

The Hyde Park Bulletin

Volume 24, Issue 7

February 13, 2025



New YES headquarters (Top) and new Allandale Farm market barn and greenhouses.

COURTESY PHOTO

S+S closeout hears displacement, parking concerns Zoning map expected this week

Jeff Sullivan
Staff Reporter

The City of Boston Planning Department (CBPD) met with about 60 residents in a virtual setting last week for the closeout meeting of the Roslindale Squares+Streets (S+S) plan process.

This is not, by any means, the end of the public process. The design plan has been formulated, according to the CBPD, to first collect public input and set out the priorities on the first draft of the zoning map. The zoning map will be the actual change to the underlying zoning of Roslindale Square and its close surroundings, and will choose zoning based on the S0-S5 districts laid out previously in the overall S+S process (<https://tinyurl.com/55vx3t6z>). CBPD representatives said there will be at least four public meetings on the zoning map when it is released, along with presentations to community groups and other outreach opportunities.

The plan has changed since it was last presented in January. For one thing, CBPD Deputy Director of Planning James Fitzgerald said the proposed changes to Poplar Street will not result in a no-vehicle stretch of Poplar Street at Roslindale Square. They received a lot of comments from the community in support of changing the nearby Washington Street corridor from one-way to two-ways, lessening the traffic burden on Poplar, as now southbound traffic has to loop through Poplar to continue towards Hyde Park and West Roxbury.

“With the restoration of a two-way Washington Street we’re pulling off all of that through traffic,” he said. “With a lot less volume there and having just local access needs on Poplar, it allows for a much more calmer street, a lot more opportunities for making pedestrian safety improvements and de-stresses that road for bikes and peds, and also provides the flexibility for further programming as it relates to Adams Park.”

The closeout also details “Community Vision” plans, which give kind of a bird’s-eye view of what the community plan will be looking for when zoning districts are considered. There were two options. Community Vision 1 will focus completely on increasing density in the commercial core of Roslindale Square and only allow for a maximum of four stories within that zone. Community Vision 2 “maximizes housing growth opportunities across the entire study area, in-

Roslindale Squares
Continued on page 4

Allandale Farm files with CBPD YES has groundbreaking

Richard Heath
Staff Reporter

Two Jamaica Plain institutions, one old the other a new arrival, Allandale Farm and Youth Enrichment Services, made news in January.

As first reported by The

Bulletin in September 2024, Allandale Farm plans to expand, and on Jan. 17 it filed a small project review with the City of Boston Planning Department (CBPD) “to modernize the retail activities... essential to the Farm’s needs.”

“The goal is to enhance the

availability of seasonal retail farm operations in the city to a year-round producer...and to maintain the Farm as uniquely rural.”

The Farm at 259 Allandale

Allandale Farm
Continued on page 2

IAG, residents positive about Great Scott plan Public meeting set for Feb. 24

Jeff Sullivan
Staff Reporter

The Impact Advisory Group (IAG) set up for the Great Scott building redevelopment at 1 Harvard Ave. in Allston had fairly positive comments on Monday night.

The City of Boston Planning Department (CBPD) hosted the IAG with the intent of getting feedback. The plan is to leverage 139 rental residential units to allow Great Scott to reopen on the site, while also allowing O’Brien’s

Pub – which is currently on the site – to remain.

No parking and no multi-bedroom units are included. All units proposed are one-bedroom or studios. Noannet Group’s Jordan Warshaw said this was because residents looking to live above a music venue with no room for a car are not likely to be family-minded. He also said that such prospective renters, in his experience, prefer smaller apartment spaces with, hopefully, smaller rents. What was not said but could reasonably be assumed is that

small apartments with relatively low rents are preferable to having multiple roommates, which is a common occurrence in Allston Brighton.

Former Great Scott owner Carl Lavin spoke during the presentation and said he joined with Warshaw and Redefined firm representative Paul Armstrong because he wanted to see the legendary music venue make a return to Allston Rock City. He said he’s been with Great Scott for almost 25

Great Scott
Continued on page 8



The proposed new awning and entrance to Great Scott.

COURTESY PHOTO

Allandale Farm *continued from page 1*

Street is 105 acres, but Jamaica Plain and Parkway residents are very familiar with the two acres of retail store (Market Barn), greenhouses and out-

door yards of shrubs and trees and seasonal Christmas trees behind the old Allandale Street stone wall.

Allandale Farm is managed

by Helen Glotzer and owned by the Allandale Realty Trust. The Farm, as explained in the filing, “specializes in annual and perennial plants, cut flowers and vegetables, pumpkins, fresh native turkeys and Christmas trees as well as a retail store for milk, cider, pies and jams and garden supplies.”

