

# The Hyde Park Bulletin

Volume 23, Issue 15

April 11, 2024



A look at spots of gathering and cultural importance in Roszie. The red pins are from residents, where the blue pins were put in by the city.

COURTESY PHOTO

## Inclusion hot topic at Rozzie S+S Residents want to see data

Jeff Sullivan  
Staff Reporter

The Boston Planning and Development Agency (BPDA) met with residents of Roslindale last Wednesday night to review outreach data, comments and general themes the agency has picked up on during its community outreach sessions in the neighborhood.

The theme from residents at this meeting? They want to see the data.

The BPDA has been pushing its new rezoning overlay initiative Squares + Streets (S+S) since at least November of last year. The basic idea is that the city has identified six overlay zones that will have their own distinct massing and use regulations that can increase density developers can propose as-of-right, shortening the development process for said developers. Those districts have been approved by the BPDA but still need Boston

Zoning Commission approval, a vote for which is set for April 26. Then, if approved, the BPDA will start the process for the first two selected squares; Roslindale Square and Cleary Square, which is expected to take another six-to-nine months.

The BPDA has released several surveys and results, both asking for more input from residents and synthesizing what

Rozzie Squares  
Continued on page 8

## ZBA okays six units in Brighton

### Commercial to residential conversion approved in WR

Jeff Sullivan  
Staff Reporter

The Boston Zoning Board of Appeals (ZBA) voted recently to approve six new units at 226-228 Washington St. in Brighton and five new units on what is now ground floor retail at 120 Park St. in West Roxbury.

The former site of Masona Grill at 120 Park St. in West Roxbury closed in 2018 and is slated to become residential. Attorney Anthony Ross representing the owners, said the building, which wraps around Corey and Park streets, was formerly a commercial business and has not been used since.

“The proposal is to convert the building to five one-bedroom residential units with no change to the size of the existing building or its footprint,” he said. “Each unit in the proposed residential reconfiguration would contain first-floor living space between 503 and 710 square feet, including a kitchen, dining room, living room, full-bath and in-unit laundry.”

Ross said the proposal includes four off-street parking spaces, two of which would be tandem spaces, with the other two located behind the building.

“The only change to the exterior of the building would be to reface the building with new siding, awnings and replace the entry doors,” he said.

Zoning relief being requested for the project includes multi-family is a forbidden use in this zone, insufficient usable open space, insufficient parking, and parking has insufficient maneuverability. Ross said as far as the open space is concerned, the building already uses all available land, which is why they did not originally include open space.

“My client has indicated that he is willing to work with the Boston Planning and Development Agency (BPDA) to include 250 square feet of open space including, if necessary, by reducing the proposed parking,” he said.

ZBA member Giovanny Valencia asked the million dollar (probably more like \$3.2 million in this market) question: why are they not trying to build more floors if they’re already going for a variance-laden project?

ZBA  
Continued on page 2

## JP zoning slowing down and changing

Richard Heath  
Staff Reporter

Zoning in Jamaica Plain is in a lull; two consecutive Jamaica Plain Zoning Committee (JPZC) meetings, March 26 and April 3, were canceled for lack of an agenda.

Committee chair Dave Baron seemed perplexed at the last scheduled zoning meeting on March 6. “I’m surprised,” he said. “There are not a lot of new projects, not a lot of flow in the pipeline. Are there more as-of-right or maybe they’re [developers] not doing anything.”

More as-of-right, which circumvents the often lengthy neighborhood process, does seem to be a trend. Gregory McGrath’s four-story, nine-unit residential building at 28-30 Hyde Park Ave. is one; it was permitted on Oct. 26, 2022 and is now fully framed. McGrath, of Charlestown, bought the closed down Fireside Tavern and razed it a

JP Zoning  
Continued on page 4



As-of-right housing is becoming more common, like this project at 28-30 Hyde Park Avenue by Gregory McGrath.

COURTESY PHOTO

**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 favours, 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.

**ZBA** *continued from page 1*

"You can get more open space if you go higher on the scale," Valencia said.

It is unclear if Ross answered the question.

"My clients are proposing to repurpose the existing building, not to put a second- or third-story addition on the building, and because it's a single-story structure there is no opportunity to add balconies," he said. "But after reviewing the BPDA recommendation we feel by utilizing the portion not occupied by the structure, we think we can create the 250 square feet that the BPDA recommendation is requesting."

Office of Neighborhood Services West Roxbury representative Ben Tayag said there was an abutters meeting held with little to no opposition. He said the only questions were around parking.

"On Jan. 23, 2024, this project passed by a 4-3 vote from the West Roxbury Neighborhood Council," he said.

A representative from Brian Worrell's office asked that the project be deferred for more community engagement, though Board voted unanimously to accept the proposal with the proviso that the BPDA approve the design and that the open space is increased by nixing that parking space.

The Brighton project, at 226 Washington St., located just across the street from St. Elizabeth's, received several variances, including multi-family is forbidden in the zoning district, insufficient off-street parking and loading, insufficient usable open space, insufficient side yard and insufficient lot area.

Attorney representing the project, George Morancy, said the plan was originally deferred the last time it was before the ZBA due to the apparent need for BPDA design review. That review provided a reduction in one parking space to increase the usable open space on the site, according to Morancy.

Morancy went through the variances, and pointed out that the area is "dominated" by St. E's and several multi-family apartment communities.

Brighton Allston Improvement Association representative Annabella Gomes went on record in support of the project during the hearing, but abutter Deborah Tempesta said she had a concern about the parking and the proposed common driveway.

"It doesn't look like it will be easy for any of the cars to get in and out of that driveway and I guess the only thing separating my property and their driveway is a wooden fence, and it doesn't seem like they're going to be able to turn around easy enough without banging into and destroying the fence," she said. "It just seems really small and tight and it doesn't seem reasonable or doable that that's going to work."

Morancy said the driveway is 10 feet and the entry point is 15 feet.

"I think the spaces work in terms of maneuverability; there is a generous almost 500-square-foot area that's left for maneuvering for all of those spaces and so this wouldn't be a situation where the cars need to back out of the driveway," he said.

Valencia made a motion to approve the plan, with design review from the BPDA with a focus on improving the open space and making sure the parking plan works. The Board approved the motion 5-0.

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# S+S Cleary Square review

**Matthew MacDonald**  
Staff Reporter

On Monday, the Boston Planning & Development Agency (BPDA) held a virtual workshop to review community engagement regarding its Squares + Streets initiative for Cleary Square. It drew about 30 members of the public and ran an hour and a half.

