

Urban Edge presents 1599 Columbus Ave housing plans



Architect Nick Buchrens (standing) addresses the zoning committee. Chair Dave Baron, far left. Emily Loomis, Urban Edge, sitting center.

COURTESY PHOTO RICHARD HEATH

Richard Heath
Staff Reporter

Emily Loomis, Director of Real Estate at Urban Edge got right to the point at the Dec. 4 JP neighborhood council zoning committee.

“We’re proposing 65 new apartments in a six-story building at 1599 Columbus Ave.,” she said. “It will be 100 percent affordable with 30 percent at a lower income level.”

“It’s all dependent on state and federal funding. The funding application to the state is due in February; it can’t be filed until the city grants zoning approval. The state funding is once a year. We’re also looking to apply

for 4 percent tax credits.”

The goal is under 60 percent area median income (AMI), 100 percent affordable. It’s state and federal funding dependent.”

This was the reason why Urban Edge went before the JP Zoning Committee ahead of Boston Planning and Development Agency (BPDA) approval.

At its last meeting of the year, a five-hour marathon, the BPDA board approved 1599 Columbus Ave. on Dec. 12.

Urban Edge acquired the two industrial buildings in 2016 and 2018. It held two community meetings on

Urban Edge

Continued on page 12

McCarthy says goodbye for now

Jeff Sullivan
Staff Reporter

About 60 people crammed into Bacaro’s in Hyde Park on Monday night to wish outgoing District 5 City Councilor Tim McCarthy well on his way after his last Boston City Council meeting last Wednesday.

McCarthy said he felt blessed and honored at the party’s turnout, which included friends from as far back as middle school and several elected officials.

“It’s unbelievable,” he said. “The best part about a

party like this is there are people here from Neighborhood Services, there are people from when I was in the Parks, there are people from when I was in Public Works, from when I was a councilor and even before that. There are people I played football with and people who don’t even live in the city anymore and came back.”

McCarthy spoke about his friend PJ Terranova, now a member of the Riverside Theater Works and an old, old friend.

McCarthy Farewell
Continued on page 7

City lights up the Boston Common with annual tree lighting



Santa Claus leads the crowd in a sing-along as the Boston Common Christmas tree is lit in the grand finale of an hour-long entertainment spectacular on December 5 that featured a surprise appearance by country superstar Dolly Parton. Mayor Martin J. Walsh and guests from the Province of Nova Scotia including Minister of Communities, Culture and Heritage Leo Glavine hosted the celebration presented by the Boston Parks and Recreation Department, title sponsor The Province of Nova Scotia, signature sponsor Encore Boston Harbor, Jumbotron sponsor Geico Local Office, presenting sponsors Exelon and the Coca-Cola Company, and media sponsors WCVB Channel 5, Magic 106.7 FM, and the Boston Globe.

COURTESY PHOTO JON SEAMANS

Corina Saunders and Desmond Waithe of Chance Harbour, Pictou County, Nova Scotia, are spotted in the crowd on Boston Common at the lighting of the 45-foot white spruce tree they donated to the city for the annual Christmas tree celebration on December 5. This was the 48th year that Nova Scotia has given a tree to the people of Boston as thanks for relief efforts following the December 6, 1917, explosion of a munitions ship in Halifax Harbor. Within 24 hours of the disaster a train loaded with supplies and emergency personnel was making its way from Boston to Nova Scotia.

COURTESY PHOTO JON SEAMANS



BPDA approves Allston Yards Stop and Shop proposal for 868 units

Jeff Sullivan
Staff Reporter

The Boston Planning and Development Agency (BPDA) voted to approve the Allston Yards Project at the Stop and Shop adjacent to Everett Street on Thursday at the regular BPDA Board meeting.

The project has changed

since its initial proposal three years ago, now designed in three phases to build four new buildings around the area, as well as a new street with bicycle and traffic signal infrastructure improvements. It will also feature more office space.

BPDA Project Manager Michael Sinatra said the project will bring 110 home-

owner units to the neighborhood, 70 percent of which would be deed-restricted owner occupied. Lease terms for every rental unit are at least one year to prevent short term rental units, and 20 percent of the total residences are two and three-bedroom units. Also, 17 percent

Allston Yards
Continued on page 10

Tony's Meat Market brings opera to neighborhood once again



Boston Opera Collaborative member Carley DeFranco entertains the crowd at Tony's Market in Roslindale.

PHOTO BY MICHAEL E. KERPAN

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Project Proponent:
100-110 Lincoln Street, LLC

Project Description:
100-110 Lincoln Street, LLC propose to construct a five-story, residential development totaling approximately 43,180 square feet. The proposed project will have thirty-two (32) home ownership units which includes four (4) IDP Units, and twenty-seven (27) garage parking spaces and fifty-four (54) bicycle parking spaces.

*An alternate date of Tuesday, January 14 is scheduled in the event of inclement weather on January 7.

mail to: **John Campbell**
Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201
phone: 617.918.4282
email: john.campbell@boston.gov

Close of Comment Period:
1/24/2020

Jeff Sullivan
Staff Reporter

Almost 100 people packed into Tony's Meat Market on Friday to hear the dulcet tones of opera and Christmas classics as part of the market's annual Christmas Pop-up Opera Night.

Owner Tony DeBenedictis has been putting the show on for almost 10 years now. He said he wanted to share his love of opera with the neighborhood, and with the help of the Boston Opera Collaborative and local resident Fran Rogers, he has been able to open the opera to a wide Roslindale audience.

"People love it, we have good food and a lot of people come," he said. "A lot of people love opera. It was like a festival atmosphere here. We have the opera singers, we have (Ace Hardware owner) Joe Portelecki come and play the violin all night. We have some food some wine and yeah."

DeBenedictis was born in 1939 in Pratola Serra in Italy and grew up during World War II. He said when the fighting was finally over, he heard his first love.

"Opera was the first music I heard in my life," he said. "In Italy they were feasting the town, when there was war there was no feast, but when the war was over there was a feast and they were playing Aida. I was fascinated. I never heard music before, there was a war. And it was the first music I heard and it stuck with me."

DeBenedictis said he does it to give something back to the community that has been supporting him and his store since 1963.

"Two years ago we had 100 people and tonight we have more," he said. "Tonight I'm trying to give back to the community you know because they've been so good to me. Do you know any other business that's been here for this many years?"

DeBenedictis, now 80, added he believes there are several reasons for his own longevity.

"Let me put it this way, It's a combination of many things," he said. "I've been eating good food from Tony's Market for 56 years. And they say you are what you eat and I've been eating good food. But you know the future will tell you what the right decision was or was not.

It's just like history, it's the same in your life. It's like I've been a ballroom dancer my whole life and that's the best exercise you can do. Physically and mentally, it makes you happy, that's the thing, exercise. And the good food, meat and pasta, and I have two glasses of cognac every night before dinner too."

Megan Biscelgia and Junhan Choi performed during the night on behalf of the New England Opera Collaborative. Biscelgia said this was her first time performing at the market and felt it was a great space for it.

"It's just such a great opportunity to share our music with the community and what the Opera Collaborative does, performing music in unique spaces and this is just a great venue for us," she said. "We are doing the Marriage of Figaro Feb. 6 through 9 at the Longy School of Music in Cambridge."

Resident Swapnil Rajiwade said he came to see his wife, Biscelgia, perform, and said he doesn't usually miss a show.