The Market Barn and three greenhouses will be replaced by two buildings: one a consolidated greenhouse, designed by Union Architects of Providence and landscaped by Klopfer Martin Design Group with Emily Scarfe as project manager.

A new Market Barn, built on the footprint of the old one, will be designed as a two-story, 5,300-square-foot gabled barn with a cupola designed for cold storage commercial space and a small kitchen.

A new single greenhouse with four, pitch-roofed glass bays will be built, “as a single, more efficient retail greenhouse directly adjacent to the

Market Barn.”

A 55-foot-wide over-look deck between and at the rear of the two buildings will project towards the existing ponds and upland woods.

At the eastern edge of the market barn and retail greenhouses will be an eight-foot improved road to connect with the back production green house (built in 2015) at the property line with Brookline.

There will be 50 parking spaces – about the same as the current number – and the entrance and exit will remain the same. The wooden barn for the resident black Highland steers, Curtis and Willard, will be moved back.

The area near the entrance gate to the cider house built into the wooded slope will be rebuilt as offices.

Allandale Farm is thoroughly protected by a Conservation Protection Sub-district of Jamaica Plain, Greenbelt Overlay District and an Agricultural Preservation Restriction held by the Trustees of Reservations. It requires one zoning variance because retail agriculture is a non-conforming use.

A virtual CBPD public meeting is scheduled for the Allandale Farm modernization on Monday, Feb. 24, at 6 p.m. (Bit.ly/3PS3ofP).

At The Bulletin deadline, news leaked out about another JP institution on Allandale Street: Faulkner Hospital. The new garage built out of the hillside has already opened; according to hospital communications an opening day ceremony for its new in-patient wing will be discussed at an internal staff meeting on Feb. 13.

Across town, an institution founded in 1968 and long located in the South End will soon move to JP. Three years, seven months and one abutters lawsuit later, Youth Enrichment Services (YES) finally broke ground for its new headquarters at 267 Amory Street at noon on Jan. 29.

“Our new headquarters

will enhance our programs and allow us to inspire more Boston youth,” Executive Director Brian Van Dorpe said in a press release.

YES provides sports-based activities for over 1200 young people a year.

These programs were reduced after the abutter’s lawsuit was settled in March 2022 reducing the YES building to three stories; the adjacent residential building was also lowered and reduced from nine to six stories. The lawsuit-imposed height changes required architect Bill Mensinger of EMBARC to reconfigure the interior spaces of each building.

The new headquarters will be called the YES Yawkey Youth Development Center to recognize the \$1 million contribution to the \$10.4 million capital campaign. The sale of the YES building at 412 Mass Ave that went on the market January 31 will add to the fund.

The City of Boston contributed \$400,000 of CPA funds to the campaign. Pedro Cruz, Director of the Boston Office of Youth Engagement, was at the groundbreaking but was not introduced. Instead of the usual speakers’ program, only the YES board chair Geoff Soper, with Van Dorpe standing off to the side, gave brief remarks.

“This celebrates the groundbreaking of the Yawkey Center for youth 7 to 18,” Soper, who works at Merrill Lynch, said. A three-story building. We’ve raised 67percent of the total campaign fund.”

Alicia Verity, the new CEO of the Yawkey Foundation, was at the Jan. 29 ceremony. Soper then introduced 10 groups for 10 separate shovel-and-hardhat photo opportunities along a rim of sand. Soper called up each group individually for photographs.

The groups included Group C for \$1 million donors, Group D for \$250,000 plus donors, Group H for donors from \$249,000 to \$10,000, followed by Group G YES board and trustees, Group I YES staff and families and Group J alumni.

The groups then repaired to the Sam Adams Brewery for a 1pm program according to the press release.



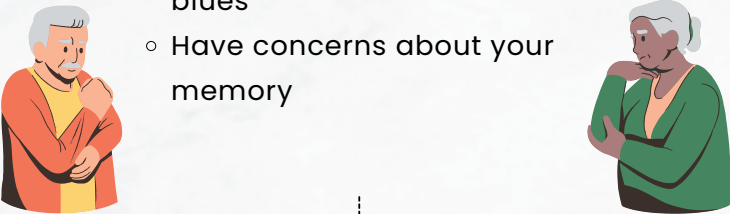
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The new building going up at 1201 River St. is seeing some potential changes from its original plan..

PHOTO BY MATTHEW MACDONALD

1201 River St. changes questioned

Matthew MacDonald
Staff Reporter

The Hyde Park Neighborhood Association (HPNA) met on Feb. 6.

