

The Hyde Park Bulletin

Volume 23, Issue 6

February 8, 2024



Squares + Streets Districts					
S0	S1	S2	S3	S4	
Transition Residential	Main Street Living	Main Street Mixed Use	Active Main Street	Active Squares	Placemaker
<ul style="list-style-type: none"> • Transition between low and high activity streets and squares • Residential and accessory only • Large, context aware yards 	<ul style="list-style-type: none"> • Small-scale storefronts allowed on the ground floor with limited uses • Predominantly residential • Small scale yards 	<ul style="list-style-type: none"> • Mixed-use main street • Mainstreet zero-lot-line • Outdoor amenity space required • Lower lot coverage to require yards or plazas 	<ul style="list-style-type: none"> • Residential or small scale hospitality • Mainstreet zero-lot-line • Outdoor amenity space required • Active ground floor uses required • Lot coverage responds to parcel size 	<ul style="list-style-type: none"> • Wider range of upper floors uses • Large buffer with residential areas • Outdoor amenity space required • Medium to extra large scale ground floor active uses • Lot coverage responds to parcel size 	<ul style="list-style-type: none"> • Widest range of mixed-use uses • Large buffer with residential areas • Outdoor amenity space required • Wide range of ground floor active uses (no residential) • Lot coverage responds to parcel size

The BPDA presented the six districts its planning to use in zoning overlays in the city in the future through the Squares+Streets program.

COURTESY PHOTO

BPDA holds final S+S zoning draft public meeting

Amendment to go to Board in March

Matt MacDonald
Staff Reporter

On Tuesday, Feb. 6, the Boston Planning & Development Agency (BPDA) held its third and final public meeting regarding the Squares + Streets draft zoning text amendment. At more than 100 pages long, the document proposes six new zones that – once added to the city’s base code – could be applied to any of 19 eligible neighborhood centers and main streets in order to increase housing density. It also proposes changes to the base code.

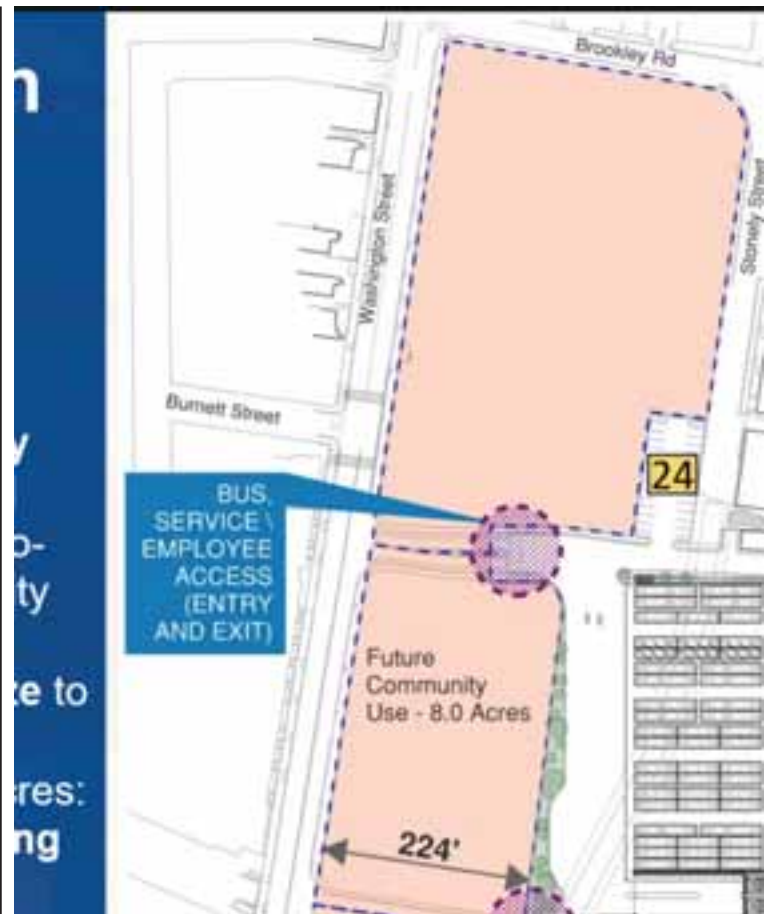
The first two neighborhood centers slated for the S+S rezoning process are Roslindale Square and Hyde Park’s Cleary Square, which will officially launch at the end of the month. These will be followed by Fields Corner and Codman Square in the spring.

The Wu Administration’s stated goal behind this overhaul is to begin standardizing and simplifying the city’s zoning code, minimize the zoning process for developments proposed in S+S districts, and more effectively address the extreme shortage and high cost of housing in the city. In doing this, S+S zoning districts applied to selected areas of these squares and main streets would supersede existing neighborhood code.

Tuesday’s virtual meeting marked the official conclusion of the zoning text amendment’s public meeting process, which began on Dec. 5 when the citywide proposal was first released, and followed with a second meeting on Jan. 10 to present changes to the draft.

These meetings roughly corresponded with the public comment period, which began on Dec. 5 and ended – after a couple of extensions – on Feb. 2. Throughout, concern has been expressed – particularly by residents of Hyde Park and Roslindale – regarding

Squares Draft
Continued on page 2



The proposed garage location on Washington Street in Jamaica Plain.

COURTESY PHOTO

MBTA and BPDA meet with JP Arborway subcommittee

Richard Heath
Staff Reporter

The Boston Mayors Office and the MBTA are apparently taking the Jamaica Plain Neighborhood Council (JPNC) seriously: two senior staff from the city and four from the MBTA met on a week’s notice with the JPNC Arborway Subcommittee on Jan. 25. The main topic was employee parking at the proposed elec-

Arborway
Continued on page 4

Uses discussed for 23A St. in HP

Kwot Anwey
Staff Reporter

Concerned community members voiced their opinions on the future of a 3,600-square-foot parcel of land located at 23 A St. in Hyde Park. Through a Zoom meeting with about 22 people in attendance on Jan. 30, the City of Boston sought out ideas for a public open space on the parcel of land.

The meeting was hosted by Theresa Strachila, the program manager of the Grassroots Program, an organization under GrowBoston (which itself is under both the City of Boston’s Office of Urban Agriculture and the Mayor’s Office of Housing) which encourages the development of greenspaces and open spaces like community gardens and urban farms.

The parcel of land sits on the intersection of Fulton Street and A Street. The city foreclosed on the property due to tax purposes



Many have been using the site at 23 A Street in Hyde Park as an impromptu parking lot.

COURTESY PHOTO

A-Street
Continued on page 3

Squares Draft *continued from page 1*

the details of the proposed amendment and the accelerated timetable of its approval.

On March 14, the BPDA Board will vote regarding petitioning the Zoning Commission to adopt the amendment and its six new zoning districts. If approved, it will then go to the Zoning Commission, which will hold a hearing and vote on whether to adopt it on April 10.

Once the amendment has been added to the code, the S+S zones to be used will be determined – at least for Cleary and Roslindale squares – through what the BPDA has described as a six-to-nine-month community planning process to be based on “consensus.”

Tuesday’s meeting drew a peak count of 98 virtual attendees, including most of the BPDA’s S+S zoning team, who – in keeping with the format of the prior meetings – took turns presenting components of the proposed amendment and reviewing its changes.

The Small Area Plan process was also broken down, with Month 1 slated for meeting with the community to gather ideas; Months 2-3 reserved for community engagement to understand its goals and needs, and for collaboration with City departments; Months 4-5 allotted to workshop draft recommendations with stakeholders and City departments; Month 6 scheduled for publication of the plan for public review; and Months 7-9 designated for finalizing the new plan and implementing it across City departments.

The majority of the meeting was reserved for Q&A, and the questions were familiar to those following the community process and touched on residents’ ongoing concerns. The responses to those questions were also largely familiar, both for their circumlocution

and – in many cases – for their lack of definitive and easily identified answers.

Regarding the six-to-nine-month planning process, a question was asked about how the final outcome(s) will be determined regarding establishing the new S+S zones. In a lengthy response, BPDA Director of Planning Aimee Chambers spoke of setting up shop in the neighborhoods, taking comments, identifying recommendations and asking for feedback on them, and stated the S+S goal of “providing continuity in these conversations, and that we’re a more reflective kind of feedback loop, in terms of what we’re hearing, and not using what we’re hearing simply to make a decision, but using what we’re hearing to then be able to kind of take the conversation in the direction of vetting.”

In a related question, Eva Webster of Brighton asked about determining the S+S zoning areas within the circular planning areas being used by the BPDA. “Is this going to be subject to serious and honest and sincere community input, on your part accepting it?”

