already been disposed of in the hallways and backrooms of city hall. Hopefully, every Boston parent will “take a nutty” when the bull dozers begin rolling through WR High.

Hey Matt, wise of you to get out before the bullets really start flying over JP. Homicides are up 54% this year. Looting, burning and rioting up everywhere. Florida bound.

Kirby Boyce
Boston

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DEAR HEART OF JESUS!

In the past I have asked for many favors. This time I ask for this special favor. (Mention favor). Take it dear heart of Jesus, and place it within your own broken heart where your father will see it. Then in his merciful eyes it will become your favor not mine. Amen.

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Grateful Thanks
—S.G.H.

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.
—S.G.H.

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—S.C.A.

HPNA creates Planning and Zoning Committee

Mary Ellen Gambon
Staff Reporter

In response to the number of proposed developments sprouting in Hyde Park, the Hyde Park Neighborhood Association (HPNA) met virtually on Thurs. Dec. 3 and created a committee of concerned stakeholders to address the issue.

Called the Planning and Zoning Committee, it is designed to educate the community about the development process and then mobilize concerned residents, according to HPNA president Jim Kirker.

"I think we need to speak specifically to zoning code when we deal with the ZBA, ISD and the BPDA," Kirker said. "But I think we also need to get the general public involved."

The committee will hold educational workshops on the zoning code and the review process to help people gain a better grasp of development concerns.

Chaired by former District 5 City Council candidate Mimi Turchinetz, it will include people who have been concerned about recent proposals near their property as well as others with a legal background. The other members are: Kirker, Desiree Fortini, Frank O'Brien, Val Mayo, Connor Ebsary and Linda White.

"There's just so much development going on, and one of the things that we're trying to do is get a handle on it so we're not

addressing things as they come up but being a little more systematic," Turchinetz said.

Eventually, a goal is "to create a vision of what Hyde Park would look like," she added. Also, she said that a request is being sent to the Boston Planning and Development Agency (BPDA) so that the HPNA be the designated neighborhood association that gets notices on all Hyde Park development plans.

"We haven't been getting that, and that's written into the code," Turchinetz said.

This issue came up regarding the 1318 River St. development meeting on Dec. 7, where neither abutters nor the HPNA was notified.

Another big issue that came up was the approval by the Boston Cannabis Board of Suns Mass to open a marijuana dispensary at 931 Hyde Park Ave. However, it is against the zoning that prohibits two pot shops within one-half mile of one another. Final approval still has to be granted by the ZBA (Zoning Board of Appeal) and the state's Cannabis Control Commission (CCC).

Roslindale residents Sean Berte and his wife, Jillian Domenici, along with Roxbury resident Armani White, received ZBA approval as equity applicants for their retail dispensary license in September. Their shop, Evergreen Farms, will be located at 883 Hyde Park Ave. Berte and



Chair of the new HPNA Planning and Zoning Committee
Mimi Turchinetz

White, who attended the meeting, had received prior HPNA support.

Suns Mass met at the Blue Hills Collaborative on Dec. 12, 2018 at a meeting that drew about 20 people, according to an article in The Bulletin. Suns Mass never met before HPNA.

"The neighborhood was very much in support of the Evergreen Farms people getting that particular space," Kirker said. "For one thing, they immediately satisfied everything that was set up by the mayor."

The applicants qualify as equity applicants because White is a Black man, and both Berte and White had served time for minor crimes concerning possession of marijuana. They are all local residents.

By contrast, Suns Mass is an HPNA

Continued on page 9

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City Council looking to create Conservation Corps

Jeff Sullivan
Staff Reporter

The Boston City Council met recently and discussed a proposal from District 8 City Councilor Kenzie Bok to create a city-level Conservation Corps. within the City of Boston local government.

Bok said the idea would be to create a city-level dedicated workforce for capital projects related to carbon neutrality while stimulating the local economy.

“This is an initiative that’s in line with other great climate-focused work on the council,” she said. “But my particular operational focus today really comes out of my work as the council’s chair of the Ways and Means Committee. As you’ve all heard me say before, investing in a robust capital budget is one of the best counter-cyclical things we can do at the city level in response to the economic impacts of the COVID-19 pandemic. The City has a favorable bond rating and by using it to invest in projects that will have a positive impact on Boston for years to come, we can stimulate our local economy.”

Bok said the city on average leaves about \$100 million of

capital project plans on the table, and she said one of the biggest bottlenecks for these projects is the labor-intensive Request for Proposal (RFP) process required by the city.

“By utilizing an expanded city workforce focused on these types of projects, we could accelerate our capital projects and increase the share of those projects that are environmentally-focused,” she said. “The original federal civilian Conservation Corps was one of the most popular and successful programs in Franklin Delano Roosevelt’s New Deal, and was responsible for planting more than two billion trees, which is still more than half of the reforestation we’ve done in this country, and created many of the hiking and walking paths still in use today. Much like the original Conservation Corps, a city-level corps would expand the types of capital projects we work on rather than increasing more of the same and could help us complete many of the initiatives the Environment Department has laid out in our Climate Action Plan.”

Bok said cities like Los Angeles, Seattle and Austin have already started hiring people for their Conservation Corps.

“Which are staffed by

young people, many people who have lost jobs due to COVID-19, or people who are in transition out of homelessness to plant trees, tend to native plants, restore habitats, install green infrastructure and solar panels and retrofit municipal and nonprofit buildings for increased energy efficiency,” she added.

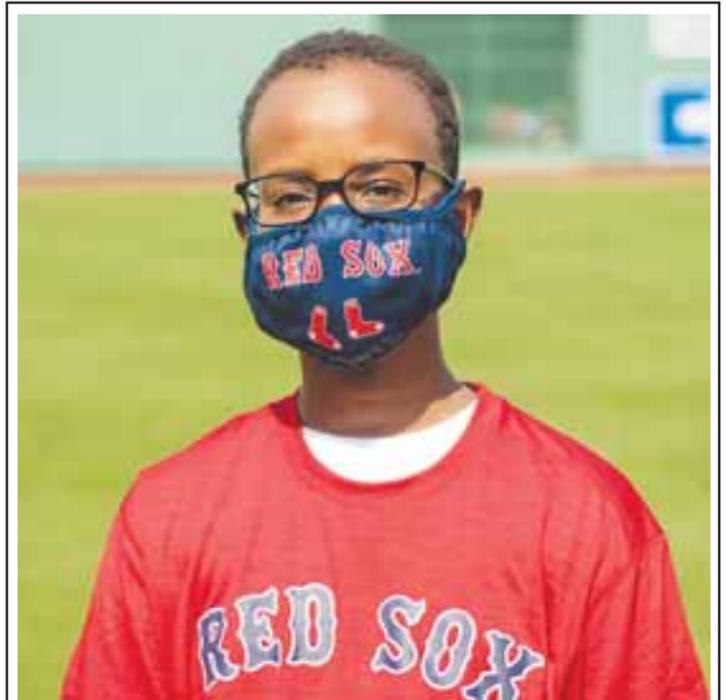
Bok said the Green New Deal, which the council voted to support in a resolution recently, takes a lot of its inspiration from FDR’s New Deal, but has a focus on equity for all Americans.