Its main appointment illustrated the nonbinding nature of the City of Boston Planning Department's (CBPD) community review process regarding its Article 80 larger scale project applications when representatives of B'nai B'rith Housing – having been invited by the

HPNA – presented an update regarding its under-construction project at 1201 River St.

The all-affordable, 55-and-older four-story development will provide 63 one-bedroom apartments. It is also eliminating more than half of the ground floor storefront space on that block of River Street, which is at the epicenter of Hyde Park's downtown shopping district.

Questions were asked after the extremely brief construction presentation, and it soon became

clear that project changes had been made after its Boston Planning & Development Agency (BPDA) Board approval, and that they had not involved any community input.

The public portion of the Article 80 application process for 1201 River St. began in mid-November, 2021 and concluded with its BPDA Board approval about two months later. This pro-

HPN

Continued on page 7

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Letters to the Editor

SQUARES OUTREACH ISN'T INCLUSIVE

To the Editor:

Squares + Streets is a city-wide, transformative, once-in-a-generation urban development project whose main objective is to address Boston's housing crisis. The initiative in rezoning allows for rapid increase in new residential unit construction within vibrant, transit-rich commercial/residential districts across the city (Cleary Sq.). The initiative has promised community engagement in a planning process which recognizes a given district's unique character while preparing for significant district changes including multi-unit building height up to 5 or 7 stories, mixed commercial/residential building use, and improvements to public spaces, intersections, and transportation infrastructure. In Roslindale, the community engagement process has not been inclusive.

Roslindale is the first of 17 districts across the city to undergo the process of rezoning and face imminent legislative approval of revised, streamlined zoning regulations to be applied in our locale. Yet only a small number of Roslindale residents have closely followed the Roslindale Squares + Streets ini-

tiative; a majority of residents remain unaware of the planning or the changes the new zoning regulations will bring to our neighborhood. Public comment on the Planners' Roslindale Draft Small Area Plan has ended. As the first district close to the conclusion of the Boston Planning Department's year-long community planning effort, Roslindale has acted as a testing ground for the Planners to hone strategies for community engagement. So far in Roslindale, even after a year, the Planners' efforts have failed. While they have been successful within a neighborhood sub-sector of predominantly white home-owners, they have made weak and ultimately unsuccessful efforts with non-white residents, many of whom are immigrants, non-native English speakers, renters, and/or low-income earners (they represent around 45% of Roslindale's population).

I believe there is near unanimous agreement across class, race, or language among Boston residents that there is an urgent need for more housing - particularly housing that is affordable. Squares + Streets addresses this need head on. It pays close attention to how the new zoning in the 17 districts will integrate new building parameters and new combinations of residential and commercial building sites into existing neighborhood infrastructure, matches residential density with public transportation, secures open space and pedestrian safety, and more. I count myself among the many in Boston that recognize and support this inevitable and urgent need for devel-

opment.

The significant failure of Squares + Streets planning as it has unfolded in Roslindale is the Planners' glaring omission of equitable community representation in their community process. The Roslindale Draft Small Area Plan is based on the Planners' own vision of urban development with input from a small and specific sector of Roslindale residents. Boston has publicly committed itself to ensuring that current Boston residents are able to continue living in Boston into a foreseeable future. It has committed itself to advancing equity through community-led planning and to addressing the significant risk of displacement (a widely recognized result of development) particularly to low-income residents, small businesses, and communities of color. Yet in Roslindale, Squares + Streets Planners yield no added time, and make no meaningful effort to receive input on their plans from the very residents most likely to face displacement.

We read about the helplessness many Americans feel as our nation cruelly embarks on deportation of up to 20 million immigrants, and we frequently hear advice to counteract feelings of helplessness by acting locally. Last week, Boston's City Councilors could not agree on a resolution that no Squares + Streets rezoning should be granted approval until citywide anti-displacement protections are codified, fully funded, and imple-

Letters

Continued on page 6

Roslindale Squares

continued from page 1

cluding all of the residential fabric highlighted in yellow on the map." Vision 2 got the most positive feedback, according to CBPD representatives, but the final plan is actually a compromise of the two visions, maximizing development while trying to keep it closer to the commercial core than laid out in Vision 2.

"The land-use and design framework does look to balance the two visions expressed in the community by limiting the proposed growth areas to the commercial core and major streets," said CBPD Planner Abdul-Razak Zachariah. "The plan does clarify that surrounding residential areas will, in the near future, be addressed by the neighborhood zoning initiative."

Also discussed was a reinforcement of the city's past statements that there is currently no plan to redevelop the Taft Hill Public Parking Lot. Deputy Director of Comprehensive Planning Caitlin Coppinger said if there is a future redevelopment of the lot, there will be a concerted public process to make sure residents get their say. It should also be noted that at least one past iteration of this idea involved keeping the public lot, just building housing on top of it, with no loss of parking.