"In this intimate types of spaces, I love them, I remember this cozy bookstore where she performed and honestly I just like to see the community come together to enjoy these performers," he said. "There's clearly an audience for it and it's just a great appreciation for the art. It's really warm and I really love it."

Resident Judith Merritt said this was her first time at the pop up but she definitely wants to come back next year.

"I saw it on Keep Roslindale Quirky (the Facebook group) and I live nearby so I just walked up here," she said. "I just love the idea of being able

Opera

Continued on page 14

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A brush with judgment

As the father of four daughters, I have antennae that are consistently attuned to gender inequality. They are so sensitive that I frequently compliment speakers who mention “sisters and brothers” in that sequence, violating the usual sequence of “brothers” first.

Recently at a very politically correct venue featuring Christmas music, the orchestra leader introduced the next carol as “God Bless the Master of This House.” There are two versions of this song: the short one, which was played the night in mention, and the longer one, which goes for a number of verses detailing the crucifixion.

The carol, with words spread on garlands in the middle of the last century, is said to be midway between a wassail (which I always thought to be merely an apple-cider-based drink but also actually includes singing) and a hymn.

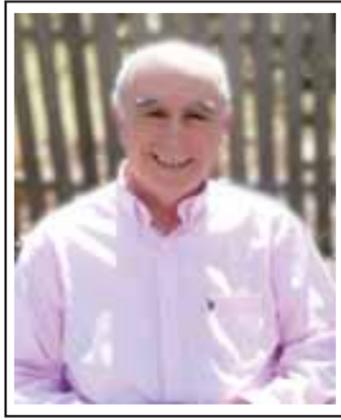
After the orchestral leader introduced the song, I sort of tuned out, wondering why in such a venue would he have the chorale and orchestra play such a seemingly chauvinistic carol.

One of the popular songs in “Les Miserables” also references the master of house, but the setting is in 19th-century France when women were subjugated to their husbands. The catchy, humorous song from Victor Hugo’s play as sung by Monsieur Thenardier continually touts the egotistical husband as the supreme monarch when not cavalierly referencing the name of the Creator without regard for the Second Commandment.

Ahh, but the Christmas carol in discussion here, first heard by me ever so recently, with merely two verses is no chauvinistic song: its second line shows why.

*God bless the master of this house,
The mistress also,
And all the little children
That round the table go:*

*And all your kin and kinsfolk,
That dwell both far and near;
I wish you a Merry Christmas,
And a happy New Year.*



My Kind
of Town/
Joe Galeota

I TAKE EXCEPTION TO YOUR EXCEPTION

To the Editor:

I find your level of unrest with the current decision made by the WRCIA very divisive in nature. One of the only things that was stated in your letter that I can say is factual is that the two potential locations will be closer to your neighborhood association than mine. However, West Roxbury is West Roxbury. And, while I understand and empathize with your concern - because I have my own concerns about things close to my home, I also find that WRCIA still has a voice as it functions within West Roxbury.

As the new leadership of WRCIA, I have tried to look deeper into issues that have arisen prior to my appointment. This was one of them. At the meeting held with Finbarr in September, which you were present for, it felt very uncomfortable and forced that the WRCIA was telling a business they could not have our approval when many of the people at that meeting liked and approved of Finbarr. It was not a matter of disliking Beacon or throwing a wrench in the works, but a matter of hearing all sides. Per my understanding, Beacon came before the community groups in 2017: they then tried to change to recreational after being told they could be medicinal only. They have visited other cities in close proximity such as Framingham with plans to go recreational, and they said to Matt O’Malley in a recent letter that they would be, “Medical Only,” however, “if that approval would be proposed to change, a re-engagement with the city would be necessary.” These words, straight from their letter do not scream medicinal only. I have no problem with recreational facilities, but I have a problem with a company coming into West Roxbury on the pretense of “medical only- always” simply to change once the surrounding community has grown comfortable with them.

WRCIA voted at the November meeting 20-0 that we were not comfortable standing by our almost 3-year-old letter of non-opposition in light of these events. West Roxbury, rather Ward 20, did actually vote in favor of medical and recreational marijuana in both the 2012 and 2016 elections respectively. I take exception to the twisting of facts to support opinion. In light of the controversy, WRCIA will be holding a meeting February 10, 2020 with a board of people who have actually had shops

open in their towns, members of the marijuana community, and any of the companies or community groups that would like to attend. Our goal is to give members of this community a bigger picture: one that is transparent, cohesive, and easy to understand. I would like to extend this letter as an invitation to anyone who would like to join the conversation- we are always happy to listen. I live in West Roxbury with my husband and five children and I participate in the WRCIA because I am concerned with and committed to my community. This is a volunteer position but I take it upon myself to do my best and I feel that is done by listening. As previously stated, we would love to listen- so feel free to drop into any of our meetings and hear what we have to say or speak your mind.

*Larissa Castro
WRCIA President*

PASSING TRUST ACT VIOLATES OATH

To the Editor:

Once again Mayor Walsh and his rubber stamp city council prove that they do not serve the law-abiding citizens, and legal immigrants of Boston. They recently expanded the unconstitutional Trust Act passed in 2014 which basically made Boston a sanctuary city for illegal aliens. Walsh and the city council took an oath to defend the U.S. Constitution. The federal laws concerning immigration were made in pursuance of the Constitution. By passing the Trust Act, not only did they violate their oath but made Boston welcoming to illegal aliens criminals.

*Hal Shurtleff
West Roxbury*

SUPPORTING TRUST ACT IS COMMENDABLE

To the Editor:

We commend the Boston City Council for passing an Ordinance to strengthen the Trust Act. The Trust Act will help to clarify that Boston police are responsible for local law enforcement - to serve and protect, and not federal immigration enforcement.

When our local police take on the role of federal immigration enforcement, they lose the trust necessary for people to report crimes, offer testimony, and seek help for themselves or their family members and neighbors. If immigrants trust that they can safely contact the police when they need help, particularly in domestic violence situations, this will make the City of Boston safer for all of us.

We thank the Council and Mayor Walsh for their work to re-visit and improve this policy, and for their public commitment to supporting it.

However City policy is not enough. We believe that state-wide protections are needed.

We ask that all of our State Representatives and State Senators support the Safe Communities Act (S.1401 and H.3573) and ask that they make passage of this bill a priority in the current legislative session.

Among many reasons for supporting this legislation – not least, to insure that all people in our Commonwealth, consistent with our state constitution, have due process and civil rights protections, regardless of their immigration status – we are most concerned that without these protections, children from immigrant families will continue to live in constant fear of being suddenly separated from their parents. Stepped up federal deportation efforts are the cause; we here in Massachusetts should not be complicit. Protecting and supporting our immigrant neighbors makes all of our communities safer, and stronger.

*The Progressive West
Roxbury/Roslindale Steering
Committee:*

*Laura Dowd, Roslindale,
Allison Bayer, West Roxbury,
Katie Forde, West Roxbury,
Laura Gang, Roslindale, Kent
Harnois, West Roxbury, Mark
Katz, Roslindale, Nina Lev,
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West Roxbury, Raphael
Sulkovitz, Roslindale, Laurie Jo
Wallace, Roslindale*

ROAD DIET DOESN'T PROVIDE ENOUGH BENEFIT

To the Editor:

As someone who recently moved back to Roslindale, I am very well aware of Centre Street and the business district between Holy Name and St. Theresa’s churches. I worry about all that data -driven that pedestrian-focused safety solution to the status quo along Centre Street.

