

# Boston Bulletin

citywide news • street by street

VOLUME 14 NUMBER 51

DECEMBER 17, 2020

FREE



The controversial Roxbury Prep High School may have a different location in the future than this design sited for 361 Belgrade Ave. in Roslindale.

COURTESY PHOTO

## Roxbury Prep may be seeking another location

Jeff Sullivan  
Staff Reporter

Uncommon Schools, the owners of the Roxbury Prep High School and Middle School, announced this week that school leaders are possibly looking at another location for the new high school other than the controversial 361 Belgrade Ave site.

The Belgrade Ave proposal has been an issue in the neighborhoods of West Roxbury and Roslindale for about three years now, as some residents have said they feel the school is too big for the proposed “postage stamp property” and will cause serious traffic issues, despite Roxbury Prep’s promises to not allow students to drive and that most students will use public transportation (as the site is right next to a MBTA Commuter Rail

stop).

Other opponents have stated they feel the school is still too small to provide the students with adequate space to study and recreate after the developer reduced the size and student count (800 to 500) of the high school. Those opponents said they feel the small lot size would lead to masses of students wandering around the West Roxbury Parkway, creating a danger to themselves and others.

In any case, Uncommon Schools has stated it is looking at other locations, but still actively pursuing the location for the high school at 361 Belgrade.

“We are proud to have important community and elected official support for our desired Belgrade high school,” said Roxbury Prep spokesperson Barbara Martinez. “In order to ensure our students have a perma-

nent and world-class home, we are also doing some preliminary work to explore possible locations that would allow us to serve our full high school community.”

The Roxbury Prep Community Outreach team also sent out an email with more information on the school’s current ambitions, which flatly state they still believe 361 Belgrade to be the best site. The email was sent out recently after a Boston Planning and Development Agency (BPDA) meeting on the school was postponed with little explanation.

“As of today, the meeting is not canceled, it is postponed. We have not made a decision to move away from the one site, suitable for a high school, under our control. However, we

**Roxbury Prep**  
Continued on page 10



The dispute regarding 11 Dana Ave. enters what might be its final chapter after the ZBA ruled last week that the project is as-of-right.

PHOTO BY MARY ELLEN GAMBON

## ZBA determines 11 Dana Ave. is as-of-right

Mary Ellen Gambon  
Staff Reporter

The two-year debate over whether the 24-unit development at 11 Dana Ave. is an as-of-right project came to a conclusion on Tuesday, Dec. 8, when the Zoning Board of Appeal (ZBA) ruled in favor of developer Milan Patel in a virtual hearing.

Jim Kirker, the president of the Hyde Park Neighborhood Association (HPNA), attended the hearing in place of the appellant Ralph Rosati, who lives on Dana Avenue. Rosati filed an appeal, which was supported by the HPNA, when the Inspectional Services Depart-

ment (ISD) ruled that the mixed-use development was an as-of-right project, meaning that it would not require any variances or public input. The case then went before the ZBA on July 1, and the board requested guidance from the City’s Law Department before it rendered its decision. It received the legal opinion the week before the hearing.

Attorney John Pulgini represented the project developer and builder, Milan Patel of HHC One Grant LLC. ZBA Chair Christine Araujo asked him what the proposed use would be for the office space

**11 Dana Ave.**  
Continued on page 14

## Senior housing planned for 3371 Washington St.

Richard Heath  
Staff Reporter

Teronda Ellis, in her debut as the new executive director of Jamaica Plain Neighborhood Development Corporation (JPNDC), put their proposal for 39 supportive senior housing units at 3371 Washington St. in context at the Dec. 8 Boston Planning and Development Agency (BPDA) Article 80 virtual meeting.

“This began in 2016 in partnership with City Life,” she said. “We learned of the potential displacement by a particular developer.”

“We rallied around to sup-

port Embajador [restaurant] ensuring they would remain in place. This is the community rising up.

“We didn’t start necessarily to be the owner of the building but it really led to us buying the building,” Ellis said. “It’s very unusual for us to buy a market rate property.”

With New Atlantic Development, JPNDC bought the property from City Realty on Jan. 7, 2020 for \$2.155 million.

In August, JPNDC made public that it planned a 39-unit senior housing residence on the old

**3371 Washington**  
Continued on page 11



Site plan. 3371 Washington St. in red. Turtle Swamp Brewery at left. Union Avenue at top. Green St at right.

COURTESY PHOTO



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# City Council looking to increase budget powers through Charter

**Jeff Sullivan**  
Staff Reporter

The Boston City Council voted 10-3 to start the process of changing the Boston City Charter to allow the body more powers over the formation and refinement of the budget in the yearly process to allocate funds.

Right now, the Council basically only has the power to vote down an entire budget put forth by the mayor, currently Marty Walsh, or vote to approve in its entirety. The proposed ordinance includes allowing the Council to down vote or up vote specific portions of the budget and then amend those portions. District 1 City Councilor Lydia Edwards, the ordinance's cosponsor, said however, that the council will not be able to originate funding line items.

"That's no longer part of this draft; the Mayor will retain the ability to originate and cap the amount of money that should be spent," she said. "In addition, to make it consistent with Chapter 75 of the charter in regard to the Boston Public Schools (BPS), we will not have line item abilities to go into the BPS budget."

It would also allow the Council to override any budget reductions or increases from the mayor with a two-thirds majority vote through a budgetary

amendment.

The proposal also puts a fair amount of budget fund allocation power directly into residents' hands, as .05 percent of the budget would be put into a participatory budget fund. The proposal would also facilitate the creation of a Participatory Budget Office starting in 2024 and increasing to no less than 1 percent by 2029. That fund's allocation would be directed by residents, barring the declaration of a financial emergency in which case the power would return to city officials. For the last approved budget, about \$3 billion, that means about \$15 million would be available for direct allocation from residents in 2024 (and \$30 million in 2029).

Now that the ordinance has been passed by the Council, there are a few more hurdles to tackle before it becomes a reality. There will need to be a constitutional review by the Massachusetts Attorney General and then the residents of the city will vote on whether they feel allowing the Council this power is appropriate at the next municipal election.

Edwards said she believes this will increase transparency in the city's budgetary system as well as increasing government accountability.

"Three billion dollars on the line deserves more than a yes

or no," she said. "I think we should lean in and open up the table to everyday Bostonians."

District 4 City Councilor Frank Baker said he felt the digital format of the meeting limited the effectiveness of the proponent's argument, and felt

that the Council should wait until it can meet in person again to vote on giving residents a ballot measure.


"I know which way the vote's going to go, everybody's a bobble head on this and that's great, but we've got to be care-

ful about what we're doing here right?" he said. "I think we're pushing this through and it's an amendment to a charter that people don't even understand. I don't think they understand it.

**City Budget**  
Continued on page 13

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*Rob, Michelle, Anthony, Austin & Amanda*



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# Letters to the Editor

## ROSLINDALE WETLANDS LAND PROPOSAL

To the Editor:

For almost twenty years our community has fought to preserve the Roslindale Wetlands Urban Wild. We have strived in all respects to ensure that this would benefit the community and city as a whole.

Over most of 2020 a group of neighbors and abutters have been working to win support from the City and State for acquisition of 104 and 108 Walter Street. At over 37,000 square feet, 108 Walter, which is landlocked and to the rear of 104, is the largest unprotected vacant parcel on the Wetlands perimeter. For some time it has been considered by public officials one of Boston's top five priority potential acquisition sites.