"I just want to clarify that there are no current plans to redevelop the parking lot and the administration stays committed to maintaining it as such," she said. "This plan really outlines future opportunities and planning principles for developing the area. Parcel disposition of public land is one of the ways that we can really leverage affordable housing, so should the option to redevelop this parcel arise, it would be subject to a thorough public engagement process."

Resident Luis Encarnacion said he and the majority of the people in his community do support the plan, however, he said he was less than impressed with the city's anti-displacement plan.

"There are certain things we would like to point to and reevaluate and get a few more details," he said. "Rezoning Washington Street will definitely lead to an increase of property values and it's pushing out long-term renters and small businesses. There are no clear anti-displacement protections. There are no anti-displacement policies or commercial small business protections in place in the proposal as of right now."

Encarnacion said he's also concerned that the plan does not specify how many new housing units would be created, how affordability would be addressed, no estimate on funding resources being provided, and no assessment on how increased density would affect water, sewer, public safety and transit.

CBPD Planner Eileen Michaud said the Anti-Displacement Action Plan governing such issues citywide is expected this winter, and said since there was no development proposal on the table at this time, they have time to publicly go through any anti-displacement protections that might be enacted.

"Those considerations will ideally be more formalized and addressed directly in the recommendations of the Anti-Displacement Action Plan," she said.

Parking was another issue. Resident Nate Stell said he was concerned that pushback on a lack of parking later on in the development process could sink the increased development he supports and the CBPD wants through this plan.

"I'm very supportive of the plan, particularly Community Vision 2; I want more neighbors and businesses here," he said. "However, I implore you not to sleep on parking management. I think it's the biggest blind spot in the plan right now."

Resident Tom MacDonald said there needed to be more engagement and public process for the plan. "It's no fault of the planners; it's a difficult thing to get people to go to meetings, I've heard this from so many administrators I've talked to," he said. "There needs to be some way that everyone in Roslindale knows what's coming before it's legislated."

Resident Ben Bruno said he felt this elongated public process that has already taken place - Michaud said they've extended the process from six-to-nine months to 13 already - has potentially stifled the plan. Resident and former Roslindale Village Main Streets Director Steve Gag said he felt the process has done all that's possible to reach out to the community.

"Having been involved in many, many outreach projects in the community, I have not seen one with this many meetings and this much attention to doing outreach," he said. "It's very hard to get everybody informed in a neighborhood like ours and I understand people's concern about certain populations not being represented how we would like them to be, but at a certain point, in 13 months of literally dozens of meetings and walk-throughs and open times for people to come in and talk, we urgently need this. I would hate to see us pull back because of a concern that not everybody in the neighborhood has heard about this. It's impossible to do that."

For more information on the process, the upcoming zoning map and a recording of this meeting, go to <https://tinyurl.com/4u632bpn>

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Mail to: **Stephen Harvey**
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One City Hall Square, 9th Floor
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Close of Public Comment Period:
3/12/2025



The latest released plan for the Billings Field renovations, which is supposed to start construction this spring.

COURTESY PHOTO

Coming Soon: Billings renovations

Ariane Komyati
Staff Reporter

After four public design meetings over the past two-and-a-half years, the much anticipated improvements to Billings Field are set to begin this spring. Project Manager B. Chatfield explained that the Parks and Recreation Department is currently working towards completing the design drawings. She said after carefully reviewing resident input from the last public meeting in January of 2024, the department anticipates going out to bid in March once the final drawings are submitted.

The last public meeting regarding the Billings Field improvements took place in Jan. 2024. The updated concept proposal included an accessible ramp off of Bellevue Street, new accessible paths throughout the park, minor upgrades to the basketball and tennis/pickleball courts, a splash pad, minor playground upgrades, field upgrades, and a street hockey rink.

Most community members were in favor of the accessible ramp on Bellevue Street, while others stated that “a better use of the funds would be to make the accessible access point at the end of Quinn Way.”

Many community members and residents were vocal about their support for the in-line rink. During last year’s design meeting, Parks and Rec received over 30 comments in support of the rink. Many residents remarked how popular hockey is in WR and that they didn’t want their kids playing it in the streets anymore. Others said that there are too many tennis courts and they would rather see a hockey rink. Another person noted how kids from the community petitioned for this rink. A few representatives from Parkway Youth Hockey also spoke in favor of the rink. “Currently, skating and

rollerblading isn’t allowed on the path at Billings. Hopefully with the renovations rollerblading will be allowed on the path so kids can be active in the park, especially on the way to the rink,” one community member said last year.

