



# Boston Bulletin

citywide news • street by street

VOLUME 12 NUMBER 14

APRIL 5, 2018

FREE

## US Marine Recruit remains found in Canton

Jeff Sullivan  
Staff Reporter

Since November, the family of Joseph Brancato has been working with police and the community to help locate the missing U.S. Marine Corps recruit.

Last Wednesday, his remains were found along Route 95 South in Canton right before the 95/93 split. Brancato, 21, was reported missing in the Mendelssohn Street area of Roslindale on Nov. 18. He was reportedly living with ex-Marine Gunnery Sgt. Frank Lipka, who has now been named as a person of interest in the case.

The Office of Norfolk District Attorney Michael Morrissey confirmed the recovery of remains and stated that an autopsy was performed on Thursday, but no cause of death has been determined as of the date of publication. According to the DA, a person who stopped to help a local motorist on 95 spotted the remains in the woods off



Joseph Brancato

the highway.

Lipka was the sole recruiter at the Roslindale office where Brancato was processed. Lipka is also currently under military custody in South Carolina for unrelated charges of assaulting a local pizza delivery driver “by means of a firearm” in September 2017 and was arrested January for driving under the influence of alcohol and leaving the scene of property damage.

The missing U.S. Marine  
**Brancato**

*Continued on page 6*

## Developer walks away from five-story apartment building



City Life Rally at El Embajador last November protesting the alleged eviction of this 28-year old restaurant by City Life.

Richard Heath  
Staff Reporter

In a move that surprised everyone along Washington Street, City Realty put 3371 – 3375 Washington St. up for sale in mid-March.

City Realty (CRM) listed the property on Craigslist for \$2.9 million. After acquiring the three buildings in February

2016 for \$2.3 million, it filed a Project Notification Form with the BPDA on March 3, 2017 for two, five-story, 40-unit apartment buildings.

It withdrew the PNF in August 2017. The chief reason given for both actions was the guidelines of Plan JP/Rox.

After getting a tip about the  
**Developer**

*Continued on page 13*

## PIM Egg Hunt shell-shocking success



Thousands of residents, their children, public officials and one Easter Bunny came out on Saturday for the Parkway in Motion Easter Egg Hunt.

Jeff Sullivan  
Staff Reporter

The Parkway in Motion (PIM) group may have started out small as a group of friends just trying to keep the spirit of the neighborhood alive.

Years later, they’re bringing that sense of community out in thousands of others with events throughout the year, and on Sunday that community spirit blazed at the West Roxbury Education Complex where thousands gathered for the seventh-annual PIM Easter Egg Hunt.

PIM Founder Ryan Mason said they first started the event in 2012 with only about 1,000 eggs and the thought that local kids would enjoy the day.

“We saw a void and we

thought it would be a good way of getting everyone together,” he said. “It follows our mission of supporting the kids in West Roxbury, Hyde Park and Roslindale. It was a good setting, and we started out with 1,000 eggs. When we saw the registration shoot up in the first year, I spent the week before going to every CVS in the area getting candy and eggs.”

Mason said they put down more than 20,000 eggs for the hunt this year.

“They go really fast, and all the money for the eggs and the day gets donated from people who live in the community or people who had grown up in the Parkway and have moved out,” he said. “It’s extremely rewarding, especially having a child of my own who par-

ticipates, it just shows the strength of our community. So many people show up, come out and pull in the same direction you know?”

Residents Sonia and Jerry Mee also attended the event.

“We came out to support the community event, and it’s a great one,” said Sonia. “We’ve done a lot of other events PIM does.”

Jerry said it’s as much a part of the fabric of the Parkway than anything else PIM does.

“It’s associated with the overall community too, you know, like soccer, baseball, football, softball, there’s always stuff around here to do for the community,” Jerry said.

Resident Kelly Kostopoulos  
**Egg Hunt**

*Continued on page 15*

## George Wright Golf clubhouse renovation plan presented

Matt MacDonald  
Staff Reporter

On March 14, a community meeting was held at the Hyde Park Branch of the Boston Public Library regarding the ongoing renovation plans for the clubhouse, its surrounding grounds, and the parking lot of George Wright Golf Course.

The meeting was hosted by Maureen Anderson, Senior Project Manager with the City of Boston’s Public Facilities Department. It was split into two segments: a presentation of the project study with a suggested recommendation moving forward, and questions and answers.

Project architect Peter Hobson of Myer & Myer led the audience through an exten-



An extensive overhaul of the interior of the clubhouse at George Wright Golf Course is part of the renovation study commissioned by the Boston Parks Department.

COURTESY PHOTO

sive synopsis of the three stages of the study, which began about a year ago with an analysis of the clubhouse area’s existing conditions and continued in the

second half of 2017 with Phase II.

George Wright  
*Continued on page 12*



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## Jason Roberts Challenger League

**24<sup>th</sup> Season — 2018**

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- ◆ Participants learn not only the fundamentals of baseball, but how it feels to be just like other children – pulling together as a team, being cheered & earning awards for their achievements.
- ◆ A special group of children, who shun the description “special,” can now enjoy all the benefits that organized baseball has to offer.



### Buddy Information

- ◆ As a Buddy, you agree to commit yourself to 1¼ hours, twice a week from 5:45 p.m. until 7:00 p.m.
- ◆ You will obtain Community Service hours and build rewarding friendships.
- ◆ Any child age 12 and older may be a buddy. Adults 18 and older must sign a CORI/SORI Form.
- ◆ There are Two (2) teams:  
Red Sox – Ages 7 and older  
Athletics – Ages 7 and older
- ◆ The Red Sox & Athletics play Tuesdays & Thursdays

### Opening Day – Bring your family & friends!

Opening Day Ceremonies for the 24<sup>th</sup> Season will be held on Tuesday, April 24, 2018 beginning at 5:45 p.m. We ask all Buddys to be present at 5:30 p.m.  
There will be a Game on Opening Day!

All games are played from 5:45 p.m. until 7:00 p.m.  
The Spring Season ends on Thursday, June 28<sup>th</sup>.

Registration fee for the 2018 Season is \$90.00 per family, which includes Spring & Summer play and two Banquet tickets.

Summer League begins on Wednesday, July 11<sup>th</sup> & ends on Wednesday, August 29<sup>th</sup>.  
Summer registration: \$50.00 per player.

All Games are played at The Jason Roberts Challenger League Field located at the Ohrenberger School on West Boundary Road in West Roxbury.  
Bathrooms and ample parking available.

To become a **Buddy** or a **Player**, call **Bill Hubbard** at **617-364-9429**, email us: **jasonrobertschallengerleague@gmail.com** or visit our website: **www.jasonrobertschallengerleague.com**



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# 1225 Centre reduced to six condos

Jeff Sullivan  
Staff Reporter

The proposed project at 1225 Centre St. has reduced its output from eight units to six units, but the project will still have to go before the Boston Zoning Board of Appeals for several zoning violations.

And many residents are glad of that. Last week, an abutters meeting was held by the developer, Gary Martell, and his partner John Sullivan. About 16 residents came to voice their concerns with the project, most notably the vernal pool behind the site. The team has brought on environmental attorney Paul Feldman to help ease the tensions on that issue.

"It's north of the property being developed, it's an important wetland resource," he said. "We care about them, we want to make sure they don't get disturbed in any way. It won't on this property because the vernal pool is what we call up-gradient, in that the water runs up (north). Any activity here is not going to impact the vernal pool, and that's very, very important."

Resident Tony LaCasse said he took issue with this assessment of the site.

"This was called by Boston Parks Department one of three most important sites in the city," LaCasse said. "I know that site exceptionally well, I've been cleaning it for years and I take exception because there is grading that goes back down into the vernal pool I'd be happy to show you."

LaCasse said there was also a trench that ran down from the site towards the ver-



Residents were mainly concerned about potential damage stormwater runoff could have on the adjacent wetlands near the proposed site.

PHOTO BY JEFF SULLIVAN

nal pool, and that stormwater runoff could get in. Architect Joe Vizela of Vizela Design said they have an infiltration system designed as well that would put all wastewater runoff back into the ground, filtered and clean, and into a culvert that runs into the Arnold Arboretum.

"The same family has owned the property for 100 years, it has been a gas station and a quarry, among other things, and in 2008 they decided to clean it up, and any more contaminates we may find there will be taken out," said John Sullivan.

LaCasse said he also had problems with the actual design of the site.

"That thing will stick out like a sore thumb as folks come down the Centre Street Parkway," he said. "This sounds like it belongs in the South End, not Jamaica Plain or West Roxbury."