Chambers clarified that the planning areas – which have a one-third-of-a-mile radius – would not be selected in their entirety for S+S districts. “As part of the engagement process, we expect to work very directly with residents to determine which portions of those areas are appropriate for rezoning,” she explained. “We are very much suggesting that when we go through this process, that we will engage with folks who are participating in the process to determine together, really, what the most appropriate spaces are to rezone.”

Sandra Singer of Hyde Park revisited the planning area when she asked if a developer would be

able to build a 14-unit building as-of-right in the S0: Transition Residential zone designed as a buffer between higher activity mixed use areas and residential areas.

Deputy Director of Zoning Kathleen Onufer reiterated Chambers’ earlier point, but referred to PLAN: Mattapan, which is using S+S zones along Blue Hill Avenue, as an example of the S0 zone’s application. “We are using it as a transition district. That does mean, in some cases, that the zoning is being applied across the street from two-family, three-family, and one-family homes that are all in the mix of Boston’s residential fabric.”

Pressed by Singer for an answer to her as-of-right question, Onufer noted that, while the focus of S+S is on commercial areas, “when it comes to residential zoning, I would say that one of our most significant efforts over the next year... is the ADU (Additional Dwelling Unit) Pattern Book, and the zoning for ADUs... I would just highlight that’s where we really plan to dig deeply into the question of what are the right dimensions for residential zoning across our neighborhoods across the city.”

There were many other questions and comments throughout the meeting and, at one point, it was announced that 15 virtual S+S office hours will be held between Feb. 13 and March 6 for further discussion. To sign up, to watch a video of any of the S+S public meetings, or to find out further information, visit <http://tinyurl.com/29cxfnys>.

It was also announced that the Small Area Plan period will kick off in Roslindale on Saturday, Feb. 24 from 10:30 a.m.-12:30 p.m. at The Substation (4228 Washington St.), and at the Hyde Park YMCA (1137 River St.) on Sunday, Feb. 25 from 10:30 a.m.-1 p.m.



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Wednesday, February 14 • After 3 pm

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Baked Scallops & Crab Meat Casserole \$26.99
Sea Scallops baked with jumbo lump crabmeat, seafood stuffing, lemon wine and seasoned crumbs, potato and vegetable.

DESSERT

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In-Person Public Meeting

Roslindale Squares + Streets

FEBRUARY

24

10:30 PM - 12:30 PM

Registration (RSVP) Link:
bit.ly/RozzieSquareOpenHouse

Project Description:
 The BPDA is hosting an open house to kick off the 6-9 month planning and engagement process for the Roslindale Square Squares + Streets plan! At this event, community members can learn more about the Squares + Streets planning & zoning processes while helping us understand their priorities for Roslindale Square.

BPDA ap òganize yon jounen ouvè pou lanse ofisyèlman 6 jiska 9 mwa pwosesis planifikasyon ak angajman pou plan Plas ak Ri Roslinda! Nan evènman sa, manm kominote a ka aprann plis sou pwosesis planifikasyon ak separasyon zòn Plas ak Ri pandan y ap ede nou konprann priyorite yo, istwa, ak espwa yo pou Roslindale Square.

mail to: **Eileen Michaud**
 Boston Planning & Development Agency
 One City Hall Square, 9th Floor
 Boston, MA 02201

phone: 617.918.4343
 email: eileen.michaud@boston.gov

Website:
bostonplans.org/roslindale-square

BostonPlans.org | @BostonPlans
 Teresa Polhemus, Executive Director/Secretary

A-Street *continued from page 1*

in 1983. The partially paved area has been largely used for parking by abutters. The parcel and the Neponset River are divided by a narrow strip of land running along the river's west bank, owned by the Massachusetts Department of Conservation and Recreation. According to Strachila, ahead of the meeting, the city mailed abutters within 400 feet of the parcel and was in contact with interested groups like the Neponset River Watershed Association and the Hyde Park Historical Society.

Strachila said the community meeting was the third step out of nine in the process to sell city-owned land with the goal of making it productive for community uses, required by Chapter 30B in Massachusetts State Law. Having identified the site, evaluated the development feasibility, and now hosting ongoing public community meetings and conversations with local organizations, the city still has to accept requests for proposals once the community is seemingly on board with a possible future use, accepting feedback as needed. Afterwards, an evaluation committee made up of staff from GrowBoston and the Mayor's Office of Housing will select a plan, tentatively assign a developer the parcel of land, assist the developer in securing permits and figuring out funding, and then officially sell the property to the developer before construction begins.

"The goal is to ensure that there is an open and fair and competitive process allowing us to really select a proposal that's going to best meet the community needs and provide the greatest community benefit," said Strachila.

The area surrounding 23 A Street has its complications; the site sits roughly half a mile upstream from the former site of the Lewis Chemical Corpora-

tion, the site of which has now been deemed a Superfund Site and will be cleaned up by the federal government in the coming years.

Additionally, with no plans from the city to cut down any of the trees largely blocking sunlight from reaching the parcel, it narrows the possibility of the land becoming the second community garden in Hyde Park. Attendees called for a crackdown on the abutters who have used the land as a parking lot, despite it being owned by the city. Southwest Boston Community Development Corporation community organizer Suzanne Hinton provided photos that appear to show Akiki trucks parking on the site, but Google Earth also shows personal vehicles parking there as well.

The parcel has also allegedly been used as a dumping ground for garbage.

"We used to clean up a lot of stuff that's a steep embankment down to that river," said Martha McDonough, Hyde Park Neponset River Clean-up Coordinator. "I want to make sure that whatever you do, there's a barricade so no car or truck can get near the river to dump stuff like microwaves and a whole list of things that we've pulled out of there in past years, and to get rid of concrete."

Attendees expressed their commitment to involving nearby groups, like the Boston Renaissance Charter School and the Blake Estates senior living center, highlighting the need for an interactive and educational component and easy access to the land. Community members lobbied for a connection between the parcel, the adjacent B Street pedestrian bridge, and also the Glenwood Avenue Bridge to create a walking trail which overlooks of the river. They also suggested benches, the feasibility of paddling on the river, a canoe

launch at the site and nature-based solutions to precipitation effects and towards ecological restoration.

"It'd be nice to have something like that, to have a couple of areas where people could sit with overlooks and have a picnic if they decided to take that walk," said McDonough. "There's a lot of people working in Hyde Park, in Cleary Square, in Logan Square that this could be beneficial [for]."

Following the Zoom meeting, there will be at least a four-week comment period for community input, said Strachila. The city is currently looking into whether the parcel meets the requirements for use of the Community Development Block Grant Funding obtained from the federal government, determining the practicality of an environmental assessment of the site. According to Strachila, the project could take a minimum of 12-18 additional months for completion.

Commonwealth of Massachusetts
The Trial Court – Probate and Family Court

INFORMAL PROBATE PUBLICATION NOTICE Docket No. SU24P0120EA

Estate of: Maria Ventresca Bennett **Suffolk Division**
Also known as: Maria Ventresca-Bennett, Maria Bennett, Maria Bennetti
Date of Death: 12/21/2023

To all persons interested in the above captioned estate, by Petition of **Petitioner Eleanor Yanolis of Dedham, MA**
a Will has been admitted to informal probate.
Eleanor Yanolis of Dedham, MA
has been informally appointed as the Personal Representative of the estate to serve without surety on the bond.

The estate is being administered under informal procedure by the Personal Representative under the Massachusetts Uniform Probate Code without supervision by the Court. Inventory and accounts are not required to be filed with the Court, but interested parties are entitled to notice regarding the administration from the Personal Representative and can petition the Court in any matter relating to the estate, including distribution of assets and expenses of administration. Interested parties are entitled to petition the Court to institute formal proceedings and to obtain orders terminating or restricting the powers of Personal Representatives appointed under informal procedure. A copy of the Petition and Will, if any, can be obtained from the Petitioner.


Hyde Park Bulletin: 02/08/2024

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Commonwealth of Massachusetts
The Trial Court – Probate and Family Court Department

CITATION ON PETITION FOR ORDER OF COMPLETE SETTLEMENT Docket No. SU18P1620EA

Estate of: Fritz Jean **Suffolk Probate and Family Court**
Date of Death: 01/04/2018 **24 New Chardon Street**
Boston, MA 02114
(617) 788-8300

A Petition for **Order of Complete Settlement** has been filed by:
Estelle Lynda Scott of Leesburg, VA
requesting that the court enter a formal Decree of Complete Settlement including the allowance of a final account, and other such relief as may be requested in the Petition.