The Parks and Rec team said it took these comments very seriously. “We heard loudly from

the community that if budget becomes an issue – and we don’t know this until it has gone out to bid – that the proposed street hockey rink coming out of the project is not an option. As a result of that conversation, we simplified the design of the LaGrange entrance area – it’s no

Billings Field
Continued on page 6

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Billings Field *continued from page 5*

longer a large plaza – and will therefore be easier and cheaper to build than what we were showing earlier,” said Chatfield.

Chatfield explained that the standard Parks and Rec process begins with presenting the design in “concept” at community meetings, using a colored rendering to illustrate key features. This concept is then developed into detailed, constructible drawings. While there haven’t been any significant changes to the Billings Field improvement plans since the last design meeting, Chatfield said the department has refined the design to make it buildable and now has a drawing set that a contractor can build from.

Parks and Rec is currently reviewing the drawings now. The final concept is due March 14. Chatfield said she anticipates that the project will be going out to bid once the final drawings are submitted. Mass General Law (Chapter 30, Section 39M) requires public projects to be advertised in a publicly-accessible resource—such as CommBuys and The Boston Herald (and the Bulletin Newspapers)—to notify potential bidders. The project documents are then available for two weeks for physical pickup in the Parks and Recreation lobby or through digital access via an online folder.

“At that point, contractors

must provide their bids and we open them, review them, and award the project to the lowest responsible and eligible bidder. If all bids are higher than our budget, we approach the budget office to see if further funding is available. If all bids are significantly higher than our budget, we do not award the project, and redesign and rebid,” explained Chatfield.

Parks and Rec expects the project to break ground at the end of June 2025. The budget for the project is currently listed as \$500,000.

For more information and updates on the improvements to Billings Field, visit <https://tinyurl.com/4v48effz>

COMMONWEALTH OF MASSACHUSETTS
SUFFOLK, ss DOCKET NUMBER; SU23P262

To all persons interested in the matter of: **Ramon Perez of Hyde Park**, in said County of Suffolk - a person under conservatorship.

A petition has been presented to said Court, for license to sell a private sale certain real estate of Ramon Perez, 24 Melba Way, Hyde Park, MA 02136 in the County of Suffolk praying that the petitioner, Isabel Perez, may become the seller of said real estate.

24 Melba Way, Hyde Park, MA 02136

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 25th day of February, the return day of this citation.

Witness, Brian J. Dunn, Esquire, First Judge of said Court,
this 28th day of January 2025
Stephanie L. Everett, Esq., Register of Probate

Hyde Park Bulletin: 02/13/2025

COMMONWEALTH OF MASSACHUSETTS
LAND COURT – DEPARTMENT OF THE TRIAL COURT
Docket 25 SM 000260
ORDER OF NOTICE

To:
Nirva Orisca

and to all persons entitled to the benefit of the Servicemembers Civil Relief Act, 50 U.S.C. c. 50 §3901 (et seq):

J.P. Morgan Mortgage Acquisition Corp.,

claiming to have an interest in a Mortgage covering real property in Boston (Roslindale), numbered **32 Florian Street Unit 2**, 32 Florian Street Condominium Association, given by Nirva Orisca to Mortgage Electronic Registration Systems, Inc., as nominee for Fairway Independent Mortgage Corporation, its successors and assigns, dated August 1, 2018, and recorded in **Suffolk County Registry of Deeds in Book 59992, Page 148**, as affected by a Loan Modification dated April 19, 2022, and recorded in Said **Registry of Deeds in Book 67568, Page 243**, and now held by 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 **March 17, 2025**, 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 January 29, 2025.
Attest: Deborah J. Patterson, Recorder 24-016709

West Roxbury/Roslindale Bulletin: 02/13/25

Letters *continued from page 4*

mented for residents and small businesses: and until neighborhood-specific affordability plans are developed. The resolution was tabled for the time being.

I am surprised that in our forward-thinking, fair-minded city that Councilors were unable to find unanimous agreement that displacement of Boston residents is a risk that constituents across all districts do not condone. Squares + Streets will and should go forward as a needed response to the shortage of housing - but not until anti-displacement measures are in place that protect all residents in Roslindale and across the city. Here is a local

issue for Boston residents to take action on if City Councilors won’t.

*Tom Macdonald
Boston*

THE RIGHT KIND OF COMMUNITY MEETING

To the Editor:

As I read The Bulletin on January 30, I noticed that both state Rep. Bill MacGregor and District 6 councilor Ben Weber appear at a joint two-hour open house at the Corrib Pub with about a reported 30 constituents showing up to engage with the two elected officials on issues of concern. Kudos to the West Roxbury Business and Professional Association and its President Jimmy Hennigan for putting this event together. Folks who showed up got to listen and talk in a comfortable environment with both appetizers and beverages available too.