“This is about the real need to make strides in our Boston Residents Jobs Policy in construction projects,” she said. “We recently had a hearing that expressed many of the frustrations we constantly encounter in making progress on that front. I think a Conservation Corps program could be a real way to expand and diversify the construction and labor workforce in our city.”

Bok said there would be two major paths to help the city achieve this.

“We can partner with unions to do this by creating a broad project labor agreement across

Conservation Corp
Continued on page 11



Salat was selected by the Red Sox Foundation because of his hard work and dedication.

COURTESY PHOTO

Salat wins \$10,000 college scholarship

Jeff Sullivan
Staff Reporter

Thirteen-year-old Roslindale resident Abdullahi Salat was one of 12 Boston Public School 7th graders to take home a \$10,000 scholarship from the Red Sox Foundation recently.

The Foundation set up the program to provide funding to residents when they go to college for a duration of up to nine

years to help them graduate with as little debt as possible. Salat was selected as a ‘Straight A’ student and received Highest Honors this year at his school, the Boston Teachers Union School, and received Student of the Month at his Mosque for his academic achievement.

Salat said this wasn’t an easy road for him, and he worked himself hard to get to this point.

“I feel like I always had to **Salat**

Continued on page 9



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BAIA *continued from page 2*

have here.”

Snell said buildings B and C will also have murals on each that they will commission artists in Allston to work on. He added that two weekends a month and five business days a month the 20,000 square feet of open space would be dedicated to community programming.

Snell said there will also be a new BlueBike station onsite and will bundle parking costs with rent, which he said has been shown in studies to reduce car ownership. He added that included in the lease agreements will be bans on residents’ ability to apply for resident parking stickers, so as to further reduce the impact of the project on parking. He added there will also be a bike repair station and 368 bike spaces for residents.

BAIA Chair Annabelle Gomes said she is an IAG member for this project, and while she said she felt the project had seen a lot of changes, some good and some bad, she said she thinks now it is a good project for the neighborhood.

“Overall, I think this is a good project for the neighborhood,” she said. “A lot of the artists there are happy with what you’re doing and some of the residents I’ve spoken to are really thrilled with it going

from commercial buildings to a park and really cleaning up the area and hoping that it will motivate the other owners in the area to really transform the neighborhood for the better.”

Resident Bruce Kline asked about soundproofing and insulation for the artist coworker space, since not all artists are quiet painters. He said he was concerned about noise spillover from musicians. Snell said there is a concrete podium on top of the coworker space that will dampen sound and added they will use soundproofing materials to dampen the sound coming out of the sides.

“We have not fully designed the entirety of the interior space of that artist co-working space and we want it to be a flexible space that can accommodate artists of all different kinds of art,” he said. “Related to musicians, if this is going to be a place for music, there are added considerations we would put into that.”

Snell added that there will be power in the park, which could accommodate live performances as well.

One resident asked if there would be free wifi available from the building to residents using the park. Schneider said that would not be a problem to provide.

The project will likely be coming up at the next BPDA Board meeting,



The community benefits package will include a new 20,000 square-foot park that will be privately maintained by the building owner.

COURTESY PHOTO



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1318 River Street *continued from page 3*

Pulgini also announced HP Trax LLC manager Bhavya Patel and Phase Zero Design project architect John Selle, neither of whom actively took part in the proceedings.

Joyce, during his presentation, noted the plan takes advantage of the site's close proximity to the Hyde Park commuter rail station, with a cof-

fee shop envisioned for the retail space, and a public pocket park to extend from the corner of the lot (at River and Business streets) to the traffic island/memorial that splits Business at the intersection.

Other community benefits include the proposed planting of trees along River Street and possibly Business Street, and

the installation of sidewalks and curbing around the site.

Joyce added that the target market is a younger demographic – “someone who is using commuter rail, public transportation, Uber, Lyft, that will probably not have two cars.”

While the building's exterior is still under consideration, Joyce did say that – taking the busy intersection and the train into context – the design was leaning modern, adding, “We felt that a little bit more of an urban texture would be appropriate for this location.”

The question and answer session was moderated by the site's project manager, Ebony DaRosa and by Senior Project Manager Lance Campbell, and topics fell primarily into a handful of categories: traffic/parking, environmental considerations, building scale, and community/City/developer communications.

The site – on one of Hyde Park's main roads – is at a bridge intersection leading to the crossing of another traffic artery (Hyde Park Avenue) in the neighborhood's heart. It's also at the corner of Business Street, a side road and popular short cut.

At the intersection, Business Street widens and is divided by a traffic island/memorial, creating another connector to River Street and providing a two-way outlet for the two roads' main crossing, which often becomes congested. Under the proposal, this outlet would be filled in and replaced by a public pocket park that would incorporate the memorial island. The main intersection would be left intact.

Pulgini explained that Dept. of Transportation (BTD) engineers had determined that two-way traffic on both sides of the island was a pedestrian hazard. Asked if there had been any consideration of changing the outlet to a one-way, he responded, “We have not had that discussion with them. This was BTD's suggestion.”

The topic of a project traffic study was frequently raised,

and James Kirker – Hyde Park Neighborhood Association (HPNA) President – asked if it would be possible for his group to suggest a firm to do it. Referring to the neighborhood's residential BPDA developments now in various stages, he explained his request. “Every traffic study that's done just says that everything's going to be glorious and, you know, it probably isn't.”

Parking was a related issue: the project falls below the two spot per unit ratio and requires a variance. Pulgini described this as a community benefit. “By limiting the amount of parking where it's adjacent to the train station, and the demographic of the person we're looking for – younger people who have grown up in Hyde Park and who want to remain here and don't want to be forced out – we feel that less parking ratios will be better.”

Later in the meeting, however, a Business Street resident disagreed with the commuter building concept. “People may take the train to work,” he said, “but they still have cars, and these cars need to go somewhere, and the parking in this area is a disaster.”

Many questions regarding the project had to do with site environmental measures, including those having to do with methods in place to ensure an uncontaminated lot (it's now home to a mechanic's garage, and was formerly the site of a gas station), and several that focused on the possibility of constructing a net zero carbon emissions building.