The BPDA's six to nine month S+S small area planning process for Hyde Park's downtown officially kicked off on Feb. 25, and its goal is to determine how and where – within a one-third mile radius of the intersection of River Street, Harvard Avenue, and Maple Street – to apply any of six new zoning overlay districts.

Where mapped, these districts – ranging from S0 through S5 – would override neighborhood code, and would encourage increased levels of housing density and scale by reducing or eliminating the zoning relief process for potential development projects.

“We really want to ensure that every Bostonian has access to high quality neighborhoods that they can get to to fulfill their everyday needs in the places that they live,” Cleary Square Project Manager Catherine Neill said of the BPDA's goal for the S+S initiative, which is focusing on neighborhoods with commercial activity and civic assets already in place that are also near transit options such as commuter rail stations and key bus routes.

Cleary Square and Roslindale Square are the first

neighborhood downtowns selected by City Hall for the initiative, and the small area planning process for them is new, as are the events that are part of it. These have included kick-off events, workshops, neighborhood walks, and office hours during which input has been collected for review.

For Cleary Square, the kick-off event and neighborhood walk drew about 75 and 25 participants, respectively, and elicited significant community interaction within their parameters. The zoning educational workshop and housing & small business workshop, however, drew only about 10 participants per event, with questionable results for both.

These events' outcomes were not extensively reviewed at Monday's workshop, which was entitled “What We've Heard So Far.” Instead, Neill spent most of the session introducing and walking through two interactive online data collection surveys.

One was a mapping activity designed to pinpoint different elements of the Cleary Square planning area: its popular gathering spots, landmarks contributing to its identity, arts & culture spaces, and a public realm category focusing on architecture and landscaping.

The other was an engagement themes survey.

As Neill described it, community feedback is being categorized for review into major thematic “buckets” in the S+S initiative: Housing, Small Business, Arts + Culture, Transportation + Public Space, Open Space + Resiliency, and Zon-

ing + Design. The engagement themes survey provides a mission statement for each of these categories, and asks those taking it to rate how adequately it “reflects community goals to be advanced through Squares + Streets.” Each category also allows for further comments.

“How does NS-2 zoning not provide those aspects that you just generated that the Square now offers?” Hyde Park Neighborhood Association member Craig Martin asked Neill.

Both Cleary Square and Logan Square are within a large neighborhood shopping (NS-2) zoning district allowing

**Workshop**  
Continued on page 4





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## Roslindale Square Squares + Streets

**APRIL**  
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6:00 PM - 8:00 PM

Visit the link below or scan the QR code to register:

[bit.ly/rozziezoningwkshp](https://bit.ly/rozziezoningwkshp)



**Project Description:**

The BPDA is leading a zoning workshop as part of the Squares + Streets planning and engagement process for Roslindale Square! At this workshop, community members will be introduced to zoning as a tool that guides development and will discuss both existing zoning in Roslindale Square and proposed Squares + Streets zoning through a community development mindset. The workshop will include an interactive, facilitated activity to think about how proposals for community development projects would have to interact with existing zoning regulations in Roslindale Square. Translation services for Spanish will be provided.

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

**Location:**  
**Roslindale Community Center**  
6 Cummins Highway,  
Roslindale, MA 02131

# Workshop *continued from page 3*

for mixed use development. It went into effect when Hyde Park’s zoning code – Article 69 – was codified in early 2012 after a lengthy community process, and has been used to question the point of S+S rezoning the downtown area.

In a response that went on for more than two minutes and focused on what the S+S initiative hoped to achieve, Neill stated that Article 69 had been looked at “in terms of setting a bit of a baseline for this area” and noted “some issues with the existing zoning system... and the high reliance on the need for variances for any kind of development coming forward,” adding that S+S was about “creating clarity in the zoning process.”

When Martin let Neill know that she had not answered his question about why NS-2 does not apply to the goals articulated in the engagement themes, she went on to speak of zoning transformation that would ensure planning “in a robust way,” while recognizing that goals had been set previously for the neighborhood and that “we want to reiterate those in this process, but we want to create a process that’s more transparent, it’s clearer to folks what they can expect, and the zoning process is a bit clearer, as well, overall.”

“I don’t know why NS-2 is not transparent,” Martin followed once more, “And why it doesn’t provide for the robustness that you’re seeking. I still haven’t gotten that answer.”

“I think that it’s just, like, recognizing the developments that have come forward through that and what it’s enabling, and what it’s not enabling, as well,” Neill replied. “I think that’s something, as well, for us to kind of come back to within the visioning workshops, as well. We have done an analysis of the existing zoning code overall, and we want to basically kind of figure out within what we’ve heard from the community in the engagement plan process, and then how we apply that through the upcoming zoning districts, as well. So it’s definitely part of the upcoming stage of this, too.”

An in-person Cleary Square visioning workshop will be held on May 1 from 6 p.m. - 8:30 p.m. at a location to be determined. The BPDA has requested that attendees register in advance. A virtual visioning workshop will take place from 6 p.m. - 8:30 p.m. on May 15.

To register for these workshops, visit the S+S webpage: <http://tinyurl.com/29cxfnys>.

To complete the engagement themes survey, go to: <https://survey123.arcgis.com/share/ce90e2d5fb1242c7b6bde78d76166b75>.

To complete the mapping survey, go to: <https://storymaps.arcgis.com/stories/a751159bc10a46e1be1e14745c562788>.

# JP Zoning *continued from page 1*

year ago for his new building.

Another is on the lower slope of Arborway Road, where Ivan Biesky of Walpole bought and razed the 1957 Kelly house, at number 372 Arborway. His BCC Design Build company has finished framing a larger, gabled, single-family house with an estimated construction cost of \$450,000.

Will Cohen of the BPDA zoning staff (and erstwhile JP Neighborhood Council chair) briefed the JPZC on January 17, 2024 on the Squares and Streets initiative. “Ninety percent of the projects require variances,” Cohen said. “There’s no other way to get things built,” which was the impetus for Squares and Streets.

Matt MacDonald of The Bulletin has reported at length on the zoning amendment Squares and Streets that the BPDA approved on March 14, 2024. As MacDonald reported, one aspect of the S+S zoning amendment—which has yet to be approved by the ZBA - is to “reduce the number of variances,” Cohen said.

“The goal is to simplify uses, expedite zoning, change the zoning to get things built as-of-right, unlock production,” Cohen said.

Unlike Plan JP/Rox, the S+S zoning would be codified; Plan JP Rox is still considered guidelines by the Boston Planning and Development Agency (BPDA).

The first two prototypes for S+ S, Roslindale and Hyde Park (Cleary Square), are underway in a “six-to-nine month small area planning process so that consensus would be sought” as MacDonald wrote on April 4.

