

The Hyde Park Bulletin

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July 26, 2018



JPNDC preserves housing for 200 families Takes ownership of 21 buildings



One of the buildings acquired by JPNDC is the 1881 Louis Prang Chromolithography plant on Roxbury and Gardner streets.

PHOTO BY: RICHARD HEATH

Richard Heath
Staff Reporter

On June 26, the Jamaica Plain Neighborhood Development Corporation (JPNDNC) took ownership of 21 multi-family buildings totaling 201 units for \$22 million.

“This is by far the largest single project we’ve ever been involved with,” said Richard Thal, executive director of the JPNDNC.

The properties are in four parcels on three streets near Grove Hall off Blue Hill Av-

enue, in the Mt Pleasant neighborhood above Dudley Square, and on Roxbury Street behind Roxbury Community College.

Owned by the Lorenzo Pitts Company since 1992, the Pitts family - when Lorenzo died in 2009 at the age of 93 - sought legal advice regarding the properties’ title - an issue that was resolved in 2015.

The Pitts estate put out an RFP (request for proposals) for the sale of the properties in 2017.

JPNDNC Housing
Continued on page 15

Slow Streets in Roslindale coming together



About 40 residents came out to see what the city had in store for the installation of traffic calming measures in Mount Hope Mount Canterbury.

PHOTO BY JEFF SULLIVAN

Jeff Sullivan
Staff Reporter

Last week, City of Boston Active Transportation Director Stefanie Seskin came to the Home for Little Wanderers in Roslindale to show the community the city’s plan to make the streets in the neighborhoods around American

Legion Highway a bit safer. The neighborhood was one of five that received a grant for implementing Slow Streets earlier this year, and Seskin came to show some preliminary ideas the city has to ease traffic concerns. Ba-

Slow Streets
Continued on page 13

Solar canopies coming to Roslindale Station



Roslindale's Commuter Rail Station could soon be seeing solar canopies over parking spaces next year.

COURTESY PHOTO

Jeff Sullivan
Staff Reporter

Earlier this year, the MBTA announced it would be installing solar panels canopies at 34 Commuter Rail Stations across its network.

In Boston, that means Wonderland and Roslindale Stations are getting the new solar canopies, that will cover selected spaces in the stations’ parking lots. The MBTA has partnered with MAP Energy Funding Solutions and Omni Navitas Solar Energy Development to install the canopies

across the MBTA’s rail network.

According to Massachusetts Department of Transportation (MassDOT) Spokesperson Lisa Battiston, the project is slated to hit Roslindale hopefully in the fall of 2018.

According to Chief of MBTA Real Estate Janelle Chan, Roslindale and Wonderland are not prioritized in the scheduling because the MBTA wanted to finalize agreements and construction start dates with municipalities that have their own municipal energy distribution systems.

“Solar panel work, which includes the installation of solar panel canopies, is currently in the construction phase at Nantasket Junction, West Hingham, and Norwood Central Stations,” said Battiston. “Completion of solar panel canopies at these stations is anticipated by fall 2018.”

Battiston also said that, though Roslindale is slated for solar panels, the MBTA still has to complete its approval process for the site.

Solar Canopy
Continued on page 14

Cleary Square development leads HPNA to Sprague Street

Matt MacDonald
Staff Reporter

The Hyde Park Neighborhood Association (HPNA) met on Thursday, July 5 in the community room of the Area E-18 Police Station located at 1249 Hyde Park Ave.

Approximately 20 people attended the monthly meeting, the main topic of which was the introduction of a proposed residential/commercial development in the Cleary Square area.

Attorney John Pulgini – representing developer Milan Patel, who was present but largely silent, aside from letting the group know that he lives on the North Shore and that he has other properties in Somerville and Boston – went before the HPNA to present early stage



Attorney John Pulgini takes a question from a member of the Hyde Park Neighborhood Association as 11 Dana Ave. developer Milan Patel stands to the side. The proposal is to tear down the three-family house currently at that address and to replace it with a 24-unit building.

Photo By Matt MacDonald

information and diagrams for a project proposed for 11 Dana Ave.

The lot – located in the section of Dana Avenue between Hyde Park Avenue and the

parking lot of the Hyde Park commuter rail station – currently holds a three-family house.

HPNA
Continued on page 12

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Viva Latin Quarter hitting Hyde Square

Jeff Sullivan
Staff Reporter

The Hyde Square Task Force (HSTF) is hosting several events coming up as part of its Viva Latin Quarter Series.

The events are set up to celebrate the official designation of the Hyde Square area as a cultural district from the Massachusetts Cultural Council. The designation officially made the area the Latin Quarter of Boston in Jamaica Plain. Community Development and Events Coordinator Sarah Brugge said the previous events celebrating the district have gone extremely well.

Brugge said they are now preparing for a neighborhood scavenger hunt on Aug. 1. The idea is to bring neighbors, residents and children together to explore the neighborhood and see everything it has to offer. She said every team that completes the hunt will have a chance to win a prize, and JP Licks will also provide free ice cream to participants.

“We came up with the idea of a scavenger hunt, because we are excited that the Massachusetts Cultural Council recently designated the Latin Quarter as an official cultural district and we want people to explore new parts of the neighborhood they



Dancing, theater and live music are all coming to Hyde Square for this summer's celebration of the Latin Quarter.

COURTESY PHOTO

may not know about or rediscover areas of the neighborhood they love,” said Brugge. “We thought that a scavenger hunt was a way to do this that was fun and could engage a wide range of different people.”

The event is set for Aug. 1 at 6 p.m. at the Blessed Sacrament Church Plaza at 361 Centre St. The rain location is set for 30 Sunnyside St.

Brugge said they are also hosting a play called Cloud Tectonics. Brugge said the play’s director reached out to them to put on the show.

“Jaime Carrillo, who is directing the performance,

reached out to us wanting a community-based organization to partner with,” she said. “The presentation features live music and Foley sound effects by L.A. based musician Olivia Brownlee. One of our teaching artists here at HSTF, Anais Azul, is also involved with the music in the production.”

Foley sound effects are basically the reproduction of everyday sounds for movie and play production. Usually, they are done in post-production for films, but Brugge said this performance will be live. The story

Latin Quarter
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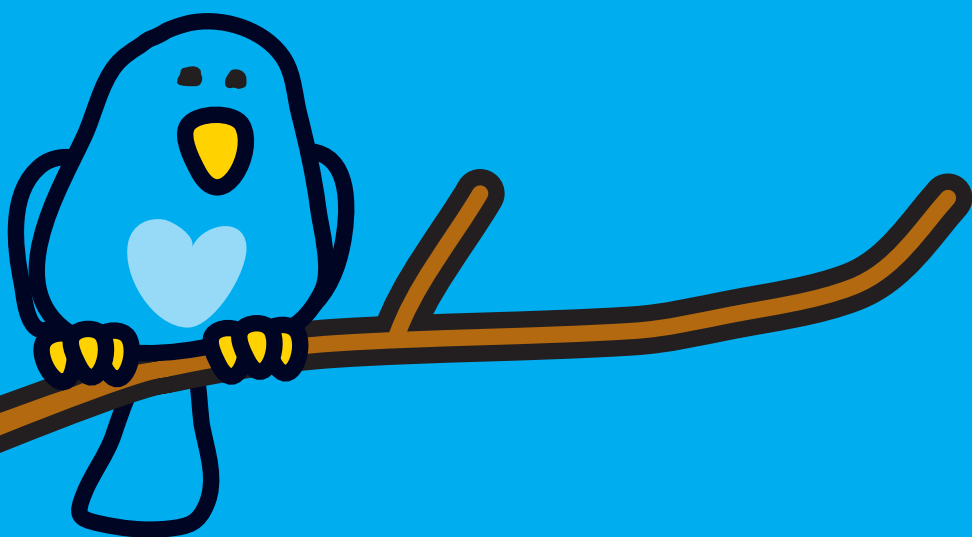


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Farewell to Civility

It was a late spring evening when the state troopers were still trying to figure how to direct traf-fic after the Forest Hills Overpass (aka the Monsignor Casey over-pass) was taken town. Virtually half of Jamaica Plain was mired in rush-hour traffic.