Initially, the response to carbon reduction was noncommittal (when it was first broached, DaRosa responded, “TBD” and left it at that) but – when it continued to come up – both the developer (“We want to really work toward that goal of net zero, and we're committed to do that,” said Pulgini) and the BPDA (“The City is moving towards carbon neutral development, and net zero,” followed Campbell) seemed to warm up to the idea.

The building's scale and five story height was also a recurring concern (following the

general theme of not being in keeping with the neighborhood) and, at one point, Pulgini was asked about the precedent of a development that size in the community.

“We haven't had any development in Hyde Park, actually,” he said, pausing. “Off the top of my head, I can think – in Cleary Square – there's one building being constructed right now. I do not know of any others that are under construction or that have been built.”

Throughout the meeting, there was a wary familiarity between Pulgini and some attendees. This was, in part, because of that one building – at 24 units, much larger than its neighbors – going up at 11 Dana Ave., just across the tracks from Junior's.

Also an SBRA project, and so not requiring an impact advisory group (IAG), it was at the center of the HPNA's lengthy zoning dispute – over its first floor parking garage – with the City and the developer (HHC One Grant LLC), who Pulgini also represents.

Consequently – for 1318 River St. – communications between the BPDA, the developer, and the community became a meeting topic, with Pulgini as de facto point. Neighborhood activist Craig Martin requested a community meeting with him once the project's ISD zoning rejection letter is issued, Kirker requested an HPNA meeting with him regarding preemptive mitigation for the comprehensive impact of local BPDA developments, and community organizer Mimi Turchinetz asked him to create an informal IAG.

During the meeting, Pulgini had offered everyone his cell phone number and – near its end – he, in effect, invited them all to give him a call. “I will meet with anybody, anytime, anywhere, and go over this project,” he said emphatically. “I want community input.”

For more information about the 1318 River St. project, visit: www.bostonplans.org.

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entity of Harvest Mass Holding, an Arizona-based company. This is the seventh state in which Harvest will have a dispensary.

“We were absolutely opposed to this group going in,” Kirker said. “They’ve had a lot of problems everywhere they’ve gone, to be blunt. We simply did not want that in Hyde Park. We thought this was a dead issue.”

Kirker said this larger firm would crush a local retailer. Harvest also had to pay a \$500,000 fine in Ohio, Kirker said, for claiming a Black woman was the CEO for an equity requirement for ownership and then firing her a day after it opened.

The group has mobilized a letter writing campaign in support of Evergreen Farms to bring to the ZBA in opposition to Suns Mass.

Berte said he is in the design review process currently with the BPDA and is “thrilled with the support we’ve gotten from all of you and the fact that we’ve gotten to fulfill one of our dreams.

“I’m not going to lie,” he continued. “We’re greatly concerned to have a competitor within 650 feet of us potentially.”

Kirker also gave an update regarding 11 Dana Ave., which has been the primary zoning concern for two years. The decision on the case before the ZBA is scheduled for Tues. Dec. 8 at 1 p.m. After the initial hearing several months ago, information had to be reviewed by the City’s law department before the ZBA could make a determination.

A debate ensued about

whether the HPNA had legal access to the opinion that the City of Boston lawyers are giving to the ZBA before the decision is announced at the hearing because of attorney-client privilege. Craig Martin argued that, at the October HPNA meeting, District 5 City Councilor Ricardo Arroyo said that the group “can’t be privy to their correspondences until they reach a decision.” Now that a legal opinion has been reached, he argued, the group is entitled to know it.

“Councilor Arroyo told us twice that, not only are we privy to that decision, but also the explanations that support that decision,” Martin said. “It’s incumbent upon his office to go get that decision for us.”

Caitlin Fleishman, Arroyo’s chief of staff, made a clarification.

“Communication and legal opinion in that case, not the decision, is sealed,” she said, “and that is what is attorney-client privilege. So from there, that is handed over to the ZBA. The ZBA then puts forward the decision. Then that is what is public.”

Ninety days from the date of the meeting, the communication and legal opinion will be available, she added.

“What we’re saying is the ZBA is tied to the decision of the lawyers,” Kirker pointed out. “The lawyers could say, ‘These guys came up with a really solid argument ... and the ZBA could look at it and say, ‘We’re going to go with as of right.’ We don’t

know.”

“He did say that, Caitlin,” Kirker stressed, referring to Arroyo.

Martin asked that Fleishman request an email of clarification from Arroyo, which she said she would do.

Krayla Brice came before the HPNA to introduce herself as the proprietor of a new seafood restaurant in Logan Square. Gourmet Fish will be located at 10 Fairmount Ave., the site of the former Wingz N Tingz. A graduate of the hospitality program at Boston University, she has worked as a private chef, special-

izing in seafood dishes.

“We’re working on the menu right now,” she said, noting it will likely include haddock, grouper and snapper. Brice added she’d like to serve clam chowder “and a really nice fish sandwich.

“To be honest, we don’t want to rush it, so we’re considering opening the kitchen just to create revenue due to things being pushed back because of COVID,” she said. “But then, maybe switching and doing a rebrand and re-opening in the spring with a full menu and everything up and running.”

The 25 participants appeared

very enthusiastic about another dining opportunity in Hyde Park. Kirker noted the timing is perfect because of the opening of the new fish market in Cleary Square.

Also on Fairmount Ave., Riverside Theatre Works is hoping to make progress toward getting funding for an elevator. RTW executive artistic and educational director P.J. Terranova said he had a conversation with Arroyo on Oct. 5. Fleishman and Terranova have discussed a meeting in mid-December, he said.

“The elevator is something we’ve been fighting for for a long time,” Terranova said.

Salat *continued from page 6*

study in order to get far,” he said. “The less I read and wrote the more lost I felt. It has definitely helped, especially attending tutoring after school.”

Salat said he hopes to someday study computer science, as he has always liked computers, and putting one of his favorite subjects, math, to work for him.

“My favorite subjects in school are Math and ELA,” he said. “I like these subjects because math challenges my thinking, whether it is a simple multiplication problem or solving algebra. I like ELA because writing journals is fun, especially when no one else can read it. I like discussions and getting to know my peers through writing.”

He added one of his favorite pastimes these days may play a role in his interest in computer science.

“When I finish my assignments, I often take a nap which sometimes leaves me with two hours to either play video games, attend the park or watch YouTube videos about computer stuff because I am really interested in learning how to fix computers,” he said.

Salat said his Roslindale home and his school in Jamaica Plain have both really provided him with a sense of community that helped drive him forward and learn about the world.