I have heard both sides of this argument and attended that November 9 meeting by the West Roxbury Safety Association at the Irish Social Club attended by nearly 400 residents.

I have nothing against bike lanes for bicyclists. However, we do know that mini-motorized bikes and scooters will also be using these bike lanes caus-

Letters

Continued on page 14

Tell 'em
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think with a
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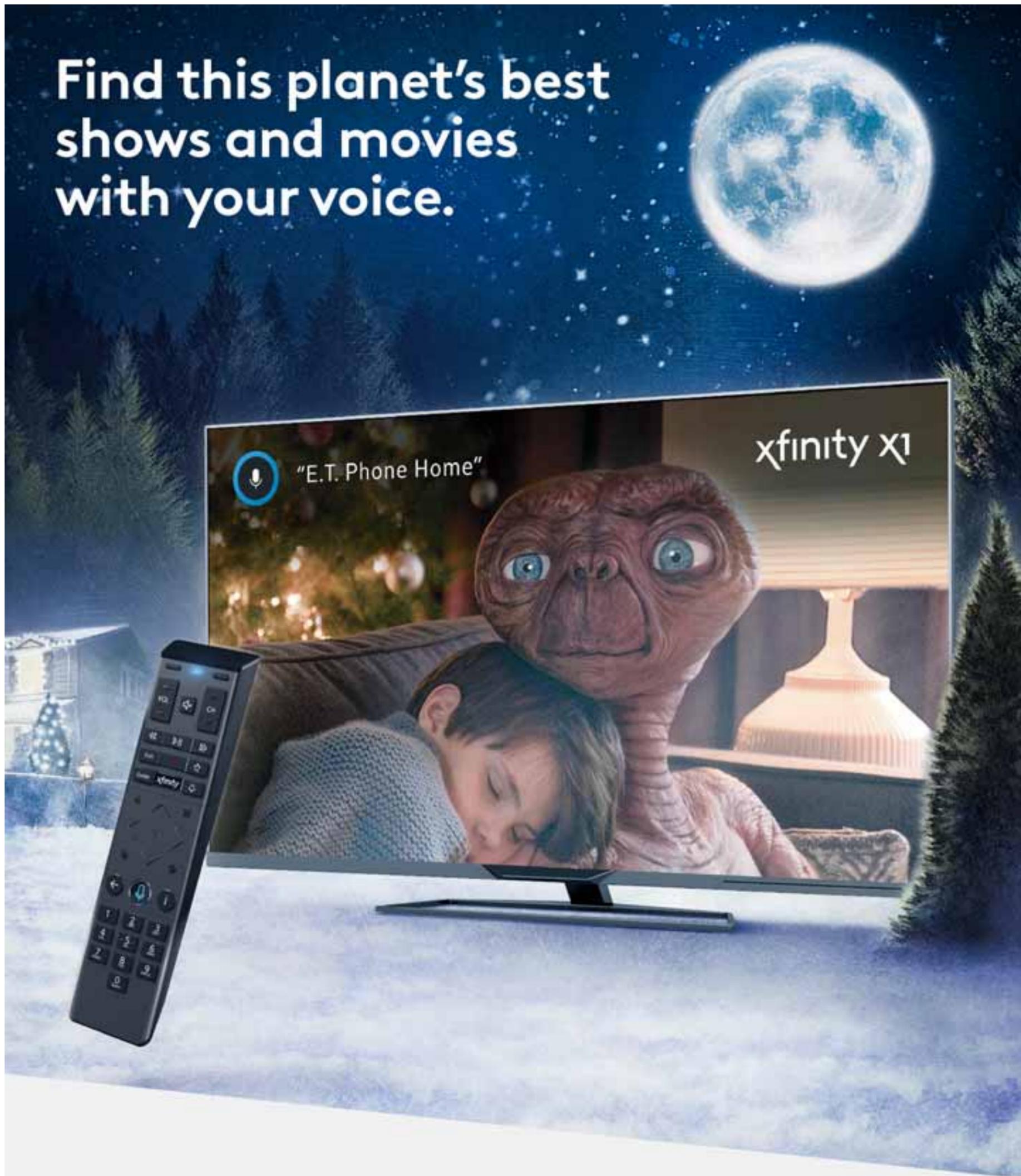
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City Council votes down IG Office

Jeff Sullivan
Staff Reporter

The Boston City Council voted down a measure on Wednesday 9-4 that would have created a Boston Office of Inspector General, put forth by At-Large City Councilor and City Council President Andrea Campbell.

At-Large City Councilors Michelle Wu, Althea Garrison, Annessa Essaibi-George and Michael Flaherty joined district councilors Josh Zakim, Edward Flynn, Mark Ciommo, Tim McCarthy and Frank Baker in voting against the measure. Campbell, District 6 Councilor Matt O'Malley, District 1 Councilor Lydia Edwards and District 7 City Councilor Kim Janey voted for the proposal.

The proposal came after former Boston Planning and Development Agency employee John Lynch plead guilty to accepting \$50,000 to influence the Zoning Board of Appeals vote on a specific development in South Boston, 27-29 H Street. The incident led to prosecutors looking at now former ZBA member Craig Galvin because he was listed as a real estate agent on multiple projects brought to the Board. Galvin is not facing any accusations of wrongdoing, but

these events led to Campbell calling for the office and Wu, in a separate proposal, to call for the dismantling of the BPDA from a semi-public corporation to be transformed into a fully-public and city-controlled planning board.

Councilors said they agreed with the idea of the proposal and what its stated goals were, but it wasn't going as far in terms of protections as they would have liked.

"I agree with the need for accountability and transparency and for us to give away our power, but I won't be supporting this today," Campbell said. "Not because I think it's duplicative, my concern is that I don't feel this goes far enough."

She said the fact that the ordinance had morphed into a position directly appointed by the mayor worried her in terms of actual independence in the office.

"I'm also concerned that we would be creating a whole separate structure without specifics at this point about funding, about whether contracts would be going to outside entities at all, all the logistics, but mostly that to have true independence, it feels in a political appointment situation that I'm just not there," she said.

Campbell said the ordinance did have a mechanism to allow for the public to have a say in the selection of an Inspector General in the city.

"We've seen this in other cities, like Baltimore, that although the mayor may be the final person, at the end of the day the selection is informed by the Council, it's informed by certain commissions and there they have found absolute independence in their IG," she said.

Baker said he felt the measure showed a distrust of city employees.

"We were told over and over and over we don't need this. I think if we think that the city processes move slowly now, start putting people standing over people's shoulders and looking at their work and see how slow it gets," he said. "I think it's a bad play, it doesn't send a good message to John Q. City Worker, it says we don't trust them and they need to be watched."

Campbell said the office would be more of a trust-building and outreach office for residents, and not serve as a "watchdog" overseeing compliance. She said the office would have been more active in training and proactive preventative

IG Office

Continued on page 10

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CITY OF BOSTON CREDIT UNION

McCarthy Farewell

continued from page 1

“PJ and I grew up together and I knew his sister and the instant I’m not a city councilor anymore I’m going to be on the Riverside Theater Works Board,” he said. “I’m looking forward to it and focusing on the things I really want to focus on now. You know, the city council is always skimming the top, you can’t really be an expert in anything, you’ve got to know a little bit of everything and you’ve got to be a jack of all trades. But now I can focus really on what I like to do and maybe sit back and perhaps coach some football. Who knows. But I’m excited; I’m ready for the next thing.”

Terranova said he knew McCarthy was destined for public service even back in grammar school.