As is usual, the big topics up for discussion were the state of public schools in West Roxbury, the road diet

on Centre Street and the need for senior centers. It was also a chance for folks from Hyde Park, West Roxbury and Roslindale to communicate with each other, share ideas and form neighborhood bonding.

Hopefully, there will be more of these kinds of community meetings where folks can relax together a bit more than at a large meeting room. A little bit of social gathering can go a long way in solving common issues.

*Sal Giarratamo
East Boston*

CLEANLINESS AND POTHOLE NOT A BIG PRIORITY

To the Editor:

We don’t know what the 300 people added to the city payroll Mayor Wu were hired to do. It’s clear, however, that fixing potholes and keeping the city clean aren’t in the job descriptions.

*M. T. Kniffe
West Roxbury*

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cess included one BPDA-led community meeting and a public comment period.

The main community concerns had to do with the elimination of that commercial frontage (the new development was approved for one 1,200-square-foot commercial space on River Street, and knocked out six commercial addresses), off-street parking, and traffic congestion.

The project had been approved for 40 garage/lot parking spaces. Its design also had cars entering the parking area from one abutting side street (Central Avenue) and exiting by way of another (Winthrop Street), thus creating a one-way flow of traffic and an off-street pick-up/drop-off area.

However, during the CBPD's internal design review process that took place after BPDA Board approval, parking was reduced by eight spots, and the Winthrop Street exit was eliminated, leaving Central Avenue as the only entry/exit to the building's parking area.

When asked, B'nai B'rith Housing Project Manager Nathifa Debellotte explained the decision.

"We decided not to do that, especially since you have a lot of pedestrians that walk along Winthrop Street for the YMCA and for the library," she said of the destinations at each end of the dead-end street. "People use that back access, so that access we're keeping for pedestrians."

Central Avenue – like Winthrop Street – is narrow. Unlike Winthrop, it is used as a cut-through by drivers. HPNA Vice President Brian Putnam alluded to that when commenting on the traffic flow impact of pick-up/drop-off services, such as The RIDE and daily meal deliveries, that elderly residents in the 55+ community would likely use, adding that he had found the BPDA Board approved – now-removed – off-street pick-up/drop-off area attractive because of that.

B'nai B'rith Housing Senior Project Manager Holly Grace replied. "We worked very hard with the Mayor's Office on Housing and their design review team, who have extremely strong opinions with a lot of these issues." She touched on the City Hall-led revision process of the BPDA Board approved plan and went on. "So we're going to take these issues very seriously and make sure that our management team has a really good plan, and really good communication with our residents who are going to be moving in once the building is completed."

Debellotte also confirmed – when asked – that parking had been reduced to 32 spots. Grace explained. "When we had to not have vehicular driveway entrance onto Winthrop, we needed some turnaround room, and then the reality of columns, spacing unfortunately made 40 not fit."

HPNA member Craig Mar-

tin raised a complaint against both City Hall and B'nai B'rith for making those changes without voluntarily informing the community, leading HPNA President Mimi Turchinetz to ask Mayor's Office of Neighborhood Services Hyde Park Liaison Cecily Graham, "How is it that the community can, in fact, effectively participate in design review?"

In asking, she referred to Squares + Streets (S+S) – the controversial planning and zoning initiative soon to be implemented for the Cleary Square area – for which zoning restrictions will be greatly loosened and, opponents believe, binding community input will be correspondingly reduced.

Resident Miko Andrade followed by commenting on how she would be discouraged to participate in City-Hall initiatives knowing that "the process was devalued and done behind the scenes" without genuine community involvement. "So, if we want collaboration, it needs to be authentic, because I came out of my house to participate, to hear, to engage, but I need to trust the process."

In her reply to both Turchinetz and Andrade, Graham noted that 1201 River St. had been approved prior to the implementation of S+S, and prior to the implementation of the Article 80 modernization plan, and that, moving forward "the focus of the City is to prioritize the voice of our residents and have more community engagement in the process along the way," adding that "this is the goal of the Squares + Streets team and the goal of the Article 80 modernization plan."

Of note is the fact that the BPDA application for 1201 River St. was approved without requiring any zoning relief – a key zoning objective of S+S. The project – as approved – has also significantly reduced the ground-floor commercial footprint that had existed on the site before, which is also built into the language and dynamics of three of the six S+S zoning districts.

Also, according to the Article 80 Modernization Action Plan, after BPDA Board approval, further steps in the review process – which may involve other City agencies – "will remain compliant with the requirements of Board approval." However, "this internal work does not trigger additional community processes or new project changes inconsistent with earlier approvals."