The community's plan is twofold. It begins with conserving most of 108 Walter Street as public open space through its permanent addition to the Urban Wild. This would further protect and buffer the Wetlands, which form part of a crucial natural system for the infiltration and storage of storm water runoff. This is increasingly important as climate change brings heavier and more intense storms. Last month the City was named a recipient of a \$387,000 State grant award to help pay for this acquisition. The City will match that sum.

In a parallel project sure to please the Wetland's many regular users and newer discoverers, the City, through the Parks Department, is also investing \$500,000 in capital improvements throughout this Wild. These will include wetlands crossings, perimeter trail completion and upgrades, removal of past construction dumping, and other ecological restoration work.

The second, equally critical part of this plan is the creation of four units of affordable home ownership at 104 Walter Street. The housing component will advance equity and inclusion in our increasingly expen-

sive neighborhood and is key to financing the overall project. Following extensive outreach this summer and fall, many neighbors met to settle upon the final features of this interconnected conservation and affordable home ownership vision. This took place in two virtual planning workshops facilitated by an experienced architecture and design firm. People shared keen insights on all aspects of the project and weighed in on key choices. The final plan presented to the City very much reflects what came out of this process. The project is now approaching what we all hope and expect will prove to be the successful latter phases of the City's land acquisition process.

With broad and enthusiastic support from the community and its elected representatives and other partners in the City and State, we trust this unique opportunity to combine conservation, sustainability and equity will be realized.

*Jim Taff, Siobhan Kelleher,  
Deb Beatty Mel, Janet  
Forrester, Lisa Evans  
Roslindale Wetlands Task  
Force*

## WEST ROXBURY NEEDS THE TRAFFIC STUDY IT WAS PROMISED

To the Editor:

Boston representatives committed to undertake an independent transportation study for West Roxbury/Roslindale at a BPDA meeting for 400 Belgrade Ave. There has not been any follow-through. Adding a growing school to the crossing at Belgrade and West Roxbury Parkway, the main artery for West Roxbury, will magnify traffic problems especially with Washington Street's planned public transportation upgrades and Centre Street's many lights. West Roxbury and Roslindale residents have accommodated to the introduction of four new condominiums on Belgrade Ave. The Boston Globe recently reported that most people intend to drive to work individually due to the Pandemic. Lacking Washington St. use and a slower Centre St., traffic clogs fully at Belgrade now.

Roxbury Prep has motivated students, who deserve a better plan than the 361 Belgrade Ave. site which lacks a playing field, kitchen, and library- which only partially answers to their needs. The former West Roxbury High School offers a considered solution to Roxbury Prep's limitations, with a cam-

pus educational site already available for expansion and most importantly, safety and transportation considerations are met. The West Roxbury/Roslindale community was never informed of the structural and land faults that exist at the former West Roxbury High School site or the attendant costs. Roxbury Prep would have to study this site carefully to know if they had the corrective means to spend for its full use.

The West Roxbury and Roslindale communities want transparency from the city and the state. A complete traffic study must precede Roxbury Prep's development. An older study was limited to LaGrange and Centre Streets. There are no apps to mastermind traffic flow for us and there are no other routes available.

Transparent planning logistics are needed to accommodate West Roxbury and Roslindale's pre-existing transportation and safety problems at the Belgrade Ave. and West Roxbury Parkway intersection. A larger, independent West Roxbury traffic study must consider all traffic that feeds into West Roxbury, Roslindale. West Roxbury and Roslindale have complex traffic problems with the funneling of traffic from multiple communities from 128 into Boston. Commuters and commercial vehicles now see faster routes, competing for access to downtown at the key artery centered in West Roxbury and Roslindale at Belgrade Ave.'s intersection.

*Antonia Guarino  
Bellevue Hill Improvement  
Association, Inc.*

## NEED CONSISTENCY ON POT DECISIONS

To the Editor:

As I read the Page One news story (Hyde Park to have two neighboring pot shops, Bulletin, December 2), I remembered voting for two pot shops close to each other to legalize the sale of pot. I supported the idea of creating businesses selling both recreational and medical marijuana. I was then and remain today concerned about any proliferation of storefronts opening up without some kind of governmental control over sighting issues.

A while back over in my East Boston neighborhood there was much concern from neighborhood residents about two issues. The first was the placement of two pot shop proposals, and the second

## The waiting--- but it's not a game

In the past there used to be a lot of waiting going on. Al Jolson was waiting for the riverboat "Robert E. Lee." In a mockumentary Eugene Levy and Christopher Guest were waiting for Guffman. In Samuel Beckett's play Vladimir and Estragon were waiting for Godot.

Currently there still is a lot of waiting taking place. Some high school seniors might be waiting for rolling college acceptances. Parents are waiting for public schools to reopen. Employees are waiting to get back their jobs. Economists are waiting for the economy to blossom.

Nationally, voters are waiting to see if the January 20 transition from Trump to Biden will go smoothly; locally voters are waiting to see who will succeed outgoing city councilor Matt O'Malley and whether Mayor Walsh will be offered a position by President-elect Biden.

And this being December, Christians around the world are in the middle of the season of Advent, waiting for the Messiah, the One according to composer George Handel whose "name shall be called, Wonderful, Counselor, The Mighty God, The Everlasting Father, The Prince of Peace."

The big wait, in the secular sense, is for the creation of effective COVID-19 vaccines other than Pfizer's and vaccine



My Kind  
of Town/  
Joe Galeota

distribution. While Advent is a build-up that crescendoes on December 25, there's no firm date yet when vaccines will be distributed to non-health care personnel.

In the meantime the world waits, not unlike it did 2000 years ago, when Isaiah and Micah were prophesying a birth. Nowadays the National Institute of Health, the Food and Drug Administration, and the Center for Disease Control are prophesying about the effectiveness of vaccines and their probable distribution schedule. Wouldn't it be coincidental if the vaccine arrivals here in Boston occur on or around January 6, known as Little Christmas in many cultures, a day usually reserved for extolling the arrival of gold, frankincense, and myrrh in a small mid-East town.

over one proposed shop to be located next door to a detox clinic. Many asked then and I still wonder today what happened to that half-mile buffer zone restriction that was created to ensure neighborhoods would not get saturated by competing pot businesses creating possible nuisances.

I wonder just what is the job of the Boston Cannabis Board? What about the Zoning Board of Appeals? Will it too forget about the half-mile buffer zone? According to the news story, the BCB chair believes the two operations are different in scope or size or whatever. That doesn't mean anything, does it?

Bottom line, either we have a half-mile buffer zone or we don't. Forgetting about that zone whenever officials wish means the zone is worthless. It was all pretend to calm neighborhoods down when it was first created at City Hall.

As for all the neighborhood support for these pot shops, whether recreational

or medical, it shouldn't depend on whether some neighborhoods want more shops or not. If there is a limitation, either enforce it across the city or eliminate it altogether citywide. Otherwise, everyone is practicing the politics of hypocrisy.

If city officials overlook the half mile restriction in one neighborhood, how can it ever enforce it in another? I thought the job of the Boston Cannabis Board was to enforce the rules as written on how many or how close pot shops could be located in a community or how close to each other is allowed. They can't have it both ways, can they?

Obviously, that promise to all of our neighborhoods that their rights would be recognized over the issue of pot shop proliferation seems to have fallen by the wayside. Where is Mayor Marty Walsh?

*Sal Giarratani  
East Boston*



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It's that time again. The Christmas delivery of the Mary Mulvey Jacobson Families in Need seems to creep up sooner every year after the Thanksgiving delivery.