Feldman also said there would be no impact to the intermittent stream that runs near the property. Martell said that the property used to be a

gas station for a number of years and that though there was contaminated soil there from the station, the former property owner cleaned it up in 2008 to governmental standards. Resident Joe Covert said he wasn't so sure about the cleanup itself.

"It may interest you to know that the owners of 1245 Centre St. looked into whether they should buy this property a long time ago and discovered the levels of contamination at the property and the ground water," he said. "But in doing so, they also found how contaminated their own groundwater was, the contamination had gone underneath into that culvert and contributed to 1245 Centre having to be cleaned and mitigated as well."

The project itself is designed as an L-Shaped building with six units. The variances for the site include front yard setback, rear yard setback, side yard setback, lot size, height, number of units and excessive floor-to-area ratio.

## Healthy Living Speaker Series Presented by Deutsches Altenheim: Chronic Kidney Disease

Dr. Kevin Tucker will discuss the diagnosis and management of chronic kidney disease. Dr. Tucker is Chief of Nephrology at Brigham and Women's Faulkner Hospital. As a nephrologist (kidney specialist), Dr. Tucker treats patients with chronic kidney disease, kidney stones, acid-base and electrolyte disorders, and end-stage kidney disease requiring hemodialysis or peritoneal dialysis. The series takes place on Thursday, April 12, 6 p.m.

**LIGHT DINNER WILL BE SERVED @ 5:30** located at Deutsches Altenheim – German Centre 2222 Centre St., West Roxbury For more information: 617-325-1230

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### Legals

Commonwealth of Massachusetts  
The Trial Court Probate and Family Court

CITATION ON PETITION FOR FORMAL ADJUDICATION DOCKET No.SU18P0626EA

Estate of: Mary K Elias Suffolk Probate and Family Court  
24 New Chardon St.  
Boston, MA 02114  
617-788-8300

To all interested persons:  
A Petition for Formal Appointment of Personal Representative has been filed by:  
**Christian G Ehrenberg of Spring Grove, IL**  
requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition.

The Petitioner requests that:  
**Christian G Ehrenberg of Spring Grove, IL**  
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: 10:00a. m. on the return day of 04/26/2018. 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: March 28, 2018

Felix D. Arroyo, Register of Probate

West Roxbury Bulletin, 04/05/2018

## The Parkway Girls Softball League's Annual Comedy Night and Silent Auction Fundraiser

**FRIDAY, APRIL 6TH FROM 7 PM-MIDNIGHT**  
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Tickets may be purchased online at [ParkwayGirlsSbl.com](http://ParkwayGirlsSbl.com). Go to the PGSLS store link on our main menu and select "2018 Comedy Night".

**Come out and have a great time with other PGSLS Families and support our league!**

## Editorial

### TICKETS TO RIDE

When government officials cannot find the budgetary means to fund a pet project, the costs are often handed down to consumers. The sales pitch for a new funding plan is often something along the lines of: "It will only cost you the equivalent of a cup of coffee a day."

It is a farcical defense. Those "cups of coffee" coming out of your wallet quickly multiply into something far more burdensome on a family budget.

We, begrudgingly, applaud the fact that Mayor Marty Walsh's latest infrastructure plan arrived with nary a trace of coffee cup metaphors.

This week, Walsh announced plans for new protected bike lanes and pedestrian paths, redesigned intersections, and traffic signal advancements. Funding some of it is Boston's favorite money-making mechanisms this side of Girl Scout Cookies and "Cheers" t-shirts: parking tickets.

As part of an annual \$5 million allocation, Walsh and his Go Boston 2030 think tank have identified 58 projects they deem worthy of action.

"Getting from point A to point B should be safe, affordable, and reliable," Walsh said.

In a statement, the Mayor's office added: "Altering the City's current parking fines will encourage better compliance with existing City laws and bring Boston's fines in line with some peer U.S. cities."

For example, it says, the fine for double parking in Boston is currently \$30 for Zone B and \$45 for Zone A and is recommended to be increased to \$55 and \$75 respectively. By comparison, the double-parking fine is already significantly higher in San Francisco at \$110, New York City at \$115, and Chicago at \$100.

"The City of Boston has not raised parking ticket fines in 10 years," the statement says. "The expected new revenue from the modified parking fees will be invested back into city streets."

Among the projects the City is hoping that extra ticket revenue will fund are: new dedicated bus lanes, a direct public transportation connection between Mattapan and the Longwood Medical Area; a \$2 million increase in investment for roadway resurfacing and sidewalk repairs; \$150,000 for stormwater interventions roadways to better manage high precipitation events; hiring new traffic signal mechanics to keep signals working as designed; nearly doubling the City's investment in building out a better pedestrian network; and an additional \$300,000 for a "the strategic bike network program, raising the annual investment to \$1.2 million for building out high quality bike infrastructure in Boston."

There are plenty more goodies in the package, but we will spare you the minutiae.

For the most part, these all sound like worthy, perhaps even necessary, improvements.

We must confess, however, having some agita over the plan to tap ticket revenues as a revenue source. All total, the city will update the fines for 11 of the City's 36 parking violations, "focusing on those which residents raise most frequently: non-compliance with parking regulations, congestion and cleanliness," the city says. "The updated parking fine structure is expected to produce positive outcomes by influencing driver behavior and reducing congestion in high traffic areas."

The city's pipe dream is that more expensive fines will increase parking compliance and pull vehicles of congested streets.

There is little defense of hydrant blocking and sneaking into loading zones. Funding so many good projects on the dime of scofflaws is, in concept, totally reasonable.

Our fear, perhaps an irrational one, is of overzealous teams of ticket writers. Many of the city's "meter maids" do a fine job. Others, however, are vultures and the new scheme plays to them.

City policy, for example, meant that, just a few days ago, many residents were hit with \$150 fines for parking on the street during a declared "snow emergency," despite the fact that barely a few flakes fell from the badly predicted "blizzard."

Also, claiming that tickets will reduce congestion is an infuriating angle. Many of us, due to age and health, cannot just hop on a bike. Nor can the working men and women of the region be asked to endure the Hell that is the MBTA. If you want to get to work on time, avoid the perpetually broken transit system.

It may sound cool to be anti-car, but it is shot-sighted and insensitive thinking. We fear that, with so much money at stake, tickets will rain down on the city in a way unlike what we've seen before.

## 1st class send-off for a 2nd responder

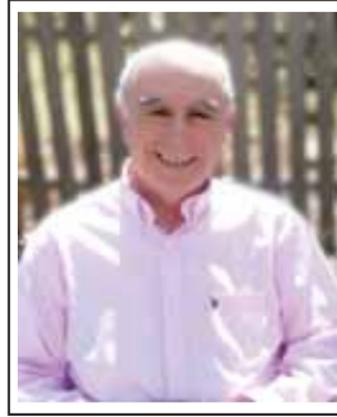
Whenever a first responder dies on duty, the funeral and the wakes are well orchestrated.

There is a lot of tradition and symbolism in the ceremonies, and the surviving families are very well compensated for life without their loved ones.

Recently, a second responder perished on the job. Daniel Coady Jr. was a tow-truck operator for Coady's Towing in Lawrence. He responded for the State Police about a disabled car on Interstate 495. The 41-year-old father of two was no rookie operator; he had been a lifelong employee of Coady's Towing in Lawrence.

A Lawrence woman had crashed her Pontiac into an unoccupied BMW in the breakdown lane which then veered into the wrecker to hit Coady standing outside his truck. She was charged with a slew of offenses: vehicular homicide, drunken driving, speeding, and other offenses in connection with the crash. She was arraigned at Tufts Medical Center, where she herself was recovering.

As stated above, the families



### My Kind of Town/ Joe Galeota

of traditional first responders are extremely well compensated when their loved ones die on duty. There's even a case a number of years ago in which a state trooper, on his way home from a paid detail, rammed into a bridge abutment; his family was given a huge compensation package as if he had died on duty.

Daniel Coady's family probably will be given no such package. But they will remember the huge turnout by his colleagues

before and after his funeral mass at St. Michael's Church in his hometown of North Andover, where 380 tow truck operators showed up with their wreckers in the North Andover Mall, through which the funeral cortege drove.

The funeral casket, carried on a sparkling Coady tow truck, passed by tow trucks with their yellow lights flashing and underneath American flags attached to the cranes of the largest trucks.

Many of these attendees paying respectful tribute were not on the clock; they were giving up their own time/commission to pay their respects to one of their own. They had come from all over the Commonwealth and other parts of New England to show their solidarity with one of their own.