“Roslindale is definitely a fun place to live,” he said. “There’s so many play areas, the people are friendly and I like the corner stores. My school is definitely challenging but it has its own fun times. I like exchanging answers with my friends, discussing math problems or playing during recess. My neighborhood has definitely impacted my studies because I have seen a

lot of older kids not attend college because of both family and money issues and that motivates me to attend college so I can later give back to the neighborhood.”

The Red Sox Foundation scholarship program, known as the Red Sox Scholars program, has given scholarships to 313 students to pursue college careers since 2003. One hundred percent of the Red Sox Scholars have graduated from high school and have enrolled in a two- or four-year college program. The program is funded by American Student Assistance, Aramark, Biogen Foundation, Eastern Bank, Doris Buffett’s Letters Foundation, The Lynch Foundation, Northern Trust and PGA Tour, Sunovion Pharmaceuticals, and Winter-Lehman Foundation as well as by Red Sox Foundation fundraising events. Red Sox outfielder Jackie Bradley Jr. and his wife Erin serve as the Program Captains.

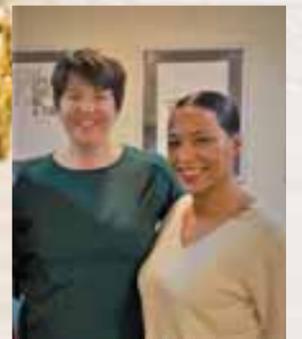
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Stonybrook *continued from page 1*

The 97-99 Williams St. sub-committee chair Scott Glidden said the developers “are stone-walling us.”

“They’ve stopped communicating with us,” he said. “All communication is coming from Lindsey.”

Joseph Federico first brought his modest plan for an eight-unit building to the Feb. 10, 2020 SNA meeting. Federico bought the two parcels in Dec. 2019 for \$2.2 million.

Their architect Elaine Scales-well known in Stonybrook- described her plan for a double building with twin gables that was sited for minimum impact on the tree canopy. The site is nearly opposite the Minton Stable Community Garden.

It was assigned to the usual ad hoc SNA subcommittee that raised criticisms: it wanted a flat roof, fewer units, more trees and improved driveway access.

Pete Fraunholtz of 109 Williams St. was mainly concerned about losing the neighborhood pocket park that had evolved on the private lot over the years.

“This will radically change the nature of the neighborhood,” he said at one SNA meeting.

Scales’ revised plans she submitted to the JP Zoning Committee showed a flat roof, three-story, six-unit double house connected by a glass stairway atrium with glass skylight.

SNA sprang into action on the eve of the zoning committee meeting on Dec. 2. A manifesto from the steering committee was stapled to light poles around the property announcing the virtual zoning committee meeting and stating in part:

“We have been ignored by the developers. We have in good faith proposed reasonable changes. We are the stewards of our neighborhood’s built fab-

ric... for a social, secure and sustainable neighborhood. Join us and vote to oppose this project.”

The zoning committee hearing was less a review of a small scale, multi-family house on a vacant lot than a referendum on the Stonybrook Neighborhood Association itself.

After listening to a presentation by Scales that emphasized the site plan and relation of her angled setback buildings with the neighboring triple-deckers, zoning committee member Michael Reiskind commented.

“I’m going to hold my nose and vote against this,” he said, “but Stonybrook has to realize that intransigence is not in their favor. They have to learn how to bend.”

Committee member Gerry O’Connor agreed.

“I will vote against this but I’m very disappointed,” he said. “I usually support the neighborhood but I’m not happy with this. This has been going on too long. SNA should take heart; it will lose credibility.”

Architect Kendra Halliwell, also a committee member, ignored the comments and voted to approve.

“This is a great solution,” she said. “A really great approach the way you’ve matched the rhythm of the existing buildings.”

SNA steering committee member Jon McCurdy said, “My worry is that this [building] skips steps,” he said. “It goes around the local civic association. This has not appeared before SNA for vote. It’s still in subcommittee.”

McCurdy said Federico had ignored four e-mails requesting deferral.

Committee chair Dave Baron was impatient with this line. “Why are we here today?”



Lot plan showing the two attached three-family houses, their setbacks and parking arrangement off Stedman Street.

COURTESY PHOTO

he asked.

Subcommittee chair Scott Glidden, who lives at 12 Stedman St., thought big.

“We take our responsibilities very seriously,” he said. “We keep in mind our future neighbors,” he said. “Their quality of life. If the process had continued this could’ve been wrapped up. Nine violations are significant.”

Baron pressed on.

“Say something substantive,” he said. “I understand you’re unsatisfied, but going from eight to six is significant. Can you say where the problems are?”

Andrea Howley is a committee member. “How long has this been in subcommittee?” she asked.

Federico said he made his first presentation to SNA on Feb 10, 2020. He said he negotiated back and forth with the subcommittee through August.

“We reduced the unit count from eight to six,” he said. “We pulled back the west block. Scott lives next door. He didn’t like

the gables. He said they blocked his view, so we added a flat roof and showed it on Aug. 4.

“We asked for an SNA vote in August but they declined,” Federico said.

Baron gave more background. He explained there was an intervention from the Mayor’s Office on a Zoom call. “Not from Lindsey [Santana] but from her boss. They discussed the process problem,” he said. “Going on for a very long time. The Mayor’s Office asked to schedule this [zoning committee] meeting. They want to move this along.”

Baron told The Bulletin after the meeting that the Zoom call was on Nov. 16 with ONS Deputy Director Faisa Sharif, SNA steering committee members Jennifer Urhrane, McCurdy and Paige Sparks and Glidden.

“Faisa made clear that the city can’t have a project in the SNA area take three to four times the amount of time as in other areas of the city or even JP. I do think ONS made the point that they are not going to keep supporting a SNA process that keeps a project on hold for so long.”

Santana was on the zoning committee call and said that a zoning board date would be scheduled for January or February.

Committee member Lee Goodman was incredulous.

“I’ve never, ever heard the Mayor’s Office stopping a community process,” he said. “Something is very wrong here.”

Howley was equally non-plussed.

“Ten months for six units?”

she asked. “At this rate 40 units would take five years. It’s important that these projects get pushed along. We’re in very tough time, but people need to move forward.”

Howley was more accurate than she knew.

SNA has spent the last three years debating low-scale housing at 84 Stonley Road that is now beginning a third phase by the same developers.

Max Glickman voted to approve.

“The project looks a lot better,” he said. “Six families are always better than a vacant lot. But I want to say something about the process. You will lose credibility with the Mayor’s Office.”

Committee member Kevin Moloney disagreed. “We should not let anyone push around a neighborhood association. Not the Mayor’s Office, not the developer,” he said.