PHOTO BY SUSAN KRYCZKA

# Families in Need working hard again this Christmas

Jeff Sullivan  
Staff Reporter

The Mary Mulvey Jacobson Families in Need Christmas delivery is once again hitting the streets this December to bring meals and smiles to families in the Parkway and beyond.

Organizer Jim Hennigan said they are once again collecting donations and will be volunteering to deliver more than 150 turkey dinners to residents all around West Roxbury, Roslindale, Hyde Park and Ja-

maica Plain.

Hennigan said the November delivery went as planned, despite pandemic conditions.

"It went great; we did 150 deliveries throughout the community," he said. "We had a lot of volunteers come down. With everything happening, we had several volunteers who usually come down but couldn't. I mean, everyone has their own situations happening, but we had some new volunteers and it was incredibly successful. There were no glitches whatsoever and every-

thing went great."

Hennigan said the volunteers will gather once again at the Roche Bros. parking lot off of Centre Street in West Roxbury at 9 a.m. He added he has been organizing the Christmas drop offs with Helen Connors, Mary Mulvey Jacobson's sister, throughout the week.

Hennigan said the forecast is looking good so far, and he said he's crossing his fingers hoping it stays that way.

Families in Need  
Continued on page 10

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While the project has been approved, there has been some disagreement on how the community benefits and mitigation packages will work.

COURTESY PHOTO

## Allston Yards meets with IAG to review details

**Jeff Sullivan**  
Staff Reporter

The Allston Yards development team from New England Development met with the Impact Advisory Group (IAG) on Dec. 9 to go over project updates and changes.

New England Development representative Michael Barelli said the main crux of the meeting was to provide updates on the project's mitigation efforts, as the project was approved by the Boston Planning and Development

Agency (BPDA) last year and by the Zoning Board of Appeals (ZBA) earlier this year. The project is slated for 868 residential units (homeownership and rentals), 350,000 square feet of office space and 117,000 square feet of retail space.

The four-building project is proposed in three phases, the first of which should start early next year, and also includes \$20 million worth of public realm improvements up front.

"So building A, as well as all the roadway improvements will

be brought forward in that initial phase," he said. "We've been working with the city, with the state, the MBTA and working with our neighbors to really refine the designs of those sidewalks and roadways and bikeways."

Barelli said they've been working on the Community Green design and have been dealing with the Allston Brighton Community Development Corporation (ABCDC), Brighton Marine, the Boston Home Center

**Allston Yards**

Continued on page 10



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Readville resident Jonathan Stutts leans on the structure he put together for the local We Grow Microgreens business.

PHOTO BY MARY ELLEN GAMBON

# Stutts receives honors for his labor of love as Microgreens volunteer

Mary Ellen Gambon  
Staff Reporter

Jonathan Stutts, a Readville resident for more than 25 years, decided to volunteer his carpentry skills after walking by We Grow Microgreens, an urban farm not far from his house, and seeing the former dumping ground spring to life. Little did he know that he would be receiving three separate awards on Tuesday, Dec. 1,

for helping to grow the next generation of environmental engineers.

Mayor Martin J. Walsh proclaimed the day “Jonathan Stutts Day” in the City of Boston in honor of the 74-year-old retired carpenter and cabinet finisher. Sheila Dillon, the City’s Director of Neighborhood Development (DND), presented Stutts with a certificate in honor of his dedication to educating high school and college students in construc-

tion principles and giving selflessly of his time for the betterment of Boston.

The event came as a total shock to Stutts, who was working in one of the two high tunnels he helped construct. Jackie Anderson, a senior at Northeastern University, joined him there as part of her co-op training for her degree in environmental engineering.

“Jonathan and Jackie al-

**Microgreens**

*Continued on page 9*

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# Residents weigh in on Hynes Field

**Justin Roshak**  
Staff Reporter

West Roxbury residents got their first look at planned and possible improvements to Hynes Field at a community kickoff meeting hosted by Boston Parks and Recreation.

Hynes Field is located on the border between Brookline and West Roxbury just south of the VFW Parkway, which lends its name to many local athletic organizations. It currently includes overlapping Little League, softball, and soccer fields, a playground, exercise track, and basketball court. The field first opened in 1957.

The main focus of this project will be improving drainage on the fields, and the condition of the basketball court, which has a lot of cracking, said David Warner, Project Manager and President of Warner Larson Landscape Architects.

Other issues include the poor condition of benches for both players and visitors. The walkway track and backstop are in fair condition as is the park lighting. However, there is no lighting on the fields themselves.

Last year, Hynes Field's reserved uses were 51 percent youth softball, 30 percent youth little league, 10 percent soccer, and 9 percent basketball, according to data from Boston

Parks and Recreation.

The planned improvements reflect those priorities: better drainage on the Little League and softball fields, upgrades to the backstop and players benches, and repairs to both the infield and basketball hardcourt.

The project also includes new benches with backs, which will be more convenient for both seniors and youths, as well as seating for spectators. Entrances to the Field will be made safer and clearer. Removal of any poison ivy and other noxious weeds will be included in the improvement contract, said Warner.

Planners also described opportunities for a sloped lawn amphitheater, outdoor fitness equipment such as push up and pull up bars, and increased vegetation along the outside of the walking track.

Improvements to the playground and a picnic plaza are future possibilities, but outside the scope of this project. The playground was renovated in 2007.

Design is expected to be complete by next spring, with construction to follow in fall 2021, at an estimated cost of \$1,238,000. Opening day is anticipated in spring 2022.

Attendees at Tuesday's meeting were generally positive

about the planned improvements and offered some priorities for guiding design.

Resident Lauren Bryant's kids attend Joyce Kilmer Upper School, just down the street from Hynes Field, where she is co-chair of the Parent Council. Her son runs and her daughter skateboards; Bryant said she would prefer a track of standardized length, and asked if there was potential for curves and other skateboarding features. She also suggested a new crosswalk.

Ed Coburn, member of the Board of Parkway Girls Softball League and regular park user, said he was happy the drainage issues on the sports fields were being addressed.

Many residents expressed interest in a restroom at the park, but that is not currently included in the project for reasons of cost and convenience.

"Adding a restroom could be pretty considerable to the budget [sic]," said Allison Perlman, Project Manager at Boston Parks and Recreation. She said that a built restroom would impose significant construction and maintenance costs, including safety and security. She said she was open to alternatives, such as out-houses.

### Hynes Field

*Continued on page 13*

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# Microgreens *continued from page 7*

most single-handedly – with some helping hands – masterminded the whole conception of the high tunnels,” explained We Grow Microgreens co-founder Lisa Evans. “We are here to recognize Jonathan Stutts because he has helped us grow our business and has made these two beautiful high towers possible.

He also installed flood benches with four teenagers and worked with four different Northeastern University interns.

“Over the last couple of years Jonathan came by and said he would like to volunteer,” added co-founder Tim Smith. “When someone offers help, you go with it.

“He is very genuine and caring and helping,” Smith added, noting he enjoyed watching the relationships blossom. “He is also very meticulous about what he does and how he does it.”

Incoming state Rep. Rob Consalvo thanked Stutts for his dedication and We Grow Microgreens for planting itself in his neighborhood as an innovative and environmentally sustainable business.

“This is such a special part of our neighborhood,” he said. “For you to come and give your time here to your community, working here to make

this place successful means so much to Lisa and her partner and to all of us in the neighborhood.”

Consalvo read the City proclamation, which emphasized the volunteer’s knowledge of design and construction and his willingness to share his talent with others to deliver healthy food to the community.

Dillon said she talked with Evans at the Roslindale Farmers Market about six weeks before and about Stutts’s efforts. She presented a certificate from DND honoring Stutts for his “contributions to making Boston a better city.”