Driving a tow truck may not be as dangerous as working on a fishing boat (usually accorded the dubious distinction of being the most dangerous career), but the Statewide Towing Association estimates a tow truck driver nationwide is killed every six days.

## FNHA discusses signage, zoning, music at meeting

Mary Ellen Gambon  
Staff Reporter

More than 20 people attended the Fairmount Hill Neighborhood Association's (FHNA) meeting last Tuesday, March 28, at the Boston Police Academy to discuss replacing the antiquated sign marking Fairmount Hill since 1973.

They also announced putting out requests to Boston rockers The Dropkick Murphys to help them celebrate their anticipated achievement by "shipping off to Boston" to perform their song "Fairmount Hill" when they get it.

"Interestingly enough, our neighbor came across an old picture of our original sign dedication in 1973," said FNHA zoning committee co-chair Joe Smith. "This is back when it was placed there by the MDC (Metropolitan District Commission), before it became the DCR (Department of Conservation and Recreation.) Rita Walsh, our current chair, is right there in front."

Walsh showed a letter from the MDC she had authenticating the picture, which showed her, Rep. Angelo Scaccia and MDC representative M. Ilyas Bhatti.

Smith added that he contacted Lisa Consalvo from

Rep. Angelo Scaccia's office earlier that day for an update.

"She said she was optimistic that it would happen," said Smith. "We are hoping that it will happen sometime during the HP 150 celebration."

Smith said he reached out to a special guest to The Dropkick Murphys to attend the ceremony once it happens. The group is famous for its Boston-inspired songs, especially "Shipping off to Boston," featured in the film, "The Departed." The song they would be asked to play is called "Fairmount Hill."

"I can't believe there is a song about our neighborhood," said FNHA co-chair Gretchen

VanNess.

Smith said he reached out to the band earlier but hadn't received a response.

"I heard from someone who is good friends with a member of the Dropkick Murphys," Smith said. "So now we are hoping that as he (the band member) looks back, he will have good memories and they will come back to celebrate Hyde Park's history."

"The DCR has to reject the sign first," said FNHA member Scott Kriscenski. "It sets a precedent for other neighborhoods. But this is a historic

FNHA

Continued on page 14

## Correction

In last week's Bulletin story regarding the Jason Roberts Challenger League Opening Day, organizer and Founder Bill Hubbard's name was incorrectly stated in the beginning of the article to be Higgins. Also, Jason Roberts was said to have been mentally impaired, when this was not the case.

  
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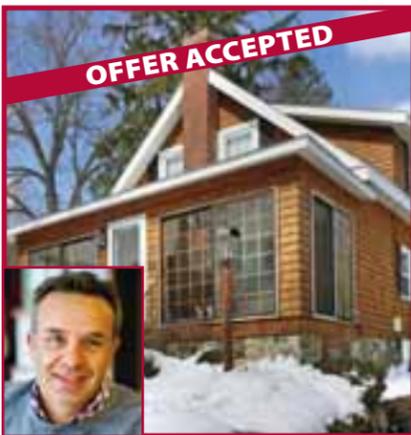
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**DATE AND TIME:** Saturday, April 7, 2018 \* 7:00 PM – 11:00 PM

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# Council hearing to look into stray voltage electrocuting dogs

**Jeff Sullivan**  
Staff Reporter

Last week, District 2 City Councilor Edward Flynn called for a hearing to discuss with utility companies, stakeholders and residents the electrical grid at Castle Island after an earlier incident in which stray voltage almost killed a dog being walked there.

Flynn reported the incident after it was reported to him on March 23, and said the bolt of electricity was from an im-

properly-connected electrical cable. Flynn also reported on an earlier incident when a stray bolt actually killed a dog on Southampton Street.

“I have since met with the dog owner and talked about this issue, but at that time it had come to my attention that there were several incidents similar in nature to this tragic incident that occurred over a decade ago in the City of Boston, such as two dogs that were electrocuted in Chinatown in 2005 and a dog

in Charlestown in 2006,” he said. “More recently, other dogs have been shocked by voltage in the city. There were two dogs shocked this past Christmas at a manhole at the Adams Street Bridge. Fortunately, they survived.”

Flynn said he talked to the owner from the Castle Island incident with State Rep. Nick Collins and is reaching out to the Massachusetts Department of Conservation and Recreation and steps they were taking to address public

safety in the area. He said as they were going over the area of the incident, one thing stuck out in his mind.

“Being out there that day, I couldn’t help but think of the recent flooding that has also taken place in January and March of this year,” he said. “I remember seeing the videos of the Sugar Bowl out there being flooded and underwater, I have never seen that before. It made me wonder if there should be any system or protocol in place to check on our infrastructure in the vicinity of flooding following these storms.”

Flynn said he has also been speaking with Public Works members and one thing he has gleaned from those discussions is that the old wiring infrastructure of the city can become saturated with water that has been combined with road salt that will corrode electrical systems.

“It is my hope that this hearing will allow us to speak more in depth with the relevant City of Boston departments, including Public Works, Transporta-

tion, perhaps our partners in state government and at DCR, the utility companies about the causes of these incidents and the infrastructure involved and whether a study of old infrastructure in the city is feasible,” he said. “We may also want to brainstorm about what short-term and long-term steps may be taken to help reduce the likelihood of events like this from occurring in the future.”

District 5 City Councilor Matt O’Malley said the council has had success in reigning in utility companies in the past regarding natural gas leaks, and said similar ordinances could be used to decrease loose voltage.

“It’s really incumbent on (utility companies) to make sure that the infrastructure is safe, this can be avoided, it will cost something but with proper insulation we can avoid it and unfortunately this has become not a frequent occurrence, but an occurrence that takes place several months or years and it can be devastating,” he said.

## Brancato *continued from page 1*

recruit came to Roslindale two months prior to his Marine exam to train with Lipka for the upcoming entrance exam. He reportedly lived with Lipka for those two months after reportedly failing the exam on his first time through.

Brancato’s family never gave up the search for their missing marine recruit during his disappearance. Brancato’s aunt told the Bulletin in January that being a marine was Brancato’s dream. Brancato’s family first noticed his absence during Thanksgiving, but due to family tensions at the time, did not think his absence was remarkable.

Brancato’s likeness was flyered throughout the neighborhood and the city, and Brancato’s family said he trained extensively at the Turtle Pond Parkway and had told his family ominously before that if he ever went missing, to start looking there. The Boston Police along with the Navy NCIS team searched the area of Turtle Pond Parkway extensively and also the Stony Brook Park with no results.

According to Brancato’s obituary, he spent much of his time fishing, skiing and riding dirt bikes. He was scheduled to report to Parris Island for basic training once he passed the Marine’s exam. His family has asked that in lieu of flowers, donations in his name can be made to the National Center for Missing and Exploited Children Attn. Development Charles B. Wang International Children’s Building, 699 Prince St. Alexandria, Va.

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**Boston Water and Sewer Commission (BWSC)** 980 Harrison Avenue, Boston, MA 02119

## WATER MAIN FLUSHING NOTICE

**Boston Water and Sewer Commission will begin Water Main Flushing Sector 5 in Roslindale, Hyde Park, and Mattapan areas starting: April 8, 2018 through May 13, 2018**

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The boundaries for the area being flushed are:  
Tower Street to the north, Cummins Highway to the south,  
Blue Hill Avenue to the east and Center Street to the west.



**The purpose of the Water Main Flushing Program is to improve drinking water quality for residents and businesses.**

**Water Main flushing will take place between the hours of 10:00 P.M. and 6:00 A.M.**

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The flushing process may cause discolored water and a reduction in pressure. The discoloration of the water will be temporary and is not harmful. If the condition persists, please contact BWSC’s 24 Hour Service at (617) 989-7000. BWSC appreciates your patience as we work to improve the quality of drinking water we will provide to the residents and businesses of Boston.