As the S+S was moving through the review process there seemed to be a shift in the Zoning Board of Appeals (ZBA) process: starting at the Feb 26 2024

meeting there appeared “recommendations” on the agenda.

Smaller projects were heard and recommendations made at the zoning advisory subcommittee which meets in between the ZBA hearings. These are brought to the ZBA as a block circumventing the usual proponent presentation, Q+A from the board and individual vote. Three that were voted for approval as a block on Feb. 26 had already been approved at the JPZC level: 11 Edge Hill (renovate and enlarge owners home) - 44 Bournedale (enlarge rear kitchen) - 75 McBride (remove and replace first floor porch).

At the March 26 ZBA meeting over a dozen city-wide items were voted on as a block by the ZBA ranging from a shed dormer, a new bathroom, a second floor addition and a hot tub in a new garage.

Cohen explained that another aspect of S+S was to mix housing with business in core neighborhoods. Costello’s Tavern, at 713 Centre St., was the first in JP; in 2020 owner Matt Griffin built two-story apartments over his pub, adding housing in the middle of the business district.

Omer Hecht is another pioneer in Jamaica Plain. Hecht owns the 3514 Washington St. storefront for his analog large format camera shop, one of four, attached, separately-owned stores. On June 7, 2022, Hecht received zoning approval to build a two-story, two condominium residence above his shop. Designed by Timothy Burke, it is now fully framed.

Two doors down, Bill Guo wants to do the same with his store at 3510 Washington St. which is leased to a Chinese take-out restaurant. Burke will design that addition too.

The community process may be slowed, but it has not stopped.

Colm O’Shea has been trying since Nov. 13, 2023 to get JPZC approval for his seven-condominium renovation at 305 Chestnut Ave., a house built in 1841.

O’Shea, who had similar experiences with the Stonybrook Neighborhood Association regarding 40 Stedman and 84 Stonley Rd. 10 years ago, bought the dilapidated pre Civil War

house with a rundown, 40-foot later addition after a condemnation hearing by ISD on June 18, 2020.

Coming back again to JP zoning on March 6, 2024, even Baron was surprised. “This is the third meeting,” he said, “unusual for Jamaica Plain.”

“It was seven units now down to six. The basement unit has been taken out, what’s happening?”

What’s happening was that most of the zoning committee and most abutters wanted five units. “You have a long way to go before I can support this,” said long time committee member Kevin Moloney.

O’Shea has a commitment; under the acquisition proviso, he has to provide one unit free of charge when the owner, David Mittell, is released from a rehab hospital.

O’Shea and his architect Luis Santana have made changes including reducing the scale of the rear addition, and they want to restore the historic house to its 1841 appearance if it’s feasible.

Elizabeth Moss, who lives in a single family house at 282 Chestnut Ave., summed it up for most of her neighbors, who complained about traffic, the width of the on-site parking spots and the number of trash barrels the building would provide.

“I’m not happy with six units. I’m not comfortable with this,” she said.

O’Shea said that delays cost him money. “Details cost money,” he said. “It’s not cheap to do this. Give us a favorable vote so we can go forward.”

Baron disagreed. “None of this delay is the responsibility of this committee,” he said. “We do not have to be part of that. Let’s wrap up.”

“You ask us for five units” O’Shea replied. “We did the numbers and it doesn’t work. The owner wants one unit back. Five units means four. No way we can do that.”

“This is a feasible development,” Santana said, “a great improvement. But we don’t want to waste any more money at this time if we make the changes you want.”

The JPZC was deadlocked; a vote to approve was a tie as was a vote to deny. There was no recommendation.

There is no ZBA date yet.

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- + **Led by:** Hyde Park Neponset River Access Committee



Commonwealth of Massachusetts  
The Trial Court – Probate and Family Court Department  
SUFFOLK Division Docket No. SU24D0542DR

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**Witness, Hon. Brian J. Dunn, First Justice of this Court.**  
Date: April 2, 2024  
Stephanie L. Everett, Esq. Register of Probate

*Boston Bulletin: 04/11/2024*

# No pocket park at Junior's Changes proposed for S+S zoning

**Matthew MacDonald**  
Staff Reporter

The Hyde Park Neighborhood Association (HPNA) held its monthly meeting on Thursday, April 4. Its main appointment featured attorney John Pulgini updating the approximately 25 people in attendance regarding the 1318 River St. development.

The Article 80 small project review application was filed with the Boston Planning & Development Agency (BPDA) in September, 2020 and was approved by its Board of Directors in late 2021. The Zoning Board of Appeal (ZBA) then granted the proposed development 13 variances for neighborhood code (Article 69) violations in October, 2022.

The 1318 lot is at the intersection of Business Street, Gordon Avenue, and the closed-for-repair River Street Bridge. It is the former home of Junior's Automotive, which will be replaced with a four story, 30-unit apartment building with garage parking for 30 cars.

Much community pushback had focused on the BPDA's recommendation to close off one leg of the split end of Business

Street and replace it with a public pocket park connecting an existing traffic island/war memorial to the 1318 lot. This closure would have redirected all auto traffic through the other leg of the split, which is owned by the MBTA.

Primarily because of this plan to close off that forked end of Business Street, the 1318 River St. developer – HP Trax Realty LLC – was required to petition the Public Improvement Commission (PIC) once the ZBA had granted its variances.

This took place on March 28. During the 1318 presentation, neither mention was made nor renderings shown of the road section being closed off and replaced by a park. Rather, civil engineer Joe Connolly (Howard Stein Hudson) spoke of enclosing and modifying the lot's existing curb cuts, widening the public sidewalk on the Business Street side of the property, narrowing that part of the road (which would make its River Street corner a harder right angle), and – at the advisement of the PIC – adding a raised crosswalk.

It was only after a question was asked during the public hearing that PIC Chair Jascha Franklin-Hodge provided details

as to why that leg of Business Street would remain open. He explained that the T had been unwilling to cede ownership and control of its side of the road, and that – should the City's side of the street be closed and the T then choose to exercise its property rights in the future – Business Street could become a dead end.

“And so,” he concluded, “to ensure that there is a street connection here, the City determined it was necessary to keep this leg of Business Street open since we could not secure permanent long term rights to the other leg.”

Franklin-Hodge also agreed to continue the hearing until April 11 in order to allow the project's changes to be presented to the HPNA by the development team.

During Pulgini's presentation, he fielded questions about the project and its changes, but met with little pushback. He did, however, acknowledge the community's earlier input.

“Most of you in here – based upon the negative letters that we received when we were going through the permit – the leg of...