“The story stuck with me, and I had to take 10 to 15 minutes to tell the mayor about it,” she said. “This is what makes Boston very, very special.”

Anderson then gave another award from Northeastern University. Later, she offered some homemade cupcakes to the group, adorned with frosting she made in the shape of greenhouses and flowers, to honor her mentor.

“This experience has been incredibly meaningful to me,” she said. “I’ve learned so much, and it has helped me in focusing my goals.”

“I was totally, totally not expecting this,” Stutts said. “It’s not a way to get out of

the house. I mean it is, but it’s not like I’m running away. My wife even came over when I was stretching the plastic on top of the high tower.”

Helga Burre, his wife, explained that she and Stutts came out to the initial community meetings about three years ago in support of the farm.

The microgreens, which are vegetable greens and herbs grown over one to two weeks, are harvested just after their first leaves have developed. They are a growing trend because they are nutrient rich and aromatic.

Sprouting from a series of raised beds, they grow under a solar-paneled roof. The flood benches provide water from the bottom up through the roots. Smith explained that, in addition to natural gas boilers, there is a condensing boiler that heats the tables. Red solar panels collect energy while letting in light.

“Underneath there are two massive concrete tanks that were buried under the ground during construction,” he said. “Essentially when it rains, we collect 7,000 gallons of water that can be used for irrigation purposes.”

Stutts and Anderson are currently working on gutters for one of the high tunnels, which will collect the water to

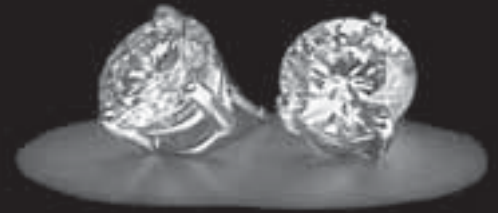
run into that tank, Smith explained.

A gravel walking path, funded through the City’s Community Preservation Act, transports visitors to a tranquil, vibrant oasis and meanders through the property. A manmade ditch collects runoff water that flows into a culvert, where Evans said it even-

tually makes its way to Mother Brook through to the Neponset River.

As the event ended, the shade canopy closed above the greenhouse, capping off a milestone day for We Grow Microgreens. For more information, and to purchase a holiday gift basket, go to [wegromicrogreens.com](http://wegromicrogreens.com).

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## Families in Need *continued from page 5*

“We’ve gone through pretty much everything, but for the most part we’ve lucked out, we never had pouring rain,” he said. “We’ve had light snow or light rain but you just got to hope for a day with the weather cooperating.”

The delivery, which has been a Parkway tradition for more than 30 years, asks local community groups like the YMCA, Rose’s Bounty Food Pantry, Ethos and the District E-5 of the Boston Police Department for information on families who could use an extra helping hand this year. Families especially in need are also selected for Christmas gifts for young children or

help with paying bills, whatever the case is. Hennigan said donations are still needed.

If you’d like to donate, you can donate digitally with Venmo to @mmjfamiliesinneed or by mailing a check to PO Box 320113 West Roxbury MA 02132 made out to Mary Mulvey Jacobson’s Families in Need.

“Because we couldn’t do our annual fundraiser last March, at the time we were thinking that we could put off the fundraiser and do it in the fall, but obviously who knows whenever we could have another fundraiser, so we had to really rely on outreach and emails,” he said. “The response has been extraordinary. In the last

month-and-a-half we’ve taken in as much as we would have taken in if we did actually have a fundraiser. It’s been great and it’s still coming in.”

Hennigan said they have raised about \$13,000 this year. He said right now they are working with a few families especially in need for the holiday season in terms of Christmas presents and necessities.

“We anticipate helping about four to six families this year that we will be supplying gifts to the kids,” he said.

For more information, go to Facebook.com/Mary-Mulvey-Jacobsons-Families-in-Need-1946268152292655

## Roxbury Prep *continued from page 1*

remain committed to putting our scholars first and exploring all options that come to our attention that could potentially better suit our needs. At the end of 2019, after vetting over 57 sites, we were confident that 361 Belgrade Ave was the best site for us. However, 2020 has been an unprecedented year, and the pandemic has dramatically shifted the real estate market in Boston. We owe it to our scholars to explore these changes and give the proper vetting to new opportunities that have recently come online.”

The real estate market in Boston is volatile right now. According to a WBUR article posted on Dec. 2, there is currently 3.8 million square feet of office space available for subleasing right now in the Seaport, Back Bay and Downtown Boston areas. UniversalHub.com is chronicling the almost daily occurrence of once-landmark restaurants closing for good or just for the pandemic and commercial rents all over the country have dropped significantly during the course of the pandemic.

Roxbury Prep students and spokespeople have stated in the past that they believe the opposition to the high school is based on something other than traffic and congestion concerns. Students and supporters have rallied in the past to urge the BPDA and Boston Mayor Marty Walsh to put the school on the BPDA Board Meeting agenda and move the project along then to the Zoning Board of Ap-

peals.

The Roxbury Prep Outreach team sent a statement back in June addressing what the team believes is the real issue on the opposition to the school:

“We have tried everything to appeal to elected officials and so many have stood by us. Others have admitted privately that they see this opposition very much resting in racial bias but are still unwilling to do anything about it,” the statement read. “Today, we ask them – is this still acceptable? Will they stand by their recent commitment to be held accountable for ALL the systems that keep black people down or just the ones that are convenient for them politically? In the past, we have been hesitant to name the racism that has been laid bare by our attempt to build a school that serves mostly black and brown children near West Roxbury, a predominantly white neighborhood. We have politely addressed all of the concerns around “traffic” and “size”. We cannot be silent any longer.”

The main opposition groups to the school – the Greater Belgrade Neighborhood Group and the Bellevue Hill Improvement Association – did not respond to requests for comment at the time of publication, but have stated publicly and several times that they were opposed to the size and traffic issues of the school.

## Allston Yards *continued from page 6*

(BHC) and the Department of Neighborhood Development (DND) on the Allston-Brighton Homeowner Fund as well as the Public Realm Fund.

Architect David Manfredi of Elkus Manfredi Architects went through the design of the Community Green, which would be placed just west of Building A (directly south of Stop & Shop’s current location).

“The Community Green will be named in memory of Rita Hester,” he said. “It is being designed and delivered with Building A and we anticipate collaboration on visioning during construction. We have plenty of time; development of the Community Green will happen simultaneously with the building, but the actual finished product and any specific improvements that have to do with specific programming, like placing a dog park, will occur as we move into the new year and will be incorporated into the final plans of the Community Green. All of that, Building A, all of Guest Street and the Community Green will be part of that first phase of work you will see in 2021.”

The Allston-Brighton Homeowner Fund is slated for \$4 million to be donated in total. Barelli said they will donate in fourths; with one payment going in when each building is permitted. He said \$1.25 million will be donated at the time of permitting for the first two buildings and \$750,000 for the second two. The fund will be administered by the BHC, which will use the funds to lend for first-time buyers in the neighborhood.

“The BHC’s existing infrastructure means they can act quickly and efficiently to work with their many lender partners to make sure the different applicants are qualified for funding under the fund,” Barelli said.

He added to make sure that Allston and Brighton residents are made aware of the program and can benefit from the fund they partnered with the ABCDC to promote use of the fund for residents. The fund itself can provide assistance of up to \$50,000 for each applicant that is a first-time homebuyer, has obtained a mortgage pre-approved from a participating mortgage lender, and must have income and assets no greater than \$100,000 each (excluding retirement, 401K and approved IRS savings accounts).