---

**If you have any questions, contact BWSC’s Night Operations Manager at (617) 989-7000 or visit our website @ [www.bwsc.org](http://www.bwsc.org)**



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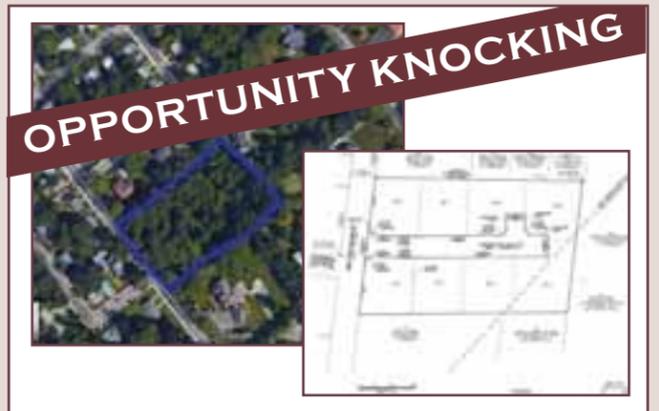
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**Legals**

Commonwealth of Massachusetts  
The Trial Court – Probate and Family Court Department  
SUFFOLK Division Docket No. **SU18C0080CA**

NOTICE OF PETITION FOR  
CHANGE OF NAME

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

**In the Matter of:** Osmarly Gabriela Anez  
Of: Allston, MA

To all person interested in petition described:

A petition has been presented by Osmarly G Anez requesting that:  
Osmarly Gabriela Anez be allowed to change his/her/their name as follows:  
Gabriella Sophia Waldorf

IF YOU DESIRE TO OBJECT THERETO, YOU OR YOUR ATTORNEY  
MUST FILE A WRITTEN APPEARANCE IN SAID COURT AT: **Boston**  
ON OR BEFORE TEN O’CLOCK IN THE MORNING (10:00 AM) ON:  
04/12/2018

**WITNESS, Hon. Brian J. Dunn, First Justice of this Court**  
Date: March 15, 2018  
Felix D. Arroyo, Register of Probate

*Boston Bulletin, 04/05/2018*

# Elks host annual Easter Dinner

**Jeff Sullivan**  
Staff Reporter

Every Easter and Thanksgiving for the past 45 years, the Boston Elks 10 have hosted a dinner for seniors.

About 80 residents and 40 volunteers came out on Sunday for a complete volunteer-cooked meal at the Elks. Organizer Andy Schell said it’s an amazing time and he loves doing both events every year.

“I’ve been doing this for the past eight years, and it’s really good what we’re doing,” he said. “Some of these people don’t have families, so it’s really good that we get to help them out during these times.”

Schell said originally, he was asked by the Elks to help out and he just said yes. He said he didn’t realize that he’d want to continue doing it for almost a decade.

“I’ve got a good crew of people, plenty of help and they’re all very good,” he said. “You see, all I do is put out fires today, 90 percent of what I do is before the event.”

Elks Exacted Ruler Richie DeSalvo said he technically in charge of the lodge, at least for now.

“I’ll be done in three weeks, this is my last big show we do for the seniors,” he said. “We always try to support the seniors in the neighborhood.”

DeSalvo said the Elks just saw



*On Sunday, more than 100 people came out for the annual Easter Dinner hosted by the Boston Elks.*

PHOTO BY JEFF SULLIVAN

a need in the community during some of these holiday months and felt they could help.

“This time of year, you don’t see too many folks or organizations even delivering meals,” he said. “Meals on Wheels doesn’t deliver today, and most of these seniors wouldn’t have a meal at all, so we feel if we can try to get them here and give them a meal they can enjoy themselves.”

Resident and volunteer Karen Ingram said the Elks work with her organization, the Nam Knights American Veteran and Law Enforcement Motorcycle Club, and she came out to help during the holiday.

“I just like to serve people,” she said. “I came here to help and I come out most years. I’m out here from Wilmington and I think it’s just a fabulous idea, I think it’s

a great thing for the elderly and I definitely have fun.”

Residents Peggy Atchison, Eva Price and Francis James said they have been coming out to have a good meal and get some dancing in.

“This entire table, well we call ourselves the Ballroom Dance Table,” said Price laughing.

“I’ve been dancing here since it opened,” said Atchison. “It’s been terrific and everybody is terrific.”

Residents James and Helen McCloskey said they come out every year. They said they get to see old friends they can’t always see.

“We try to make it every year if we can,” said James. “It’s great, we always have fun. Not only this, but the Thanksgiving Dinner and the Christmas Dinner as well.”



by Deborah L. McPhee, Community Relations

**PRESERVING MUSCLE**

Muscle mass in humans begins to decline significantly around age 55. Muscle strength drops off by approximately 15% per decade in individuals in their 60s and 70s, and by about 30% after that. The name for this age-related muscle loss is “sarcopenia.” It is a concern for the elderly because it affects everything from daily functioning and metabolism to increased risk for falls and vulnerability to injury. The good news is that muscles will get stronger in response to strength training regardless of age. Moreover, recent research shows that men who consume extra protein after exercise are able to limit age-related muscle mass loss even more effectively. Milk has 8 grams of protein per cup, while yogurt has 10–12 grams per cup.

For seniors, maintaining muscle mass and function is vital to having functional independence. **DEUTSCHES ALTENHEIM** is the place you will come to enjoy, explore and embrace your best life. Each resident brings a personal interest, culture, and preference to their community. These diverse preferences guide the many programs that are offered. Please call to schedule a consultation and tour of our senior community at **2222 Centre Street, West Roxbury.** *Ask about our Schrafft Pavilion for Alzheimer/Dementia Care and Edelweiss Village.*

P.S. Since high protein can worsen chronic kidney disease, men should check with their doctors before increasing their protein intake.

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**UNDER AGREEMENT**

**80 ROSLINDALE AVENUE  
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Beautiful sunlit 2-bedroom unit w/high ceilings & period details. Modern kitchen features open floor plan, granite counters, stainless steel appliances & exposed brick. Updated tiled bath. Gleaming hardwood floors. Laundry in unit. Insulated windows. Walk to Commuter Rail and Roslindale Village shops & restaurants. **\$468,000**



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# Community on board for Chambers' Jag/Range Rover dealership

**Jeff Sullivan**  
Staff Reporter

Herb Chambers himself came down to the Brighton Marine Health Center on Monday to talk with the community regarding a proposal for a new Herb Chambers Jaguar and Range Rover dealership on Commonwealth Avenue.

The new dealership would go in at 1186-1190 and 1192-1198 Commonwealth Ave. (currently the site of his Honda and Infiniti dealerships) and would completely level the current structures for a new building.

The new building would be 57,000 square feet on three floors at a height of 59.5 feet. Architect Mark Regent of Regent Associates said they would also be pulling back the street-facing facade by three feet to allow for a three-foot bed of planters to help green the space.

Chambers himself said he bought the property 30 years ago as a Honda dealership and expanded it in that time. Responding to the concerns of residents, he said he has no plans to sell to a developer if business was lagging or if he was made an offer in the next few years.

"I can't tell you what will happen in 20 years, but in five years we're still going to be

selling Range Rovers and Jaguars," he said. "We're in the business for the long haul, I've owned that property for 30 years."

Don Wiest of Dain Torpy, a development attorney representing Chambers, said the reasoning behind the change was that the Honda dealership was too successful. There were too many people coming in for service and sales, causing more traffic in the area.

"This will actually reduce the traffic, we think, by about 50 percent," he said.

He added that the main cause of any traffic for an auto dealership is service and maintenance, which because of the high-end nature of both new products they will be selling, will mean that traffic is expected to go down. Range Rover and Jaguars are very expensive, and he said the sales volume and therefore service rates would go down.

Chambers said Jaguar actually came to him for a new flagship store in Boston, rivaling those in New York and San Francisco.

"Really, there are so many customers coming there now and so much inventory and so many people working there we've just outgrown the spot," he said. "We've been fortunate enough to have a Range Rover

Jaguar dealership in Sudbury and I bought that 10 years ago and we did so well with that in service and so forth they said how about a downtown Boston location."

Chambers said the main reason people would be against a dealership in their neighborhood has been nixed in the design of this location.

"First of all, people like to have an auto dealership," he said. "I get it and I know that and the main thing they don't like is the sea of cars outside, lots and lots of inventory out there. That's why we chose to build the building to keep the inventory inside. It keeps it looking very clean and modern looking. It's much more pleasant."

Regent said the main display area facing the street would have offices, pre-owned stock, a cafe and a TV waiting area. The second floor would be a waiting area for service vehicles, either waiting to be served or waiting to be picked up. He said the third floor would be dedicated to inventory storage.

One resident asked about the fuel storage permits Chambers would have to buy again, and Wiest said they are already accounting for that.

"You get a fuel storage permit from the City of Boston

because each car's gas tank is a fuel storage device and to park them so close together you have to submit a plan to the City of Boston," he said, adding that the plan would have to be reviewed by the city's relevant offices.