There was a 6 p.m. presenta-tion at the Kennedy Center in Co-lumbia Point. Resorting to nu-merous shortcuts, many of which were thwarted by other vehicles seeking relief, I found myself on Pasadena Road, between Blue Hill Avenue and Columbia Road.

Even on Pasadena, traffic backed up from the Columbia Road traffic light. An old gentle-man was weed-whacking his grass on the small plot of land in the front of a house. As a young woman with a toddler in tow made her way down the street passed him, he turned off his noisy weed-whacker and softly smiled at the passers-by. The child now had nothing to be scared of. Moreover, there would not be any twigs or other such items whirled their way.

As and after they passed, the woman made no



My Kind
of Town/
Joe Galeota

acknowledgement of what the courteous homeowner/landscaper had done. As for him, he then activated his noisy machine, not showing any awareness of their lack of gratitude.

What an act of civility! These actions are few and far between these days.

Just consider all the blaring music at home, encroachment to your beach blankets/chairs by new beach arrivals, shoppers taking egregious advantage of “12 items or fewer” cashier lines, unneces-sary prolonged double parking blocking a traffic lane, honking of car horns early in the morning to signal that a driver is waiting, and many other instances that violate common civility.

All of which reminds me that as a boy and a young man as a final act of courtesy, I was ex-pected to doff my hat and stand somewhat respectfully when a funeral passed by. The expecta-tion was also there that a short

prayer would be silently uttered for the deceased and the grieving family.

Too young to drive, we were not aware of the protocol for not cutting into a funeral line. There is no recall as to whether it was on any driving test.

But all of this several months ago took a sharp turn, literally, when a long funeral wended its way from St. Catherine of Siena Church in Norwood to an intern-ment at St. Joseph’s Cemetery in West Roxbury. With at least two state troopers escorting the funeral cortege, two motorists tried to cut into the funeral procession. An-other state trooper immediately turned on his blues and siren to pull the violators aside. I don’t know whether a warning was is-sued or a ticket imposed, but the antics became a focal point of dis-cussion at the post-internment re-past.

Just for the record, the fine is not \$600 as people thought. Ac-cording to Massachusetts General Laws Chapter 272, Section 42: “Whoever willfully interrupts or by fast driving or otherwise in any way disturbs a funeral assembly or procession shall be punished as provided in section forty” (“by im-prisonment for not more than one month or by a fine of not more than fifty dollars.”) There is also a six-year insurance surcharge.

There are no laws for deacti-vating loud machinery when a small child passes near. Nor is there any statute mandating that pedestrians doff their hats and pause to pray when a funeral cor-tege passes. But there is the item of civility.

Editorial

BADGE OF HONOR

William Evans, commissioner of the Boston Police Depart-ment since January 2014, announced his retirement from the force this week. He departs to join Boston College as its executive director of Public Safety.

The announcement was no shock, despite denials of recent news reports about his future plans that were accurate, but pre-mature.

Evans deserves the thanks of this city for his tireless effort to keep our streets shape and the BPD one of the finest police forces in the country.

“This decision to leave the Boston Police Department was one of the most difficult of my life,” Evans said in a statement. “This is the place where I got my start as a cadet, and rose through the ranks to Commissioner, and I will always be grateful to the Mayor and the men and women of the Boston Police Department who put their trust and faith in me, and allowed for me to live out my dreams.”

We offer this quick anecdote that may shed some light on his character. This publication, as well as our media peers, have per-petually faced challenges with police logs, the daily record of activities in our neighborhoods. Like so many things related to reporter relationships, police often hate the idea of providing ac-cess to these open records, deny the right to review the log, un-necessarily redact info and make up their own rules for what needs to be kept confidential. It is all complete bunk (although things are getting a little better).

Our coverage of Allston-Brighton, years ago, coincided with Evans’ time as the district’s top cop. With his direct involvement, it was one neighborhood where we never had to beg for access. Once a week a full copy of the log would be handed to us, and Evans himself was always available to answer any questions we may have had.

A common courtesy to a weekly newspaper is, in and of itself, no great feat. What struck us, however, was how it was typical of Evans’ professionalism and transparency. Local news was treated no better or worse than a big daily newspaper. If someone in the neigh-borhoods needed him, or his Department, in any capacity, he would be there.

Evans was also a man of restraint. During the #OccupyBoston takeover of Dewey Square, a supposed big wig with the Rose Kennedy Greenway boasted to an acquaintance of how, as we recap the conversation: “No worries, this week the cops are coming down to crack some heads and force the protestors away.” We knew im-mediately, that he was very wrong with that prediction. Evans could be tough, but such a blunt action was out of character. Sure enough, there was no skull cracking. Evans did, however, make it a point to know the organizers and participants through daily visits to the pro-test site. When the time came, he negotiated, with the skill of a dip-omat, the crowd’s departure.

Superintendent-In-Chief William Gross will replace Evans. Gross is a 33-year veteran of the Boston Police Department. As a Patrol Officer he spent many years in the Gang Unit and Drug Control Unit. As Deputy Superintendent, he coordinated with district cap-tains in their development of strategies to address crime trends.


Gross has big shoes to fill. Not only will he need to live up to Evans’ high bar, he faces the added pressure of becoming the city’s first black commissioner. We wish him luck.



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Parks host Journey tribute, thousands come



More than a thousand residents came out to Billings Field on Thursday to see Scarab, a local Journey tribute band.