“I grew up about three blocks from his house,” he said. “He was the same as he is now. I always knew he would be in politics; he was very smart, driven, dedicated, family-oriented. He has not changed, he’s just aged.”

McCarthy said for his part he’s looking forward to a small amount of downtime.

“I haven’t locked down a job yet for January, but I’m still putting my feelers out and I have a couple of irons in the fire, as they say,” he said.

McCarthy’s Chief of Staff Lee Blasi, who worked for former City Councilor Robert Consalvo, said both of them showed incredible integrity during her time with them.

“It’s been amazing and it’s been an honor,” she said. “Tim is honest, genuine and compassionate. I come from a generation where we value respect and hard work. Tim’s that guy; he has a love of this city and his community.”

Resident and former Boston Police Department Superintendent Lisa Holmes said she first met McCarthy at Curry College where they were both working toward degrees as adults. She said it was great having a confidant because when work butted into their busy class schedules they were able to cover for each other.

“We stayed very close and helped each other out. He helped me out at the police department and I did whatever I could for him within the neighborhood and District 5,” she said. “For the last five years I was over at the Boston Police Training Academy and with all those community meetings, I made sure they had what they needed on the first days of work and stuff, and we’ve just been good friends for years.”

McCarthy said at his last Council meeting on Wednesday that he’s been working in the city at the Department of Public Works, Parks and Recreation and Department of Neighborhood Services.

“I’ve been here for 27 years, so it’s been good stretch,” he said. “It’s not a wake, I’m not leaving forever. I’ll still be active in the community and I hope that the person who fills



McCarthy, right, and State Sen. Michael Rush at Monday night's bash at Bacaro's in Hyde Park.

COURTESY PHOTO

in my seat will be ready, I’ll be very active in my community.”

McCarthy also thanked his staff, who have been with him since he was elected to office six years ago.

“It’s amazing when you get the new staff updates, my staff never changed,” he said. “Twenty-seven

years, it’s been a good stretch. I started in August of 1992. So yeah, it’s bizarre when you hear earlier Councilor (Andrea) Campbell had someone up there who has been working for 30 years, I’m like ‘wow, that’s a long time,’ and it dawned on me that, ‘whoah, that’s me.’”

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Around the Neighborhood

CITY

UPCOMING EVENTS

AT FRANKLIN PARK ZOO

School Vacation Week

(December 26 – January 4) is approaching and what better way to spend it than at Franklin Park Zoo

LEARN TO SKATE CLASSES AT BOSTON AREA ICE RINKS

The Boston Area Ice Skating Rinks will open for public skating starting Friday, November 29th. The 2019-2020 Learn-To-Skate season has begun. Bay State Skating School is one of Greater Boston's most established and popular skating programs.

Professional Instructors teach Recreational, Figure and Hockey Skating Skills to beginner, intermediate and advanced skaters ages 4 to 18. Students can wear either figure, recreational or hockey skates. New and ongoing lessons are held at 11 Greater Boston Rink locations including Brookline/Cleveland Circle, Larz Anderson Park-Brookline, Cambridge, Medford, Newton-Brighton, Quincy, Somerville, Waltham, West Roxbury, and Weymouth.

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For more information and to registration, visit www.BayStateSkatingSchool.org or call Bay State Skating School (781) 890-8480. Gift certificates available.

ALLSTON / BRIGHTON

Programs at the Brighton Library

BOOK DISCUSSION GROUP

A book discussion group meets at the Brighton Library/40 Academy Hill Road (617)782-6032 on the last Wednesday of each month at 11:15 am. The featured selection for January 29th at 11:15 am. Everyone is invited and new members are welcome.

BEGINNING INTERNET CLASS

Mystified by the net? Don't know how to surf? Help is available on a one on one basis to get you started. Call for an appointment and ask for a librarian. Brighton Branch Library/40 Academy Hill Road/ (617) 782-6032.

ESL CONVERSATION GROUPS

Two ESL conversation group meet at the

Brighton Library. One on Monday afternoon at 12:30 pm; the other on Thursday evening at 6:15 pm. Come and practice your language skills in an informal and friendly setting with other new English speakers. Brighton Branch Library/ 40 Academy Hill Road (617) 782-6032.

HYDE PARK

DIABETES SELF-MANAGEMENT PROGRAM

Learn to manage your diabetes (or pre-diabetes) with techniques to deal with symptoms such as fatigue, pain, blood sugar ups and downs, and stress. Discover better nutrition and exercise choices, understand treatment alternatives, and learn better ways to talk about your health with doctors, family, and friends. Classes run once a week for 6 weeks and are offered at no charge. The book, Living a Healthy Life with Chronic Disease is provided for each participant. Caregivers welcome. Location: Perfect Health Primary Care, 912 River Street in Hyde Park

Day and Time: Wednesdays, from 10:00 a.m. – 12:30 p.m.

Class Dates: January 8th through February 12th, 2020

For more information or to register contact Ann Glora at 617-477-6616 or aglor@ethocare.org

WEST ROXBURY / ROSLINDALE

THE PARKWAY KETTLE CAMPAIGN

Great Community Event in Its Eighteenth Year. Come ring the bell for The Salvation Army. Through December 24th. Roche Bros Supermarket. Contact Jim Hennigan 617-327-9200 or 617-947-5265. jim@jimhennigan.com

CAREGIVER SUPPORT WORKSHOP

Savvy Caregiver is a training program for caregivers who care for someone with Alzheimer's or related Dementias. It assists family (or friends) in their new role as caregiver, a role for which they may be unprepared. The program builds information and knowledge about the illness, helps to develop skills to manage daily life, and creates an outlet to share challenges and experiences with others. The program is offered at no charge and meets 1 day per week for 6 weeks. Location: BCYF Roche Family Community Center, 1716 Centre Street in West Roxbury

Day and Time: Thursdays, 2:00 – 4:00 p.m.

Class Dates: January 23rd through February 27th, 2020. For more information or to register contact Ann Glora at 617-477-6616 or aglor@ethocare.org

Retired Public Servant Surprised by "WEP"

Dear Rusty: I turned 62 in October 2018. A few months prior to my birth month, I went on the Social Security website which said my estimated benefits would be between \$900-\$1000 at full retirement age and between \$600-\$700 at age 62. I receive a pension from a city government where I was a firefighter for almost 20 years where I did not pay Social Security tax on my income, but I have over 20 years invested in Social Security from other jobs. I expected the cut in benefits for retiring early (62), but I was totally caught off guard by my benefits being cut in half again because of the Windfall Elimination Provision (WEP). My city pension is about \$1700 monthly, and it's my understanding that WEP is not supposed to reduce my Social Security by more than half of my government pension. My current Social Security benefit is \$348 a month which is considerably less than half of my \$1700 pension. Am I missing something? Shouldn't I be getting \$600-\$700 in Social Security benefits? Signed: Retired Firefighter

Dear Retired Firefighter: WEP rules are complicated and you certainly aren't alone in your dismay over how WEP affects Social Security benefits for public servants in certain states which didn't participate in Social Security. I'll try to shed some light on what happened to your benefit amount.

The first thing you should know is that the estimates you received from Social Security before you claimed were just that – estimates. If you were working in SS-covered employment prior to getting the estimate, the amounts given assumed you would continue to work at your recent SS-covered earnings until your full retirement age. If you didn't, your full retirement age (FRA) benefit amount would be less than the amount quoted. The estimate given at that time didn't take WEP into account either. The WEP reduction takes place before the reduction for claiming early at age 62. WEP affects your "primary insurance amount" (PIA), which is the amount you're normally entitled to at your full retirement age from SS-covered work.