Several IAG members said they felt the details of the plan don’t serve Allston Brighton residents. Resident Bernadette Moran-Lally said she has a friend who went through the same first-time buyer program listed in the previous paragraph from the BHC and was unable to afford Allston and Brighton’s notorious prices.

“She’s a professional person in Allston Brighton, went through this program, got the \$50,000, had her own money, and still couldn’t get pre-approved for it and couldn’t afford it,” she said. “I know when the IAG talked about this, we know a lot of working people in Allston Brighton who are not below the poverty line but not really above it either, and those were the people we wanted to help with this program to keep them in the community. And now it doesn’t seem like we’re going to do it.”

Brighton Allston Improvement Association member and IAG Member Annabelle Gomes said she felt some of the details of the plan were out of sync with the realities of the neighborhood. She pointed out that the program requires an applicant to make less than 135 percent of the area median income (AMI) and would require them to be approved for a mortgage loan. She said that the prices in Allston and Brighton’s larger homes, like a two-or three-bedroom unit home for families, are much higher than what someone or a family making 135 percent AMI would be likely to be approved for. It would essentially require someone interested in purchasing a home to be approved for what is called a Jumbo Loan, which is a type of loan that exceeds the limits set by the Federal Housing Finance Agency.

“I just think the AMI might be too low for the real estate cost here and to actually really get families or potential families in the future to stay here and have roots, they need to buy something that allows them to stay for more than a year and have a baby,” she said. “I’m just concerned that we’re backing ourselves into a corner where nobody is going to be eligible for this. I think we really need to look at how we make it affordable for someone to buy something and be able to purchase the real estate here.”

BHC Deputy Director Maureen Flynn responded by saying they have just raised the program’s AMI from 125 to 135.

“If you want, you could raise the amount per person,” she said. “It would mean helping fewer people but if you raise the amount above \$50,000 that’s something to consider, but point taken. I lived in Allston Brighton for a long time and I understand the market there.”

New England Development’s John Twohig said they would take these suggestions into account moving forward. He said while there was not a consensus reached on homeownership (or the public realm funds) he feels this was a good start for future meetings on the topic.

“I think as difficult a discussion as this has been, the ultimate goal that everybody on this call is how do we promote homeownership in Allston,” he said. “That’s our goal. However we get there, as far as us coming forward with the dollars and the program, as difficult as this discussion was it was really good.”



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# 3371 Washington *continued from page 1*

garage site next to Turtle Swamp Brewery.

The total development cost in 2020 is \$18.6 million.

“After the anti-displacement conversation,” Ellis said, “we focused on our aging-in-place expertise. We own 111 senior housing units [in three buildings]. We have a good, strong network of senior housing.

“This is a high priority for us,” Ellis added.

She explained that 31 percent of African American seniors pay more than 50 percent of their income on housing compared to 23 percent of White senior households. Ellis said that JPNDP is aiming at the lowest income level; 30 percent of the 39 units will be set at or below 30 percent of area median income.

She also emphasized that they will preserve the existing restaurant.

“We retain the opportunity for El Embajador to be relocated and return. It’s their decision but the opportunity is there,” Ellis said. “We have a small business support team that will help them in transition.”

Ingrid Bengston is the lead designer with Utile, the architect of the senior housing. She said that since August “the building has been carved down.”

“We had a massing of six stories with 20 feet set back from the rear property line,” Bengston said, “but after talking with the [Union Avenue] neighbors, we reduced the height to five stories with a set

back from the fourth to fifth story.”

To maintain the 39 units, Bengston said, the building was redesigned and parking was removed at the rear with the units added at the back.

Bengston explained that there would be two building façades: a front façade with a separate indented restaurant entrance including a dining plaza and a Union Avenue façade with angular, bi-colored brick set-backs on the top floor.

To add variety and lessen the mass of the building— which has no cornice — the residence will be masonry with a variety of brick work, angular, soldier coursing and color.

A solid brick west wall faces the beer garden, a requirement of the building code that forbids windows close to a tight property line.

A fence will be built to separate the beer garden loading and food truck area from the restaurant entrance plaza.

Bengston explained that a community room — available also for public meetings — a manager’s office and live-in apartment will be built on the ground floor of the L-shaped building.

There will be a courtyard in the center at the west side to add light to those upper story apartments.

BPDA project manager Dana Whiteside hosted the zoom and said that 97 people had called in. (The list of names was not made available. One who called in was

Ocean Luo, the new BPDA Planner for Jamaica Plain).

Whiteside introduced those who indicated they wanted to speak.

There began 90 minutes of enthusiastic support rarely heard at Jamaica Plain meetings, with only one dissenting voice.

Sarah Horsley of Brookside Avenue joined Ellis in putting 3371 Washington St into context.

She made reference to the six-month old lawsuit by Monty Gold against the Pine Street Inn’s 202-unit supportive and affordable housing across the street. (The suit has not yet been resolved as The Bulletin learned that same day).

“I like to think that we are striving for the beloved community,” she said. “We in JP are striving to create a beloved community, but we have to deal with change to get the community we want.”

She said that JPNDP had al-

ready reduced the height to “ap- please the neighbors.”

Horsley was followed by 34 speakers who one after the other expressed their support and enthusiasm for the senior supportive housing.

Katie Horigan lives on Union Avenue.

“I just want to thank JPNDP for this proposal,” she said, “It is so awesome. I fully support the maximum number of units.”

Tim Reardon from Egleston Square also spoke in favor.

“This is a wonderful project,” he said. “It’s a shame it had to lose a floor. I hope it moves effectively and doesn’t run into barriers like the lawsuit against Pine Street.”

Attorney Chris Tracy, representing Bob Harrington of BMS Paper, joined the call.

“Bob supports this project,” he said, “and wishes you good luck.”

A colleague called in, Alia Pacombe from Urban Edge.

“We fully support this project,” she said as one social housing organization to another, “especially

the affordable senior housing to keep aging in place. Let us know if there’s any way we can help.”

Pat Feeley from Paul Gore Street got religion.

“This is wonderful,” she said. “Our older neighbors live in fear of their housing. If I didn’t have bad knees I’d genuflect to JPNDP.”

The goodwill rolled on until 8 p.m. when Marie Turley of Union Avenue called in to rain on the parade.

“This is very complicated,” she said. “I’m of the spirit of the beloved community but what I want is the lowside. A number of Union Ave neighbors are not supporting this. Go down to four stories. This is literally in peoples’ back yards.”

Turley wanted more meetings with Union Avenue and another Article 80 meeting. Whiteside adjourned the meeting by saying that the comment period had been extended to Dec. 28, 2020.