In related news:

A comment period for a small project change to the BPDA Board approved 1318 River St. (Junior's Automotive) will be open until March 6. This change proposes reducing the 30-unit building's garage parking spaces from 30 to 20. To comment, visit www.bostonplans.org, Quick Link to Active Development Projects, search under Hyde

Park, and click on the address.

On March 5 at 6 p.m. the CBPD will hold a virtual meeting to release its Squares + Streets small area draft plan for Cleary Square. To register for the meeting, or to find out more information, visit <https://tinyurl.com/yww58sdu>

The HPNA is scheduled to next meet on Thursday, March 6 at 7 p.m. at either the Hyde Park Municipal Building/BCYF (1179 River St.) or at the Area E-18 police station (1249 Hyde Park Ave.). For confirmation or more information, visit hydeparkneighbors@gmail.com.



City of Boston Planning Department **Virtual Public Meeting**

FEB 27 6:00 PM - 8:00 PM

ROSLINDALE SQUARE: SQUARES + STREETS

Register: bit.ly/roslindaledraftzoningmap
Meeting ID: 160 306 4454



DESCRIPTION: Please join the City of Boston Planning Department for a virtual public meeting to present a draft zoning map for the Roslindale Square area, based on the Roslindale Square Small Area Plan's Land Use and Design Framework. At this meeting, staff will explain a draft zoning map that will update land use and dimensional rules for parcels mapped with new zoning districts.

The mapping of Squares + Streets zoning districts will support the implementation of goals within the Small Area Plan to encourage a thriving neighborhood center, mixed-use streets and small business clusters, and housing opportunities near transit resources. A timeline of additional engagement opportunities to share feedback on the draft zoning map will be presented at this meeting.

Interpretation in Spanish will be provided. Interpretation in additional languages can be provided upon request. Interpretation requests can be sent to languageaccess@boston.gov.

Mail to: **Abdul-Razak Zachariah**
Planning Department
One City Hall Square, 9th Floor
Boston, MA 02201
Phone: 617.918.4221
Email: abdul-razak.zachariah@boston.gov

BostonPlans.org | [@BostonPlans](https://twitter.com/BostonPlans) Teresa Polhemus, Executive Director/Secretary

City of Boston Planning Department **In-Person Public Meeting**

FEB 25 6:00 PM - 8:00 PM

ROSLINDALE SQUARE: SQUARES + STREETS

REGISTER: bit.ly/roslindalezoningtenantsowners
LOCATION:
The Substation
4228 Washington St, Roslindale, MA 02131



DESCRIPTION: Please join the City of Boston Planning Department for an in-person conversation and resource fair for residential tenants, small business owners, and property owners who live in, own businesses in, or own properties in the boundary of the Roslindale Square rezoning area. Staff will share a draft zoning map for the Roslindale Square area and discuss what this means for you as a business, property owner, or resident. During the second half of the event, staff from partner City departments that support commercial, residential, and building opportunities will also be available to share program and policy information.

The mapping of Squares + Streets zoning districts will support the implementation of goals within the Roslindale Square Small Area Plan to encourage a thriving neighborhood center, mixed-use streets and small business clusters, and housing opportunities near transit resources.

Interpretation in Spanish will be provided for this meeting. Interpretation in additional languages can be provided upon request for this meeting. Interpretation requests can be sent to languageaccess@boston.gov.

Mail to: **Abdul-Razak Zachariah**
Planning Department
One City Hall Square, 9th Floor
Boston, MA 02201
Phone: 617.918.4221
Email: abdul-razak.zachariah@boston.gov

BostonPlans.org | [@BostonPlans](https://twitter.com/BostonPlans) Teresa Polhemus, Executive Director/Secretary

Great Scott *continued from page 1*

years, but when the pandemic hit, it hit the venue hard and it was not able to reopen due to issues with the landlord.

Lavin said Great Scott was originally founded in 1976 and started out as a neighborhood bar with some live music. "Then, college kids discovered Great Scott and descended and swarmed it and it was that type of place for a number of years," he said. "My involvement started in 2003; I started booking shows weekly and it was at that time we sort of hatched the plan to turn Great Scott into a live music venue and cater to a different kind of music fan. We started having some success and the venue's reputation grew in the area regionally and nationally."

Lavin pointed out that touring national acts started at Great

Scott, including Passion Pit, Charlie XCX, Grouplove, Greta Van Fleet, Phoebe Bridgers, Nathanael Ratelife and the Night Sweats, and comedians like Marc Maron and Nate Bargatze.

"We worked with thousands of bands, hundreds of promoters, all different kinds of music and genres," he said.