IMPORTANT NOTICE

You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of 03/05/2024.

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.

Witness, Hon. Brian J. Dunn, First Justice of this Court.
Date: January 22, 2024
Stephanie L. Everett, Esq., Register of Probate

Hyde Park Bulletin: 02/08/2024

ENROLLMENT FOR SEPTEMBER 2024 IS NOW OPEN

Application Deadline is February 29th

Boston Renaissance is a Pre-K through Grade 6 charter public school open to all students in Boston. Enrollment is open to students entering K1-Grade 4, and is determined by lottery, which will be held on March 6th, 2024. To enter the lottery, please visit

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Letters to the Editor

RESPONSE TO COUNTERPRODUCTIVE LETTER ON SQUARES+STREETS

To the Editor:

Dear Mayor Wu and Chief Jemison:

We feel obligated to comment on a counterproductive letter sent recently to Mayor Michelle Wu by a group of neighborhood association leaders. In it, they admonish the Mayor for allowing “continued off-kilter real estate development,” characterize city officials administering development reform efforts as “the city autocracy,” and suggest that the Mayor’s new “Squares+Streets” zoning initiative favors “bureaucratic centralized authoritarian rulemaking.”

Their statement concludes with a tone of electoral menace, suggesting that “stormy skies” now greet the Mayor halfway through her first term, and that only by following the authors’ prescriptions can she expect past supporters to “feel great” about voting for her again.

We at Abundant Housing Massachusetts (AHMA) envision a future where housing is plentiful for people of all incomes; where we stop the relentlessly increasing housing costs that drive de facto segregation in our neighborhoods; and where land-use policy facilitates the creation of safe, walkable, and low-carbon communities. The sentiments expressed by Boston renters’ direct experiences speak to the urgency of this that can’t afford to wait longer. The sentiments expressed by these leaders run sharply counter to all of these goals and express a pessimism about tackling our city’s housing crisis which we do not share.

We do agree with the letter’s authors that real estate development in Boston has been “off-kilter,” but for starkly different reasons than the ones they offer. From 2010 to 2019, the City of Boston approved 45.8 housing units per 1,000 residents. This rate of housing approvals puts Boston just above the rate of Columbus, Ohio, whose metropolitan area’s population is less than half of Greater Boston’s. Worse, Boston’s rate of housing approvals has been decelerating recently, with 18,790 units approved in total between 2018 and 2022—a 6.5% decrease in production relative to the prior five-year period. That Boston’s housing production has chronically undershot demand is evidenced by the city’s acute housing shortage today. As of 2022, the city’s rental vacancy stood at 3.4% while homeowner vacancy hit 1.2% citywide. This paradigm of scarcity has fueled a pitiless bidding war in the Boston housing market. Over 50% of the city’s renters paid more than 30% of their income to landlords in 2022. Meanwhile, the transition to homeownership has become impossible for all but the wealthiest Bostonians. Critically, the brunt of the cost of this situation has been borne by those with the least, with poorer households paying out greater percentages of their income at higher rates.

It is therefore disappointing to read where these neighborhood leaders focus their ire. They attack the Mayor’s “Squares+Streets” initiative—a measured attempt to increase zoning flexibility in select areas served by transit—as “centralized authoritarian rulemaking.” They unfairly label City staff advancing “Squares+Streets” through a robust Phase I of community engagement—including 24 pop-up events, 2 youth engagement workshops, 29 community planning meetings and 4 public zoning meetings—as comprising part of a “city autocracy.” They complain in one breath that Boston’s affordable housing program is underproducing units, then, in another, confusingly lambaste the commercial development needed to finance it. They even object to the Mayor’s efforts to streamline the permitting processes that both affordable and market housing projects must navigate.

At some level we see this letter from these neighborhood association leaders as typical of the misguided attitudes and obstructionist tactics that have contributed to our housing crisis for so long. The authors offer no objective principles for evaluating neighborhood change in the City of Boston, nor any principled alternatives to the Mayor’s plans. Instead, they unfortunately cast the deliberate attempts of a duly elected mayor to respond to the housing shortage as illegitimate and wrongheaded.

By placing the prerogatives of neighborhood incumbents above the causes and human consequences of our housing crisis, the authors—like too many before them—propose to continue sacrificing the housing stability of Boston’s citizens to perpetuate a failing status quo that too often grants them personal vetoes over change. A world in which these kinds of attitudes continue to stifle change is one in which the housing shortage grinds on unabated and Boston becomes even more unaffordable.

AHMA and its members stand unapologetically for increased housing production for residents of all income levels. We applaud the Mayor’s efforts to legalize ADUs citywide and we support the “Squares+Streets” initiative as a constructive first step in increasing zoning flexibility across the city. Most importantly, we reject the attempts of any group to prop up a failed status quo at Boston residents’ expense given the scale of the housing crisis we face.

Jesse Kanson-Benanav

Executive Director, Abundant Housing MA (AHMA)

Arborway *continued from page 1*

tric bus garage at the Arborway bus yard.

In October 2023, the MBTA conceded with community demands and scaled back the bus garage plan to a one-story, covered bus garage with an attached two-story maintenance and office building.

This design change from a two-story to a one-story meant that the 200-space employee parking on the second floor had to be relocated; the T recommended a structured garage on the restored eight-acre development parcel on Washington Street that MBTA employee parking could share with the housing and retail preferred by subcommittee.

None of this seemed to sit well with the subcommittee, and after a month of often strenuous debate back and forth among the subcommittee, the housing committee and the full council, a letter was sent, still with opposition, to the MBTA on Jan. 16, 2024 that read in part:

“We object to using the community development parcel for MBTA employee parking. We request that the MBTA find an alternative location.”

The council invited the MBTA to a meeting on Jan. 25 to discuss this request. Six senior staff signed in on for the meeting: Scott Hamway, MBTA director for infrastructure planning, Seth Goodman, MBTA interim director for facility modernization, Richard Henderson, MBTA director of real estate, Lydia Rivera, MBTA media relations, Diana Fernandez, BPDA deputy chief of urban design and Jascha Franklin-Hodge, Chief of Streets.

Subcommittee chair Sue Cibulsky moderated the meeting by keeping tight to the main agenda item of the MBTA employee garage lot. She opened the meeting with statistics: 198 MBTA employees on site at peak hours, 210 parking spaces on site, 24 on Stonley Road [opposite the planned 84 Stonley housing], 36 inside the garage shared with buses, and 150 at the Washington St. parcel.

Fernandez said she would

add “additional context.”

“The new garage,” she said, is an “efficient layout, it reduces the architectural footprint and is integrated into the site.” Fernandez quoted the Urban Land Institute that “it is a great idea to keep everything on site, put the parking and the development on one site.”

“A podium structure,” Fernandez said, “is the most efficient layout possible. Who pays for it, that conversation is still going on; we don’t want to be a burden on the community land use.”

Franklin-Hodge said that putting the parking onsite with the garage is a “trade-off.”

“We reduced the size of the bus garage; minimized the large, industrial-scale garage,” he said. “The alternative, to put the parking underground, is the most expensive to build.”

“The most cost effective,” Franklin-Hodge said, “the most space effective, is to plan parking to be built with the development; it’s probably the right place for it.” Fernandez added that an underground garage “is not out of the question if the developer wants to build it.”

The neighborhood council letter recommended that MBTA employee parking be put at the Forest Hills station parking lot and several on the call repeated that suggestion.

Henderson explained why that was not feasible. “The needs of the drivers to be close to their work when they often arrive at 3 or 4 in the morning,” is important he said. “Bus trips are going up, it’s a challenge to find more drivers. The [Forest Hills] lot is also one of the busiest in the [MBTA] system, it’s 155 spaces. The average use is 180 cars, a very important revenue source for the MBTA.”

Henderson gave two precedents for shared MBTA employee parking on the eight acres; North Quincy and Riverside, where developers are building two garages shared with drivers.

“The Riverside developer is carrying the cost,” Henderson said, “We’re still studying this.”

Ken Pope, a first time caller, lives on the down slope of Wenham Street near Weld Hill. He said he had never heard of the Arborway bus garage project before.

“You can’t trust the T,” he said. “The T doesn’t have any standing for us to believe them.”

Caliga, who said she lives on Burnett Street and is also new to the over two-year public process said, “I don’t mince words. You’re taking commu-

nity space. Don’t use pretty words like ‘integrate.’ I am really outraged, taking the eight acres that we fought for. That’s all I have to say.”

Franklin-Hodge added “the city’s perspective.”