HPNA

*Continued on page 6*



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blocking off that street was a big concern for everybody,” Pulgini said of the local reaction. “And I heard from all the elected officials. Rob Consalvo called me. Everybody called me on that. So that is no longer.”

The 1318 River St. project returns to the PIC at 10 a.m. on Thursday, April 11. For information regarding participating in the hearing, visit [www.Boston.gov/PIC](http://www.Boston.gov/PIC).

Near the end of the meeting, HPNA President Mimi Turchinetz gave an update on Squares + Streets. The draft text

amendment at the center of that initiative proposes six new zoning districts that, if applied, would reduce or eliminate variances and would facilitate increased housing density and scale in selected neighborhood downtowns.

The amendment is slated to be voted on by the Zoning Commission on April 17. If approved, the new districts would become part of the base code for the city.

The six to nine month S+S small area planning processes for Roslindale Square and Hyde Park’s Cleary Square are al-

The Bulletin ready underway, and the HPNA, the Community Impact Board of Hyde Park, and the Roslindale Coalition have drafted changes to the zoning draft amendment that more specifically address their concerns. These changes include the subcategorizing of the S0 and S2 districts, the increased allowance of commercial uses in almost all S+S districts, and an increase in off-street parking requirements. Also proposed are five pages of new amendments addressing environmental protection, the preservation of historic and cultural resources, and affordability and displacement.

“We’ve been trying to get a

meeting with Mayor Wu to present this particular proposal to try to get it added to the zoning text,” Turchinetz explained, noting that District 5 City Councilor Enrique Pepén had stated that he would try to make that happen.

“The expectation is that the text – the current proposed Squares + Streets text – is going to pass,” Turchinetz went on. “And so there’s really been this effort to try to address some of

the issues that people see have arisen from it. So that’s where things are at.”

The Zoning Commission S+S text amendment hearing is scheduled for 9 a.m. on April 17. To participate, visit [https://bit.ly/BZC\\_Apr172024](https://bit.ly/BZC_Apr172024). Written comments and questions may also be submitted by emailing [zoningcommission@boston.gov](mailto:zoningcommission@boston.gov).

For more information about the HPNA, email [hydeparkneighbors@gmail.com](mailto:hydeparkneighbors@gmail.com).

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Legals

Commonwealth of Massachusetts The Trial Court Probate and Family Court CITATION ON PETITION FOR FORMAL ADJUDICATION DOCKET No. SU24P0752EA Estate of: Jason C. Y. Man Also known as: Jason Chun Yin Man Date of Death: 01/07/2024 Suffolk Probate and Family Court 24 New Chardon Street Boston MA 02114 (617) 788-8300 To all interested persons: A Petition for Formal Probate of Will with Appointment of Personal Representative has been filed by Christopher Man of Quincy, 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: Christopher Man of Quincy, MA be appointed as Personal Representative(s) of said estate to serve Without 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 05/07/2024. 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: April 5, 2024 Stephanie L. Everett, Esq., Register of Probate Boston Bulletin: 04/11/2024

Commonwealth of Massachusetts The Trial Court Probate and Family Court CITATION ON PETITION FOR FORMAL ADJUDICATION DOCKET No. SU24P0690EA Estate of: Irene A. Heffernan Also known as: Irene Heffernan Date of Death: 01/30/2024 Suffolk Probate and Family Court 24 New Chardon Street Boston MA 02114 (617) 788-8300 To all interested persons: A Petition for Formal Probate of Will with Appointment of Personal Representative has been filed by Dianne M. Heffernan of West Roxbury, 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: Dianne M. Heffernan of West Roxbury, MA be appointed as Personal Representative(s) of said estate to serve Without 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 05/08/2024. 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: March 27, 2024 Stephanie L. Everett, Esq., Register of Probate West Roxbury/Roslindale Bulletin: 04/11/2024

Commonwealth of Massachusetts The Trial Court Probate and Family Court Department SUFFOLK Division Docket No. SU24P0145GD CITATION GIVING NOTICE OF PETITION FOR APPOINTMENT OF GUARDIAN FOR INCAPACITATED PERSON PURSUANT TO G.L. c. 190B, §5-304 In the matter of: Lan Tu Le Of: West Roxbury, MA RESPONDENT Alleged Incapacitated Person Suffolk Probate and Family Court 24 New Chardon Street Boston, MA 02114 To all interested persons: To THE named Respondent and all other interested persons, a petition has been filed by Parkway Health and Rehabilitation of West Roxbury, MA In the above captioned matter alleging that Lan Tu Le is in need of a Guardian and requesting that Randy Brinson, Jr of Hyde Park, MA (or some other suitable person) be appointed as Guardian to serve Without Surety on the bond. The petition asks the Court to determine that the Respondent is incapacitated, that the appointment of Guardian is necessary, and that the proposed Guardian is appropriate. The petition is on file with this court and may contain a request for certain specific authority. You have the right to object to this proceeding. If you wish to do so, you or your attorney must file a written appearance at this court on or before 10:00 A.M. on the return date of 05/02/2024. This day is NOT a hearing date, but a deadline date by which you have to file the written appearance if you object to the petition. If you fail to file the written appearance by the return date, action may be taken in this matter without further notice to you. In addition to filing the written appearance, you or your attorney must file a written affidavit stating the specific facts and grounds of your objection within 30 days after the return date. IMPORTANT NOTICE The outcome of this proceeding may limit or completely take away the above-named person’s right to make decisions about personal affairs or financial affairs or both. The above-named person has the right to ask for a lawyer. Anyone may make this request on behalf of the above-named person. If the above-named person cannot afford a lawyer, one may be appointed at State expense. Witness, Hon. Brian J. Dunn, First Justice of this Court Date: March 11, 2024 Stephanie L. Everett, Esq., Register of Probate West Roxbury/Roslindale Bulletin: 04/11/2024

Commonwealth of Massachusetts The Trial Court Probate and Family Court CITATION ON PETITION FOR FORMAL ADJUDICATION DOCKET No. SU24P0734EA Estate of: Rita E. Walsh Date of Death: 09/17/2022 Suffolk Probate and Family Court 24 New Chardon Street Boston, MA 02114 617-788-8300 To all interested persons: A Petition for Formal Probate of Will with Appointment of Personal Representative has been filed by: Joseph Walsh, Jr. 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: Joseph Walsh, Jr. of Hyde Park, MA be appointed as Personal Representative(s) of said estate to serve Without 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 05/15/2024. 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: April 3, 2024 Stephanie L. Everett, Esq., Register of Probate Hyde Park Bulletin: 04/11/24