Regent added that the sprinkler system would have to be more concentrated than a normal building for the same reason and that carbon monoxide detectors would have to be installed as well for the safety of the staff. A separate exhaust system would also be installed.

Regent said they have not priced the development yet, but said a good ballpark number would be \$25 million for the whole tear-down and build. Development attorney Paul Losordo said they are now in negotiations for new locations for the Honda and Infiniti dealerships, respectively, and said though the negotiations don't allow them to say exactly where, he said the Honda dealership location they are looking at is three miles away whereas the Infiniti is five miles away.

Resident Eva Webster said she felt the push back of the building by three feet could be longer, and since any high bushes or trees would get in the way of the showroom was not happy with any lack of screen-

ing.

"I just want to make sure that this building doesn't feel too overwhelming for what is a residential boulevard," she said. "A three-foot wide area with low-grade shrubs just doesn't cut it. I mentioned that the building sticks out too much, whatever is there right now was built too close and not lined up with the natural edge of the building next to it. There are issues of design here which I think need to be fixed because otherwise I feel like it's really overwhelming, and I think you need to push it back another three or four feet and make sure you have some airy trees in front of it. I don't think you have enough greenery. That little strip of shrubbery there is frankly a joke."

Wiest said they did look at pushing the building back a bit further, but said it would interfere with the required operations of the facility. Regent said that that single building to the east of the site Webster was talking about was actually an anomaly and built that way to accommodate the basement dwellings there.

The development team will be going before the Allston Civic Improvement Association meeting on April 18 for a recommendation from that body.



**HEY HYDE PARK, IT'S TIME TO CELEBRATE!**

HP150 is a year-long celebration of all things Hyde Park. Here are some things to do in April to celebrate Hyde Park!

<p><b>Friday, April 6<sup>th</sup>, 7:00 - 11:00<sup>am</sup></b>  <b>Roosevelt School FUNdraiser</b>                  Hyde Park Library, 35 Harvard Ave.                  Annual FUNdraiser and Auction featuring Lisa Bello!</p> <p><b>Saturday, April 7<sup>th</sup>, 1:30<sup>pm</sup></b>  <b>Hyde Park Library Annual Meeting</b>                  Hyde Park Library, 35 Harvard Ave.                  Guest Speaker is author Ray Anthony Shepard on his book "Now or Never; 54th Mass Infantry War to End Slavery"</p> <p><b>Saturday, April 7<sup>th</sup>, 3:00<sup>pm</sup></b>  <b>HP150 Ice Cream Naming and Launch</b>                  Ron's Ice Cream, 1231 Hyde Park Ave.                  Vote online at facebook.com/hp150 to name the HP150 Ice Cream &amp; then visit Ron's to see the winning name &amp; try it out!</p> <p><b>Thursday, April 19<sup>th</sup> 3:30 - 5:30<sup>pm</sup></b>  <b>HP150 Youth Fitness Challenge</b>                  Hyde Park Community Center, 1179 River Street                  Test your skills and take the HP150 Youth Fitness Challenge!                  Lots of fun and prizes!</p> <p><b>Through April 27<sup>th</sup></b>  <b>Mass 54th Regiment "In Camp In Readville" 3D Exhibit</b>                  Menino Art Center, 26 Central Ave.                  Youth Reception, Thursday, April 19 at 1:00<sup>pm</sup></p>	<p><b>Saturday, April 21<sup>st</sup>, 1:00 - 3:00<sup>pm</sup></b>  <b>YMCA Healthy Kids Day</b>                  Hyde Park YMCA, 1137 River Street                  Fun, interactive activities for all including the HP150 Healthy Living Wall &amp; HP150 Circuit Challenge!</p> <p><b>Sunday, April 22<sup>nd</sup> 7:00 - 10:00<sup>pm</sup></b>  <b>HP150 Stories From the Neighborhood</b>                  Fairmount Grille, 81 Fairmount Ave.                  Join in on some great storytelling about Hyde Park!</p> <p><b>Sunday, April 29<sup>th</sup> 1:00<sup>pm</sup></b>  <b>Hyde Park Little League Parade and Field Day</b>                  Kelly Field, 25 Turtle Pond Parkway</p> <p><b>All Month Long in April...</b>  <b>Stop by any of these great Hyde Park restaurants and check out their HP150 Specials!</b></p> <ul style="list-style-type: none"> <li>• Antonio's Bacaro (5 Fairmount Ave.)</li> <li>• Rincon (18 Fairmount Ave.)</li> <li>• Fairmount Grille (81 Fairmount Ave.)</li> <li>• Zaz Restaurant (1238 River Street)</li> </ul>
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For updates and more info, go to [www.HP150.org](http://www.HP150.org) and like us on [facebook.com/HydePark150](https://facebook.com/HydePark150)

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## Deaths

### BUCHANAN

Gerald J. Of West Roxbury and Mashnee Island, Cape Cod, March 28, 2018. Beloved husband of the late Ruth A. (Tice) Buchanan. Loving father of Karen Buchanan of Dedham and Danny O'Neill, Kerri Buchanan of West Roxbury, and Scott Buchanan and his wife Tracy of Pembroke. Devoted grandfather of Madysen, Emily, and Danielle. Brother of Alice Synnott of Roslindale, Robert Buchanan of Plymouth and the late William, Edmund, Eugene and Maureen Buchanan. Funeral was from the William J. Gormley Funeral Home 2055 Centre St. WEST ROXBURY. A Funeral Mass was in Holy Name Church. Interment was Private. 40-year member of the MA Air National Guard. For directions and [www.gormleyfuneral.com](http://www.gormleyfuneral.com) William J. Gormley Funeral Service 617-323-8600

### GRADONE

Arthur B. Longtime resident of West Roxbury, formerly of Brookline, passed away on March 20, 2018. Beloved husband of Sarah (Keane) Gradone for 65 years. Devoted father of Patricia Hadge and her husband Donald of Canton, and Mary Frances Gradone and Arlene C. Gradone, both of West Roxbury. Loving grandfather of Kara Hadge of Brookline and Matthew Hadge of Cambridge. World War II Army Air Force Veteran stationed in Guam. A

### St. Jude's Novena

May the Sacred Heart of Jesus be adored, glorified, loved and preserved throughout the world, now and forever. Sacred Heart of Jesus pray for us. St. Jude, worker of miracles, pray for us. St. Jude, helper of the hopeless, pray for us. Say this prayer 9 times a day. By the 9<sup>th</sup> day your prayer will be answered. It has never been known to fail. Publication must be promised. Thank you St. Jude. My Prayers were answered.

*In gratitude for helping me.*  
—H.W.

### 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.  
Grateful thanks —A.E.P.

private family funeral service was held in the P.E. Murray-F.J. Higgins, George F. Doherty & Sons Funeral Home, on Monday, March 26. Interment followed at St. Joseph Cemetery, West Roxbury. For online [www.guestbookpemurrayfuneral.com](http://www.guestbookpemurrayfuneral.com) P.E. Murray - F.J. Higgins George F. Doherty & Sons West Roxbury 617-325-2000

### MOORE

Marion C. (Greeley) Of Hyde Park, March 28. Beloved wife of the late James J. Moore. Loving mother of Donald Moore and his wife Christine of Florida, Daryl Moore and his wife Kristin of North Carolina, Carol and Donna Moore of Hyde Park, and Barbara Enos and her husband Joel of E. Falmouth. Dear sister of Robert Greeley of Norwood, Thomas Greeley and his wife Anna of Dedham, John Greeley and his wife Lorraine of Hyde Park, Janet Repetto and her husband Joseph of Billerica, and Carol Belger of New Hampshire. Also survived by eight grandchildren and many nieces and nephews. Visiting hours was at the Folsom Funeral Home, 87 Milton St., DEDHAM. Relatives and friends will gathered at the funeral home followed by a mass of Christian burial at St. Mary's Church, 420 High St., Dedham. Interment was private. In lieu of flowers, donations to Mass Special Olympics, 512 Forest St., Marlborough, MA 01752 would be appreciated. For directions, obituary and to sign guestbook, please visit the website. Folsom Funeral Home