When you applied for Social Security your PIA was recomputed using a special WEP formula. Your PIA is based on your "average indexed monthly earnings" or "AIME", which is the monthly average of the highest



Russell Gloor

AMAC Certified Social Security Advisor

earning 35 years over your lifetime in which you contributed to Social Security. Your PIA is determined by breaking your AIME into 3 parts (called "bend points"), multiplying those parts by a certain percentage for each part, and totaling up those three computations. When WEP applies, the first part of your AIME is multiplied by 40%, rather than the normal 90%, of the first \$895 of your AIME (this is the amount for your "eligibility year" 2018). So, the first part of your WEP AIME would contribute \$358 (instead of the normal \$805) to your PIA and, thus, to your FRA benefit amount – a reduction of \$447. (If you have more than 20 years of substantial earnings in SS-covered employment, the impact of WEP is lessened by about 5% for each year over 20). There is a maximum WEP reduction (\$447 for 2018) and there is also a rule which says your WEP reduction cannot be more than half of your non-covered pension amount. But since half of your city pension is more than \$447, that rule does not change the WEP reduction.

So, using your general numbers, if your FRA benefit (before WEP) was "\$900-\$1000", let's say that your normal PIA was about \$950. After the WEP reduction your WEP PIA would be about \$503, which is what you would get if you waited until your full retirement age to claim Social Security. By claiming at age 62, your benefit was reduced by about 27%, which would make your benefit about \$367/month. This isn't far from what you are now getting, considering that we're using only estimated numbers in these calculations. Remember, the SS rule doesn't say that your WEP reduced benefit amount can't be less than half of your non-covered pension amount. Instead it says that the WEP reduction to your PIA can't be more than that.

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Ask The Doctor

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

2019 Subaru Crosstrek Hybrid

This is my first time driving a Subaru Hybrid. It is all new, with 2 electric motors along with the 4 cylinder 137 horse power 2.0 liter popular boxer engine, and twin electric motors pumping out additional power all thru a CVT automatic. This Hybrid is different than others. The EV range is only 17 miles and the recharge with a conventional 120 volt plug-in is only 5 hours and with the 240 volt plug only 2 hours. I used the regular 120 volt plug at work and it did charge in 5 hours. Seventeen miles range does work for short distances and for the long drive the gas engine takes control. Total driving range estimated at 480 miles. EPA 35 / 90 with EV mode.

Our Crosstrek was finished in blue pearl paint the finish was very deep to look into and bright. Subaru used to a kind of plain all wheel drive vehicle. This 2019 Crosstrek is anything but that. There is plenty of ground clearance, 8.7 inches, yet the seats are positioned low enough to enter and exit with ease. Subaru Eyesight driver assist with adaptive cruise control. Automatic pre collision braking, lane departure and sway warning with lane keep assist plus much more. LED lights front and rear with steering response head lights and automatic high beam control. Heated front seats and wiper deicer, steering hub controls, 6 way drivers power seat, leather wrapped steering wheel 4.2 inch dash cluster 8 inch touch screen center multi media display, tire repair kit replaces spare tire.

Base price on the Hybrid \$34,995.00 destination \$975.00. Our car did have option packages that included power moon roof, heated steering wheel, high out put audio with Nav and Harman Kardon 8 speaker 432 watt audio radio. Every one that looked at the car was impressed. There were no lows on this vehicle over my week of driving. I did charge the car and was able to drive about 17 miles on electric power some on highway.

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

BPDA Board tables Residences at Readville Station

Matt MacDonald
Staff Reporter

On Thursday, Dec. 12, the Board of Directors of the Boston Planning and Development Agency (BPDA) voted to table the proposed development at 1717-1725 Hyde Park Ave.

The project – known as the Residences at Readville Station – has been under review at the BPDA since its letter of intent was filed by Ad Meliora, LLC in September, 2018.

The development would be located on the 2.5 acre lot next to the Father Hart Bridge between Hyde Park Avenue and the Amtrak/Providence/Stoughton/Franklin rail line.

As proposed, the site would have two buildings: one containing 157 condominium units and the other containing 128 rental units and a ground floor restaurant/retail space.

These buildings would partially wrap around a courtyard/pocket park area and would open at a center entrance that would be located near the crest of Hyde Park Avenue.

Combined, the 285 residential units would consist of 125 one bedroom apartments, 111 two bedrooms, 37 studios, and 12 three bedrooms, with garage parking for up to 300 cars.

Since the filing of the project application, the community process has consisted of one heavily attended BPDA sponsored public meeting this past April, two Impact Advisory Group (IAG) meetings that were held in June and November, and two comment periods.

Opening the 20 minute appointment – which featured three speakers but was not a public hearing – BPDA Project Manager Lance Campbell recommended that the Board authorize a scoping determination waiving further project review, and that it issue and execute all documents and agreements deemed appropriate by Director Brian Golden.

Though not specifically mentioned by Campbell in his two minute overview of the project and subsequent recommendation, the agenda description also requested that the Board recommend approval to the Board of Appeal for the necessary zoning relief.

Following Campbell, the developer’s project designer – Michael Doherty of The Architectural Team, Inc. – gave a seven minute slide presentation updating the Board on the project and its changes, the most notable being the re-



The BPDA tabled the project after protest from community members and officials.

COURTESY PHOTO

duction from 305 units to 285.

It was, however, the third speaker – State Representative Angelo Scaccia (14th Suffolk District) – who, by both his own comments and by his reading into the record of two letters, may have had the greatest impact on the Board’s decision to table the request.

Scaccia – adamantly opposed to the project – spoke of its effect on the already heavy traffic that bottlenecks onto and off of the Father Hart Bridge daily.

“If you ever thought of anyplace you shouldn’t put this development, it’s here,” he said of the proposal. “It’s right at the heart of a bridge that – for seven to nine hours every day – has nothing but traffic half a mile, mile deep, and it just stays on the bridge.”

Scaccia also spoke of a similar proposal that had been put forward two years earlier and had been rejected. “The people spoke unanimously in opposition to this project, yet the same 285 units... that the people said no to, is before this Board today.”

Scaccia also read a letter from Readville Neighborhood Watch Chair Roberta Johnene, in which she concentrated on the undetermined traffic impact of new industrial projects as well as the recently BPDA approved 247 unit development at 36-40 Sprague St. that will be constructed less than half a mile away from the 1717-1725 Hyde Park Ave. site.

“Not only are the known existing traffic issues not solved, but the new ones from the Sprague Street project, the as-of-right developments on Industrial Drive, and the addition of National Grid to Readville Yard 5, have not been seen,” Johnene wrote. “Therefore, green lighting another project in a small area

before verifying a positive impact on the proposed solution to known existing problems is anything but reasoned and planned.

Commenting also on the yet to be determined mitigating effect of the traffic lights being installed at the bridge bordering the site, Johnene made a request on behalf of the area:

“I am writing to ask that you abstain from a vote on this project until the neighborhood has had an opportunity to experience and evaluate the success of the proposed traffic reconfiguration and lights at Father Hart Bridge.”

In closing, Johnene used her request as a way to challenge the BPDA to justify that “the development in this area has been part of a planned process that considers the

quality of existing residents’ lives from those already green lit future residents.”