Commonwealth of Massachusetts The Trial Court Probate and Family Court CITATION ON PETITION FOR FORMAL ADJUDICATION DOCKET No. SU23P1190EA Estate of: Judith Ann Devitt Also known as: Judith A. Devitt Date of Death: 04/11/2023 Suffolk Probate and Family Court 24 New Chardon Street Boston, MA 02114 (617) 788-8300 To all interested persons: A Petition for S/A -Formal Probate of Will with Appointment of Personal Representative has been filed by: Kathleen T. Egan of Galway, IE requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition. The Petitioner requests that: Kathleen T. Egan of Galway, IE be appointed as Personal Representative(s) of said estate to serve Without 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 05/16/2024. 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: April 4, 2024 Stephanie L. Everett, Esq., Register of Probate West Roxbury/Roslindale Bulletin: 04/11/2024

# Public birding is fun

**Emma Stout**  
Staff Reporter

On Wednesday, March 27, the Boston Nature Center (BNC) – located at 500 Walk Hill St. on the Mattapan Roslindale line – hosted its second guided birding tour this spring. Throughout the season, BNC will be hosting a series of these tours at the sanctuary.

The BNC is a vast resource for local residents, especially those looking to get out and see what urban nature has to offer. According to its website on Mass Audubon, it has “trails that traverse meadows, woods, and wetlands” and is “home to over 150 species of birds, 40 species of butterflies, and more than 350 species of plants.” There is a sheltered building, which offers activities and resources for both adults and children, restrooms, classrooms and specimens. There is also a food forest, which is a form of permaculture that uses natural process to control pests and boost production. The idea is to mimic a woodland forest, and this food forest, like many permaculture endeavors in the city, is maintained by the Boston Food Forest Coalition.

The recurring birding program is aimed at enabling community members to explore the trails of BNC and learn about the “surprisingly large number

of birds that spend time [at the BNC] as residents, during migration, or for nesting,” said Correne George, a part-time guide and naturalist for Mass Audubon at the BNC.

This season, most of the tours will be hosted by George. With years of birding experience under her belt, George shared numerous probably surprising facts about the various species that attendees encountered last Wednesday, which included blue jays, house finches, killdeers, robins, and even a partially-leucitic mocking bird, which is a rare find in this region.

Attendees learned, for example, that bird songs are typically intra-species, meaning birds are only conversing with other members of their species.

“But if there’s something big going on, like there’s a hawk or an owl in the area, then some species will alert others” said George. In the winter, the songs we hear are just like conversations. “Right now, however – in the spring – they’re going to start setting up territories. These songs sound nice to us, but they’re kind of yelling at each other.”

They also learned how blue jays are members of the corvid family, like ravens and crows – “they speak complicated languages and are one of the smartest birds in the world,” said

George – and that goldfinches don’t have golden feathers, but rather that they build up a goldish tint in the spring, which they then molt – “sort of like putting makeup on.”

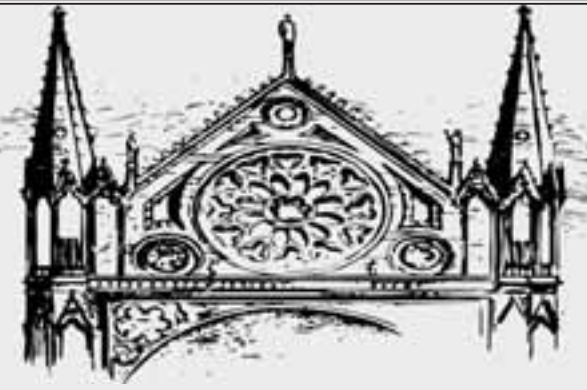
Many birds found in New England were introduced accidentally. Attendees appeared surprised when they learned how the house finch – a very easily identifiable and common bird in Massachusetts – was actually not native to the United States. They were released from a pet store in New York City in the 1940s because the owner “felt bad for them.”

“So many human-related incidents have caused birds to be here,” said George. Furthermore, because of the warming climate, “a lot of these guys 100 years ago would never have been here in the winter,” said George. Now, since Massachusetts is seeing much warmer winters, birds who would otherwise migrate are staying here.

For folks who are interested in getting started with birding, community events such as these can be a great place to start. However, it’s “still very easy to learn from your own backyard,” said George. Many people use the Merlin Bird app, which enables users to record songs, then identify birds through their recordings for free.

**Birding**

*Continued on page 8*



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## Rozzie Squares *continued from page 1*

residents have been telling them respectively. The first survey, The Roslindale Community and Cultural Asset Mapping tool (<https://tinyurl.com/9pjscjez>) is still open for comment.

The next item is the Roslindale Engagement Themes Survey (<https://tinyurl.com/yc2yyz7k>), which asks residents to rate statements the BPDA synthesized from previous neighborhood engagement.

Lastly, the BPDA's 'What Have We Learned So Far?' page (<https://tinyurl.com/2t3v3c36>) is pretty self-explanatory. It shows the agency's process in collecting and using data (as well as providing some responses from businesses [<https://tinyurl.com/rjx3kb5t>]).

During the meeting on Wednesday, BPDA staff reviewed these surveys and data points as well as soliciting responses from the 40 or so residents attending. During the feedback portion of the meetings, several residents expressed their frustration with the process, and pointed out that the BPDA's own data shows that the vast majority of respondents have been white neighbors (the second two highest were Latino/a and 'Prefer not to say').

"The feedback you're getting is overwhelmingly white," said one attendee. "And I know that it's hard to get people of color to come to the meetings, and I see you've been reaching out and that's great, but perhaps there's a way that this IAG or whatever this becomes can reach out to more and have better representation."

Resident and Roslindale Coalition member Laurie Radwin said it was incumbent on the BPDA to seek out and engage these other populations. "Hard to reach populations are hard to reach, it's true, but we know from healthcare research that there are methods and techniques for reaching the people who aren't white in Roslindale and getting their feedback," she

said.

Several residents also asked how the collected data from residents would be used to influence the zoning plans themselves. BPDA Planner Eileen Michaud said the Wednesday event was one of those places where the BPDA was getting input.

"We've been collectivizing all of this feedback and creating, in a collaborative way, these themes and ideas from the community on these topics," she said. "We'll be able to go into the community mapping process for the S+S zoning with these values we created with the community to inform these discussions. And so, there are certainly always tradeoffs with discussions, but when we bring the values about what is important to folks, we're able to frame which values we really want to achieve and how to best get there. So part of the community mapping process for S+S zoning and selecting the districts that are appropriate for the square will certainly encapsulate all these themes and values."

However, resident Nia Lewis said she wanted to see the actual data and responses.