“The developer RFP will not be a stand-alone garage,” he said. “It will be a dual garage that the developer will be required to build, an above-ground, podium garage.”

“It’s not a T garage; rather it’s a large garage, large enough for additional T parking. The MBTA estimates that the garage will be 4.5 stories, 250 feet long with a spiral entrance,” Franklin-Hodge said.

Hamway said the goal is to open the garage in 2029.

Franklin-Hodge added that the eight acres “will not be fully available until after 2029. It’s an open question. The city and the MBTA are discussing remuneration for the land. The city will be paying for the land.”

This fact seemed to surprise many on the call, especially Carolyn Royce.

“I never considered that,” she said.

The subcommittee spent some time talking about regularly scheduled meetings with the MBTA, an issue that is raised at each monthly subcommittee meeting and was a key point in the Jan. 16 letter.

Hamway was frank in his reply.

“That’s impossible,” he said. “We’re always happy to meet with you guys when we have something, but the buses service the southern half of Boston,” Hamway said.

Rep. Russell Holmes lives in Mattapan and represents a large part of that southern portion of Boston and he seemed impatient. “I am not sitting through another two hours of this,” Holmes said. “When do we get them [buses]?”

“I sit here and listen, spending a lot of time on one side, my side is waiting for buses, reliable service. That’s what we care about. Don’t pull all my neighbors into this quagmire of eight acres [away] from separate bus service and bus expansion. We’re an afterthought.”

“Nobody knows about this? You are the loudest, most active, most vocal people I know,” Holmes said. “Let’s get the buses.”

Goodman said that the 30 percent design of the bus garage would be ready in late 2024.

Cibulski closed out the meeting.

“The Arborway subcommittee meets monthly,” she said. “We’ll contact the T if there are more updates.”

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Letter To
The Editor**

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Faneuil Gardens looking to "connect"

Jeff Sullivan
Staff Reporter

The Boston Housing Authority (BHA) and Boston Planning and Development Agency (BPDA) released the project notification form for the proposed 441-unit redevelopment of the Faneuil Gardens public housing complex in Brighton.

The BPDA is hosting public meetings as per the Article 80 Large Project Review Process, the first of which is scheduled for Feb. 28 at 6 p.m. Go to <http://tinyurl.com/35hvt8a7> for information on registering.

The development calls for a unit-for-unit replacement of the existing 258 units currently on the site (with increases in square footage) and will add 183 units to the site with more density (heights are currently capped at seven stories for the whole project).

The developer of the project, The Community Builders (TCB), stated in the project notification form (PNF) that the current building has smaller units

than the guidelines set by the city and that, none of the buildings have a second egress, none of the buildings are accessible, the HVAC systems are extremely inefficient and most of the materials in the buildings are "beyond the end of their useful lives."

TCB also said the development has "little to no relationship with the public realm and offers poor visibility of the site's outdoor spaces."

"As a result, Faneuil Gardens physically appears as an island within its urban context, disconnected and lacking purposeful spatial engagement with its surroundings."

After hosting several meetings with current Gardens residents, TCB stated that it is looking to put up a complex that creates a central car-free green space, allows for easy access to and from the adjacent McKinney Playground, connects neighborhood assets to residents, creates semi-private courtyards and an open central space, vary building heights based on neighborhood context and shift the massing to

break down building scales.

What they came up with is a proposal for demolition of the existing site and the construction of five new buildings that TCB at least believes will accomplish these goals. The new buildings will take up about 550,000 square feet, with the vast majority of the units being two-bedrooms or more to accommodate families. There will be a 7,600-square-foot community center, resident amenity spaces, live/work units, and space for small-scale commercial storefronts. There will also be 154 surface parking spaces on the site, as well as 3.55 acres of publicly-accessible and usable open space that includes walkways, patios, plazas, lawn areas, planting beds and rain gardens.

The project's construction is currently set for five phases and will tackle more residential construction at first and then work on the commercial space, the community center and other non-residential uses.

TCB anticipates that it will have to go before the Zoning Board of Appeals to attain zoning relief, as multi-family units are not allowed within the three-family, 4,000-square-foot zoning for the area (the current complex actually predates zoning at 70 years old and Boston's Zoning Code was adopted in 1964). TCB also expects to need relief for building height, floor area ratio, and minimum open space per unit and minimum lot area per unit.

TCB stated it anticipates construction of Phase 1 to start in the third quarter of next year and is expected to finish in 24 months. The other four phases are planned to start every two or three years after that, depending on "a variety of factors such as funding availability."

Commonwealth of Massachusetts
The Trial Court – Probate and Family Court Department

CITATION ON PETITION FOR ORDER OF COMPLETE SETTLEMENT **Docket No. SU22P2313PM**

Estate of: Barbara Kuropatkin **Suffolk Probate and Family Court**
24 New Chardon Street
Boston, MA 02114
(617) 788-8300

A Petition for **Order of Complete Settlement** has been filed by: **Brian J. McLaughlin, Esq. of Boston, MA** requesting that the court enter a formal Decree of Complete Settlement including the allowance of a final account, and other such relief as may be requested in the Petition.

IMPORTANT NOTICE

You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of 03/06/2024.

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.

Witness, Hon. Brian J. Dunn, First Justice of this Court.
Date: January 24, 2024
Stephanie L. Everett, Esq., Register of Probate

Hyde Park Bulletin: 02/08/2024

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Commonwealth of Massachusetts
The Trial Court – Probate and Family Court

INFORMAL PROBATE PUBLICATION NOTICE **Docket No. SU24P0163EA**

Estate of: Donald Lee Bullens **Suffolk Division**
Also known as: Donald L. Bullens
Date of Death: November 26, 2023

To all persons interested in the above captioned estate, by Petition of **Petitioner Eileen M. Keough of Boston, MA** a Will has been admitted to informal probate.

Eileen M. Keough of Boston, MA has been informally appointed as the Personal Representative of the estate to serve without surety on the bond.

The estate is being administered under informal procedure by the Personal Representative under the Massachusetts Uniform Probate Code without supervision by the Court. Inventory and accounts are not required to be filed with the Court, but interested parties are entitled to notice regarding the administration from the Personal Representative and can petition the Court in any matter relating to the estate, including distribution of assets and expenses of administration. Interested parties are entitled to petition the Court to institute formal proceedings and to obtain orders terminating or restricting the powers of Personal Representatives appointed under informal procedure. A copy of the Petition and Will, if any, can be obtained from the Petitioner.

West Roxbury/Roslindale Bulletin: 02/08/2024

COMMONWEALTH OF MASSACHUSETTS
SUFFOLK. SS. **Docket No. SU23E0121PP**

To Luis Ferando Arboleda Garciano, L.K.A. 214 Malden Street, Apt. #2, Revere, MA 02151 and to all other persons interested

A Petition has been presented to said court by Sonya F. Bettencourt of Revere in the County of Suffolk representing that he holds as 50% share as tenant in common undivided part or share of certain land lying in Revere, MA in said County, and briefly described as follows:
Unit #214-2 Percentage Interest: 13.508% Area: 680 Square Feet
Parking Spaces: 6 and 7
Unit Post Office Address: 214 Malden Street, Unit 2, Revere, MA 02151

GRANTOR, Owner of the above referenced UNIT in the MALDEN STREET CONDOMINIUM created by Master Deed, dated August 5, 2005, recorded with Suffolk Registry of Deeds in Book 37739, Page 100; (the "Master Deed") in accordance with the provisions of Massachusetts General Laws Ch. 183A, grants the UNIT to GRANTEE with QUITCLAIM COVENANTS for the CONSIDERATION state above.

The UNIT contains the AREA listed above and is laid out as shown on a plan recorded herewith which is a copy of a portion of the plans filed with the Master Deed and to which was affixed a verified statement in the form provided for in Massachusetts General Laws Ch., 183A, Section 9


Setting forth that he desires that all the following described part of said land may be sold at private sale for not less than \$329,000.00 dollars.

And praying that partition may be made of all the land aforesaid according to law, and to that end that a commissioner be appointed to make such partition and be ordered to make sale and conveyance of all, or any part of said and which the Court finds cannot be advantageously divided either at private sale or public auction, and be ordered to distribute the net proceeds thereof

If you desire to object thereto you or your attorney should file a written appearance in said Court at Boston before ten o'clock in the forenoon on the 29th day of February 2024, the return day of this citation.