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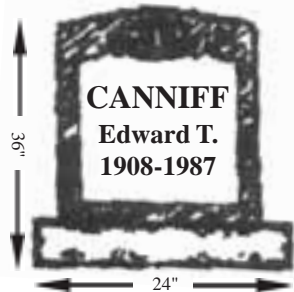
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## Deaths

### BEIERSDORF

Augusta May, Daughter of August and Ida (Macintosh), fiancée of the late Earl Spear, passed away December 14, 2020 at her home at New Pond Village in Walpole. She was 102 years of age. Augusta grew up in Boston. She graduated from Jamaica Plain High School and worked for the Boston Safe Deposit and Trust Company for 46 years. Since 1992, Augusta has resided at New Pond Village in Walpole, MA. Augusta is survived by cousins Baker Smith, Johanna Smith, Debbie Penner, Nancy Stetson and Ruth Estes. Relatives and friends are invited to gather at the Folsom Funeral Home, 63 Belgrade Ave., ROSLINDALE, Monday, December 21st at 10 am and proceed with us to Milton Cemetery in Milton for her graveside service at 11 am. A memorial service will be held at a later date when covid restrictions are reduced. In lieu of flowers, donations can be made to the Stratford Street United Church Memorial Fund—Accessibility, 77 Stratford St., West Roxbury, MA 02132. For directions and guestbook, please visit funeral home website. Folsom Funeral Home [www.folsomfuneral.com](http://www.folsomfuneral.com)

### BEVILACQUA

Santa M. "Sadie" (Aliano) In West Roxbury, formerly of Roslindale, December 5, 2020. Beloved wife of the late John Bevilacqua; and devoted mother of John C. Bevilacqua of Foxboro, Richard P. Bevilacqua and his wife Maria of West Yarmouth and Paul J. Bevilacqua and his wife Dianne of West Yarmouth. Sister of the late Angelina Aliano, Mary J. Coraine and Michael S. Aliano. Loving grandmother to 9 Grandchildren and 7 great-grandchildren. Funeral from the Joseph Russo Funeral Home, 814 American Legion Hwy., ROSLINDALE. Funeral and Burial are Private. Late member of the Sgt. Guido Petrilli Lodge OSDIA of Roslindale. In lieu of flowers, Sadie may be remembered through the Alzheimers Assoc. of Massachusetts, 309 Waverly Oaks Road, Waltham, MA 02452.

### CAHALANE

Rita M. (Murphy) April 6, 1936-December 6, 2020 of West Roxbury, formerly of Everett, MA and County Cork, Ireland passed away suddenly. Loving wife of the late Cornelius "Connie" Cahalane. Daughter of the late Humphrey and Kathleen Murphy. Loving sister of Lucy Smith of Everett, Dennis

Murphy of County Cork, Ireland and the late John Murphy. Sister-in-law of the late Lawrence H. Smith. Also survived by her nieces: Kathleen Smith of Saugus, Ann Marie Halliday of Reading, and Rita Smith of Everett, great-nieces: Ana, Lucy, and Amanda, and cousins: Dennis, Martin, and Tim. Longtime parishioner of St. Theresa Church in Everett. Rita loved her dogs and spending time at Castle Island with them and her family. She also loved to go dancing many years ago and reading books. Rita's family would like to thank the Parent Care USA team for all of the care and assistance provided to her and Connie over the years. Due to COVID-19 protocols, services will be private. In lieu of flowers, donations can be made in Rita's memory to The Dogmother, LLC, 558 Lowell Street, Peabody, MA 01960 or the Irish Cultural Centre, 200 New Boston Drive, Canton, MA 02021. For guestbook, [gormleyfuneral.com](http://gormleyfuneral.com). William J. Gormley Funeral Service 617-323-8600.

### MARTIN

Irene (Sheehan) of West Roxbury, passed away peacefully on December 8, 2020. Cherished wife of the late James A. Martin. Adored and adoring mother of Marie C. Narkewich and her husband Lawrence of Medfield, James A., Jr. and his fiancée Rachel Norton of Dedham, and Jennifer M. Bernier and her husband Brian of Wrentham. Proud "Nana" of Paul and Sean Narkewich and proud "Nina" of Jack, Noelle, and Michael Bernier. Beloved sister of Harriet A. McDonald and her husband the late Paul W. of Dedham. Loving Godmother of Michael Bernier and the late Paul M. McDonald. Devoted daughter of the late John J. and Marie C. Sheehan. Also survived by many loving cousins, in-laws, nieces and nephews. Funeral from the William J. Gormley Funeral Home, 2055 Centre St., WEST ROXBURY. Interment in St. Joseph Cemetery. Graduate of Boston State College, retired member of the Boston Teachers Union. Irene lived a life full of faith and God's love shone through all that she did. She will be remembered for her beautiful smile, infectious laugh and generous heart. For directions and g u e s t b o o k, [www.gormleyfuneral.com](http://www.gormleyfuneral.com) William J. Gormley Funeral Service 617-323-8600.

### REED

Richard Alan "Richie" Age 72, died peacefully at home on December 7, 2020, after a three-year bout with esophageal cancer. Born and raised in Brookline, he lived in the West Roxbury/Roslindale neighborhood since 1982. He was a U.S. Army Combat Engineer Specialist 5 and Vietnam veteran. While in the military, he served with the United States Topographical Command. Upon returning to civilian life, Richard worked for the Town of Brookline for 20 years. He became a Realtor, li-

censed Real Estate Broker, and Accredited Buyer Representative, previously with LaRosa Real Estate and now affiliated with Vogt Realty Group, LLC. For over 30 years Richard served on several Greater Boston Real Estate Board Committees. He was experienced in the heating and solar industry, construction, surveying, and landscaping. Richard was a Boston sports enthusiast, collecting Red Sox memorabilia and creating a mini-Fenway in his backyard. For many years, Richard played on several Adult Brookline softball teams where he pitched or played outfield positions. The son of the late Charles and Alice Reed, he was the adored husband of Anne (Sweeney) Reed for over 35 years. He is also survived by his brother Charles Reed, Jr., sisters Marilyn Hollowell and Patricia Reed and her partner David Kotlarowski. Beloved godfather to Nicholas Wagman and Lesya Moss, he will be missed by his in-laws: Susan and William Hutson; Catharine and Michael Mikitka; Mary Sweeney; Elizabeth and Adam Williams; Patricia and Kevin Wagman. Loving uncle to his many nephews, nieces, great-nieces and great-nephews and cherished friend to many. Richard was a member of the Veterans of Foreign Wars, the American Legion, and the Vietnam Veterans of America. In lieu of flowers, donations may be made to: New England Center and Home for Veterans, 17 Court Street, P.O. Box 845694, Boston, MA 02284-5694 or charity of your choice. Visiting Hours in the Bell O'Dea Funeral Home, 376 Washington St., BROOKLINE, MA on Thursday, December 17, 2020 from 3:00 – 7:00 PM. A Funeral Mass will be celebrated in Holy Name Church, West Roxbury, Friday, December 18th at 11:00 AM. Family and friends kindly invited. (Please follow all COVID-19 guidelines including use of facial coverings and social distancing.) Interment in Walnut Hills Cemetery, Brookline. Funeral and interment will be live-streamed for those unable to attend [www.harborview.live](http://www.harborview.live)

### ROBERTSON

Barbara M. (Dunlap) of Roslindale, passed away suddenly yet peacefully in her sleep on Tuesday, December 8, 2020. Barbara was a gentle soul and known to all for her kindness. She was a devoted mother to her four girls, loving wife, daughter, sister and aunt. She was most proud to be the dedicated "Nana" to her twelve grandchildren, including Matthew Prior, who preceded her in death and who she now joins in heaven. While her family and friends are devastated by her loss, they will remember Barbara most at Christmas, the time of year she loved most with her family. She is survived by her husband William Robertson, mother June T. Dunlap (Farmer), daughters Pamela DiBerardino (Van Dam) and her husband Lou, Catherine Taggart (Van Dam)

### Deaths

Continued on page 13

### Obituary Policy

The Bulletin Newspapers and The Boston People's Voice publishes obituaries from information supplied by funeral homes. Relatives and friends also may supplement information by e-mailing to [news@bulletinnewspapers.com](mailto:news@bulletinnewspapers.com) by Monday at 1 p.m. Photos also will be accepted.

# Hynes Field *continued from page 8*

Residents were curious about whether and how the improved fields would be open to dogs.