"Like where did these themes come from?" she asked. "I took the survey and I went to the open house but there were lots of things going on there and I actually spent a lot of time talking to people who had no idea what S+S was. I did that at the Hyde Park open house and at the zoning workshop we had in Roslindale – and I was actually a little bit confused with that activity as well – so I'm just wondering where this came from."

Michaud said the themes were synthesized from resident input in surveys and in-person outreach. She said more detail was available in the 'What Have We Learned' page described and linked earlier in this story.

"It's too granular for me to review in this session but it's a great way to look at how we got to these themes," she said. "We

reviewed all the activities folks have done and the notes we had from the conversations we had and we looked at what commonalities are coming from community members and what themes can we summarize from residents on certain topics."

Lewis asked that more resident input be gathered.

"Developers are going to come in and they're going to do their as-of-right development, and they're not going to care about our values," she said. "I really hope that this group digs deep about what we can do to put things in places before a developer like WS in the Seaport comes in to develop Roslindale Square so we all have a say in it, to make sure there's affordable housing, workforce housing and a community we all want to engage in and live in."

Resident Peg Preble asked about mechanics shops and gas stations, and said it looked like those uses wouldn't be allowed in several of the new districts. She pointed to the business of Alfa, for instance, as Roslindale residents still sometimes need a car to get around. It should be pointed out that Alfa is currently in a Community Commercial 1 zoning district, and is already a forbidden use – according to Roslindale's Article 67 (which can be found at <https://tinyurl.com/3jw34ynt> after doing a little digging) – either because it got a form of zoning relief or it is and has been an existing non-conforming use going back to before zoning.

Michaud said they would want to plan around areas like that where the community wants certain uses that are forbidden in the zoning. It should be pointed out that when overlay zoning is enacted in a district, the existing non-conforming uses are not required to vacate their parcels or stop doing business.

For more information on Roslindale S+S, go to <https://tinyurl.com/47recz9d>

## Birding *continued from page 7*

"I'd also recommend Sibley's and Peterson's guides," said George. "But the best way to get started is to just get out there. You really don't need any fancy technology to enjoy and learn about our flying friends."

While the tour lasted two

hours long, attendees only cover about a mile or less of trail, because it's preferable to take your time and stay still in one area, rather than cover a lot of ground.

The BNC hosts at most 20 tours per year, but they hope to offer them on a semi-regular ba-

sis now that it's getting warmer. The nature center is open Monday through Friday, 9 a.m. to 5 p.m., and Saturdays, Sundays, and most holidays from 10 a.m. to 4 p.m. Trails are open daily from dawn to dusk. You can register for tours here: <https://shorturl.at/yzEJK>

## Around the Neighborhood

### ANN TURLEY RETROSPECTIVE

At the Roslindale Library. Opening Reception on April 13th, 2-4pm with an artist's talk. Sixty years of drawings, paintings and pastels of local artist Ann Turley.

Ann has been selected for multiple juried shows, and awarded prizes at the Menino Art

Center in Hyde Park, Concord Art Center, Cambridge Art Center, and Plymouth Center for the arts. She also continues to participate in multiple open studios in the area. She has work in both private and corporate collections. Ann maintains a studio in Roslindale where her family has resided since 1952.

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**BREEN**

Mary H. (Hunter), age 97, of Roslindale, passed away on March 31, 2024, surrounded by her loving family. Beloved wife of the late Robert A. Breen. Devoted mother of Robert (Lisa), Nancy (Joel), Susan, and Patricia. Loving grandmother of 2 and great-grandmother of 3. A private Funeral Mass will be held at St. John Chrysostom Church, followed by a private burial at St. Joseph Cemetery. Arrangements by P.E. Murray - F.J. Higgins, George F. Doherty & Sons Funeral Home, West Roxbury.

**BRODERICK**

Joan M., of Roslindale, passed away on April 3, 2024. Beloved wife of the late David Vincent Santosuosso. Devoted daughter of the late Joseph P. and Rose M. (Higgins) Broderick; sister-in-law of Vincent and Paula Santosuosso. A Graveside Service was held on Tuesday, April 9, at 2:00pm in Gethsemane Cemetery, 670 Baker St., West Roxbury. For guest book please visit [www.gormleyfuneral.com](http://www.gormleyfuneral.com) William J. Gormley Funeral Home West Roxbury 617-323-8600.

**FORCUCCI**

Joan Francis "Joanie" (Edmonds) of Roslindale passed away on Saturday, March 30, 2024, at home, surrounded by her family. Beloved wife of Albert "Al" Forcucci for 56 years. Devoted mother of Christine Lavallee and her husband, Paul of Auburn, Laura Calderone and her husband, Lawrence of Boston and the late Michael Forcucci. Dear sister of the late Sandra (Edmonds) Forcucci. Loving grandmother of Amanda and

**DEATHS**

Brett Doherty, Michael, Nina, Nicholas and Rachel Calderone. Funeral from the William J. Gormley Funeral Home, 2055 Centre Street, WEST ROXBURY. Interment at St. Joseph Cemetery, West Roxbury. In lieu of flowers, donations in memory of Joan may be made to the Lank Cancer Center at Beth Israel Hospital-Needham, 148 Chestnut St., Needham, MA 02492 or [www.bidneedham.org](http://www.bidneedham.org) For guestbook, please visit [www.gormleyfuneral.com](http://www.gormleyfuneral.com) William J. Gormley Funeral Home West Roxbury 617-323-8600.

**GANNON**

Catherine "Kay" (Fahy) of Roslindale, formerly of Doughiska, Co. Galway, Ireland, passed away on April 5, 2024. Beloved wife of the late John "Gerry" Gannon. Devoted mother of John J. Gannon of Duxbury, Brian J. Gannon and his wife Donna of Walpole, Mary "Maureen" Gannon of Roslindale, Robert F. Gannon and his wife Rhonda of West Roxbury, the late James M. Gannon, and Karen M. Anderson. Dear sister of the late William and Michael Fahy, Mae Kellihan, Bridget "Bridie" Pacifico, and Sally Fahey. Loving grandmother of 7 grandchildren and 12 great-grandchildren. Also survived by many nieces and nephews. Interment St. Joseph Cemetery, West Roxbury. In lieu of flowers, donations in memory of Kay may be made to the Charles River Center, 59 East Militia Heights Dr., Needham, MA 02492 or

[www.charlesrivercenter.org](http://www.charlesrivercenter.org) For complete obituary and guestbook, please visit [www.gormleyfuneral.com](http://www.gormleyfuneral.com) William J. Gormley Funeral Home West Roxbury 617-323-8600.