Witness, Brian J. Dunn, Esquire, Ent Judge of said Court, this 26th day of January 2024.
Stephanie L. Everett, Esq., Register of Probate

West Roxbury/Roslindale Bulletin: 02/01/24, 02/08/24, 02/15/24



Virtual Public Meeting


Boston University IMP and Warren

FEBRUARY
20
6:00 PM - 8:00 PM

Zoom Link: bit.ly/BUTE

Toll Free: (833) 568 - 8864

Meeting ID: 160 671 0510



Project Proponent:
Boston University

Project Description:
The information at this meeting is crucial to you as a City of Boston resident, and stakeholder. Interpreting services are available to communicate the content of these documents at no additional cost to you. If you require translation services, please contact the following: Tyler.C.Ross@boston.gov. The meeting is scheduled for 2/20/2024. Please request interpreting services no later than 5 days before the meeting date. Meeting of the Boston University Task Force and general public to review the proposed Institutional Master Plan and Warren Towers project. This meeting will be focused on the proposed Institutional Master Plan and Warren Towers project. Please note that this is a combined Task Force and Public Meeting. The meeting will begin with a 30-minute presentation of the project by the development team, followed by a 45-minute discussion of the Task force, followed by 45-minutes of public Q&A.

mail to: **Tyler Ross**
Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201

phone: 617.918.4214
email: tyler.c.ross@boston.gov

Close of Comment Period:
3/2/2024

Website:
bit.ly/BU-charles-river-campus

BostonPlans.org | @BostonPlans
Teresa Polhemus, Executive Director/Secretary

HPNA still wary of city's Squares + Streets

Matthew MacDonald
Staff Reporter

On Thursday, Feb. 1, the Hyde Park Neighborhood Association (HPNA) held its monthly meeting, which drew about 25 attendees and ran nearly an hour-and-a-half.

Its main order of business was follow-up on the Squares + Streets (S+S) meeting held earlier in the week at the Hyde Park Municipal Building/BCYF. On Jan. 29, Mayor Michelle Wu and Boston Planning and Development Agency (BPDA) Director Arthur Jemison had gone before about 200 residents (another 75-100 participated virtually) from neighborhoods across the city to speak of the zoning reform initiative that would supersede sections of neighborhood codes to encourage increased housing in – as listed by Jemison – 19 eligible neighborhood square and main street areas throughout the city.

The meeting (which can be found on Youtube at <http://tinyurl.com/3p3wx3hz>) had been billed as a “people’s conversation,” but it took more than an hour to open the floor for discussion, with questions fielded from fewer than 10 live and virtual attendees before the meeting was called for time, with Wu

advising those with unanswered questions to email them to the BPDA.

A major concern throughout the community process has been the accelerated speed at which the proposed citywide zoning amendment is progressing (the comment period opened on Dec. 5 and closed on Feb. 2). Another has been the lack of understanding regarding the amendment’s language: the technical document is more than 100 pages long, and is a work-in-progress, with one notable change to it being the addition of a sixth higher housing density zone to the five zones originally proposed.

The draft amendment will go to the BPDA Board on March 14, and then on to the Zoning Commission (which will include a public hearing) on April 10. Later this month, a six-to-nine-month planning period will begin for the first two selected areas: Hyde Park’s Cleary Square (which includes Logan Square) and Roslindale Square. At the conclusion of those, the selected Squares + Streets zones will be mapped and go into effect.

Commenting on Monday’s meeting and its lack of detailed dialogue, HPNA member Craig Martin noted that every pro-

posed S+S zone leaves the option for developers to remove storefront space from neighborhood centers in which they are adopted.

He cited as a harbinger of S+S the BPDA approved 1201 River St. development, for which construction is about to begin, and for which it did not have to go before the Zoning Board of Appeals (ZBA). The 63-unit all-affordable senior apartment building’s plan would result in the net elimination of four of six first-floor commercial spaces on that block of River Street, and the removal of a commercial lot on Central Avenue. That block is in the heart of the S+S planning area for Cleary Square.

“All of those options that they have on their Squares + Streets allows that opportunity,” he went on. “They allow, on the first floor, what they call ‘active uses.’ How vague and general is that? Yeah, that could accommodate a store, but it could accommodate anything else they want there. We’re losing Main Street. There’s no question about it. We have the example now.”

The S+S planning area presented during the community process forms a circle with its

HPNA

Continued on page 8



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Love, Dick



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DEATHS

ABICHAKE

David G. of West Roxbury passed peacefully in his home surrounded by his loving family on January 31 at the age of 64. Beloved husband of Linda (Zagami) of 38 years. Devoted father of Peter Abichaker and his husband, Tuan Do of Fullerton, CA and Christine Walsh and her husband, Matthew of Bedford, NH. Cherished brother of Toufic Abichaker and his wife, Marianne of Switzerland, Checrallah Abichaker and his late wife, Deborah of West Roxbury, Fadi Abichaker and his late wife, Hoda of Roslindale, Walid Abichaker and his wife, Hoda of Lebanon and Nayla Raffol and her husband, Kenneth of Needham. Loving "Jedo" of Oliver and Nathan Walsh; and also survived by many loving nieces, nephews, in-laws and friends. Funeral from the Carroll-Thomas Funeral Home, 22 Oak Street, HYDE PARK. Interment will be private at family's request. David was a dedicated biomedical engineer and community leader with the Ameri-

can Lebanese Engineering Society and World Lebanese Cultural Union Boston Chapter and held the title of President. He was a wonderful family man and will be greatly missed. Please, in lieu of flowers, all donations in David's memory can be made to Our Lady of the Cedars of Lebanon Church, 61 Rockwood Street, Jamaica Plain or the Lust Garten Foundation, www.lustgarten.org Carroll-Thomas Funeral Home Hyde Park 617-361-3216.

DeNAPOLI

Ann (Columbo) passed away peacefully at the age of 105 on January 19, 2024. Ann was the wife of the late Francis W. DeNapoli, daughter of the late Michael and Mary (Lupo) Columbo. Ann is survived by her son, Dennis and his wife, Susan of West Yarmouth, Alan of Cape Coral, FL. Beloved grandmother of Pamela, Matthew, Lynne, Lisa, and Alan; cherished great-grandmother of Jack, Ryan, Luke, Maura, Abigail, Aria and Sloane. Ann was predeceased by

her brothers and sisters. Services are private. A private Burial will be in the Massachusetts National Cemetery in Bourne, MA.

HARTIGAN

William Blakeslee, Age 34, the beloved light of his family and many friends, passed away on January 30, 2024, from a short but severe battle against depression. William was the son of Anthony and Cecile Blakeslee Hartigan of Moultonborough, NH. and West Palm Beach, FL. He was a graduate of Concord High School, New Hampshire and Cornell University, where he was a member of the Cornell squash team. William spent a decade with Merrill Lynch in New York, Boston and Concord. He recently was a senior officer at UBS Wealth Management in Manchester. Will continued his passion for squash into adulthood. He and his partner won the National Doubles Squash title in 2023 and he and his father were finalists in the 2023 Father-Son championship in Greenwich, CT. He was generous with his time mentoring youngsters in the Squash Education Association, a program designed to change the lives of ur-

ban youngsters. William was a member of the University Club Boston, The New York Athletic Club, the Racquet Club of New York and The Country Club, Brookline. William lived a sober life for the past fourteen years, during which time he was enthusiastically active in helping others. He believed that the best thing about being sober is that it is a life of service. Those who knew him will always remember the light that he carried and shared so freely with others. He leaves behind three sisters, Elizabeth Callahan and her husband, Chris; and their children, Anita and Cecie; his sisters, Margaret Hartigan and Ann Hartigan; his uncles, Maurice Hartigan, John Gaynor Hartigan, Farlow Blakeslee and Jefferson Blakeslee; and aunts, Edith Kitchin and Kate Blakeslee. He was predeceased by his aunt, Mary Anne Schrank; and uncles, Vincent A Hartigan, Jr. and Steven Blakeslee. William leaves behind many cousins from both sides of his family. A Funeral Mass of Celebration will be held at Holy Name Church, 1689 Centre St., West Roxbury on Saturday, February 10, at 11am. Relatives and friends kindly invited. Interment is private.

Donations in William's memory may be made to the SquashBusters, Boston or the National Alliance on Mental Illness. For online guestbook, pemurrayfuneral.com P.E. Murray - F.J. Higgins George F. Doherty & Sons West Roxbury 617 325 2000.