The motion to approve failed five to four with two abstentions.

Federico then agreed to defer and return to the SNA for further negotiations and a repeat audience with the zoning committee.

Baron was unhappy. “I’m personally annoyed,” he said. “I’ve never heard any respect for this committee from the SNA. You need to get out of your own way. Six units kicking around for ten months? No. No. This has gone off the rails. [You’re] losing legitimacy.”

No one on the call from the SNA steering committee acknowledged the rebukes or responded to Federico’s offer to defer.

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1717 HP Ave. *continued from page 1*

ducing the total number of units from 285 to 273, and increasing the number of affordable units to 15 percent (41 units) from the IDP (Inclusionary Development Policy) minimum of 13 percent (37 units) drew its immediate attention.

Mary Bender and Roberta Johnnene questioned what they considered to be the project's minor reduction in size, with Johnnene expressing concern about health impacts the development could have on the community, given the pandemic. "This density is three times the average, and I don't see any effort to scale it down a little more to stop that."

Steenbrugge, describing the COVID-19 pandemic as "a once in a hundred year event," added that, in order to cover construction expenses, "20 single families are just not going to work." He elaborated. "A quality building, you want to make it look good. That's expensive. You want to have nice community rooms. That's expensive. Parking underground is expensive. All these things require you to go to a certain size."

When IAG member Nicole Wiggins questioned the percentage increase in affordable units, Steenbrugge returned to this theme, noting the high cost of building on-site units. "It's much cheaper to just give money to the City and buy it off," he said, adding that – per on-site IDP unit – Ad Meliora could anticipate losing \$200,000 to \$250,000. "So an extra 4 units is easily a million dollars that we give back to the community."

Under the City's IDP policy, developers may either build on-site or off-site affordable housing, or contribute cash towards its creation or preservation within the city. Campbell, however, did clarify that the BPDA had never had a scenario in place for the 1717-1725 development team to buy out the project's affordability. "This is a part of the city that could use a shot in the arm – so to speak – on 41, 42 IDP units," he said of that decision. "It's just something in this part of the city that we don't have."

The development team also presented 10 mitigation and community benefits, one of which was its proposed \$10,000 contribution to support local parks.

Martha McDonough – IAG member and Neponset River activist – advocated for its use for the construction of a boardwalk/overlook along Meadow Road, citing Fowl

Meadow's environmental, historical, and scenic significance – and the heavy dumping going on in it – as reasons to build a walkway that would also serve as a protective barrier.

McDonough also spoke of her difficulty dealing with the Dept. of Conservation & Recreation (DCR) about the project, saying that she had been talking with them, but that "when we thought they were on the fast track to get something done for our community, they just kind of disappeared." She shared her concern that it might be "five, six years, or seven years down the road" before the DCR actually gets to the project.

While Campbell offered the BPDA's help in engaging with the DCR, Steenbrugge suggested applying the money to the site through the City (Fowl Meadow is controlled by the DCR, while Meadow Road is City property). He put forward, as an example, the installation of a camera as part of a system to prevent dumping at the site. "I think," Steenbrugge said, "if it's City property, it's much easier to have direct results efficiently."

McDonough, while receptive to a monitoring system, emphasized the placement of road barriers along the meadow's edge to prevent vehicles from easily dumping in it. "There are people," she elaborated, "that will come up that road during times when they know no one's there, back up, and they'll dump all kinds of stuff. And it's such a sensitive area."

Traffic items took up half of the mitigations/community benefits list. These included the proposed completion of a sidewalk extension to Reservation Road, the creation and funding of a transit incentive subsidy program, the contribution to the City's Blue Bike program, the installation of a bus queue jump lane on Hyde Park Avenue, and the completion of a post-occupancy traffic monitoring study.

The area is known for its traffic congestion that routinely bottlenecks at the Father

Hart Bridge, and this has caused community concern regarding both the proposed 1717-1725 development and the 36-40 Sprague St. project approved by the BPDA in September, 2019; the Sprague St. site is a quarter mile away from the 1717-1725 lot and – like the pending site – has its one auto access point next to a bridge at an intersection.

Traffic lights were installed on either side of the Father Hart Bridge at roughly the same time the Sprague St. project was approved, but they are still not fully operative, and area traffic currently moves much as it did before the now blinking lights were installed.

At the meeting, Transportation Planner William Conroy announced that the City was hoping to finish the traffic lights installation "within the next couple of weeks," while also offering his apology to the community for the delay in its completion.

The concerns remained, however, and Readville resident Lisa Consalvo – Chief of Staff for Suffolk 14th State Rep. Angelo Scaccia (who is opposed to the project) – articulated them at the end of the meeting. "I look at this list, and this is beneficial to the City of Boston." Continuing, she also pointed out that the traffic lights were to have been installed as pre-emptive mitigation "so that – at least for the developers – we could say that, 'Okay. Well, it's a little better with these lights.' But I don't know, because of COVID and everything, that didn't happen. "But I would just say to the BPDA and to the people who are going to develop, there need to be givebacks to the community."

This was the third IAG meeting regarding 1717-1725 Hyde Park Ave. Last December – the project went before the BPDA's Board of Directors, which voted to table it rather than to authorize a scoping determination that would have waived any further review.

For further information about the project, visit the BPDA website: www.bostonplans.org.

Conservation Corp

continued from page 6

a major batch of new work to train climate corps members as they work on capital projects and provide a pathway into union jobs, and the other way would be to create a dedicated city workforce that works on new types of projects directly," she said. "What's important here is we can either wait for the market to respond to our climate needs, which we've seen to be unlikely to produce career paths that are inclusive, or we can grow this direct workforce and green economy with equity in mind and with economic opportunities for all."

Elks deliver on Thanksgiving



The Boston Lodge of Elks #10 delivered 100 Thanksgiving dinners to Seniors in West Roxbury, Roslindale, Hyde Park, Jamaica Plain and Dedham. The Lodge usually hosts a Thanksgiving day event for more than 200 seniors, and representatives said they were disappointed to have to cancel due to COVID-19 restrictions and dangers. This year especially, seniors are increasingly isolated and depressed and many would not have had a Thanksgiving dinner. "We could not allow that to happen! Our small group of volunteers delivered full Thanksgiving dinners, prepared by Salem Food Market, to seniors in the area in a socially-distanced manner. Many of these seniors were crying and so happy to know that they had not been forgotten by the Elks! It was a truly great experience to be a part of," said Elks member Jaclyn Greenwood. Greenwood said the Elks will be looking to do something similar for the group's Easter Dinner as well, depending on what Covid numbers look like in the spring.