PHOTO BY ARIANE KOMYATI

Ariane Komyati
Staff Reporter

Community members time traveled back to the 1980s last Thursday when the free concert "Scarab - A Journey Tribute" was held at Billings Field. People of all ages, including children, gathered on the field on July 19 to listen to Scarab perform some of Journey's greatest hits, including "Who's Crying Now", "Oh Sherrie", and "Separate Ways". "Two of my friends invited me to this concert to get out for a night and relax," explained community member Carol Wallbank, who was sporting a Journey shirt. "This is such a great idea. There used to be free summer concerts all the time back when I was growing up here in the 1970s." Wallbank was "born and bred" in West Roxbury, and just moved back six months ago. The concert reminded her of the days she spent during her childhood hanging out at Billings Field. "SCARAB...The Journey Experience" is known as the "closest re-creation you will

see to the supergroup of the 70's and 80's." The tribute act tours internationally and performs concerts that are about two hours long. Lead vocals are performed by Sean Volpetti, with Scott Philie on the keyboard, Rob Nemetz on the bass, Scarab co-founder Brett Parker on guitar, and Jean Grenier rocking out on the drums. Free summer concerts - hosted by the Boston Parks and Recreation Department - are available all over the city this summer. Mattapan, Roxbury, Brighton, Dorchester, and Fenway have all had concerts in the month of July. Ryans Woods, the director of external affairs for the Boston Parks and Recreation Department, explained that this is their 22nd year of arts in the park and free programming throughout the city during the summer. "The Boston Parks and Recreation Department not only holds free concerts, but other events such as movie nights, puppet shows, and arts and crafts," Woods explained. "Mayor Walsh is a big believer of positive programming

in local parks," stated Woods. "In addition to sports, our parks throughout the city of Boston hold 13 movie nights and 17 concerts over the course of two months in the summer." Woods said the event was a great time for all involved, and they will definitely try again next year. Last year, U2 tribute band Joshua Tree performed. "We had a great event of Thursday night at Billings Field," he said. "We estimate just over 1,000 people came out to enjoy the free concert in their neighborhood park. The 90-minute concert was well received and many concert-goers let us know they are looking forward to next year's concert." Woods added they will also be hosting a movie in the next few weeks in West Roxbury. "Also, worth mentioning, Mayor Walsh is presenting a free movie night at Hynes Playground on Aug. 23 at dusk. The movie will be the new animated film Coco." For more information, visit www.boston.gov/parks or call 617-635-4505.

Roslindale oncologist cycling for Pan-Mass Challenge

Jeff Sullivan
Staff Reporter

Roslindale's Dave Shulman will be joining thousands next week at the annual Pan-Mass Challenge to raise funds for the Dana-Farber Cancer Institute. The race will go through roughly 46 towns in the state and has two six-day routes ranging from 132 to 192 miles. Since its founding in 1980, the challenge has raised more than half a billion dollars for cancer research. Shulman said this was very close to his heart, as he is a pediatric oncologist himself. "I've spent my working career on research, trying to find new drugs that will improve the rate of recovery or improve cure rates and provide less toxic treatment, and that research wouldn't happen at all without these types of funds," he said. Shulman will be cycling for the team Pedal for Pediatrics, which has raised \$4.4 million itself since its founding in 2004. Shulman said, however, he is new to the PMC itself, but that he doesn't have many worries about finishing the ride. "This is my first year doing it," he said. "I generally know the route, and I've done another 100-mile ride through Southern Massachusetts. I've cycled in the area since I was young, and I scoped it out so I'm pretty confident. Shulman said he's done other fundraisers in the past for the institute, but this was the first time signed up for the PMC. "I'm a fellow here at Dana-Farber, and I did my general pediatric training at



Dave Shulman

Boston Children's Hospital taking care of patients and I have been a fellow at Dana for the last two years," he said. "I've been very into cycling for most of my life and was really interested in raising money for the Jimmy Fund." Shulman said he also has a personal connection with cancer treatment, as his grandmother is a breast cancer survivor, and he recognizes the need for the funds, especially in his field of treating children with cancer. "These funds are incredibly important," he said. "they provide direct support for patient care for kids with cancer and provide improvements to foster important research in moving our treatments forward. We really wouldn't be able to provide such a level of care without the funds." According to Pedals for Pediatrics, the group provides funds to the Dana-Farber allocated in thirds. About 38 percent goes to program support, 31 percent to financial assistance for patients and 31 percent for research. For more information, go to pedalsforpediatrics.org. For more information on the PMC itself, go to PMC.org.

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City presents new ideas for Flaherty Park in Southie

Jeff Sullivan
Staff Reporter

The City of Boston Parks Department held a meeting at the Flaherty Park at 103 B St. in South Boston on Tuesday to discuss what residents would like to see in terms of improvements for the 10-year-old park.

Boston Parks Project Manager Allison Perlman hosted the meeting along with Naomi Cottrell and Jessica Brown of Crowley Cottrell Landscape Architecture. During the meeting, they presented three ideas of what they could do with the park area, but Perlman intimated that this was extremely preliminary and they would more than likely use a combination of ideas from both the presented designs and public input.

“We want to think about how we combine two of these and the elements we all like and try to compromise,” Perlman said.

The basic idea for each of the designs was to create areas for young toddlers to use, older children, and also a workout area for adults.

Residents said they most wanted to keep people from coming into the park at night to perform illegal activities. Residents asked about lighting in the park, to which Perlman said would be problematic, since there is no electricity connection there.

“We often don’t want to put lighting in the park except for safety reasons because we don’t want to attract people to use the



Residents gathered at Flaherty Park to see what the city had in store for the playground and workout equipment now there.

PHOTO BY JEFF SULLIVAN

park after hours,” she said.

One resident pointed to the back of the park and said he had a problem with putting parent seating there, as it invites bad behavior.

“There’s a problem with putting a lot of bushes and trees there because it’s a dark area and a couple of years ago there was a guy found dead over there,” the resident said.

Brown said that the design would be high branched out trees and low bushes so that visibility would not be impacted.

Another resident pointed out that any seats that are close to each other could attract large groups at night to congregate. Cottrell said they would keep that in mind.

Resident James Flaherty said he was also concerned about the rear of the park, since that’s where teenagers go to hang out. He and other residents also had a problem with one of the designs that had an entrance on West 3rd Street, which residents felt would allow quicker access to the park for those looking to misuse the area. He said it’s better to have the gates in the front at B Street, since neighbors would at least have a chance to spot them going in.

Flaherty also brought up that he was not comfortable with having water features at the park. Cottrell said they were looking for at-grade sprinklers that would shoot up from the ground at about three to four

feet.

“I live at 84 West 3rd Street and the park is named after my grandfather,” he said. “I’m just not crazy about the water idea. I feel like the park is not big enough. In the mornings it’s like the park is full and serves a great purpose and everybody comes... I think adding water changes the whole dynamic of it and I don’t know if we want to shift the purpose. Plus I know that M Street Park had a major issue with them last year with the water pressure not working and breaking, and we’re also next to the railroad tracks and we’ve had an issue with rodents down here and water and moisture concerns me.”

The consensus on the water

feature was mixed, however. A hand vote resulted in a 7-7 tie with those who felt strongly either way (not everyone voted) and some residents thought it would not be a big problem.

Resident Donny Keenan and several other residents said they were concerned about a water feature since in the past in other parks, homeless people have used those sprinklers to bathe.

“I work for the city and about the water I see I’m not a big fan. When dogs come in here they use the water” he said. “We used to have a big homeless problem here and we worked really hard to convince them to move down a couple of blocks and I think that would be a problem with the water.”

Resident Basil Kwan said he was in favor of the water feature, as it has been successful in other parks around the city.

“I mean they did a great job in the North End with kids playing there, it wasn’t a fountain, it was just a little water, but I agree we should limit the numbers of those,” he said.