HAYES

Mary P. "Marie" (Kavanagh) of Hingham, formerly of West Roxbury and Harwich, January 28, 2024. Beloved wife of the late John A. "Jack" Hayes. She is survived by her loving children, Maureen Hayes Rossi and her husband Ken of Braintree and Naples, FL and Steven Hayes of Plainville. Cherished grandmother of Lauren Rossi and her husband, Kurt Schadhauer and Michael Rossi. Mother-in-law of Carolyn Shute. She was predeceased by her children, Jackie, Kevin & Brian. Devoted sister of the late James Kavanagh and Eileen Daley. Also survived by many nieces and nephews. Mary served Holy Name Parish Church in West Roxbury as a member of the Bernadine's, the Holy Name

Deaths

Continued on page 9

HPNA continued from page 7

center on River Street, half-way between Cleary and Logan squares. Its one-third mile radius would go into residential areas and, as HPNA President Mimi Turchinetz put forward, the amendment could allow for buildings of up to 14 units to be constructed without requiring any zoning relief. "That is part of the frustration because people don't know," she said of the way the process is unfolding. "I mean, there's kind of this amorphous planning conversation, but really what they're doing is working on language that... the zoning will be as-of-right. So, once the planning takes place, the vision is - for the administration - that you lay out what it is that you want to see, big picture, but then - when it comes to development - that you don't have the ability to impact it."

Touching on one of the primary goals of the zoning reform - developers not having to go through the ZBA process - Turchinetz finished her point. "It would just be like, 'Okay, you've kind of had your say. This is what we're doing. That's how I understand it.'"

As the discussion continued, HPNA Vice President Brian Putnam's interpretation of the amendment's language - and the effect of its elimination of single family housing from the base code led to some debate, illustrating further uncertainty about what is being proposed, and the risk of adding it to the code without a more extensive review.

Acknowledging Mayor Wu's Monday night comments regarding working out the details of Squares + Streets once the amendment

has been added to the code, Putnam articulated his concern with that approach. "What I'm saying is this: if something becomes an allowed use, the City is going to have a very hard time telling a developer, 'That's not a good idea. You can't build there.' That developer goes to court - if there's enough money involved - and says, 'Hey! It's an allowed use in the code. Follow your own code.'"

For more information about Squares + Streets, go to <http://tinyurl.com/29cxfnys>.

In other Hyde Park development news:

Plans were presented for a nine rental unit, four story building with ground level garage parking for nine cars. The property - 1015 Hyde Park Ave. - is owned by Elias Akiki of Akiki Auto Repair, and the proposed building requires a handful of ZBA variances. The lot is between Greenwood Avenue and Westminster Street, and is marked by a roadside shrine to the Blessed Virgin Mary that would be incorporated into the development.

The HPNA meets on the first Thursday of the month at 7 p.m. in the District E-18 police station (1249 Hyde Park Ave.). For information, email hydeparkneighbors@gmail.com.

J. Lee Associates proposes to install wireless communications antennas and equipment at top heights of 68, 80, 86, and 92 feet on the rooftop of a building with an overall height of 87 feet at the approx. vicinity of 784 Washington St, Dorchester, Suffolk County, MA 02124, Lat: [42-17-03.46], Long: [-71-04-15.40]. Public comments regarding potential effects from this site on historic properties may be submitted within 30 days from the date of this publication to: Trileaf Corp, Elsie, e.boone@trileaf.com, 8600 LaSalle Road, Suite 301, Towson, MD 21286,410-853-7128.

Boston Bulletin:
02/08/24

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.
—V.C.

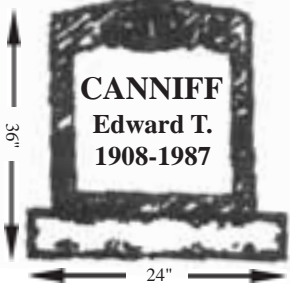
Miracle Prayer

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.
—V.C.

Novena to St. Clare

Ask St. Clare for three favors, 1 business, 2 impossible. Say nine Hail Marys for nine days, with lighted candle. Pray whether you believe or not. Publish on the ninth day. Powerful novena. Say "May the Sacred Heart of Jesus be praised, adored, glorified, now and forever, throughout the whole world. Amen." Your request will be granted, no matter how impossible it may seem.
—V.C.

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Patrick J. Twomey - Bryan F. Higgins - Jerry Locke

Deaths *continued from page 8*

Lady's Sodality and the Brickettes. She was a homemaker and worked for Catholic Memorial School and for Boston catholic charities. Funeral Services for Mary will be held in the spring. In lieu of flowers, donations may be made to the Cystic Fibrosis Foundation, MA/RI Chapter, 220 North Main St., Suite 104, Natick, MA 01760 www.lawlerfuneralhome.com 617-323-5600.

HEFFERNAN

Irene of West Roxbury, formerly of Jamaica Plain, passed away suddenly on January 30, 2024. Beloved daughter of the late John J. and Mary (Costello) Heffernan. Devoted sister of John Heffernan and his late wife, Maureen of Norwood and Dianne Heffernan of West Roxbury. Wonderful aunt to Joseph Heffernan and his partner, Mindy Keyes, Steven Heffernan and his partner, Erin Walsh and Ryan Heffernan all

of Norwood. Grandaunt to Collin Heffernan, Shayne Perry and Tyler Heffernan. Also survived by the love of her life, Bobby Depauw of Humarock. Dear family and friend of Robin Moore of Walpole. Niece of Kathleen Floyd of Norwood. Irene has many cousins both in the USA and Ireland. Irene was a highly regarded oncology nurse for 40 years, always focusing on her patients, their families and her colleagues. Visiting Hours in the William J. Gormley Funeral Home, 2055 Centre St., WEST ROXBURY, on Saturday, February 10, from 9am to 11am, followed by a Funeral Mass in St. Theresa of Avila Church, at 11:30am. Relatives and friends are kindly invited to attend. Interment in St. Joseph Cemetery. In lieu of flowers, donations in memory of Irene may be made to Circle of Hope Foundation, P.O. Box 421, Norwood, MA 02062-0421 or www.norwoodcoh.org For guestbook, please visit www.gormleyfuneral.com William J. Gormley Funeral Home West Roxbury 617-323-8600.

RAJEWSKI

Ronald J. of Hyde Park, MA, passed away peacefully on January 17, 2024. He was 72 years old. Ron graduated High Park High School and attended Burdett College, before entering the Travel Agency Business. He is survived by his brother, Ray, from Longboat Key, FL; his niece Kristen from Middletown, Ohio; his nephew Mike, from Wichita, KS; and his nephew Bob, from Los Angeles CA. He also has nine grandnephews and nieces; and a great-grandnephew. Ron was an independent Travel Advisor affiliated with Pro Travel. Memorial contributions can be made to the Animal Rescue League of Boston.

Obituary policy

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

ZONING HEARING

The Zoning Commission of the City of Boston hereby gives notice, in accordance with Chapter 665 of the Acts of 1956, as amended, that a virtual public hearing will be held on February 28, 2024, at 9:00A.M., in connection with a petition for approval of Map Amendment Application No. 774 and a petition for approval of the Development Plan for Planned Development Area No. 148, 287 Western Avenue, Allston, filed by the Boston Redevelopment Authority d/b/a the Boston Planning & Development Agency.

Said map amendment would add the designation "D," indicating a Planned Development Area overlay to approximately 55,952 square feet (1.28 acres) of land bounded generally by McDonald Avenue to the north, Western Avenue to the south, Speedway Avenue and a mixed-use residential commercial building to the east (277-281 Western Avenue), and the project commonly known as Allston Labworks to the west (305 Western Avenue). Said Development Plan ("the Plan") proposes to redevelop and revitalize the site by demolishing the existing buildings and constructing a new, three-story building containing approximately 92,300 sf of gross floor area, comprised of office/R&D space, replacement uses made suitable for the Boston EMS, shared amenity space, and approximately 3,000 sf of ground floor public co-working and meeting space designed as a resource for the community to work remotely outside of their homes. The Plan will also include approximately thirty-six (36) vehicle parking spaces, approximately thirty-six (36) indoor bicycle parking spaces, approximately two loading bays and approximately two replacement ambulance bay spaces made suitable for use by the Boston EMS.

This meeting will only be held virtually and not in person. You can participate in this meeting by going to https://bit.ly/BZC_Feb282024. Copies of the petitions and a map of the area involved may be obtained from the Zoning Commission electronically, and you may also submit written comments or questions to zoningcommission@boston.gov.

Interpreting services are available to communicate information at this hearing. If you require interpreting services, please contact the following: zoningcommission@boston.gov or 617-918-4308. The meeting is scheduled for February 28, 2024. Please request interpreting services **no later than February 23, 2024**.