### MORALES

Carlos E. Carlos Enrique Morales, 78, long time resident of West Roxbury, Mass., passed in peace on Thursday, March 29, 2018, at home with his family by his side. Carlos was born in the Andes town of Timotes in Venezuela, to Octavio Morales and Ana Perez de Morales. As a young man, he competed as a boxer, a platform diver, a body builder, and a martial artist. After a long career in the Venezuelan oil industry (PDVSA) and as a university educator (Universidad Simon Bolivar), Carlos retired and moved to the Boston area to be closer to his kids and grandkids. After a brief retirement, he joined Brigham and Women's Hospital, where he worked alongside his wife for 17 years on the Nurse's Health Study. Carlos will be remembered by family and friends as a loving husband, supporting father and grandfather, and as a bocce ball tournament champion. Carlos is

survived by his wife, Mercedes, with whom he shared 51 year of marriage, his son Carlos, his wife Sandra, his son Tanus, and his wife Carmen. He is also survived by eight grandchildren: Anna, Dimitri, Zavier, Olivia, Zoe, Alexandra, Izan, and Elisa. He is further survived by his siblings Orlando, Jesus, and Leida, along with many nephews and nieces. Carlos will be greatly missed by all. Services will be held at 10 a.m. on Thursday, April 5, 2018 at Saint Theresa of Avila Church, West Roxbury. In lieu of flowers, please consider making a donation to the American Cancer Society (<http://www.cancer.org>) or the Beth Israel Deaconess Medical Center, Cancer Center Fund (<https://www.bidmc.org/give>). Kfoury Keefe Funeral Home West Roxbury 617-325-3600

### MUNGER

Mary (Pagliarulo) Of Roslindale, March 27, 2018. Beloved wife of the late Robert W. Munger. Sister of Connie Killeen, Judith DeMatteo, Robert and Daniel Pagliarulo, and the late Domenic, Guy, Anna, Nick, Anthony, Michael, Lucy, and Joseph Pagliarulo. Sister-in-law of Joan, Tammy Pagliarulo, Anthony Festa, and Martin DeMatteo. Also survived by many nieces and nephews. Funeral was from the William J. Gormley Funeral Home, 2055 Centre Street, WEST ROXBURY. A Funeral Mass was in Holy Name Church. Interment was at Forest Hills Cemetery, Boston. In lieu of flowers, donations may be made in her memory to St. Benedict Elementary School, 2 Pleasant Street, South Natick, MA 01760. For directions and [www.gormleyfuneral.com](http://www.gormleyfuneral.com) William J. Gormley Funeral Service 617-323-8600

### OCCHIOLINI

Anthony P. Of Hyde Park, March 30, age 75. Son of the late Pasquale and Teresa Occhiolini. Father of Teresa Occhiolini & her husband Umberto Boscolo of Belmont and Paula Stour of Everett. Cherished brother of Ida DiGiorgio and her husband Bob of North Reading. Grandfather of five grandchildren and also survived by many nieces, nephews, in-laws and friends. A Mass of Christian Burial was at Most Precious Blood Church, Hyde Park. Interment was at Fairview Cemetery, Hyde Park. Anthony was a longtime employee of the U.S. Railroad Retirement Board.

### Deaths

Continued on page 11

# Deaths *continued from page 10*

**THOMAS**

Antonette “Nan” (Bochichio) Of West Roxbury passed away peacefully on March 25 at the age of 81. Beloved wife of Michael J. Thomas of 59 years. Devoted mother of Michelle Worth of Roslindale, Michael J., Jr. of Roslindale, Marlene

Sellitto of Medway and Mitchell of West Roxbury. Cherished sister of Marie Soteris of Barrington, R.I. and the late Gloria Fishpaw and Anthony Bochichio. Loving “Nana” of seven grandchildren and also survived by many loving nieces, nephews, in-laws and friends. A

Funeral Mass was celebrated Thursday morning at Our Lady of the Cedars of Lebanon Church, 61 Rockwood St., Jamaica Plain, 02130. Interment was at Mt. Benedict Cemetery. Please, in lieu of flowers, all donations can be made to [www.ocrfa.org](http://www.ocrfa.org).

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## Senior Club News

**COMMUNITY SENIORS**

The Community Seniors meet the second Tuesday of the month at St. John’s parish hall, 4740 Washington St., West Roxbury, at 12:30 p.m. New members welcome to join. For more information, call Phyllis at 617-364-2280

is \$69.00. Will Depart from the Shaw’s parking lot in Hyde Park at 9:30 a.m. Any questions please call Joann at 617-323-0071

AquaTurf Club in Plainville, Conn. a Show and Dinner. The cost is \$79.00. Will leave from the Shaw’s parking lot in Hyde Park at 8 a.m. This is a tribute to the Devine Ms. M. Questions please call Joann at 617-323-0071

with refreshments. Our Dues are paid annually and are \$10.00 per member. All inquiries, please call our President Diane Grallo @ 617-323-8654 or Jean Parrelli @ 617-325-4695

**MIL-PAR**

Our next Mil-Par Meeting is scheduled for April 19, and will be a 50/50 meeting. Please call Sal Ferlito at 617-361-2845 if you are unable to come to the meeting, so that he can order the appropriate number of lunches. Bingo will be played after each meeting if you are interested. Our meetings will continue to be at the Blue Hills Collaborative Center until renovations are completed at St. Pius X Church Hall.

**THE VILLAGERS**

The Villagers of Roslindale meet on the first Tuesday of the month in St. John Chrysostom Church Hall, 4740 Washington St., West Roxbury. The social hour is from noon to 12:45 p.m.

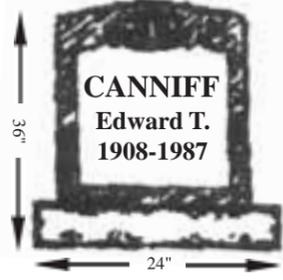
**GO-GO SENIORS**

Go-Go Seniors Meetings are on the First Tuesday’s of every month. We are looking for new membership and our annual membership dues are \$8.00. All are welcome. Meetings located at the Municipal Building on Hyde Park Avenue at noon in Hyde Park.

April 10 – The Inn At East Hill Farm. The Cost per person

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**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.

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# George Wright *continued from page 1*

From this, a handful of suggested renovation options for the clubhouse, which was completed in 1938 and has had very little in the way of updates done to it since then, were drafted for review.

Phase III began with the new year and, over January and February, a recommended option was put together and presented to the group at the Library. Prior to this public meeting, there had been two community advisory meetings – one during each of the first two phases.

The recommended option sought to address the major goals and objectives established in Phase I: better connections between the parking lot and the course, increased accessibility, clubhouse climate control, the improvement of public services, and the addition of interior features for year round activities and community functions.

Some highlights of the exterior repairs include increasing the number of parking spots to 192, with accessible parking closer to the building and an accessible ramp at the front entrance.

Lighting will also be increased through the clubhouse grounds and parking lot, while cart paths and site circulation will also be improved.

Additionally, the derelict

caddy shack at the edge of the parking lot will be rehabilitated and used as a bag drop off and the two tennis courts by the right side of the first fairway will be removed.

Inside the clubhouse, the main hall to the left of the entrance will be converted to a restaurant/bar with an enclosed dining room next door to it.

Speaking of this during the question and answer session, Anderson left open the option of switching the two areas out, but explained the rationale for the layout choice.

“One of the thoughts that we had was that if you did put the bar in the main hall, during the day it shows some activation,” Anderson said. “Sometimes, when you go into the building and the main hall, no one’s using it. It just seems dead.”

Other major proposed changes would involve converting the greatly underused 2,000 square foot men’s locker room to a function room seating 130 and a prep kitchen next to it; there would also be a patio loosely parallel to the first fairway. On the other side of the building, the women’s locker room would be changed over to a full service kitchen.

The major change to the clubhouse basement would be its new capacity to store all 77 golf carts in it in the area underneath the new function room

and patio. Kitchen, function, and golf bag storage would also be more efficiently allocated.

The second floor would be used primarily as office space, with a conference room as well. The renovation would entail the overhaul of all of the clubhouse systems, including heating, ventilation, and air conditioning (HVAC), plumbing, the installation of a fire alarm and sprinkler system and a new elevator, and the piping of natural gas from West Street to the building.

According to Parks Department Director of Administration and Finance Dennis Roache, the estimated cost of this project would be about \$15 million.

As the entire annual Parks Department capital budget is about \$20 million, the clubhouse renovation would likely be phased section by section rather than all at once.

When asked about the possible duration of the project, Roache estimated that it “could be upwards of 10 years, depending on the phasing plan.”

Initial work would likely involve bringing in utilities from the street and redoing the parking lot.

He also anticipated that the clubhouse would need to be closed for at least a portion of the work.

“A whole season, I don’t

know,” he said. “But there will be some periods of shut down.”

The anticipated annual revenue of the renovated clubhouse was estimated at \$3.2 million, broken down into greens fees, merchandise, golf simulators, the restaurant and bar, and banquet events.