Perlman said that the sprinkler feature would be activated by a button, but also that it would be on a timer and wouldn’t activate at night. Perlman said they would take the feedback from residents and work on new designs, and would be back to present to the neighborhood in about a month. She said total construction would take about six months and they’re hoping to get started in the spring so as to have the park open in the fall of 2019.



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Public Meeting

Allston Square

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

500 Cambridge Street
Jackson Mann Community Center, Auditorium
Allston, MA 02134

Project Description:
CRM Property Management Corp.

Project Description:
A new six-building mixed-use development with 334 residential units, 237 associated parking spaces, and 22,145 square feet of office space. The proposed development is situated around the prominent intersection of Cambridge Street and Harvard Avenue, historically known as Allston Square, within the Allston neighborhood of the City of Boston. This intersection acts as the gateway to the Allston-Brighton neighborhood from the City of Cambridge to the West and is also situated along the Massachusetts Turnpike where the sites are highly visible from vehicular traffic entering and leaving the City of Boston. The Proposed Project includes a revitalization of the Project Site by replacing the existing auto shops, commercial uses and mixed-use buildings with five new buildings and the restoration of the existing Allston Hall building. The Project also includes vehicular and pedestrian access measures and improvements.

mail to: Lance Campbell
Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201
phone: 617.918.4311
email: lance.campbell@boston.gov

Close of Comment Period:
9/14/2018

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Around the Neighborhood

CITYWIDE

ALLABOUTARTS EXHIBIT
July 2018, Boston, MA.....It's All About Arts announces a new exhibit at the BNN Neighborhood Art Gallery for the months of August and September, 2018. The exhibit will be creative fiber art from various artists. There will be a reception with the artists on Monday Aug. 13, from 5:30 p.m. to 7 p.m. All are welcome. Open to the public. Light refreshments will be served. Located at BNN Media Center, 3025 Washington St., Egleston Square, Boston, MA 02119.

Participating artists: Liz Nania - Roslindale, MA Liz Hardy-Jackson - Hyde Park, MA Paul Sedgwick - Jamaica Plain, MA Paulina Perlwitz - Putnam, CT Elaine Croce Happnie - Dorchester, MA Rogerson House Sewing Group - Roslindale, MA Janice Williams - Roslindale, MA

It's All About Arts supports local arts and culture with a weekly community access television show produced at BNN Media, a monthly EMagazine, curated exhibits and events. More info at facebook.com/pg/TalkArts and artstudio99.com.

and future community benefits (products & services). All participants will enjoy coffee and breakfast treats. swissbäkers 168 Western Ave., Allston

PARKARTS OUTDOOR NEIGHBORHOOD CONCERT
Boston Parks and Recreation Department Tuesday, July 31, 2018, 7 p.m. - 9 p.m. Join Brighton and Allston locals Too Rude for a rockin' night in Brighton Common. Presented by Boston Parks and Recreation. Neighborhood Concerts are made possible by the generosity of Berklee College of Music, Bank of America, Friends of Ramler Park, and the Fenway Civic. All ParkARTS neighborhood performances are free of charge. Brighton Common 30 Chestnut Hill Ave., Brighton

BRIGHTON SOUNDS: UNPLUGGED
Brighton Main Streets Saturday, August 18, 2018, 10 a.m. - 10 p.m. Brighton Sounds: Unplugged is a new, unique cultural experience. For one summer Saturday, local businesses will host live acoustic music, entertaining visitors and increasing foot traffic in the business district. It's a "porchfest"-style event in Brighton's shops and restaurants. Stay tuned for schedules and set times! For detailed information, please visit: brightonmainstreets.org/brighton-sounds-unplugged

VOLUNTEERS NEEDED FOR RIVERMOOR CLEANUP
Urban wilds are Boston's natural areas that are meant to be kept as pristine as possible with passive enjoyment. On Saturday, we will be picking up and disposing of trash in the surrounding area and also removing invasive species. An Invasive species is a group of organisms that are not native to a specific area and are harmful to the native organisms because they compete with them for resources. The Parks and Recreation Department will lead the education and removal of invasive species during the clean-up. They will help volunteers identify and remove the invasive species that are affecting the Rivermoor Urban Wilds. Here's what you need to know to join us:

HARVARD UNIVERSITY NEIGHBORHOOD COFFEE HOUR
Government Affairs & Community Relations at Harvard University Thursday, Sept. 6, 2018, 8 a.m.-9 a.m. The Neighborhood Coffee Hour gives residents a unique opportunity to speak directly with Government Affairs and Community Relations and staff from Harvard University about Allston/Brighton Planning and Development and the new community and campus that will be built. Areas of discussion could include institutional, the Enterprise Resource Campus, Beacon Park Yards, other Harvard Allston/Brighton holdings and current

WHEN: Saturday, July 28th from 9 a.m. - 12 p.m. We will meet at 201 Rivermoor St. in West Roxbury. This is an Urban Wild clean-up - please come prepared to work outdoors. To sign up, go to docs.google.com/forms/d/e/1FAIpQLSdDokzYLYt f4VSIqYWFT6AX_8MDcpj-H_s b R 3 7 7 o y 1 j I P q I Y Q / viewform.

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Google/Nest: Offer valid until 10/31/18 via the Fios accessories website. The one-time \$200 credit is good toward the purchase of a Google Home Mini, Home, Home Max, Chromecast Ultra, Nest Cam Indoor or Outdoor, Thermostat E, Learning Thermostat, Nest Protect and Nest Hello. Limit one Chromecast Ultra per customer. Must maintain qualifying Fios services in good standing for 31 days after install. Credit must be used within 60 days from date of issuance and by no later than 2/18/19. Credit and/or credit balance not transferable or redeemable or refundable for cash. Google, Google Home, Nest and Chromecast are trademarks of Google LLC.

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Deaths

BELYEA

Carol (Bachar) Lifelong resi-
dent of Roslindale passed away on
July 19, 2018. Beloved wife of
Bruce Belyea. Daughter of the late
William and Gladys (Prescott)
Bachar. Sister of Deanna Chiampa
and her husband Sumner Fishman
of Millis. Aunt of Stacey Sarasin,
Jennifer Degnan and great aunt of
Julia and Audrey Sarasin and
Abigail Degnan. Visiting hours at
the P.E. Murray - F.J. Higgins,
George F. Doherty & Sons Funeral
Home 2000 Centre St. West
Roxbury on Wednesday, July 25th
from 4-8pm. Funeral Service in the
funeral home on Thursday, July
26th at 11am. Relatives and friends
kindly invited. Interment Gardens
Cemetery, West Roxbury. In lieu
of flowers donations may be made
in Carol’s memory to Dana-Farber
Cancer Institute, P.O. Box 849168,
Boston, MA 02284-9168. For di-
rections and guestbook
pemurrayfuneral.com. P.E.
Murray - F.J. Higgins George F.
Doherty & Sons West Roxbury
617 325 2000

FARRELL

Lawrence “Khari” Ph.D,
LICSW Age 71 of Jamaica Plain,
July 16, 2018. Beloved husband
of Marshall Forstein, MD and lov-
ing father of Scott David Farrell-
Forstein and Randy Britten Farrell-
Forstein. Survived by three broth-
ers and a sister, brother and sisters-
in-law, many nieces and nephews
and close longtime friends, after a
long battle with cancer. A social
worker, clinical psychologist and
teacher, Khari was an insatiable
reader, political junkie, and an ar-
dent champion for GLBT equal
rights. Khari was born in San Fran-
cisco, California, and moved to
Boston in 1981 with his soon to
be husband. He was active in the
AIDS/HIV epidemic as a
caregiver and member of several
community boards and political
action groups. Services will be
held at a later date. Donations in
his name can be made to the
ACLU, Planned Parenthood,
AIDS Action Committee of MA,
Fenway Health. Arrangements by
Mann & Rodgers Funeral Home,
JAMAICA PLAIN, MA.