Scaccia also read a note – which he chose to leave the names out of – in which an IAG member was asked to send in an email supporting the project in exchange for help from the developer in building a boardwalk on Fowl Meadow, should the project be approved.

Addressing the Board after reading it, he noted that Fowl Meadow is a DCR (Department of Conservation & Recreation) facility that the

City has no control over and expressed his frustration at the offer that had been made in it. “This is what I call divide and conquer.”

At the conclusion of Scaccia’s comments, which ran about 10 minutes, Board member Carol Downs motioned to table the BPDA request for a scoping determination waiving further review. This was approved unanimously, leading a somewhat surprised Scaccia to make one last statement after pausing momentarily: “So Merry Christmas!”

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Community Meeting

Western Avenue Corridor Study

Monday, January 6
6:00 PM - 8:00 PM

Harvard Innovation Lab
125 Western Avenue
Allston, MA 02134

Event Description
Western Avenue Corridor Study: Development Feasibility and Western Avenue Street Redesign. Please join us for a continuation of the discussion of development feasibility and potential public benefits in the Western Avenue Corridor Study Area. We will also present options for multi-modal transportation improvements on Western Avenue.

Light refreshments will be provided. This event is part of the Western Avenue Corridor Study and Rezoning. The planning initiative will inform recommendations for new or modified zoning, building on previous planning in the area. The study will also consider public realm improvements and transportation enhancements in coordination with the ongoing Allston Brighton Mobility Study.

Translated materials, interpretation services, and disability accommodations may be requested by contacting us before December 31st at: Gerald.Autler@boston.gov, 617.918.4438 or ADA@boston.gov.

For more information, visit bit.ly/westerncorridor.

Contact:
Gerald Autler
Boston Planning & Development Agency
One City Hall Square, 9th Floor Boston, MA 02201
617.918.4438 | gerald.autler@boston.gov

bostonplans.org | [@bostonplans](https://www.instagram.com/bostonplans)
Teresa Polletta, Executive Director/Secretary

Allston Yards continued from page 1



The project will be done in four phases to reduce construction impact on the surrounding area and will donate millions for affordable housing in Allston Brighton specifically.

COURTESY PHOTO

of the units will be designated as affordable under the city's Inclusionary Development Policy (IDP), and the proponent has also proposed an additional 35 middle-income units at 80 to 120 percent AMI. The proponent has also agreed to the formation of a \$4 million fund to encourage homeownership fund.

Residents had asked the Board to delay a vote during the meeting, a request which was ultimately rejected. The project has had a total of five public meetings, seven Impact Advisory Group (IAG) meetings and several appearances at the Allston Civic Association (ACA) and the Brighton Allston Improvement Association (BAIA). According to Sinatra, community concerns included height and density, for which the proponents said they reduced the height of Building A (Stop and Shop) by 115 feet, Building B (adjacent to Everett Street) by 10 feet and 25,000 square feet, reduced Building C's unit count by 30 dwelling units and Building D's height by another 30 feet, for an overall reduction of 250,000 square feet.

Originally, District 9 City Councilor Mark Ciommo said in June he opposed the project because of its density, height, homeownership, affordability and parking. Now that much of that has been reduced, he is in support

of the proposal.

Several residents at previous meetings still felt it was too dense and too high and would contribute to the neighborhood's growing traffic issues. The project therefore has proposed a new lighted intersection for the Everett and Guest Street intersection before the Everett Street Bridge. Guest Street itself will be extended from the western side to come out on Everett, which will follow the Complete Streets guidelines on bicycle lanes, pedestrian space and greenery.

A total of \$20 million has been committed for the project, which is slated to go to dual cycle tracks on Braintree Street, a new Braintree Street extension (connecting under the Everett Street Bridge, enhancements to the Boston Landing Station, new bus stops for the MBTA Route 64 Bus Line and an improvement to the intersection of Arthur and Guest Street.

Proponent from New England Development John Twohig said during the hearing that he stopped counting the meetings he went to on this project at 70, but he believes that the project has been made stronger for it.

"One thing about this two year journey I have to say it has made this project better," he said. "We're excited that the IAG is supporting this project, we're excited that the BAIA is supporting this project and we're very ex-

cited that Councilor Ciommo who we met with over two years ago multiple times is supporting this project. It has been a long journey but I think a good one that has made it better."

Twohig said he and Brighton Marine Health Center worked on the \$4 million home ownership fund, to be distributed starting next year through Brighton Marine, and would be dedicated for Allston Brighton residents.

"It would provide a methodology and a funding source to provide real housing to the community," he said. "Not just on this site, because yes we think we're going to have a fine project, but how do you stabilize neighborhoods and get money out sooner than our project? Our project is going to have phases and we're going to have to keep the Stop and Shop open, which isn't going to be ready for a number of years?"

So now at the first building permit, the first of that \$4 million will be available and will be made available to the community next year with the Boston Home Center.

"They help six to nine Allston Brighton residents a year through their programs, we know we can accelerate that through these funding opportunities by providing monies that are available whether it be for down payment assistance, interest rate buy downs, those types of programs," Twohig said. "

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.
—J.W.D.

IG Office continued from page 6

measures than sowing mistrust and overseeing proper day-to-day operations.

"What I've seen in other cities is just that, it's not a watchdog mentality, it's a cultural shift, but lastly on the funding and other pieces, those can all be worked out," she said. "That's the biggest point at the end of the day. This has no literally months built in to establish such an office, almost like we did with the plastic bag ban or other pieces of legislation that require more thoughtful discussion post the passage of the idea, that's what this is about."

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Petition signed for a transfer fee on real estate sales

Following months of collaboration with the Boston City Council, Mayor Martin J. Walsh recently signed a home rule petition that would give Boston the ability to implement a transfer fee of up to two percent on the purchase price of any private real estate sale over \$2 million in the City of Boston.

Following months of collaboration with the Boston City Council, Mayor Martin J. Walsh today signed a home rule petition that would give Boston the ability to implement a transfer fee of up to two percent on the purchase price of any private real estate sale over \$2 million in the City of Boston, as a means to generate additional funding to create and preserve affordable housing in Boston.

“Housing is the biggest economic challenge facing the residents of Boston and people across our region. That’s why it’s critically important that we do everything we can to support the creation of homes that are affordable, while also preserving our existing housing stock,” said Mayor Walsh. “I am proud to sign this home rule petition that is a significant step forward in our work, by giving Boston the ability to impose a modest fee on the sale of private prop-

erty, which will collectively do a world of good towards our efforts to make Boston a more affordable place to live.”

The Home Rule Petition would authorize the City of Boston to impose a fee of up to two percent of the purchase price upon the transfer of property valued at over \$2 million, with one percent paid by the seller and one percent paid by the purchaser. The funding generated would be dedicated to the Neighborhood Housing Trust or appropriated through the annual budget process to support the creation and preservation of affordable housing in the City.

The proposal will now move to the Massachusetts Legislature for approval. If approved by the state, the City would have the ability to determine the final rate for the fee, collection method and any exemptions that would exist. The Home Rule Petition was passed by the Boston City Council on Wednesday, December 11.

“Housing is a public good and common responsibility, and those who generate wealth in our communities must be part of ensuring residents can remain in the neighborhoods they love,” said Councilor Edwards, Chair of the Council’s Committee on Housing and Community Development. “Today, Boston joins a

growing coalition of municipalities asking the state for the power to ensure that the housing we build truly meets our residents’ needs.”