COURTESY PHOTO

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.*

—S.G.H.

Novena to St. Jude

Oh Holy St. Jude Apostle and Martyr, great in virtue and rich in miracles, near Kinsman of Jesus Christ faithful intercessor of all who invoke your special patronage in time of need, to you I have recourse from the depths of my heart and humbly beg to whom God has given such great power to come to my assistance. Help me in my present and urgent petition. In return I promise to make your name known and cause you to be invoked. Say three Our Fathers, three Hail Marys and three Glorias. Publication must be promised. St. Jude pray for us and all who invoke your aid. Amen. *This must be said for nine consecutive days. This Novena has never been known to fail.*

—S.G.H.

Legal Notice

Commonwealth of Massachusetts
The Trial Court – Probate and Family Court Department
SUFFOLK Division Docket No. SU20CB323CA
CITATION ON PETITION TO CHANGE NAME Suffolk Probate and Family Court
24 New Chardon Street
Boston, MA 02114
617-788-8300

In the Matter of: Samuel Guadalupe Alvarado
A Petition to Change Name of Minor has been filed by
Samuel Guadalupe Alvarado of Roslindale, MA
requesting that the court enter a Decree changing their name to:
Amo-Ayo YoSoy

IMPORTANT NOTICE
Any person may appear for purposes of objecting to the petition by filing an appearance at: Suffolk Probate and Family Court before 10:00 a.m. on the return day of 12/24/2020. This is NOT a hearing date, but a deadline by which you must file a written appearance if you object to this proceeding.

WITNESS, Hon. Brian J. Dunn, First Justice of this Court
Date: November 23, 2020
Felix D. Arroyo, Register of Probate *West Roxbury-Roslindale Bulletin: 12/10/2020*

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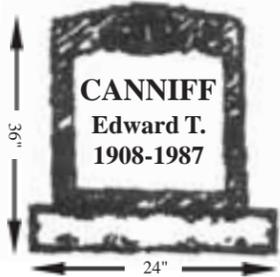
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Deaths

COYNE

William P. of West Roxbury, November 20, 2020. Beloved son of the late William M. and Catherine E. (Gurry). Loving brother of Kathleen M. and the late Richard G. and Kevin G. Dear friend of the late Kay Lane. Also survived by many nieces and nephews. US Army Veteran. Late member Local 25. A Funeral Mass was celebrated in St. Theresa Church on Monday, December 7th. Interment MA National Cemetery, Bourne. William J. Gormley Funeral Service 617-323-8600.

DEMPSEY

Oliver J. In Hyde Park, formerly of Foxford, Co. Mayo, Ireland, on December 4th. Beloved husband of Mary (Cawley). Loving father of Nicola and Paul Dempsey. Grandfather of Liam, Olivia and Colin. Brother of Jackie, Vincent, Alacoque and the late Mary, Gerald and Aiden. Funeral from the William J. Gormley Funeral Home, 2055 Centre Street, WEST ROXBURY, on Wednesday, December 9th. In lieu of flowers, donations in his memory may be made to Dana Farber Cancer Institute, 450 Brookline Ave., Boston, MA 02215 or at dana-farber.org For directions and guestbook, please visit: gormleyfuneral.com William J. Gormley Funeral Home 617-323-8600.

DEVINE

Claire T. Age 90, passed away peacefully in her sleep on November 24, 2020 in Middlebury, Vermont. She was the beloved wife of the late Thomas G. Devine and devoted mother of Thomas J. Devine, and loving grandmother of Brendan and Tristan Devine. Claire Devine was born on June 23,

1930 in Boston, Massachusetts, one of four daughters born of Francis (Donahue) Lawlor and James Lawlor. She graduated from Girls Latin School in 1948 and obtained her Bachelor's degree in Education from Boston Teacher's College in 1952. Mrs. Devine went on to obtain a Master's degree from Boston University in 1956. It was at B.U. that she met her future husband while they were standing in line to register for classes. Mrs. Devine was a gifted and dedicated teacher. She taught for many years in the Boston public schools, including the Margaret Fuller School. She instilled a love of reading and knowledge in hundreds of children, whose progress she followed with pride long after they had moved on from her class. Mrs. Devine was a lifelong resident of Jamaica Plan until her move to Middlebury, Vermont two years ago. She was predeceased by her sisters, Mary McKnight, Anne Harrington, and Dorothy Fenick. She enjoyed travel, music and the arts, Beatrix Potter, rides on the swan boats, and conversations with her cats. She was a quiet person with a wry wit and memorable sense of humor. She believed in doing the right thing. Her home was a well-known destination for the neighborhood children who knew "there would always be cookies on hand." She cherished time with her sisters, grandchildren, and her many nieces and nephews. A Mass of Christian Burial was celebrated in St. Theresa of Avila Church, West Roxbury on Friday, December 4. Interment private. In lieu of flowers, please consider a donation to the A.S.P.C.A. www.lawlorfuneralhome.com The Mass will be live-streamed. Information about how to view the Mass remotely can be found

on the St. Theresa of Avila Parish website, www.sttheresaparishboston.com Lawler & Crosby Funeral Home 617-323-5600.

FRANCOEUR



Ronald F. "Bonzo" of Roslindale, formerly of West Roxbury, passed away on December 5, 2020. Beloved son of the late Wilfred U. and Mary T. (Hickey) Francoeur. Devoted brother of Jaqueline M. McLean of New Mexico, and the late Mary L. Martin and Wilfred Francoeur. Also survived by many nieces and nephews. Ronald was a veteran of the U.S. Air Force. He was a member of the Boston Lodge of Elks #10. Visiting hours will be held at the P.E. Murray - F.J. Higgins, George F. Doherty & Sons Funeral Home 2000 Centre St. West Roxbury on Friday, December 11th from 4-7pm. Funeral from the funeral home on Saturday, December 12th at 9am, followed by a Funeral Mass at Sacred Heart Lower Church at 10am. Relatives and friends kindly invited, please follow all covid guidelines. Interment Blue Hill Cemetery Braintree. Expressions

Deaths

Continued on page 13

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Walter Street *continued from page 1*

homeownership units on the site as well as protection for the greenspace there.

“This is something that is incredibly exciting, and it’s also incredibly complicated,” O’Malley said. “We have a number of different funding sources, we have a number of different jurisdictions. The mere fact that this grant which was awarded several weeks ago has to then have a City Council affirmation in addition to an accept and expend order that we will be voting on in a short time shows the level of nuisance and complication that comes. But suffice it to say we are all united and just as a point of reference, this has been going on for decades.”

O’Malley said the work started with local residents from the area who have been working on this since he was a kid.