GLICK

Lillian (Whitman) Of West
Roxbury, on July 13, 2018. Be-
loved wife of the late Irving E.
Glick. Devoted mother of Richard
Glick, and Susan Everts and her
husband Dr. Erich Everts. Cher-
ished grandmother of Jennifer
Gelman and her husband David
Gelman Esq., and Matthew Everts,
Bonnie Mitchell, and Alex
Hansen. Loving sister of Shirley
Stern and the late Eva Green,
Nettie Kutcher, Archie and Mor-
ris Whitman. Services were at
Sharon Memorial Park Chapel, 40
Dedham St., Sharon, on Monday,
July 16, 2018.

LACEY

Teresa (Early) Of West
Roxbury, formerly of County

Galway, Ireland, passed away
peacefully at home on July 9, 2018
surrounded by her loving family.
Beloved wife of the late Joseph F.
Lacey. Devoted mother of Mary
Lacey of Co. Galway, Ireland,
John Lacey and his wife Lori of
Westwood, Joseph Lacey and his
partner Debbe O’Boy of West
Roxbury, Anne Schuelke and her
husband Norbert of Walpole,
Cecelia Beatty and her husband
Steve of Dedham, Gerald Lacey
and his partner Terri Cutler of West
Roxbury, Eileen Flynn and her
husband David of Westwood, and
Patricia Sampson and her husband
Lloyd of Dedham. Loving grand-
mother of 19 grandchildren and 4
great-grandchildren. Teresa’s chil-
dren will be forever grateful for
having a mother that showed them
such unconditional love and sup-
port and for providing comforting
words throughout life’s journey.
Mom found comfort in her faith
and in helping others. We were
blessed with the best, mom we will
miss you. Funeral from P.E.
Murray - F.J. Higgins George F.
Doherty & Sons West Roxbury on
Thursday, July 12th. Interment at
St. Joseph Cemetery, West
Roxbury. Expressions of sympa-
thy may be made in Teresa’s
memory to the Shrine of St. An-
thony, 100 Arch St., Boston, MA
02110.

LANE

Emma E. (Scaccia) Of
Readville, passed away peacefully
at the Beth Israel Hospital on July
14, 2018 at the age of 99. Beloved
daughter of the late Frederick and
Maria Nicole (D’Amelio) Scaccia.
She was preceded in death by her
siblings: Brothers, Angelo, An-
thony, William, Jeremiah and sis-
ters Mary Blase, Dora Digirolamo
and Anna DiPastina Nash. She
was pre-deceased by her first hus-
band Frank P. Yundt and her sec-
ond husband John J. Lane. Also
survived by many nieces, nephews
and great-nieces and nephews.
Emma worked for many years at
Westinghouse Corporation in
Hyde Park. Funeral from the Wil-
liam J. Gormley Funeral Home,
2055 Centre St., WEST
ROXBURY. Interment Fairview
Cemetery. In lieu of flowers, re-
membrances may be made to a
charity of your choice. For
guestbook please visit
gormleyfuneral.com.

MILLER

Kathleen Patricia (Ruane) 72,
passed away at her home in Au-
rora, CO, on November 8, 2017
surrounded by family. Originally
from Jamaica Plain she was
daughter of the late Dominick and
Anne Ruane and sister to the late
Dominick Peter Ruane, Mary Lou
(Ruane) Marsden, and Geraldine
(Ruane) O’Mahony. She is sur-
vived by her children, TJ and
Nicole Miller, granddaughter
Brianna Corral, great-granddaugh-
ter Audrina Kirkland, and sister
Jacqueline (Ruane) Skulte. She is

also survived by loving nieces and
nephews and great-niece and
nephews. Kathleen was devoted to
her family and friends and
throughout her life helped many
seniors, children, and families
through her volunteer work. Her
kind and loving spirit will be cel-
ebrated at a Funeral Mass on Fri-
day, July 27th at 10 am in St. Tho-
mas Aquinas, 97 South Street, Ja-
maica Plain, with burial to follow
in St. Josephs Cemetery, 990 La
Grange Street, West Roxbury.

O’CONNELL

Joseph C. Of Jamaica Plain, on
July 17, 2018. Husband of Anne
(Mickle) O’Connell. Father of
Daniel O’Connell and his wife
Tracey of Natick and Maryfrances
Fabbri and her husband Gregg of
Shrewsbury. Grandfather of Gail,
Ally, Daniel, Sean, Grant and
Grady. Son of the late Daniel and
Eileen (Casey) O’Connell. Also
survived by longtime aide and
friend, Merlek Lucien. Donation’s
in Joe’s memory may be made to
Youth Rally Committee Inc. c/o
Mary Beth Akers, 949 Chestnut
Oak Drive, St. Charles, Missouri
63303; or go to
www.youthrally.org/donate, an
organization to support young
people with ostomy and wound
care issues. For guestbook condo-
lences visit www.bradyfallon.com
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524 0861.

PALOMBI

Anthony “Tony” Age 94, of
Hyde Park, formerly of Readville.
Entered into rest July 13, 2018.
Husband of the late Elsie
(Dalvisio). Brother of Mario,
Rosa, and Doris Palombi all of
Hyde Park and the late John, Enzo,
Joseph Palombi and Margaret
DiGironimo. Also survived by
many nieces, nephews, grand-
nieces and grandnephews. A Fu-
neral Service will be held on
Thursday, July 19 at the Hope
Baptist Church, 1916 River St.,
Readville, MA at 11:00 AM. In-
terment in Knollwood Memorial
Park, Canton, MA. Relatives and
friends are respectfully invited to
attend. Visiting hours will be held
Wednesday, July 18 at the Joseph
Russo Funeral Home, 814 Ameri-
can Legion Hwy, Roslindale, MA
from 4-8 PM. In lieu of flowers
donations in memory of Anthony
may be made to Hope Baptist
Church, 1916 River St., Readville,
MA 02136. Joseph Russo Funeral
Home

PARKER

Robert N. “Bob” Of Hyde
Park, MA. Entered into rest on
July 15, 2018 at the age of 81. Dear
son of the late Samuel and Lena
(Freedman) Parker. Devoted father
of Matthew Todd Parker. Former
husband of Elenore (Rosenberg)
Parker. Graveside services will be
held at the Massachusetts National
Cemetery, Connery Avenue,
Bourne, MA on Tuesday, July 24th