**REMMES**

Margaret "Sis" A. (Morris) of Roslindale passed away on April 1, 2024. Beloved wife of the late Herbert Remmes. Dear daughter of the late Melville and Margaret (Guittar) Morris. Devoted mother of Brenda Wenzel and her husband Walter of Medway, Ronald Remmes and his wife Karen of Kingston and Marc Remmes and his wife Anne of West Roxbury. Loving "Nina" of Jeffrey, Megan, Michael and his wife, Meagan, John and his husband, Matthew, Christopher and his wife, Erin, Jenna and her husband, Patrick and Madison and her partner, Jamie. Funeral from the William J. Gormley Funeral Home, 2055 Centre St., WEST ROXBURY. Interment in St. Joseph Cemetery, West Roxbury. In lieu of flowers, donations in memory of Margaret may be made to the American Red Cross, P.O. Box 37839, Boone, IA 50037-0839 or [www.redcross.org](http://www.redcross.org) For guestbook, please visit [www.gormleyfuneral.com](http://www.gormleyfuneral.com) William J. Gormley Funeral Home West Roxbury 617-323-8600.

**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](mailto:news@bulletinnewspapers.com) by Monday at 1 p.m. Photos also will be accepted.

**Legals**

Commonwealth of Massachusetts  
The Trial Court – Probate and Family Court Department  
Suffolk Division Docket No.SU22P0688PM

**CITATION ON PETITION FOR ORDER OF COMPLETE SETTLEMENT** Suffolk Probate and Family Court  
24 New Chardon Street  
Boston, MA 02114  
617-788-8300

Estate of: Maureen G. Stewart

A Petition for **Order of Complete Settlement** has been filed by:  
**Lisa Judkins of Sutton, 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 04/24/2024  
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: March 13, 2024  
Stephanie L. Everett, Esq., Register of Probate Boston Bulletin: 04/11/2024

**\$1,600.00**



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**Big Ideas Public Forum | In-Person Meeting**  
**Beacon Park Yard Regional Framework Plan**

**APRIL 24**  
5:30 - 7:30 PM

*In-Person Location:*  
**Josephine Center A. Fiorentino Community Center**  
123 Antwerp St.  
Brighton, MA 02135



Join us to finalize the "big ideas" that will shape the Beacon Park Yard Plan! The big ideas (or frameworks) will direct what options we test for transportation, land use, and more at the Plan Area plus BPY Plan priorities for the I-90 project.


- At the event you will find**
- Presentation at 6:00 PM
  - Voting and feedback on the big ideas
  - Information about what's next
  - Interpretation services
  - Snacks and drinks

We will post the materials on the project website afterwards and are **also hosting a virtual public forum** with the same materials in a virtual format on April 30th from 6:00 - 7:30 PM, to register, go to [bit.ly/Zoom\\_BigIdeas\\_BPYPPlan](http://bit.ly/Zoom_BigIdeas_BPYPPlan)

**About**  
The BPY Plan will establish a regional, community vision for dense urban development that provides the City capacity, landowner value, and community benefits to realize a transformational infrastructure and development project at the site shown in the map. Our vision is inclusive and equitable infrastructure and development projects at Beacon Park Yard.

**Language Access**  
Language access services are available to you free of charge. Please contact:  
Los servicios de acceso a idiomas están disponibles sin cargo. Por favor llame:  
该会议可以为您提供免费语言服务。如果需要，请联系：  
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**BEACON PARK YARD** regional framework plan

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# Legals

# Classifieds

**Commonwealth of Massachusetts  
The Trial Court – Probate and Family Court  
Docket No. SU24D0607DR**

**DIVORCE SUMMONS BY PUBLICATION AND MAILING  
Evelyn Soto vs. Sergio Baez Lara**

**Suffolk Probate and Family Court, 24 New Chardon Street, Boston, MA 02114**

To the Defendant:  
The Plaintiff has filed a Complaint for Divorce requesting that the Court grant a divorce for Irretrievable Breakdown.  
The Complaint is on file at the Court.  
An Automatic Restraining Order has been entered in this matter preventing you from taking any action which would negatively impact the current financial status of either party. **SEE Supplemental Probate Court Rule 411.**  
You are hereby summoned and required to serve upon:  
**Evelyn Soto, 125 Guest Street #1012, Brighton, MA 02135**  
your answer, if any, on or before **05/22/2024**. If you fail to do so, the court will proceed to the hearing and adjudication of this action. You are also required to file a copy of your answer, if any, in the office of the Register of this Court.  
**WITNESS, Hon. Brian J. Dunn, First Justice of this Court.**  
Date: March 28, 2024  
Stephanie L. Everett, Esq. Register of Probate

*Boston Bulletin: 04/11/2024*

**Commonwealth of Massachusetts  
The Trial Court – Probate and Family Court  
Docket No. SU23D1419DR**

**DIVORCE SUMMONS BY PUBLICATION AND MAILING  
Jean G. Dertelus vs. Marie G. Dertelus**

**Suffolk Probate and Family Court, 24 New Chardon Street, Boston, MA 02114**

To the Defendant:  
The Plaintiff has filed a Complaint for Divorce requesting that the Court grant a divorce for Irretrievable Breakdown.  
The Complaint is on file at the Court.  
An Automatic Restraining Order has been entered in this matter preventing you from taking any action which would negatively impact the current financial status of either party. **SEE Supplemental Probate Court Rule 411.**  
You are hereby summoned and required to serve upon:  
**Jean G. Dertelus, 1269 Hyde Park Avenue, Box 36844, Hyde Park, MA 02136**  
your answer, if any, on or before **05/17/2024**. If you fail to do so, the court will proceed to the hearing and adjudication of this action. You are also required to file a copy of your answer, if any, in the office of the Register of this Court.  
**WITNESS, Hon. Brian J. Dunn, First Justice of this Court.**  
Date: March 22, 2024  
Stephanie L. Everett, Esq. Register of Probate

*Hyde Park Bulletin: 04/11/2024*

**Commonwealth of Massachusetts  
The Trial Court  
Probate and Family Court**

**CITATION ON PETITION FOR FORMAL ADJUDICATION**

**DOCKET No. SU24P0577EA**

**Estate of: Virginia Hamilton  
Date of Death: 10/22/2018**

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

To all interested persons:

A Petition for **Late and Limited Formal Testacy and/or Appointment** has been filed by:  
**Barbara J. Hamilton of Boston, 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:  
**Barbara J. Hamilton of Boston, MA** be appointed as Personal Representative(s) of said estate to serve **Without 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 05/06/2024. 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.