After a presentation heavy on function rooms, golf simulators, sight lines, and traffic circulation, the immediate and repeated focus during the question and answer session was on something seemingly more mundane: bathrooms, more specifically the terrible condition of them.

Roache referred to the renovation plan as the key reason behind this unaddressed issue.

“We didn’t know how the program was going to change and if the bathrooms were going to stay in the same position, so the study was to identify what the next program would be before we started throwing bad money after good,” Roache said.

He did add that as the project is phased, toilet improvements would be looked at early on.

The presentation’s emphasis on function rooms was, in fact, brought up by an attendee, leading to Roache stating that this was an attempt at developing more revenue from the underutilized spaces within the building, thus giving it the opportunity to be a year round site.

“The golf courses are not run as for profits, but they’re not run to lose money either,” said Roache, who runs all of the City’s public courses.

He did, however, clarify how he had envisioned the function room(s) were planned.

“That function space is designed to hold the golf tournaments that play there, and then eventually have your Little League break up dinner or your community fund raiser,” he said.

At one point, Anderson clarified – as she did several times throughout the meeting – that none of this design was final.

“This is a study. We’re finishing up our study and what we do is get your input on the ideas that we’re presenting tonight, and then we’re going to complete a report,” she said.

According to the timetable shown during the presentation, this report will be completed in April, after which the finalized study will be submitted for funding in the City of Boston’s five-year capital plan. Whether or not it is approved remains to be seen.

As of now, construction has begun to add an accessible toilet room to the clubhouse, as well as a golf simulator pilot project. Both are scheduled for completion this spring.

For more information, visit: <https://www.boston.gov/public-notices/39996>.



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# Developer *continued from page 1*

sale on March 21, The Bulletin contacted CRM for confirmation; Cliff Kensington of Acquisitions promptly responded.

“The moving target of Plan JP/Rox proved too difficult to hit,” he said. “With the final dimensional restrictions and the harsh density restrictions and affordable requirements severely inhibits any kind of large scale development like we were planning.”

City Realty is selling the two brick buildings on Washington Street which includes De Chain Auto and El Embajador Restaurant. The third building, a wood frame house at 197 Green St, is not part of the sale.

“We spent a lot of time trying to thoughtfully plan one development,” Kenisington said. “But it became apparent that we had to sell one of the sites. Another developer would be able to propose something on Washington Street similar to the smaller property we will shortly be proposing on [197] Green St.”

The Craigslist ad is description describes the property as “a tremendous redevelopment opportunity for investors/developers looking for the next project.”

But there is a word of caution:

“Ask about the completed JP/Rox zoning study and what type of project would fit the specifications to comply with the new zoning study.”

The Craigslist ad explained that the property is “currently occupied by a restaurant that is a tenant at will and can be moved out by the next owner.”

Carlos Espinoza, the Small Business Coordinator for the Jamaica Plain NDC was shocked by the news.

“We were very surprised,” he said. “The best we can do is get this known in the community. The owners of El Embajador are very dismayed. They are waiting to hear what’s next.”

Espinoza, Councilor Matt O’Malley and Karilyn Crockett of the Economic Development Office have been working with CRM and the businesses over the winter.

De Chain has a lease through March 2019 at the same rent but no agreement has been reached with El Embajador.

This was another reason for City Realty to sell.

“We spent over a year in discussion with tenants at 3371 Washington St.,” Kensington

said. “We reached an agreement with De Chain Auto; however our discussions quickly broke off with the owners of El Embajador when the reiterated their intention to sign a long term affordable lease and sell the business to someone else. We were not interested in making a special concession at great cost to ourselves so they could turn around and sell at an artificially inflated price.”

Councilor O’Malley was surprised too.

“I found out about it from an email,” he said. “Not from City Realty. It’s deeply disappointing. Time and again we tried to work with City Realty to come to an agreement willingly. But we’ll continue to work with both businesses.”

Alex Ponte Capellan is the community organizer for City Life who led the Nov. 21 march and rally in support of the two businesses.

“City Realty has caused major stress on immigrant-owned small businesses by pursuing evictions against them,” he said. “City Realty should not get a \$600,000 reward for displacing small businesses from JP/ Rox.”

In a statement to The Bulletin, the BPDA said that any

new policy requires time to evaluate.

“The BPDA is closely monitoring the Plan JP/Rox guidelines to ensure they are working as intended at striking a delicate balance between maximizing affordable housing while supporting private development that causes needed housing across all income levels.”

To the Union Avenue-Green Street neighborhood, there was a level of suspicion.

“What is the new strategy for City Realty in Jamaica Plain?” asked one neighbor who insisted on anonymity. “What is the bigger picture? They bought the Obin Electric property (420-428 Amory St.) two years ago. Now I’ve heard they broke of a parcel to sell.”

CRM bought the four lots for \$2.75 million in May 2016.

In that same Craigslist post was 38 Hyde Park Ave., a recently completed three-story, six-unit apartment building with ground floor retail that City Realty built. The first new apartment building in Forest Hills in over a century, and CRM’s first foray into Jamaica Plain, it was loudly opposed in 2014 by the now defunct 5W’s Neighborhood Association which successfully fought the original four-story plan.

CRM is asking \$4.9 million for the property that Craigslist

describes as “an incredibly rare Jamaica Plain seven-unit construction ... for investors. Gross rent is over \$300,000 a year.” Immediately on the heels of 38 Hyde Park Avenue, CRM proposed a five-story, 40-unit apartment building at 3193 Washington St. which, despite intense community opposition, was approved by the Zoning Board in January 2017.

According to CRM this project is progressing and demolition and site work should start soon.

But a hint that the CRM strategy is going small has emerged in the last seven months. CRM has acquired four small residential properties with which that plans to change occupancy from two to three-family at 140 Minden St., 65 Sedgwick St. and 18-19 Walk Hill St. and from three to four-family at 3147 Washington St. In the works is a three-story, four-unit building on a long vacant lot at 3247 Washington St. at the corner of Cornwall St. Opposition to that is already bubbling. And at 21 Rocky Nook Terrace, a two-story for-sale house is proposed.

It has been a whirlwind four years for City Realty and its Jamaica Plain relationship. In August 2017, Kensington told The Bulletin that City Realty “is evaluating our options on how to proceed.”

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## OPEN HOUSE IN SUPPORT OF ROXBURY PREP

Roxbury Prep plans to build a new high school at 361 Belgrade Ave. in Roslindale. Join supporters and 100+ families from Roslindale & West Roxbury at this event to show public support for the project. April 10, 6-7:30 p.m. Annunciation Church 7 VFW Pkwy, West Roxbury.



# FNHA *continued from page 4*

placement of a sign in conjunction with the HP 150 celebration."

The other reason the DCR didn't approve of the sign, according to Kriscenski, was the concern over the sign's maintenance. The FHNA has pledged since the sign's installment to perform the upkeep.

"But we see them on the Neponset Valley Parkway," said Smith of similar signs. "We see them in West Roxbury."

Property zoning issues were another hot topic. Javier Perez is proposing to put a two-family development on Loring Place on a parcel that is approximately 2,900 square feet - about half the size of the required 5,000 square feet required.

"The application is littered with variances," said Bryan Flynn, Hyde Park coordinator from the Mayor's Office of Neighborhood Services. "He has a lot, but he still deserves the process."

"It's a Cinderella shoe thing," added Smith.

A less contentious issue was 286 Fairmount Ave. Candida Shepard requested to have an addition to the rear of her property for a porch. The Inspectional Services Department denied the variance. The floor area ratio is 280.45 square feet.

"It is set back, even though it would add additional floor space," said VanNess.

"There have been no objections from the neighbors," added Shepard. An abutters meeting will be held on Friday, April 6 at 6:30 p.m.

Flynn told the group that there are a number of community events on the horizon.

Flynn will be coordinating a community event in conjunction with the HP 150 celebration. It will be a children's fitness event at the Hyde Park Community Center, 1179 River St., on April 19 during school vacation week.

"There will be an obstacle course for the kids and cross-training," said Flynn. "I am cross-pollinating with HP 150, so I am having contests like who can do the most free throws in 150 seconds, who can do the most sit-ups and pushups."

For more information, contact bryan.flynn@boston.gov or 617-635-4810.

The Neponset River Cleanup will be held throughout Hyde Park, Mattapan, Dorchester and Milton and Quincy on Saturday, April 28 from 9 a.m. to noon as part of the DCR's Park Serve Day. The Neponset River Watershed Association will be participating. For specific locations, go to [www.neponset.org/cleanup](http://www.neponset.org/cleanup).