For the Commission
Jeffrey M. Hampton
Executive Secretary

Boston Bulletin: 02/08/24

WILBANKS



Paul J., longtime resident of Jamaica Plain and Roslindale, formerly of East Boston, passed away on January 28, 2024. Life Partner of Karen Rosen. Devoted father of Jennifer Wilbanks (Jose Zapata), Brian Wilbanks (V'Nissa D'Amato), Marcus Wilbanks (Kayla Monks), and Dillon Paul (Lindsey Wolkowicz). Loving grandfather of Maeve Paul, Ricky Wilbanks, Emmett Dean Wilbanks, and Angelis Wilbanks. Son of the late Esther (Venezia) Wilbanks. Brother of the late Elaine and Charles Capone, Robert and Rhonda Wilbanks, Janice and Gene D'Avolio, Francine Wilbanks, and Maureen Paul. Brother-in-law to Susan and Jeff Rosen, Shana Rosen, Joanne and David Rosen, Randi and Robert Bell, and Adam Rosen. Also survived by many nieces, nephews, and cousins. Paul was a graduate of The English High School, Boston State College, and Seattle University School of Law. He was a practicing lawyer in the Boston, Cambridge, and Wakefield areas until his retirement in 2019 due to illness. He generously gave countless hours of unpaid legal advice to family, friends, and various organizations. Paul's greatest joy was spending time with his children and he did so by coaching them in youth sports leagues and volunteering at community activities they were involved in. He was a proud Veteran of the U.S. Air Force. A visitation was held at the P.E. Murray - F.J. Higgins, George F. Doherty & Sons Funeral Home, 2000 Centre St. West Roxbury on Wednesday, February 7th. Paul will be interred privately at MA. National Cemetery, Bourne. In lieu of flowers, donations can be made to Jamaica Plain Community Centers, 20 South Street, Jamaica Plain MA 02130, www.jpccc.org. For online guestbook pemmurrayfuneral.com. Arrangements by P.E. Murray - F.J. Higgins, George F. Doherty & Sons Funeral Home, West Roxbury.

ZONING HEARING

The Zoning Commission of the City of Boston hereby gives notice, in accordance with Chapter 665 of the Acts of 1956, as amended, that a virtual public hearing will be held on February 28, 2024, at 9:00A.M., in connection with a petition for approval of Map Amendment Application No. 774 and a petition for approval of the Development Plan for Planned Development Area No. 148, 287 Western Avenue, Allston, filed by the Boston Redevelopment Authority d/b/a the Boston Planning & Development Agency.

Said map amendment would add the designation "D," indicating a Planned Development Area overlay to approximately 55,952 square feet (1.28 acres) of land bounded generally by McDonald Avenue to the north, Western Avenue to the south, Speedway Avenue and a mixed-use residential commercial building to the east (277-281 Western Avenue), and the project commonly known as Allston Labworks to the west (305 Western Avenue). Said Development Plan ("the Plan") proposes to redevelop and revitalize the site by demolishing the existing buildings and constructing a new, three-story building containing approximately 92,300 sf of gross floor area, comprised of office/R&D space, replacement uses made suitable for the Boston EMS, shared amenity space, and approximately 3,000 sf of ground floor public co-working and meeting space designed as a resource for the community to work remotely outside of their homes. The Plan will also include approximately thirty-six (36) vehicle parking spaces, approximately thirty-six (36) indoor bicycle parking spaces, approximately two loading bays and approximately two replacement ambulance bay spaces made suitable for use by the Boston EMS.

This meeting will only be held virtually and not in person. You can participate in this meeting by going to https://bit.ly/BZC_Feb282024. Copies of the petitions and a map of the area involved may be obtained from the Zoning Commission electronically, and you may also submit written comments or questions to zoningcommission@boston.gov.

Interpreting services are available to communicate information at this hearing. If you require interpreting services, please contact the following: zoningcommission@boston.gov or 617-918-4308. The meeting is scheduled for February 28, 2024. Please request interpreting services **no later than February 23, 2024**.

For the Commission
Jeffrey M. Hampton
Executive Secretary

Boston Bulletin: 02/08/24

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ZONING HEARING

The Zoning Commission of the City of Boston hereby gives notice, in accordance with Chapter 665 of the Acts of 1956, as amended, that a virtual public hearing will be held on February 28, 2024, at 9:30A.M., in connection with Map Amendment Application No. 775 and a petition for approval of the Development Plan for Planned Development Area No. 149, 103 North Beacon Street, Brighton, filed by the Boston Redevelopment Authority d/b/a the Boston Planning & Development Agency.

Said map amendment would add the designation "D," indicating a Planned Development Area overlay to approximately 67,586 square feet (1.55 acres) and is located within the block bounded by North Beacon Street, Arthur Street, Herrick Street, and Highborn Street. Said Development Plan calls for the development of a mixed-use/life science project with ground level retail amenity space. The contemplated building program for the Proposed Project consists of approximately 241,000 square feet of gross floor area ("GFA") of Core Shell lab-ready space, approximately 4,000 GFA of retail space on the ground floor, approximately 5,000 square feet of secure bicycle room(s), two (2) levels of underground parking for approximately 196 vehicles and so-called "back of house" space to support these uses.

This meeting will only be held virtually and not in person. You can participate in this meeting by going to https://bit.ly/BZC_Feb282024. Copies of the petition, the Development Plan, and a map of the area involved may be obtained from the Zoning Commission electronically, and you may also submit written comments or questions to zoningcommission@boston.gov.

Interpreting services are available to communicate information at this hearing. If you require interpreting services, please contact the following: zoningcommission@boston.gov or 617-918-4308. The meeting is scheduled for February 28, 2024. Please request interpreting services **no later than February 23, 2024**.

For the Commission
Jeffrey M. Hampton
Executive Secretary

Boston Bulletin:
02/08/24

NOTICE OF INITIAL SITE INVESTIGATION AND TIER II CLASSIFICATION 400 BELGRADE AVE WEST ROXBURY, MASSACHUSETTS RELEASE TRACKING NUMBER 3-37927

A release of oil and/or hazardous materials has occurred at this location, which is a disposal site as defined by M.G.L. c. 21E, § 2 and the Massachusetts Contingency Plan, 310 CMR 40.0000. To evaluate the release, a Phase I Initial Site Investigation was performed under 310 CMR 40.0480. As a result of this investigation, the site has been classified as Tier II under 310 CMR 40.0500. On February 6, 2024, KYL LLP filed a Tier II Classification Submittal with the Department of Environmental Protection (MassDEP). To obtain additional information on this disposal site, please contact Mr. Matthew Simmons, located at 159 Haven Street- 2nd Floor Reading, MA, 781-944-6851. The Tier Classification Submittal and the disposal site file can be viewed at the MassDEP website using Release Tracking Number (RTN) 3-37927 at https://eeonline.eea.state.ma.us/portal#!/wastesite/3-0037927or MassDEP Northeast Regional Office, 205B Lowell Street, Wilmington, MA, 978-694-3200. Additional public involvement opportunities are available under 310 CMR 40.1403(9) and 310 CMR 40.1404.

West Roxbury/Roslindale Bulletin: 02/08/24

COMMONWEALTH OF MASSACHUSETTS LAND COURT – DEPARTMENT OF THE TRIAL COURT Docket No. 24 SM 000395 ORDER OF NOTICE

TO: Janet A. Blake and to all persons entitled to the benefit of the Servicemembers Civil Relief Act, 50 U.S.C. c. 50 §3901 (et seq): HSBC Bank USA, National Association as trustee for Deutsche Alt-A Securities, Inc., Mortgage Loan Trust, Series 2006-ARI claiming to have an interest in a Mortgage covering real property in Mattapan, numbered 33-35 Harmon Street, given by Denovan L. Blake to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for GreenPoint Mortgage Funding, Inc., its successors and assigns, dated August 11,2005, and recorded in Suffolk County Registry of Deeds in Book 37821, Page 1, and now held by the Plaintiff by assignment, has/have filed with this court a complaint for determination of Defendant's/Defendants Servicemembers status.

If you now are, or recently have been, in the active military service of the United States of America, then you may be entitled to the benefits of the Servicemembers Civil Relief Act. If you object to a foreclosure of the above-mentioned property on that basis, then you or your attorney must file a written appearance and answer in this court at Three Pemberton Square, Boston, MA 02108 on or before 3/18/2024 or you may lose the opportunity to challenge the foreclosure on the ground of noncompliance with the Act.