“Playing in these very fields

and wetlands,” he said. “I still have family members who live in the back of it. My dad grew up on that house on Coniston Road. I would play there with my cousins and with friends in the neighborhood as a kid. Back then, in those days it was seen as something that was likely to be developed unless the neighborhood and the city could come together. Well we have on this critical first step.”

The acquisition of this land has been ranked as the highest priority from the Mass Audubon Society in its Urban Wild Management Plan. Arroyo said this has been years of work by dedicated residents, and he added he hopes that the city can step in for other areas where residents might not have the means or the free time to advocate so strongly for conservation and land preservation.

“One of the parts of this

resolution is that it supports the inclusion and preservation and conservation of 108 Walter as part of the Roslindale Wetlands Urban Wilds once they’re able to officially acquire that land, and speaking candidly, this part of my district, it’s one of the nicest parts of my district,” he said. “It’s a very affluent space; we’re talking about a very well-connected neighborhood community group that’s able to advocate for itself and understand where and how to navigate what has been very difficult waters to get this done. It’s my deepest hope that this city puts as much energy as they put into acquiring this parcel for this community as they will for other parts of the city where those means and that ability to necessarily advocate for these things at the same level and fervor isn’t readily available.”

Deaths *continued from page 12*

of sympathy may be made in Ronald’s memory to Sacred Heart Church 169 Cummins Hwy, Roslindale, MA 02131. Arrangements by P.E. Murray - F.J. Higgins, George F. Doherty & Sons Funeral Home, West Roxbury.

McCARTY

Barbara T. (Lydon) of West Roxbury, formerly of Rusheenamanagh Carna, County Galway, Ireland, passed away peacefully at home surrounded by her family on December 1, 2020. Beloved wife of the late Daniel J. McCarty. Loving mother of Marie and her husband Jim Zaylor, Jean and her husband Patrick Cahill, Daniel and his wife Janice McCarty, Patricia Keohan, and John and his wife Peggy McCarty. Loving grandmother of Emily and Grace Zaylor, Lauren, Jillian and Patrick Cahill, Hannah, Sarah and Daniel McCarty, Hope Keohan and Matthew and Sean McCarty. Devoted sister of the late Mary Fahey, Margaret Walsh and Coleman, Patrick, John, Michael, and Val Lydon. Also survived by many loving nieces and nephews. Barbara’s sense of humor and beautiful smile will always be remembered by the lives of those she touched. Funeral from the Robert J. Lawler & Crosby Funeral Home, 1803 Centre St., WEST ROXBURY. Interment St. Joseph Cemetery. www.lawlerfuneralhome.com Lawler & Crosby Funeral Home. 617-323-5600.

SAARIAHO

Anja August 6, 1945 – December 1, 2020 of Roslindale, passed away in her home on December 1, 2020, after a fall. She was 75 years old. Born in Paavola, Finland, Anja was the daughter of Leino and T. Kaarina Maki. At the age of six, she, along with her parents and four younger siblings, left their Finnish farm seeking a better future in America. They arrived in Ellis Island, New York in March 1952

and settled in Fitchburg. In America, Anja’s independent spirit blossomed and persisted throughout her life. Once she put her mind to something, there was little that could dissuade her. As a single mother of three, she worked hard to achieve the credentials that allowed her to have a long career at the Veteran’s Administration Hospital in Jamaica Plain. She relished her autonomy and was an inspiration to others (especially young woman) who were amazed at her ability to accomplish everything from cleaning gutters to transplanting irises to hanging wallpaper single-handedly. Anja loved spending time outdoors. When her children were younger, she often took them hiking and camping in the White Mountains. She was an avid skier and a long-time member of the Massa-Schussers Ski Club in Glen, NH. She loved to kayak along the Charles River and golf at Ponkapoag and other local courses. She also loved to travel, visiting her native Finland, as well as China, Hawaii, and the Grand Canyon in recent years. When at home, she was equally happy to play Mah Jong with her friends, spend time with her grandchildren, read a good book, put together a puzzle in record time, or watch HGTV with her beloved cats on her lap. She perhaps enjoyed nothing more than to sit and swap stories with her siblings and extended family over a cup of coffee and a slice of pulla. Her entire family will miss her dearly, especially her children, Paul, Kim, and Jacob, her grandchildren Benjamin, Megan, Karina, and Julian, her siblings Jorma, Eila, Antti, and Kerttu, and ten nieces and nephews. A memorial service will be held once we are able to safely gather. Letters of condolence may be sent to the family care of Paul Saariaho at 122 East Hodges St. Norton, MA 02766. Please consider supporting the MSPCA or the Home for Little Wanderers in lieu of flowers.

Arrangements by P.E. Murray - F.J. Higgins, George F. Doherty & Sons Funeral Home, West Roxbury.

SANTOS

Deborah M. of West Roxbury, November 29, 2020. Dear and devoted wife of Nicola Lupoli. Loving daughter of Cecelia (Matusik) and the late Manuel Santos. Dear sister of Michael Santos of FL, Cheryl Santos-Hunt and her husband Alan of Randolph, Christina Emery and her husband Clifford of NH and Sharon Mason and her husband Carlo of Gloucester. Dear niece of Robert Matusik of Jamaica Plain and Monica Mastrorillo of Hyde Park. Also survived by many loving nieces and nephews. In lieu of flowers, contributions in Deborah’s memory may be made to MSPCA-Angell, 350 South Huntington Ave., Boston, MA 02130. Guestbook and obit available at www.KfouryFuneral.com

STEARNS

Patricia A. “Pat” (Parker) of the Grove section of West Roxbury, passed away peacefully on December 4, 2020 at the age of 78. Pat retired after 20 years from the Boston School Department as an administrator. She was the former wife of Robert Stearns, Sr. and devoted mother of Robert Stearns, Jr. and his partner Karen Hogan, Chris Stearns and his fiancée Jeanie LoVuolo, Keith Stearns and his wife Fanoula. Cherished grandmother of Chris, Jr., Taylor Mae, Robbie, Kyle, Allison, Jared, Julianne, Nikolas and Marco. Pat is also survived by her great-grandchildren Jacob and Nicholas, and many nieces, nephews and dearest friends. Funeral from The Robert J. Lawler & Crosby Funeral Home, 1803 Centre St., WEST ROXBURY. Interment St. Joseph Cemetery. For obituary, www.lawlerfuneralhome.com, Lawler & Crosby Funeral Home. 617-323-5600.