“People think this is a dog park, but it’s not,” said resident Dianna Kobayahi, who added that her husband had been bitten at the park. “I’m not against dogs if they’re on leashes, but it’s a big problem.”

Christine Brandao, Outreach Coordinator for the City of Boston, said “If there was a dog park, it would have to be

maintained by a friends group, because we don’t have the capacity.”

Residents and organizers alike expressed appreciation for the existence of Hynes Field in such a dense, urban environment. While not unique, it is one of a handful of fields in West Roxbury.

“I’d like to see the Parks Department and the consultants take a larger look at the park space in West Roxbury as a whole,” said Dennis Roache,

President of West Roxbury’s Parkway Little League. He said it was important to “address the growing, expanding youth sports in the neighborhood.”

Roache observed that like Hynes Field, many of West Roxbury’s parks were designed in the 1950s. He said he hopes for a “forward looking, comprehensive plan” that incorporates all of the neighborhood’s fields and parks, and emphasizes modern needs.

# City Budget *continued from page 3*

I think it’s crazy what we’re doing here... This should be happening when we’re back in the Council Chamber.”

Council President and District 7 City Councilor Kim Janey pointed out that the vote in the Council was not about changing the charter, it’s about allowing the residents of Boston to vote on changing the charter.

At-Large City Councilor Annissa Essaibi-George said she was in support of the idea, but was concerned on how districts and departments may be pitted against each other in debate on the council floor.

“Yes, I want the City Council to have more power and I want the Council to have a more active and a more proactive role in the budgeting process, because we know that’s where so much of our work happens,” she said. “My concern though is how this plays out in practicality. We will then be debating on the floor and in the chamber jobs in one department over jobs in another department, and I worry so much about that impact on our city and on our city’s resources. I go into this today with some real con-

cerns.”

District 8 City Councilor and Ways and Means Committee Chair Kenzie Bok said she supported the measure. At-Large City Councilor Julia Mejia, District 5 City Councilor Ricardo Arroyo, District 9 City Councilor Liz Breadon, District 4 City Councilor Andrea Campbell, District 6 City Councilor Matt O’Malley, and At-Large City Councilor Michaelle Wu all voted to approve the measure to get the issue on the next ballot. At-Large City Councilor Michael Flaherty, District 2 City Councilor Edward Flynn and Baker all voted no on the proposal.

# Deaths *continued from page 12*

and her husband Brian, Michelle Skehill and her husband Gerard, Jennifer Schiarizzi and her husband Anthony, grandchildren Julia and Joe Prior, Owen and Alex Taggart, Brendan, Will, Taylor and Ryan Skehill, Thomas, Andrew and Isabel Schiarizzi. She also leaves behind her brothers Johnny, Danny, and David, sisters Elaine and Christine, and many nieces, nephews and friends. She was preceded in death by her sisters Mary and Catherine, and her father George Dunlap. A Mass of Christian Burial was celebrated in the Holy Name Church, 1689 Centre St., West Roxbury, on Saturday, December 12. Funeral from the Robert J. Lawler and Crosby Funeral Home, 1803 Centre St., WEST ROXBURY. Interment St. Joseph Cemetery. Donations may be made in Barbara’s name in memory of Matthew Prior to Children’s Hospital, 401 Park Drive, Suite 602, Boston, MA 0 2 2 1 5 , www.childrenshospital.org Lawler and Crosby Funeral Home . www.lawlerfuneralhome.com 617-323-5600.

## SCULLEY

Thomas L. of West Roxbury, December 9, 2020. Beloved husband of the late Bridie (Melia). Loving father of Patricia Donahue and her husband George and the late Thomas M. Also survived by 5 grandchildren. Brother of Patricia Brenton. Funeral Services private. Late member of MBTA Local 589. For guestbook, www.gormleyfuneral.com William J. Gormley Funeral Service 617-323-8600.

## SHEA

Thomas F. Formerly of Hyde Park, Massachusetts and originally from South Boston, Massachusetts, died peacefully in the company of his family on December 10, 2020, at his family’s home in Cotuit. Born on August 15, 1932 in South Boston, Tom was predeceased by his wife of 61 years, Irene (Canavan), his parents, James and Mary (Turner) Shea of South Boston, and six siblings: James, John, Walter, Robert, Donald and Doris (Shea) Noonan. Tom is survived by his three children and their spouses, Thomas and Lyn Shea of Medway, Massachusetts, Daniel and Molly Shea of Walpole, Massachusetts, and Kelly and Chuck McKenzie of Cotuit, Massachusetts, his 8 grandchildren: Brendan, Courtney, Rachel, Madison, Michaela, Kelsey, Kendall and Rebecca, his sister Carol (Shea) Devlin and her husband John, and many nieces and nephews. A devoted husband, loving father and proud grandfather (“Pa”), Tom was beloved by his family and friends. He was a quiet, patient man, who always had a smile on his face, a twinkle in his eye and a story to share. Tom served in the Army from 1952 to 1955, stationed in both the US and Okinawa. He split his career successfully as an insurance executive with Hardware Mutual/Sentry Insurance and then as an election official for the City of Boston. Tom was a devoted family person who always put the needs of his family before his own. He

sponsored the annual summer “Sheacation” for family members to gather at a lakeside cottage in New Hampshire, and it was the highlight of his and his family’s year. He was a longtime baseball coach with the Hyde Park Junior Athletic Association, nurturing countless young athletes. Tom and Irene enjoyed traveling, visiting many scenic locales around the globe, but always looked forward to returning home to Boston where they logged hundreds of miles walking around the City, especially their beloved Castle Island. A Mass of Christian Burial was held on Tuesday, December 15, 2020 at Holy Name Parish, 1689 Centre St., West Roxbury. Interment at St. Joseph Cemetery. The family wishes to thank those who extended emotional support to Tom and his family during his final days; the family’s appreciation for your presence and support cannot be expressed in words. Tom/Dad/Pa will be dearly missed. For guestbook, www.gormleyfuneral.com William J. Gormley Funeral Service 617-323-8600.

## Obituary policy

The Bulletin Newspapers and The Boston People’s Voice publishes obituaries from information supplied by funeral homes. Relatives and friends also may supplement information by e-mailing to news@bulletinnewspapers.com by Monday at 1 p.m. Photos also will be accepted.

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## Legals

Commonwealth of Massachusetts  
The Trial Court – Probate and Family Court Department  
SUFFOLK Division **Docket No. SU20D0671DR**

**DIVORCE SUMMONS BY PUBLICATION AND MAILING**  
**Maxwell Amponsah vs. Vera Dandy Amponsah**

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: **Maxwell Amponsah, 100 S. Huntington Ave. Apt 414, Jamaica Plain, MA 02130**, your answer, if any, on or before **02/11/2021**. If you fail to do so, the court will proceed to the hearing and adjudication of this action. You are also required to file a copy of your answer, if any, in the office of the Register of this Court.