Witness, GORDON H. PIPER Chief Justice of this Court on 1/30/2024 Attest: Deborah J. Patterson, Recorder 23-044207

Hyde Park Bulletin: 02/08/24

COMMONWEALTH OF MASSACHUSETTS LAND COURT DEPARTMENT OF THE TRIAL COURT Docket NO. 24 SM 000408 ORDER OF NOTICE

TO: Donna M. Hickey, Paul Hickey and to all persons entitled to the benefit of the Servicemembers Civil Relief Act, 50 U.S.C. c. 50 §3901 (et seq): Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2007-4, Asset-Backed Certificates, Series 2007-4 claiming to have an interest in a Mortgage covering real property in Hyde Park (Boston), numbered 11 Braeburn Road, given by Paul Hickey and Donna M. Hickey to Option One Mortgage Corporation, dated January 10, 2007, and recorded in Suffolk County Registry of Deeds in Book 41135, Page 193, and now held by the Plaintiff by assignment, has/have filed with this court a complaint for determination of Defendant's/Defendants Servicemembers status.

If you now are, or recently have been, in the active military service of the United States of America, then you may be entitled to the benefits of the Servicemembers Civil Relief Act. If you object to a foreclosure of the above-mentioned property on that basis, then you or your attorney must file a written appearance and answer in this court at Three Pemberton Square, Boston, MA 02108 on or before 3/18/2024 or you may lose the opportunity to challenge the foreclosure on the ground of noncompliance with the Act.

Witness, GORDON H. PIPER Chief Justice of this Court on 1/30/2024 Attest: Deborah J. Patterson, Recorder 15-020138

Hyde Park Bulletin: 02/08/24

COMMONWEALTH OF MASSACHUSETTS LAND COURT – DEPARTMENT OF THE TRIAL COURT 24 SM 000389 ORDER OF NOTICE

TO: Jesse L. Stots Jr a/k/a Jessie L Stots Jr, Individually and as Personal Representative of the Estate of Jessie L. Stots a/k/a Jesse L. Stots; Olivia M. Stots; Octavia M. Stots-Nembhard and to all persons entitled to the benefit of the Servicemembers Civil Relief Act: 50 U.S.C. c. 50 § 3901 (et seq): Citizens Bank, N.A. f/k/a RBS Citizens, N.A. s/b/m Citizens Bank of Massachusetts claiming to have an interest in a Mortgage covering real property in Jamaica Plain, numbered 83 Atherton Street, given by Jessie L Stots Jr, Octavia M. Stots, Life Estate of Jesse L Stots and Life Estate of Mary L. Stots to Citizens Bank of Massachusetts, dated July 15, 2005, and recorded at Suffolk County Registry of Deeds in Book 37729, Page 260, has/have filed with this court a complaint for determination of Defendant's/ Defendants' Servicemembers status.

If you now are, or recently have been, in the active military service of the United States of America, then you may be entitled to the benefits of the Servicemembers Civil Relief Act. If you object to a foreclosure of the above-mentioned property on that basis, then you or your attorney must file a written appearance and answer in this court at Three Pemberton Square, Boston, MA 02108 on or before March 11, 2024 or you may lose the opportunity to challenge the foreclosure on the grounds of noncompliance with the Act.

Witness, GORDON H. PIPER, Chief Justice of said Court on January 29, 2024. Attest: Deborah J. Patterson Recorder

Hyde Park Bulletin: 02/08/24

Commonwealth of Massachusetts The Trial Court – Probate and Family Court

INFORMAL PROBATE PUBLICATION NOTICE DOCKET No. SU24P0222EA

Estate of: Jeanette Constance Gilmore Suffolk Division Also known as: Jeanette C. Gilmore, Jeanette Gilmore Date of Death: December 12, 2023

To all persons interested in the above-captioned estate and, by Petition of Petitioner Cheryle A. Parrish of Norwood, MA a Will has been admitted to informal probate.

Cheryle A. Parrish of Norwood, MA has been informally appointed as the Personal Representative of the estate to serve without surety on the bond.

The estate is being administered under informal procedure by the Personal Representative under the Massachusetts Uniform Probate Code without supervision by the Court. Inventory and accounts are not required to be filed with the Court, but interested parties are entitled to notice regarding the administration from the Personal Representative and can petition the Court in any matter relating to the estate, including distribution of assets and expenses of administration. Interested parties are entitled to petition the Court to institute formal proceedings and to obtain orders terminating or restricting the powers of Personal Representatives appointed under informal procedure. A copy of the Petition and Will, if any, can be obtained from the Petitioner.

Hyde Park Bulletin: 02/08/2024

Commonwealth of Massachusetts The Trial Court Probate and Family Court

CITATION ON PETITION FOR FORMAL ADJUDICATION

DOCKET No. SU24P0142EA

Estate of: Michael Paul Curran Also known as: Michael P. Curran, Michael Curran Date of Death: 01/02/2024

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

To all interested persons:

A Petition for Formal Adjudication of Intestacy and Appointment of Personal Representative has been filed by Julia Elizabeth Glendon of Lunenburg, MA requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition.

The Petitioner requests that: Julia Elizabeth Glendon of Lunenburg, MA be appointed as Personal Representative(s) of said estate to serve With Corporate Surety on the bond in unsupervised administration.

IMPORTANT NOTICE

You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of 03/08/2024. 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: January 26, 2024 Stephanie L. Everett, Esq., Register of Probate

Boston Bulletin: 02/08/2024

Commonwealth of Massachusetts The Trial Court Probate and Family Court

CITATION ON PETITION FOR FORMAL ADJUDICATION

DOCKET NO. SU24P0033EA

Estate of: Annmarie D. Brathwaite Date of Death: 07/03/2023

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

To all interested persons:

A Petition for Formal Adjudication of Intestacy and Appointment of Personal Representative has been filed by Shelley Crim of Hyde Park, MA requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition.

The Petitioner requests that: Shelley Crim of Hyde Park, MA be appointed as Personal Representative(s) of said estate to serve With Corporate Surety on the bond in unsupervised administration.

IMPORTANT NOTICE

You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of 02/16/2024. 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: January 05, 2024 Stephanie L. Everett, Esq., Register of Probate

Hyde Park Bulletin: 02/08/2024

NOTICE OF TIER CLASSIFICATION 1201 RIVER STREET HYDE PARK, MA 01236 RTN: 3-37867

A release of oil and/or hazardous materials has occurred at this location, which is a disposal site as defined by M.G.L. c. 21E, §2 and the Massachusetts Contingency Plan, 310 CMR 40.0000. The site has been classified as TIER II pursuant to 310 CMR 40.0500. On December 13, 2023, CCC River, LLC filed a TIER II Classification Submittal with the Massachusetts Department of Environmental Protection (MassDEP). To obtain more information on this disposal site, please contact Rick Wozmak, LSP of Partner Engineering and Science, Inc., at (800) 419-4913. The Tier Submittal and the disposal site files can be viewed at MassDEP website using Release Tracking Number (RTN) 3-37867 at: https://eeonline.eea.state.ma.us/portal#!/wastesite/3-0037867 or at MassDEP, Northeast Region, 150 Presidential Way, Woburn, MA 01801, (978) 694-3200. Additional public involvement opportunities are available under 310 CMR 40.1403(9) and 310 CMR 40.1404.

Hyde Park Bulletin: 02/08/24

COMMONWEALTH OF MASSACHUSETTS LAND COURT DEPARTMENT OF THE TRIAL COURT Docket No. 24 SM 000336 ORDER OF NOTICE

TO: Zoila Hernandez a/k/a Zoila A. Hernandez and to all persons entitled to the benefit of the Servicemembers Civil Relief Act, 50 U.S.C. c. 50 §3901 (et seq): Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as owner trustee for CSMC 2018-RPL6 Trust claiming to have an interest in a Mortgage covering real property in Roslindale (Boston), numbered 442 Poplar Street, given by Zoila Hernandez to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for American Home Mortgage, its successors and assigns, dated March 30, 2005, and recorded in Suffolk County Registry of Deeds in Book 36814, Page 154, and now held by the Plaintiff by assignment, has/have filed with this court a complaint for determination of Defendant's/ Defendants Servicemembers status.

If you now are, or recently have been, in the active military service of the United States of America, then you may be entitled to the benefits of the Servicemembers Civil Relief Act. If you object to a foreclosure of the above-mentioned property on that basis, then you or your attorney must file a written appearance and answer in this court at Three Pemberton Square, Boston, MA 02108 on or before 3/11/2024 or you may lose the opportunity to challenge the foreclosure on the ground of noncompliance with the Act.

Witness, GORDON H. PIPER Chief Justice of this Court on 1/25/2024 Attest: Deborah J. Patterson, Recorder 23-043369

West Roxbury/Roslindale Bulletin: 02/08/24

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Reach out today for a free mortgage consultation!



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