“It is absolutely imperative that we enact policies that will ensure our residents will have a safe and affordable home to live in for many generations,” said Councilor Kim Janey, Vice-Chair of the Committee on Housing and Community Development. “When passed by the state legislature, this home rule petition will help curb speculative real estate practices and stands to bring as much as \$169 million in revenue annually that can be invested in affordable housing.”

According to an analysis conducted by PFM Group Consulting, real estate sales in Suffolk County have ranged from approximately \$3 billion to over \$12 billion in the last decade. The City of Boston accounts for the vast majority of the county’s population (86%) and real estate activity. From 2009 through year-to-date, total private real estate sales have averaged \$8.4 billion. Based on average sales in Suffolk County, estimates show that a 1% fee on all private-market sales would have raised \$84 million per year over the last decade, and a 2% fee would have generated over \$168

million, a significant increase on the City’s existing robust affordable housing investments. This analysis assumes inclusion of all properties sold, and not just those with a value in excess of \$2 million.

The transfer fee proposal is another example of how the City is working to raise dedicated revenue to support specific initiatives aimed at improving the quality of life for residents. Earlier this year, the City of Boston updated parking meter fees in an effort to reduce congestion, increase the availability of parking and reinvest funding into transportation infrastructure, which has resulted in more accessible sidewalks, improvements to Blue Hill Avenue, and new funding for protected bike lanes. Also earlier this year, the City committed to using funds generated through the Commonwealth’s new Room Occupancy Excise Law to support our housing goals, including the creation of 50 new units of permanent supportive housing, and pathways to housing for youth and young adults experiencing homelessness.

The Mayor’s support of the transfer fee proposal builds on his commitment to build and preserve housing that is affordable to residents. Since the release of the original Housing a

Changing City: Boston 2030 plan in 2014 this administration has spent over \$200 million to develop income restricted housing. This income-restricted housing stock, designed to increase affordable housing, has grown along with overall new production: nearly 20 percent of housing units are income restricted, and 25 percent of rental units are income restricted. In total, after creating an additional 15,820 units of income-restricted housing, Boston will have nearly 70,000 units of income-restricted housing by 2030.

Mayor Walsh’s 2019 housing security legislative package focuses on expanding upon the work that Boston has done to address the region’s affordable housing crisis and displacement risks for tenants by proposing new and strengthening current tools to leverage Boston’s prosperity and create sustainable wealth opportunities that make Boston a more inclusive and equitable city. The housing security bills proposed seek to help existing tenants, particularly the elderly, remain in their homes, and creates additional funding for affordable housing.

For more information on the City’s work to create more housing, please visit: Housing A Changing City: Boston 2030.

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The Diane Capodilupo Team

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Urban Edge *continued from page 1*

March 17 and July 17, about which The Bulletin described at length.

The clock has moved fast; a letter of Intent to the BPDA was filed on July 11 followed on Aug. 26 by the Project Notification Form that triggered the Article 80 BPDA public meeting on Sept. 5.

During this time Urban Edge itself changed; it hired its new executive director Emilio Dorcelly on Sept 30 after a long period of interim directors.

Due to a conflicting schedule, Dorcelly could not appear at the zoning committee, but it will be his first development project at Urban Edge.

Loomis said that the building falls within Plan JP Rox guidelines.

“The Plan calls for 155 feet high and we’re at 70 feet. So we fall within those guidelines,” she said.

JP zoning committee chair Dave Barron was skeptical.

“Plan JP Rox seems like an afterthought,” he said. “The lot coverage is just 75 percent of the lot, JP Rox calls for 85 percent, does this matter to the city? It’s most important that this complies with JP Rox, particularly on Columbus Ave.”

Loomis said it’s consistent with the city’s vision.

“We want to comply with zoning,” she said. “It’s oppo-

site Academy Homes where we’ve had 20 years as co-owner. It’s also part of our efforts in Jackson Square.”

Thirty-one residents from Academy Homes sent in letters of support for 1599 Columbus Ave.

Matt Littell –who lives in Jamaica Plain-is a principal with Utile Architects, the designer of 1599 Columbus.

Utile made its debut in Jamaica Plain with Metro Mark in 2015.

Littell was upbeat in his remarks to the committee.

“This is the first affordable housing development Utile has done,” he said. Obviously important to Littell, he was at the BPDA meeting where he waited two hours.

Project architect Nick Buchrens made the first presentation of Utile’s design at the July 17 community meeting; he reviewed it again at the zoning committee by putting it into perspective.

“It’s two doors down from the Horizons building [1785 Columbus Ave],” he said. “Our project is a compliment to the changes there. 250 Centre and 225 Centre are both six stories.”

“Amory Street will be the primary residential entrance to the building,” Buchrens said. “It’s close to the T station. Parking will be at grade below

the building. There will be a community room next to the lobby.”

There is a city-owned parcel adjacent to the proposed building for which Urban Edge was the only respondent to the July RFP from DND.

Loomis said that the adjacent corner church behind this lot is supportive of 1599 Columbus Ave.

“But they’re not interested in selling,” she said. “Our plans will not change if we’re awarded the DND lot. It’s a separate funding source. Our priority is open space subject to funding. But we will not scrap these plans and come back with this added parcel.”

This concerned Baron.

“You won’t adjust the plans for open space?” he asked. “I’m concerned that that additional land will change the plans.”

No changes, said Loomis.

She added that Urban Edge owns a right-of-way between the property and the church.

“This will be accessible to the church but not a public way. It will be a connection from Amory to Columbus Ave for the residents.”

Both Baron and committee member Marie Turley were critical of the design.

“What do you contemplate on the first floor?” he asked. “It currently looks uninviting. It’s

for them not for us.”

Turley was more direct.

“It looks like an institution,” she said. “That was the comment from the [JP] housing committee. Put more effort into this; it does not look inviting. You have more options.”

Buchrens said that there will be more discussions with BPDA design review, but he defended the articulation of the building façade with its different patterns and colors.

The committee shifted its questioning to Urban Edge itself.

“Who owns all your properties?” asked Baron. “Will Urban Edge own the building?”

Loomis explained that Urban Edge would own 1599 Columbus Avenue.

She explained that Urban Edge owns 1,300 units of income-based housing managed under contract with Winn Residential, who will also manage 1599 Columbus. There will be a management office in the building.

Committee member Kyle Smith said he hoped that Urban Edge makes an effort to connect together all the residents in the 1,300 units.

Baron had another question about Urban Edge.

“What happened with that parcel next door to Urban Edge?” he asked.

“We worked for 15 years to build a rec center,” said

Loomis. “But the [UE] board made the decision last summer that this wasn’t feasible. Funding was not available. One quarter of the cost was public funds. Capital costs, operational costs were impossible.”

“We have no alternative plans,” she said. “But we hope to begin community meetings next year on alternative development plans.”

Committee member Carolyn Royce moved the discussion back to 1599 Columbus Ave.

“We’re very glad to see this,” she said. “To use the site as residential, it’s made a big impression on Egleston Square.”

Baron wanted more commitments on the commercial space.

Loomis said she’d like it to be more community oriented, maybe artists’ space, but the tenant must be able to build out the space.

“Based on the funding time, we can’t project tenants; we won’t begin construction until at least 2021 and it will take 18 months to build, completion in 2023.”

“Acquisition loans will be secured by the existing buildings,” Loomis said.

“The existing tenant gets relocation help but the other building is vacant and may be demolished.”

The zoning committee voted in favor with two abstentions.