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The Trial Court – Probate and Family Court Department  
SUFFOLK Division Docket No. **SU17P1898GD**  
CITATION GIVING NOTICE OF PETITION FOR APPOINTMENT OF GUARDIAN FOR INCAPACITATED PERSON PURSUANT TO G.L. c. 190B, §5-304

**In the matter of: Claude H Jean Louis** RESPONDENT  
**Of: Hyde Park, MA.** Alleged Incapacitated Person

To the named Respondent and all other interested persons, a petition has been filed by Jean Francois Jean Louis of Hyde Park, MA

In the above captioned matter alleging that Claude H Jean Louis is in need of a Guardian and requesting that Jean Francois Jean Louis of Hyde Park, 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 **04/26/2018**. 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**  
March 21, 2018  
Felix D. Arroyo, Register of Probate

*Hyde Park Bulletin, 04/05/2018*

Commonwealth of Massachusetts  
The Trial Court – Probate and Family Court Department  
SUFFOLK Division Docket No. **SU18P0587GD**  
CITATION GIVING NOTICE OF PETITION FOR APPOINTMENT OF GUARDIAN FOR INCAPACITATED PERSON PURSUANT TO G.L. c. 190B, §5-304

**In the matter of: Emmanuel Q. Aiworo** RESPONDENT  
**Of: West Roxbury, MA.** Alleged Incapacitated Person

To The named Respondent and all other interested persons, a petition has been filed by Alfred O. Aiworo of West Roxbury, MA

In the above captioned matter alleging that Emmanuel Q. Aiworo is in need of a Guardian and requesting that Alfred O. Aiworo of West Roxbury, 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 **05/02/2018**. 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**  
March 21, 2018  
Felix D. Arroyo, Register of Probate

*West Roxbury Bulletin, 04/05/2018*

Commonwealth of Massachusetts  
The Trial Court Probate and Family Court

**CITATION ON PETITION FOR FORMAL ADJUDICATION** DOCKET No. **SU18P0565EA**

**Estate of: Megan McCormick** Suffolk Probate and Family Court  
24 New Chardon St.  
Boston, MA 02114  
617-788-8300

**Date of Death: 02/11/2017**

To all interested persons:  
A Petition for **Formal Probate of Will with Appointment of Personal Representative** has been filed by:  
**Marcia S. Kennedy of Scottsdale, AZ** requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition.  
The Petitioner requests that:  
**Marcia S. Kennedy of Scottsdale, AZ** 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: 10:00a.m. on the return day of 04/26/2018. 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: March 22, 2018  
Felix D. Arroyo, Register of Probate

*West Roxbury/Roslindale Bulletin, 04/05/2018*

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## Legals

Commonwealth of Massachusetts  
The Trial Court Probate and Family Court

**CITATION GIVING NOTICE OF PETITION TO EXPAND THE POWERS OF A GUARDIAN** DOCKET No. **SU16P1413GD**

RESPONDENT  
Incapacitated Person/Protected Person

**In the Interests of: Elizabeth Bussey of Dorchester, MA** Suffolk Probate and Family Court  
24 New Chardon St.  
Boston, MA 02114

To the named Respondent and all other interested persons, a petition has been filed by Dept. of Mental Health of Westborough, MA Kindred Nursing and Rehabilitation of South Boston, MA in the above captioned matter requesting that the court: Expand the powers of a Guardian

The petition asks the court to make a determination that the powers of the Guardian and/or Conservator should be expanded, modified, or limited since the time of appointment. The original petition is on file with the court.

You have the right to object to this proceeding. If you wish to do so, you or your attorney must file a written appearance at this court before: 10:00A.M. on the return date of **04/12/2018**. This is NOT a hearing date, but a deadline date by which you have to file the written appearance if you object to this 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 a written appearance you or your attorney must file a written affidavit stating the specific facts and grounds of your objection within 30 days after the return date.

**IMPORTANT NOTICE**

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

**Witness, Hon. Brian J. Dunn, First Justice of this Court**  
Date: April 2, 2018  
Felix D. Arroyo, Register of Probate

*Boston Bulletin, 04/05/2018*

# Egg Hunt *continued from page 1*

said they've come to the event for four years now and it's become a family tradition.

"It's a fun day for the kids to get some Easter Eggs and it gets their energy up, too," she said. "It's a great event, it's so fun for the kids. They look forward to it every year."

Residents Tom Udala and Tyson Steinmete said they came for their respective children, but found they were meeting neighbors all over the place.

"It's kind of nice to see some friends you weren't expecting to see," said Udala.

"We've been coming here every year for the last three or four years now, and we've got a bunch of friends that are members of PIM and donate their time, and one of the guys who used to run this is one of my neighbors and it has just blown up since he did it," he said. "He's definitely around here somewhere."

Also coming up for PIM is the annual Parkway Cup Golf Tournament, which Mason said is one of the events they do for the adults to raise money for the kids events they run each year. This year's Cup is set for June 29, and he said

they are aiming for a total of almost 300 participants.

"All the money that gets raised there goes to events like the egg hunt," he said. "That's what funds our kids events, which are all free, like the Trick or Treat on Centre Street, the flag football and the scholarships. All the adult events fund those events, which are open to every kid in the Parkway for free."

Each year, PIM hosts several scholarship opportunities for students to enter for tuition-based education up to middle school. Mason said it's also a way for young people to recognize the kinds of people who have come through the Parkway and made

their mark.

"We did give out our Mike Kennedy Scholarship this year at our Community Night, and that goes out to Parkway kids, and all Mike's friends, those he grew up with, support that and fund it and it goes to someone who grew up here, like Mike did," he said. "His ideals are now reflected in our community scholarships."

Mason said he's seen kids come through the programs and come back to volunteer, further perpetuating the cycle of Parkway pride.

"They get a sense of volunteerism when they come back and help out now," he said. "We even have some of

them coaching in the events and organically you'll see the 14-year-old working with a 7-year-old at the Roche Center or at other events and you see it truly establishes relationships."

The family of Paul Burns actually donated all the eggs for last year's hunt in his memory, and Mason said his Parkway spirit lived on in the event.

"Last year his family took care of thousands of kids and it's pretty good," he said. "It's all the people and the businesses who donate, they're the ones that make it happen."

For more information, go to ParkwayInMotion.org.

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Listed by  
Sue Brideau 617-285-5924  
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## 14 ANSONIA ROAD, WEST ROXBURY

OPEN HOUSES: SAT 10:30–12:30 / SUN 12:00–1:30

Fall in love with this meticulously maintained, bright & spacious 7 room, 3 bedroom ranch that offers easy one floor living. Front door foyer opens into a nice-sized living room w/adjacent hallway leading to 3 generous bedrooms & 1 full updated bathroom. Back of house offers a great open concept plan kitchen/dining & family rooms w/brick fireplace, sliders to a beautiful large deck, patio, garage w/shed for storage & maintenance free exterior. Updates include: replacement windows, '18 roof, newer heating system, & interior painting. \$499,000

Listed by Mary Forde 617-823-3146



## 181 BEECH STREET, ROSLINDALE

OPEN HOUSE: SUN 12:30–2:00

Stately Victorian-era Colonial, with Tudor aspect, graces a beautifully landscaped corner lot just off the Parkway at Colberg Ave. Artful blending of rich original detail and quality updates throughout this nine-room, five-bedroom, 2.5 bath home. Fireplace in the dining room, good-morning staircase, brand new heating system and an above-grade semi-finished basement with a guest bath and enough natural light for an art studio! Large deck off the remodeled kitchen and a secluded grotto for twilight dinners on warm summer nights complete this urban retreat. \$865,000

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## 145 CHESTNUT AVE, UNIT 4, WEST ROXBURY

OPEN HOUSES: SAT 11:00–12:00 / SUN 11:30–2:00

Old world charm with hip & stylish finishes. Two bedroom with a lofty feel in the Brewery/Stony Brook area in what was once a schoolhouse. Main living area offers original refinished oak floors with high ceilings, recessed lighting, exposed beams & central air. Chef’s kitchen boasts quartzite counters, custom Kountry Kraft pencil grey cabinets, trendy antique brass hardware, under cabinet lighting, Bosch dishwasher, Fisher Paykel refrigerator, Samsung induction stove (with dual oven option), oak tongue and groove beamed ceiling. Second level has two bedrooms with great closets and skylights. Parking. \$549,900

Listed by Steven Musto 617-892-5888



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