**Witness, Hon. Brian J. Dunn, First Justice of this Court.**  
December 3, 2020  
Felix D. Arroyo, Register of Probate

*Boston Bulletin: 12/17/2020*

Commonwealth of Massachusetts  
The Trial Court – Probate and Family Court Department  
SUFFOLK Division **Docket No. SU20P1749GD**

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

**In the matter of: Travon Malaki Belmer** **Suffolk Probate and Family Court**  
**Of: Roslindale, MA** **24 New Chardon Street**  
**Minor** **Boston, MA 02114**

NOTICE TO ALL INTERESTED PARTIES

- Hearing Date/Time:** A hearing on a Petition for Appointment of Guardian of a Minor filed on **09/22/2020** by **Aria S. Frank of Roslindale, MA** will be held **01/06/2021 9:00 AM Review Hearing** Located **24 New Chardon St. Boston, MA 02114 – Via Zoom**
- Response to Petition:** You may respond by filing a written response to the Petition or by appearing in person at the hearing. If you choose to file a written response, you need to: File the original with the Court; and Mail a copy to all interested parties at least (5) business days before the hearing.
- Counsel for the Minor:** The minor ( or an adult on behalf of the minor) has the right to request that counsel be appointed for the minor.
- Counsel for the Parents:** If you are a parent of the minor child who is the subject of this proceeding you have a right to be represented by an attorney. If you want an attorney and cannot afford to pay for one and if you give proof that you are indigent, an attorney will be assigned to you. Your request for an attorney should be made immediately by filling out the Application of Appointment of Counsel form. Submit the application form in person or by mail at the court location where your case is going to be heard.
- Presence of the Minor at Hearing:** A minor over the age of 14 has the right to be present at any hearing, unless the Court finds that it is not in the minor's best interests.

**Witness, Hon. Brian J. Dunn, First Justice of this Court**  
October 7, 2020  
Felix D. Arroyo, Register of Probate

*West Roxbury/Roslindale Bulletin: 12/17/2020*

Commonwealth of Massachusetts  
The Trial Court Probate and Family Court

**CITATION ON PETITION FOR FORMAL ADJUDICATION** **DOCKET No. SU20P2074EA**

**Estate of: John A. Regan** **Suffolk Probate and Family Court**  
**24 New Chardon Street**  
**Boston, MA 02114**  
**617-788-8300**

**Date of Death: 09/16/2020**

To all interested persons:  
A Petition for **Formal Probate of Will with Appointment of Personal Representative** has been filed by:

**Lee Regan Larkin of Needham, 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:

**Lee Regan Larkin of Needham, MA**  
be appointed as Personal Representative(s) of said estate to serve 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 **01/20/2021**. This is NOT a hearing date, but a deadline by which you must file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you.

UNSUPERVISED ADMINISTRATION UNDER THE MASSACHUSETTS UNIFORM PROBATE CODE (MUPC)

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

**WITNESS, Hon. Brian J. Dunn, First Justice of this Court.**  
Date: December 09, 2020  
Felix D. Arroyo, Register of Probate

*West Roxbury/Roslindale Bulletin: 12/17/2020*

on the first floor.

“The office is going to be accessory,” he said. “Basically, where people would drop off their rent checks in a manager’s office.”

She clarified that it was going to be a building management office, and Pulgini responded in the affirmative.

“And you’re stating that this is an accessory use?” she asked.

“To the main use of the building, correct,” Pulgini confirmed.

At that point, Araujo asked that everyone be muted but the board members because of background noise.

“As you know, for these cases we usually reach out to the City Law Department,” Araujo said. “And the reason I asked Mr. Pulgini for clarification is that my notes said it was accessory use to the main building management, and the Law Department needed clarification on that.

“So now that we have that, we will essentially state that we are looking at this and we feel that, as stated by the Law Department in their information to us, that this is located in the Cleary/Logan Square area. Thus the parking requirement is one parking space per dwelling unit.”

She noted that there was some question over which neighborhood shopping district, or NS-2, in which the building is to be located. There are two NS-2 zones in Hyde Park: Cleary/Logan Sq. and the Shops at Riverwood. There was contention by the HPNA that the building is in a third zone that they showed on a map. This third district was discussed during the development of Article 69, Hyde Park’s zoning code and would have required two parking spaces per unit. However, apparently it was never codified.

“So based on the analysis, it’s in the Cleary/Logan neighborhood shopping district,” Araujo said. “Thus the parking as an accessory use ratio is one-to-one. And the building management office is also accessory to this residential use. Thus, the ISD did not err in issuing this permit.”

The ZBA members voted unanimously to uphold the ISD’s decision. Member Joseph

Ruggiero made the motion, which was seconded by Mark Erlich.

After Araujo closed the hearing, Kirker questioned the decision.

“We had three violations that we had brought forth,” he said. “They have a parking garage on the first floor.”

“Mr. Kirker, you just heard our decision,” she responded, cutting him off. “We are looking at a parking garage as an accessory use to the main use. It’s not a parking garage.”

“The ZBA confirmed that the project is as-of-right,” Pulgini said in an interview with The Bulletin on Dec. 11. “There was a process that was confirmed ten or 12 times by different departments.”

Pulgini provided a letter in which he refuted each of the three violations. It stated that, regarding the parking issue, the appellant was “conflating two separate sections of the Zoning Code.” The footnote used in Rosati’s case “applied to vehicular uses, not accessory and ancillary uses.” The contention about a third NS-2 district was said to be “due to a scrivener’s (clerk, scribe or notary) error or a mapping error.”

The usage of two separate sections of the zoning code brought up the difference between “office” and “accessory office.” This office would be a building management office, Pulgini said, not an outside office.

In an interview with The Bulletin on Dec. 11, Kirker said he was upset with the process during both ZBA hearings, where participants were muted and had trouble accessing the first hearing virtually via the Cisco Webex platform.

“All of this is so they can avoid putting in three affordable units, and that’s ridiculous,” Kirker said.

Because it was determined to be as-of-right, it does not have to follow the Inclusionary Development Policy (IDP), which would require that affordable units be included onsite or elsewhere in the community (13 percent of the total unit count for the project), or that a developer make a cash contribution towards the creation or preservation of affordable housing.

Because of this case, there is an amendment before the Boston Zoning Commission filed by the Boston Planning & Development Agency

(BPDA) that will make all accessory parking in neighborhood subdistricts a conditional rather than an allowed use. This means that all proposals will require a variance in order to have first-floor parking, and it applies to all projects that have not yet received a building permit.

“I truly believe that your advocacy on behalf of Hyde Park led to the change throughout the entire city,” Pulgini said in a letter to Kirker, which Kirker read at the HPNA meeting on Dec. 3 “Just thought you should be aware of this accomplishment.”

Pulgini confirmed in the interview that he sent this letter and verified its contents.

The amendment will be discussed in a virtual hearing of the Boston Zoning Commission on Jan. 13, 2021, at 9 a.m. Kirker repeatedly has said that, if 11 Dana Ave. were deemed as-of-right, the project would provide a template for other developers to follow.

“And where have our politicians been in all of this?” he asked. “Everyone always talks about the need for affordable housing. But when we fought for this, we didn’t have any support.”

One of the main arguments in the 11 Dana Ave. debate is the height of the first floor. A basement must be more than 35 percent below grade, but the basement area is four feet below grade. Most of the parking area is unenclosed. The HPNA asserts the basement is technically part of the first floor. First-floor parking is forbidden in a Neighborhood Shopping-2 district (NS-2). The group says that only 28.5 percent of the lowest floor is below grade, making the basement part of the first floor.

Kirker said that right now, the HPNA is “considering further action.”

“I’ve said before we won’t get an intelligent, objective reading until unless we go outside of Boston,” he said. “How far we go is up to the appellant.”

Kirker added that neither Rosati nor he has seen a copy of the Law Department’s opinion “because of attorney client privilege.”

He had hoped to obtain a copy before the ZBA’s decision.

The Bulletin requested a copy of the opinion, but it was not available at press time. According to an email from attorney Shawn A. Williams, the City’s Director of Records, “The public records law permits a custodian up to ten business days to respond to a request for records.”

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