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Commonwealth of Massachusetts
The Trial Court – Probate and Family Court Department
SUFFOLK Division Docket No. **SU19P2692GD**

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

In the matter of: **Marvin Mothersil** RESPONDENT
Of: Allston, MA Alleged Incapacitated Person

To The named Respondent and all other interested persons, a petition has been filed by DMH c/o Office of General Counsel of Westborough, MA

In the above captioned matter alleging that **Marvin Mothersil** is in need of a Guardian and requesting that DMH c/o Office of General Counsel of Westborough, MA (or some other suitable person) be appointed as Guardian to serve on the bond.

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

You have the right to object to this proceeding. If you wish to do so, you or your attorney must file a written appearance at this court on or before 10:00A.M. on the return date of 01/09/2020. This day is NOT a hearing date, but a deadline date by which you have to file the written appearance if you object to the petition. If you fail to file the written appearance by the return date, action may be taken in this matter without further notice to you. In addition to filing the written appearance, you or your attorney must file a written affidavit stating the specific facts and grounds of your objection within 30 days after the return date.

IMPORTANT NOTICE

The outcome of this proceeding may limit or completely take away the above-named person's right to make decisions about personal affairs or financial affairs or both. The above-named person has the right to ask for a lawyer. Anyone may make this request on behalf of the above-named person. If the above-named person cannot afford a lawyer, one may be appointed at State expense.

Witness, Hon. Brian J. Dunn, First Justice of this Court

December 11, 2019

Felix D. Arroyo, Register of Probate

Boston Bulletin: 12/19/2019

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Commonwealth of Massachusetts
The Trial Court – Probate and Family Court Department
SUFFOLK Division Docket No. **SU19C0631CA**

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

In the Matter of: James DiGironimo
A Petition to Change Name of Adult has been filed by
James DiGironimo of Hyde Park, MA
requesting that the court enter a Decree changing their name to:
James Christopher Martin

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 01/02/2020. 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: December 11, 2019

Felix D. Arroyo, Register of Probate

Hyde Park Bulletin: 12/19/2019

Commonwealth of Massachusetts
The Trial Court Probate and Family Court
CITATION ON PETITION FOR FORMAL ADJUDICATION DOCKET No. **SU19P2646EA**

Estate of: Theresa Nika Suffolk Probate and Family Court
24 New Chardon St.
Boston, MA 02114
617-788-8300
Also Known As: Teresa Nika
Date of Death: 10/09/2018

To all interested persons:

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

Constance H. Nika 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:

Constance H. Nika of Hyde Park, MA

be appointed as Personal Representative(s) of said estate to serve **Without 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 01/08/2020. 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 27, 2019

Felix D. Arroyo, Register of Probate

Hyde Park Bulletin: 12/19/2019

Commonwealth of Massachusetts
The Trial Court Probate and Family Court
CITATION ON PETITION FOR FORMAL ADJUDICATION DOCKET No. **SU19P2746EA**

Estate of: Brian P. Costello Suffolk Probate and Family Court
24 New Chardon St.
Boston, MA 02114
617-788-8300
Date of Death: 10/16/2019

To all interested persons:

A Petition for **Formal Adjudication of Intestacy and Appointment of Personal Representative** has been filed by:

Brian T. Costello 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:

Brian T. Costello of Hyde Park, 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 01/22/2020. 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)

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WITNESS, Hon. Brian J. Dunn, First Justice of this Court.

Date: December 11, 2019

Felix D. Arroyo, Register of Probate

Hyde Park Bulletin: 12/19/2019

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Commonwealth of Massachusetts
The Trial Court - Probate and Family Court Department
SUFFOLK Division Docket No. **SU19P1680GD**

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

In the matter of: Shandy C Tanelus RESPONDENT
Of: Hyde Park, MA Alleged Incapacitated Person

To The named Respondent and all other interested persons, a petition has been filed by

Nancy Brutus of Hyde Park, MA
John Tanelus of Hyde Park, MA

In the above captioned matter alleging that **Shandy C Tanelus** is in need of a Guardian and requesting that

Nancy Brutus of Hyde Park, MA
John Tanelus of Hyde Park, MA

(or some other suitable person) be appointed as Guardian to serve **Without Surety** on the bond.

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

You have the right to object to this proceeding. If you wish to do so, you or your attorney must file a written appearance at this court on or before 10:00A.M. on the return date of 01/15/2020. This day is NOT a hearing date, but a deadline date by which you have to file the written appearance if you object to the petition. If you fail to file the written appearance by the return date, action may be taken in this matter without further notice to you. In addition to filing the written appearance, you or your attorney must file a written affidavit stating the specific facts and grounds of your objection within 30 days after the return date.

IMPORTANT NOTICE

The outcome of this proceeding may limit or completely take away the above-named person's right to make decisions about personal affairs or financial affairs or both. The above-named person has the right to ask for a lawyer. Anyone may make this request on behalf of the above-named person. If the above-named person cannot afford a lawyer, one may be appointed at State expense.

Witness, Hon. Brian J. Dunn, First Justice of this Court

October 22, 2019

Felix D. Arroyo, Register of Probate

Hyde Park Bulletin: 12/12/19

Commonwealth of Massachusetts
The Trial Court Probate and Family Court
CITATION ON PETITION FOR FORMAL ADJUDICATION DOCKET No. **SU19P2764EA**

Estate of: Augusta Rosemund Pezzano Suffolk Probate and Family Court
24 New Chardon St.
Boston, MA 02114
617-788-8300
Date of Death: 10/28/2019

To all interested persons:

A Petition for **Formal Probate of Will** has been filed by:

William Anthony Pezzano of Readville, 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:

William Anthony Pezzano of Readville, MA

be appointed as Personal Representative(s) of said estate to serve **Without 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 01/22/2020. 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: December 10, 2019

Felix D. Arroyo, Register of Probate

Hyde Park Bulletin: 12/19/19

Letters

continued from page 4

ing havoc as they often do.

I think that stores, restaurants and small shops in the business district could very well be hurt if parking is shrunk. I support our local economy and believe any road plan must be more positive to West Roxbury and by extension Roslindale. In many communities across the country there have been mixed results with road diets. Providence, RI is curbing them as reportedly unproductive. Others communities have done likewise.

I do understand the elimination of removing some parking spots at the end of certain blocks to make the area more visible to all based on visibly concerns.

I do know that the city is moving ahead with another road diet in Boston's South End along Tremont Street between Herald St. and Massachusetts Avenue. The same concerns are being raised.

However, reducing lanes of traffic will not reduce the numbers of vehicles in traffic. We do not live in Amsterdam, we live in America and our vehicles are part of our culture. It represents personal freedom and control over getting to and from work or to and from dining or anything else. The MBTA would halt to a stop if we all turned to public transit.

This road diet will need more discussions between BPDA and the community. Both sides need to listen to one another and come up with a plan that can work for all. No one likes things ramped down their unwilling throats. Working together and listening together is the right road to take.

Sal Giarratani
Roslindale

Opera

continued from page 2

to walk to go see opera. I like most kinds of music, but I haven't seen it live before and I'm trying to get interested in opera. It's just wonderful, it's really really wonderful."

Resident Julian Braxton and Robert Bevilacqua said this was their first time too.

"Tony brought me out, I've known him a long time," Braxton said. "It's so unique and just look at this, opera on a Friday night and the place is full? It's amazing."

"He's been here for 56 years, and I come to buy all my meats and it's nice to support a local vendor and he has great quality," said Bevilacqua.

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