Deaths

Continued on page 11

Deaths continued from page 10

at 1:45 PM. Donations in his memory may be made to the ACLU Foundation of Massachusetts, 211 Congress Street, Boston, MA 02110 or www.aclum.org. Stanetsky Memorial Chapel (7 8 1) 8 2 1 - 4 6 0 0 www.stanetskycanton.com

REILLY



John A. (Ret. BFD) of Roslindale, formerly of Jamaica Plain. July 17, 2018. Age 87. Beloved husband of the late Vivian Lee (Newbrandt) Reilly. Amazing father to John “Jay” Reilly and his wife Ann of Brockton, Elizabeth Reilly and her husband Jeff Riklin of Newton, Barbara Martin and her husband Daniel of Roslindale, Philip Reilly and his wife Joanne of Roslindale, and Margaret Thompson and her husband Michael of Stoughton. Proud “Grampie” of Jessica Martin, Andrew Reilly, Allison, Eric and Leah Riklin. Only son of the late John A. Reilly and the late Edith V. (O’Reilly) Reilly. Older brother of the late Marjorie E. Puopolo and the late Catherine A. Reilly. Uncle to John N. Puopolo and the late Nicholas A. Puopolo. Also survived by many cousins. US Navy Korean War Veteran. Boston Fire Department Engine 42 Retired. Devoted long time member of the USS Hyman Association DD732 and the Boston Gaelic Fire Brigade. Ambassador for the Boston Fire Department’s MDA fundraising. <https://firefighters.mda.org/>

Visiting hours at the P.E. Murray–F.J. Higgins, George F. Doherty & Sons Funeral Home, 2000 Centre St., West Roxbury Thursday, July 26, from 4:00 PM–8:00 PM. Funeral from the funeral home on Friday, July 27 at 10:30 AM followed by a Funeral Mass in Sacred Heart Church, 169 Cummins Hwy., Roslindale at 11:30 AM. Relatives and friends kindly invited. Interment New Calvary Cemetery, Mattapan. In lieu of flowers, donations in John’s memory may be made to Sacred Heart Church, 169 Cummins Highway, Roslindale, MA 02131 or a charity of your choice. For directions and guestbook, pemurrayfuneral.com.

SPRAGUE

Thomas J., Sr. Of Hyde Park, passed peacefully on July 16th at the age of 85. Beloved husband of the late Eleanor (Rund). Devoted father of Holly Picardi of Stoughton, Shirley Sprague of Hyde Park, Thomas J., Jr. of Brockton, Jeff S. and his wife Sandra of Braintree and the late Cynthia Forest and Kenneth Sprague. Cherished brother of

Donald of Wrentham, Billy of Dedham, and the late Robert Sprague and Shirley Ghostlaw. Loving “Papa” of 7 grandchildren, 5 great grandchildren, and also survived by many loving, nieces, nephews, in-laws and friends. Funeral from the Carroll-Thomas Funeral Home, 22 Oak St., HYDE PARK. Interment will be private at Family’s request. For directions & guestbook, please visit: thomasfuneralhomes.com

TERRANOVA



Gloria M. Of Jamaica Plain, passed away on July 18, 2018. Beloved daughter of the late Antonio and Concetta (Cannava) Terranova. Loving sister of Eleanor Catanese of West Roxbury and the late Anna and Josephine Terranova, Ida Catanese, Beatrice Earle and Lorraine Tate. Devoted aunt of Nancy Allen, Joseph Catanese, Susan Welby, Stephen Catanese, and Elizabeth James. Also survived by several great nieces and great nephews. Former member of the Tuesday Club, Jamaica Plain. Longtime faithful parishioner of St. Thomas Aquinas Church. Visiting hours at the P.E. Murray –F.J. Higgins, George F. Doherty & Sons Funeral Home, 2000 Centre St., WEST ROXBURY on Sunday, July 22nd from 3-7 p.m. Funeral from the funeral home on Monday, July 23rd at 9 a.m., followed by a Funeral Mass in St. Thomas Aquinas Church, Jamaica Plain at 10 a.m. Relatives and friends kindly invited. Interment St. Michael Cemetery, Roslindale. In lieu of flowers, donations may

be made in Gloria’s memory to the Alzheimer’s Association, 309 Waverley Oaks Rd., Waltham, MA 02452.

Miracle Prayer

Dear Heart of Jesus, in the past I have asked You for many favours. This time, I ask you this very special one (mention favour). Take it, dear Heart of Jesus, and place it within Your own broken heart where Your Father sees it. Then, in His merciful eyes, it will become Your favour, not mine. Amen. Say for three days, promise publication and favour will be granted.

—D.L.

Miracle Prayer

Dear Heart of Jesus, in the past I have asked You for many favours. This time, I ask you this very special one (mention favour). Take it, dear Heart of Jesus, and place it within Your own broken heart where Your Father sees it. Then, in His merciful eyes, it will become Your favour, not mine. Amen. Say for three days, promise publication and favour will be granted.

Grateful thanks, F.L.

Miracle Prayer

Dear Heart of Jesus, in the past I have asked You for many favours. This time, I ask you this very special one (mention favour). Take it, dear Heart of Jesus, and place it within Your own broken heart where Your Father sees it. Then, in His merciful eyes, it will become Your favour, not mine. Amen. Say for three days, promise publication and favour will be granted.

—M.A.

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St. Jude’s Novena

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

In gratitude for helping me. —M.A.

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.

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HPNA continued from page 1

As part of the proposal, this building would be razed to make room for a 24-unit rental building, which would also have office space available on the first floor.

As Pulgini described it, the project qualifies as an “as-of-right” development, which he clarified to mean that – based on the City’s Inspectional Services Division’s notice of compliance for the proposed project – it doesn’t require “any zoning relief whatsoever.”

He added in his opening remarks that – because the proposed building is in excess of 20,000 square feet – it will require an Article 80 Small Project Review from the the Boston Planning and Development Agency (BPDA). That entails public meetings and approval for the plans from the BPDA.

Pulgini went on to say that – as of that date – no project plans had yet been filed with the BPDA. He also stated that an abutters meeting had been held the prior week, but that only one neighbor had appeared “representing two other abutters” from the new building located next door at the site of the old Eagles Post.

This led to an extensive discussion starting off with the Dana Avenue proposal before using the topic of increased real estate development in the neighborhood to shift focus to the proposed 36-70 Sprague St.

project, which Pulgini is also involved with.

Fairmount Hill Neighborhood Association (FHNA) President Joe Smith immediately asked about variances required for the 11 Dana Ave. project and was told this by Pulgini:

“None. When I said it was zoning compliant, it’s zoning compliant.”

Smith followed by asking, “So you’re telling me a three-family is being torn down to be replaced with a 20-family?”

“Twenty-four.”

“Twenty-four family. And there are no variances?”

“No.”

Pulgini explained that – because of the lot’s NS2 (Neighborhood Shopping 2) zoning – the building can be double the size of what the lot is, “so if you’re at 14,000 square feet, you can have a 28,000 square foot building.” He added that – because of this zoning – only one parking spot per unit is required. “So to answer your question, Joe, it’s totally zoning compliant. It does not have to go through the Zoning Board of Appeals.”