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Legals

Commonwealth of Massachusetts
The Trial Court – Probate and Family Court Department
SUFFOLK Division **Docket No. SU15P3146EA**

TRUST CITATION

In the matter of: Katherine N Koufos **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:
Angelo Koufos of Norton, MA
Requesting removal of trustee.

You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have the right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this court before 10:00A.M. on **12/29/2020**. This is NOT a hearing date, but a deadline date by which you have to file the written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by and Affidavit of Objections within thirty (30) days of the return date, action may be taken without further notice to you .

Witness, Hon. Brian J. Dunn, First Justice of this Court
November 17, 2020
Felix D. Arroyo, Register of Probate
West Roxbury/Roslindale Bulletin: 12/10/2020

Commonwealth of Massachusetts
The Trial Court Probate and Family Court

CITATION ON PETITION FOR FORMAL ADJUDICATION **DOCKET No. SU20P1914EA**

Estate of: Rafael M Morilla **Suffolk Probate and Family Court**
24 New Chardon Street
Boston, MA 02114
617-788-8300

Date of Death: 07/23/2020

To all interested persons:
A Petition for **Formal Adjudication of Intestacy and Appointment of Personal Representative** has been filed by:
Park Place Rehab & Skilled Care 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:
Jonathan J Davey of Quincy, MA
be appointed as Personal Representative(s) of said estate to serve **With Corporate Surety** on the bond in an **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 **12/29/2020**. 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: November 17, 2020
Felix D. Arroyo, Register of Probate
Hyde Park Bulletin: 12/10/2020

Commonwealth of Massachusetts
The Trial Court Probate and Family Court

CITATION ON PETITION FOR FORMAL ADJUDICATION **DOCKET No. NO20P2790EA**

Estate of: Irene Carey **Norfolk Probate and Family Court**
Also Know As: Irene C O'Rourke **35 Shawmut Road**
Date of Death: 04/17/2020 **Canton, MA 02021**
781-830-1200

To all interested persons:
A Petition for **Formal Probate of Will with Appointment of Personal Representative** has been filed by:
Hebrew Rehabilitation Center of Roslindale, 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:
David M. Blumenthal of Chestnut Hill, MA
be appointed as Personal Representative(s) of said estate to serve **With Personal Surety** on the bond in an **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 **12/23/2020**. 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. Patricia Gorman, First Justice of this Court.
Date: November 19, 2020
Patrick W. McDermott, Register of Probate
West Roxbury/Roslindale Bulletin: 12/10/2020

Commonwealth of Massachusetts
The Trial Court – Probate and Family Court Department
SUFFOLK Division **Docket No. SU20C0374CA**

CITATION ON PETITION TO CHANGE NAME **Suffolk Probate and Family Court**
24 New Chardon Street
Boston, MA 02114
617-788-8300

In the Matter of: Anthony Robert De Jacimo
A Petition to Change Name of Adult has been filed by
Anthony Robert DeJacimo of Jamaica Plain, MA
requesting that the court enter a Decree changing their name to:
Sydney Madisyn Winter

IMPORTANT NOTICE

Any person may appear for purposes of objecting to the petition by filing an appearance at: **Suffolk Probate and Family Court** before 10:00 a.m on the return day of **12/31/2020**. This is NOT a hearing date, but a deadline by which you must file a written appearance if you object to this proceeding.

WITNESS, Hon. Brian J. Dunn, First Justice of this Court
Date: November 25, 2020
Felix D. Arroyo, Register of Probate *Boston Bulletin: 12/10/2020*

Commonwealth of Massachusetts
The Trial Court Probate and Family Court

CITATION ON PETITION FOR FORMAL APPOINTMENT OF SUCCESSOR PERSONAL REPRESENTATIVE **DOCKET No. SU10P0442EA**

Estate of: Marie D Spolino **Suffolk Probate and Family Court**
24 New Chardon Street
Boston, MA 02114
617-788-8300

Date of Death: 03/21/2009

To all interested persons:
A Petition has been filed by:
Ronald D Spolino of Concord, MA
Requesting that the Court enter a formal Decree and Order that
Ronald D Spolino of Concord, MA and Kathleen Mehler of Franklin, 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.

You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have the 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 **12/29/2020**. 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 date, action may be taken without further notice to you.

The 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.
November 24, 2020
Felix D. Arroyo, Register of Probate
Hyde Park Bulletin: 12/10/2020

Commonwealth of Massachusetts
The Trial Court Probate and Family Court

CITATION ON PETITION FOR FORMAL ADJUDICATION **DOCKET No. SU19P1121EA**

Estate of: Margaret Parna **Suffolk Probate and Family Court**
24 New Chardon Street
Boston, MA 02114
617-788-8300

Date of Death: 01/12/2019

To all interested persons:
A Petition for **S/A-Formal Appointment of Personal Representative** has been filed by:
Robert Parna of Roslindale, 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 **01/06/2021**. 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: November 25, 2020
Felix D. Arroyo, Register of Probate
West Roxbury/Roslindale Bulletin: 12/10/2020

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court Department
SUFFOLK Division

Docket No. SU20C0369CA

CITATION ON PETITION TO CHANGE NAME

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

In the Matter of:
Glenford Lee Prospere Jr.
A Petition to Change Name of Adult has been filed by
Glenford Lee Prospere Jr. of Hyde Park, MA
requesting that the court enter a Decree changing their name to:
Kwabena Obadele Sitawi

IMPORTANT NOTICE

Any person may appear for purposes of objecting to the petition by filing an appearance at: **Suffolk Probate and Family Court** before 10:00 a.m on the return day of **12/31/2020**. This is NOT a hearing date, but a deadline by which you must file a written appearance if you object to this proceeding.

WITNESS, Hon. Brian J. Dunn, First Justice of this Court
Date: November 27, 2020
Felix D. Arroyo, Register of Probate
Hyde Park Bulletin: 12/10/2020

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court Department
SUFFOLK Division

Docket No. SU20C0331CA

CITATION ON PETITION TO CHANGE NAME

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

In the Matter of:
Semion Alexandrovich Shestakov
A Petition to Change Name of Adult has been filed by
Semion Alexandrovich Shestakov of Chestnut Hill, MA
requesting that the court enter a Decree changing their name to:
Simon Alexander Shestakoff

IMPORTANT NOTICE

Any person may appear for purposes of objecting to the petition by filing an appearance at: Suffolk Probate and Family Court before 10:00 a.m on the return day of **12/24/2020**. This is NOT a hearing date, but a deadline by which you must file a written appearance if you object to this proceeding.

WITNESS, Hon. Brian J. Dunn, First Justice of this Court
Date: November 20, 2020
Felix D. Arroyo, Register of Probate
West Roxbury/Roslindale Bulletin: 12/10/2020

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