**UNSUPERVISED ADMINISTRATION UNDER THE MASSACHUSETTS UNIFORM PROBATE CODE (MUPC)**

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

**WITNESS, Hon. Brian J. Dunn, First Justice of this Court.**  
Date: March 25, 2024  
Stephanie L. Everett, Esq., Register of Probate

*Hyde Park Bulletin: 04/11/24*

**Commonwealth of Massachusetts  
The Trial Court  
Probate and Family Court**

**CITATION ON PETITION FOR FORMAL ADJUDICATION**

**DOCKET No. SU24P0749EA**

**Estate of: Robert F. Kane  
Date of Death: 11/01/2021**

**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  
**Nancy Libby of Union City, TN** requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition.

The Petitioner requests that:  
**Nancy Libby of Union City, TN** 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 05/16/2024. 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: April 04, 2024  
Stephanie L. Everett, Esq., Register of Probate

*Hyde Park Bulletin: 04/11/2024*

**Commonwealth of Massachusetts  
The Trial Court  
Probate and Family Court**

**CITATION ON PETITION FOR FORMAL ADJUDICATION**

**DOCKET No. SU24P0534EA**

**Estate of: Marie Laurence Pierre  
Date of Death: 11/09/2023**

**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  
**Fitzgerald Pierre of Boston, 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:  
**Fitzgerald Pierre of Boston, MA** be appointed as Personal Representative(s) of said estate to serve **Without 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 05/06/2024. 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.

**UNSUPERVISED ADMINISTRATION UNDER THE MASSACHUSETTS UNIFORM PROBATE CODE (MUPC)**

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

**WITNESS, Hon. Brian J. Dunn, First Justice of this Court.**  
Date: March 25, 2024  
Stephanie L. Everett, Esq., Register of Probate

*Hyde Park Bulletin: 04/11/2024*

**Commonwealth of Massachusetts  
The Trial Court  
Probate and Family Court**

**CITATION ON PETITION FOR FORMAL ADJUDICATION**

**DOCKET NO. SU24P0663EA**

**Estate of: Lena J. Gangemi  
Date of Death: 08/24/2018**

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

To all interested persons:

A Petition for **Late and Limited Formal Testacy and/or Appointment** has been filed by  
**Michelle L. Lynch of Canton, MA** requesting that the Court enter a formal Decree and Order and for such other relief as 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 05/08/2024. 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: April 03, 2024  
Stephanie L. Everett, Esq., Register of Probate

*Hyde Park Bulletin: 04/11/2024*

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Patricia Malone

## JAMAICA PLAIN

68 South Street 617-522-7355



Colleen Scanlan



Karen McCormack



Rachael Kulik



Nicholas Gomez



Paula Callaghan

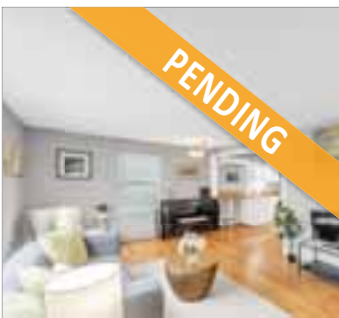


Luis Maya

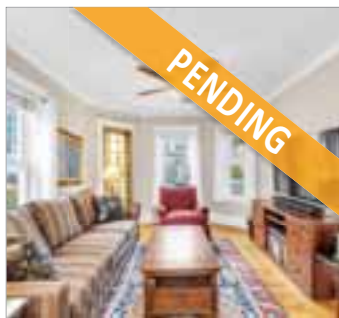


Bryan Szela

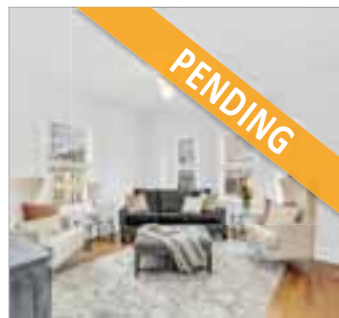
YOUR EXPERT REAL ESTATE TEAM FOR BUYING OR SELLING IN AND AROUND THE BOSTON AREA!



**201 BOYLSTON U:A JAMAICA PLAIN**  
CONDO / \$419,000  
1 bed; 1 full bath  
Listed by Paula & Karen



**31 PRIMROSE STREET U:1 ROSLINDALE**  
CONDO / \$599,000  
2 beds; 1 full bath  
Listed by Kris MacDonald



**34 EGLESTON STREET U:3 JAMAICA PLAIN**  
CONDO / \$625,000  
2 beds; 1 full bath  
Listed by Bryan Szela



**41 LAURIE AVE WEST ROXBURY**  
SINGLE FAMILY / \$749,000  
3 beds; 1 full bath  
Listed by Lisa Sullivan



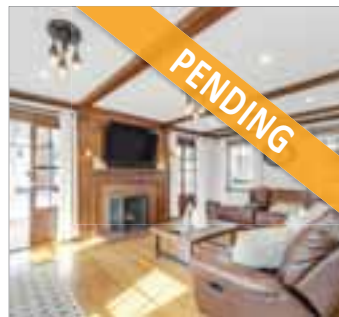
**425 LAGRANGE ST U:103 WEST ROXBURY**  
CONDO / \$795,000  
3 beds; 2 full, 1 half baths  
Listed by Mike & Kris



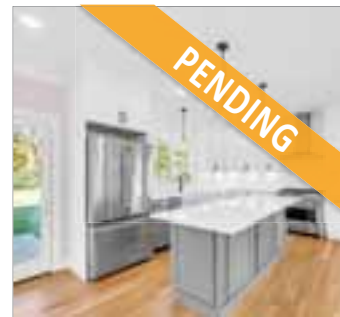
**36 COTTON STREET ROSLINDALE**  
SINGLE FAMILY / \$899,900  
3 beds; 2 full baths  
Listed by Linda Burnett



**40 ROBINS STREET WEST ROXBURY**  
SINGLE FAMILY / \$1,200,000  
4 beds; 2 full, 1 half baths  
Listed by Kris MacDonald



**184 BELLEVUE STREET WEST ROXBURY**  
SINGLE FAMILY / \$1,650,000  
5 beds; 2 full, 2 half baths  
Listed by Pat Tierney



**7 STARLING STREET WEST ROXBURY**  
SINGLE FAMILY / \$1,650,000  
4 beds; 2 full, 1 half baths  
Listed by Rosemar Realty Group



**480 WEST BROADWAY U:403 SOUTH BOSTON**  
CONDO / \$1,750,000  
2 beds; 2 full, 1 half baths  
Listed by Mike & Kris

[www.insightrealtygroup.com](http://www.insightrealtygroup.com)



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Reach out today for a free mortgage consultation!



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