Pulgini went on to add that the described plan was not yet finalized and that – as part of the BPDA small project review – architects from both sides would be looking at the development’s greenage, buffering, and design.

While reiterating that no

plans have yet been filed with the BPDA, Pulgini did state that Patel’s architects have already been meeting with the BPDA regarding design but that – when the application was officially filed – there would be at least one BPDA public hearing and a public comment period.

Pulgini was also asked if there would be an affordable housing percentage requirement for the development, should it be successful, to which he responded that – because no variances are required – all of the units would be rented out at market rate.

HPNA President John Raymond – commenting on Pulgini’s earlier remarks – had this to say about his observations of the BPDA:

“They’ve slipped a lot of things under our noses without telling us.”

“I would say that it’s not the BPDA because – in order to go to the BPDA – there is a community process,” Pulgini responded.

Raymond brought up Sprague Street. “That was screwed up from day one.”

Pulgini – after announcing that he is one of the attorneys representing the Sprague Street development team – came back:

“It’s at the very beginning stages. That is going through an extensive community process... It’s not even close.”

Raymond went on to speak

of the Impact Advisory Group (IAG) being far behind where it should have been in the process and that – in Raymond’s words – the development was being “pushed down our throats.”

Pulgini attributed the IAG’s situation to two of its members moving from the community, adding this:

“That whole thing – that whole project – is coming back before the community in an altered form... There will be some changes.”

Smith also focused on the Residences at Fairmount Station (15 Nott St.) in reference to Pulgini’s mention of the BPDA’s public hearing process. He said during the BPDA Board Meeting that approved the project, the public had no input (which is how those board meetings generally operate).

“We went into a BPDA hearing, like you’re saying is going to happen in this legitimate process. The only person that was allowed to speak – despite the fact that we all went in – was Angelo Scaccia. They would not allow one other person in the community to, in fact, say a word. So remember, folks, these processes that seem so democratic, and (that) we have input (in): we don’t. Oftentimes, we’re screwed from the beginning. We have to remember that and we have to stand united with regard to these things.”

As the discussion moved to traffic congestion, its focus – while on Hyde Park in general – seemed to focus on Readville

specifically, with Pulgini arguing that its cause was due to heavy vehicles and cut through traffic.

Speaking of the former, he concentrated on “all these transportation companies, trucking companies, and everything else that’s coming into Readville,” and went on to comment on large commercial construction vehicles (he specifically mentioned bucket truck rentals at the industrial end of Hyde Park Avenue) clogging traffic as they’re forced to center their way through the arched stone railroad bridge leading to Wolcott Square. He also cited Amazon trucks, and the 600 school bus (Pulgini’s estimate) depot under the Sprague Street Bridge as causes of traffic congestion.

“It doesn’t matter what’s causing it,” James Kirker said. “It’s not development,” Pulgini shot back.

“It’s going to get worse,” Kirker finished.

Raymond focused explicitly on the approximately 500 units proposed for Sprague Street.

“Say they have two cars. That’s over 1,000 cars. Where’s that going to go?”

Pulgini continued, bringing up the heavy rush hour traffic on Canton Avenue in Milton and asking, “Have you seen any development built (on Canton Avenue)?”

He answered his own question:

“It’s all cut through traffic. It is *all* cut through traffic.”

The next Hyde Park Neighborhood Association meeting will be on Aug. 2, at 7 p.m.



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Slow Streets*continued from page 1*

sically, the problem is that many motorists use the side streets along American Legion Highway to cut around traffic on the highway. Residents pointed out earlier during the application process for Slow Streets that many motorists are moving way too fast in the neighborhoods, which puts many at risk.

Seskin showed a map that had the counted speeds of vehicles going through the neighborhood, and in most cases 85 percent of the motorists recorded were going above the speed limit. On Paine Street, for example, 85 percent of those counted were going 35 mph or slower, with the other 15 percent going faster than 35.

“Most people are going faster than they should be,” she said. “The feeling that you have of a lot of people going too fast on your streets is real.”

The main part of the plan is to put speed humps on Mt. Hope Street, Mt. Calvary Road, Harding Road, Canterbury Street and Paine Street. She said the speed humps will not damage vehicles going about 20 to 25 mph, will be located on property lines when possible so as to not block driveways, and will have no impact on parking or drainage. She did say, however, that because of safety concerns they cannot be used on hills or too close to a curve.

Seskin also presented ideas specific to each area. For Mt. Hope Street, she said the one-way street is wider than is typical for a one-way, one-lane street and drivers regularly travel above the allowed 25 mph speed limit.

She also said that - though speed humps could definitely help to keep those speeds down - the width of the street allows for a two-way bike link from Hyde Park Avenue to American Legion.

“The counterflow will help to narrow the street,” she said. “We’ve also been toying with the idea of a chicane, which narrows the street with artificial curves... You have to make that swerving back and forth and that slows people down. It creates kind of an S curve.”

Seskin said the chicane would basically be an extended sidewalk easement that forces traffic to turn as it goes through the neighborhood. She said this was not yet planned completely, so there is no way to tell if there would be a loss in parking. She added the parking on the street would flip from side to side to create that S curve.

Seskin said for the Canterbury Street, Mt. Hope Street and Mt. Calvary Street intersection, they’ve been looking at two options.

Firstly, she said they think a traffic circle there could help slow traffic down as it comes to what is essentially a five-way intersection. The traffic circle would be placed at the corner of Canterbury and Mt. Hope, forcing drivers coming from any direction to slow in order to turn and to yield to traffic already in the circle. They would also extend the curb at Mt. Calvary to create a more structured three-way intersection there and at Canterbury.

The other option Seskin described was to turn the Canterbury and Mt. Hope Street intersection into a square with four stop signs. However, she said that some currently just ignore stop signs that are there and the circle would physically force them to at least slow down.

“When you come to the circle you know people will be yielding and coming through,” she said.

Residents were more concerned about the fact that many drivers go the wrong way on Paine Street to avoid traffic on American Legion. While she said that people who are going to break the law to get to where they’re going are still going to do it unless they are caught by police, she added that they can make it a little less inviting for motorists to do, as there is some confusion as to the entrance of Paine from Canterbury.

“We’re going to put in pavement markings and sign improvements,” she said. “It is confusing right now. You’re coming down Canterbury, you encounter the Jersey barriers and you can’t necessarily see the one-way sign... There are three stop signs there too and you can’t necessarily see where they mean. We want to make it a little less inviting to go the wrong way.”

For Harding Road, Seskin said they may make it a one-way towards Cummins Highway beginning at Hadwin Road; many people are use Harding and Hadwin as a cut through to avoid waiting at the light on Cummins to get to Hyde Park Avenue.

Seskin said these are all just options and they will have a follow-up meeting later this year. She said they welcome any and all feedback for this project, which you can give at boston.gov/departments/transportation/neighborhood-slow-streets/mount-hope-canterbury.

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West Roxbury/Roslindale Bulletin, 7/26/18

Solar Canopycontinued from page 1

“This process includes grid studying, design preparations, design reviews by the MBTA, and permitting before the construction process begins,” she said.

Battiston said that the MBTA is looking to decrease impact on the environment with greenhouse gases, as they have done in the past with natural gas-powered buses.

“Transit initiatives such as the solar canopies are a good step in reducing GHG emissions and meeting the

Commonwealth’s Global Warming Solutions Act obligations,” she said. “Power generated by the solar canopies is intended to be sold back to area communities, directly benefiting residents of these towns and providing the MBTA with another avenue of own-source revenue.”

She said lowering the infrastructure costs associated with maintaining and operating the stations is a plus too, as the canopies will reduce the amount of snow removal required for each lot.

“In addition to the environmental benefits, canopies provide increased protection from either rain or snow and help to keep parked vehicles cool in the summer months. The MBTA anticipates a decrease in maintenance and snow removal costs as well as an increase in operating revenue to support the transit system.”

According to the MBTA, it is estimated that this project will save \$55 million during the 20-year lease agreement with Omni-Navitas Holdings.

Latin Quartercontinued from page 2

of the play focuses on hitchhiker Celestina, who meets baggage handler Anibal at the Los Angeles Airport as the world ends. Brugge added that members of the Fort Point Theatre Channel will also help the production.

The event is set for Aug. 8 at 6 p.m., also at the Blessed Sacrament Church Plaza at 361

Centre St., with the rain location set for 30 Sunnyside St.

The HSTF is also hosting Accion Community Theater on Aug. 15 at 6 p.m., again at the Blessed Sacrament.

Basically, the HSTF youth will write their own performances based on their perceptions of local, national and glo-

bal issues.

“They are working on a devised piece around issues in this neighborhood focusing on the theme of feeling pushed out,” said Brugge. “They will be performing their final piece as the final event in our Viva el Latin Quarter Summer Series.”

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JPNDC Housing continued from page 1

“The Pitts family had issues with taxes and subsidies,” Thal said. “And they hired Peabody Properties last year to help untangle those problems.”

Peabody Properties has long been the property manager for JPNDC’s residential holdings.

“One thing the Pitts family told us was these properties are an important part of Lorenzo Pitts’ legacy,” Thal said. “JPND has had, over the past 10 years, a lot of experience with financing... We feel like we can work on increasingly complex projects with multiple financing sources, the subsidy contracts and historic tax credits. We feel we have the capacity to do sophisticated projects.”

One of the problems with the properties was the project-based subsidies, most had expired years ago, with the Pitts Company continuing since then with one year renewals.

“This keeps them going but you want long term assurances for the tenants,” said Thal.

“We’re really excited that 155 units have a 20-year, project-based subsidies to keep them affordable with Section 8 vouchers. We’re certain we can get that in perpetuity,” he added.

The City of Boston provided acquisition funding for the at-risk units through the Acquisition Opportunity Program (AOP) launched in May 2016. Mayor Walsh allocated \$7.5 million in Inclusionary Development funds to support the acquisition of occupied rental housing. Through AOP, 137 units in the Pitts housing will be preserved for a minimum of 50 years, with 14 reserved for formerly homeless individuals and families.

In announcing the program the Mayor was specific about its purpose. “This program ensured that Boston residents will not be priced out of their homes and neighborhoods”, he said.

The remaining units will be underwritten with MassHousing funds and tax

credit funding.

MassHousing issued a statement on the matter:

“The roughly \$45.7 million of MassHousing funds will finance the full acquisition, rehabilitation and preservation of all 201 of the Pitts portfolio as affordable housing.”

The other major problem was the condition of some of the buildings: most which were built between 1911 and 1913, with two built about 1880.

The total rehabilitation of all 21 buildings will total \$30 million phased over 20 months beginning in the fall of 2018.

Thal said he expects the rehabilitation to be completed in mid-2020 and will include roof replacement, new windows, electrical and heating upgrades and selected new kitchens and baths. The Architectural Team will do design and construction plans. One of the buildings located at 74-76 Intervale St. and built in 1968, was issued a building permit on June 4 for \$244,000 in renovations.

JPND has been the third owner of these 21 buildings. In 1966 MassHousing Finance Agency (MassHousing) was created by the state legislature to provide loans to proven developers who could demonstrate their ability to rehabilitate and manage older rental housing, much of which was abandoned.

JPND is in the process now of meeting with the residents and Peabody Properties managers are reviewing income re-certification and leases.

A relocation specialist has also been meeting with residents because some may have to move out for a few weeks during rehabilitation of their apartments.

“One of the things we talked about at the annual meeting this year,” Thal said, “was how

JPND benefits other neighborhoods. We said that 80 percent of the people who come to our small business programs, our financial literacy or other programs come from as far away as East Boston. Many used to live in JP. Some heard about the good word about us. We’re clearly providing services to a wider community.”

MassHousing recognizes that the investment it first made nearly 50 years ago is being sustained.

“JPND is a high-capacity mission-driven organization,” MassHousing’s Paul McMorro said. “We thank the JPND and the Pitts estate for their ongoing commitment to the residents of these properties for decades to come.”

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FEATURED HOMES



376 WELD STREET, WEST ROXBURY

Stately Center Entrance Colonial home filled with both period details and modern updates. The spacious living room has beamed ceiling and fire-place, and French doors open to a home office with custom cabinetry. The dining room also has beamed ceiling with wainscoting and built-in china cabinet. An open concept addition across the rear of the home has a chef's kitchen with breakfast bar & dining nook, stainless steel appliances, including gas cooktop and double wall ovens, and is open to a large family room with gas fireplace and adjacent full bath. The upper level has three well-proportioned bedrooms, full bathroom with laundry, and access to a walk-up attic for storage. Heating and cooling is done with multiple zones using hot water baseboard and efficient mini-ductless systems. Two car garage, terraced paver patio, and many updates were all done with the highest standards. **\$819,000**

Listed by Carol Meehan 617-816-7693 and Kris MacDonald 617-953-9099



67 SOUTH GATE STREET, DEDHAM

This large, family home in the Greenlodge section of Dedham exudes pride of ownership throughout. The open floor plan with lots of windows and natural light features a chef's kitchen with state-of-the-art appliances and beautiful breakfast bar. The kitchen has direct access onto the deck which overlooks a large, level, professionally landscaped yard. A spacious family room has been wired for surround sound, has a working fireplace and beautiful bay window. There is 2 car garage with direct access to the house and a separate side entrance that leads to a storage or mudroom and up-dated half bath. The huge master bedroom has 2 walk-in closets, high ceilings, sliders to a small veranda, as well as a gas fireplace. The other 4 large bedrooms are recently painted and have plenty of closet space. There is also a laundry room on the second floor. There is another partially finished room in the basement that would be perfect for a home gym. **\$699,000**

Listed by Tim Hearn 617-839-4395



\$449,000

307 WEST STREET
Roslindale, MA 02131

3 BR, 2 BA



\$1,249,000

36 V.F.W. PARKWAY
West Roxbury, MA 02132

4 BR, 2½ BA



\$579,000

345 BELGRADE AVE., #6
Roslindale, MA 02131

2 BR, 1½ BA



\$524,900

2197 CENTRE STREET
West Roxbury, MA 02132

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