This time around, Lavin, Warshaw and Armstrong will own the building so that the rent issues that were reported to have been the venue's downfall will not happen again. It had previously been reported that Great Scott closed because an agreement on rent between the venue and the landlord could not be reached.

IAG member Jake Dempsey asked if in the community benefits package there could be

The Bulletin

opportunities for young folks in the neighborhood to participate in the local music scene in some fashion. "There are my kids, and the West End House and whatever's going to happen with the Jackson Mann," he said. "I'd love to see if there were ways that this hub of the Boston music scene could be encouraging the next round of upcoming Boston musicians or giving young people of the neighborhood opportunities to be in this space and understand what it means."

Warshaw pointed out that venues are used for about four or five hours a day and he said he'd love to see it get more use. He said they used to work with music schools to hold their recitals at Great Scott in the past, and Lavin said they are in talks with the Allston Village Main Streets (AVMS) to help figure this out with O'Brien's to create some use for the venue during the day now.

"I think it would be natural for both O'Brien's and Great

Scott to be able work with organizations like Girls Rock Camp or School of Rock or things along those lines to give them the opportunity to have their showcases and performances," Lavin said, adding that they could also do educational sessions to help aspiring youth learn to sound check and set up shows.

Warshaw said they are also looking to host a contest to determine the outside decorations for the wall on the venue, and said it was not necessarily a permanent fixture and could be changed year to year. He said, however, the one resoundingly popular and memorable feature of the old Great Scott, the green awning, would be replicated to create a sense of connection to the lost concert hall.

IAG member Lizzie Torres asked about having an artist preference to the affordable housing in the building. Warshaw said he had a bias as he is married to an artist and is in favor of the idea.

"However when we first

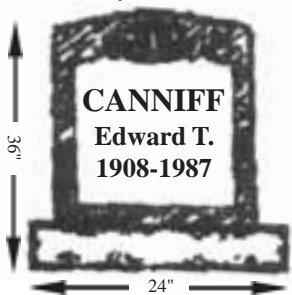
went into talks with folks in the city about artist housing or not, I personally was a little surprised to hear that artist housing is not universally loved and some people feel that too many buildings tried to steer towards artist housing at the expense of other people who need affordable housing," he said. "We are very open. I originally thought it would be great to have the whole first floor of the building, which would be less attractive to some people living above a music venue, open it all up to artists, musicians, actors, just people who are happy to be there and don't mind that they may have live music below them until 1 a.m."

Warshaw said they would love to do it, so long as the community would be behind it.

For the recording of this meeting and more information on the project, go to <https://tinyurl.com/3yyjm3sx>

The comment period ends on Feb. 27 and the public meeting is set for Feb. 24.

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DEATHS

D'AMATO



Filomena (Leone), longtime resident of West Roxbury, formerly of L'Aquila, Italy, passed away peacefully on February 7, 2025 at the Hebrew Center Nursing Home in Roslindale. Beloved wife of the late Reziero D'Amato with whom she shared 56 years of marriage. Loving mother of Edna McGowan-Penney and her husband Joseph of Dedham, Angela D'Amato and her partner Pedro Figueroa of Dedham and the late Rina Bridges and Domenic D'Amato. Sister of the late Giuliano Leone and his surviving wife Donata of West Roxbury. Grandmother to Robert Pelletier and his wife Janna of Pennsylvania, Evonne Bridges and her husband George of New Hampshire, P.J. McGowan and his wife Erin of Dedham, Roger Leone and his wife Julia of Norwood, Dylan Figueroa of

Dedham, and the late Christopher McGowan. Great grandmother to Allie, Cara, Christopher, Jayce, Cameron, Amelia and Desmond. Filomena grew up in Italy and came to America at the age of 19 after marrying Reziero. They lived in the North End of Boston for a few years and then settled in West Roxbury. She dedicated her life to her family and was a great seamstress and cook. She enjoyed gatherings where she could spend time with her children, grandchildren and great grandchildren. Funeral from the P.E. Murray - F.J. Higgins, George F. Doherty & Sons Funeral Home, 2000 Centre St., West Roxbury Entombment at St. Michael's Cemetery, Roslindale. For online guestbook pemurrayfuneral.com.

DiCARLO

Joseph L. of Hyde Park passed peacefully on February 5, 2025 at the age of 69. Cherished son of the late Pasquale and Assunta (Barbuto) DiCarlo. Devoted brother of Marie White and her late husband Edward of Bridgewater, Nancy DiCarlo of Hyde Park and the late William DiCarlo and his surviving wife Catherine of Hyde Park. Loving Uncle of Michael, Paul, John, Michelle, and Donna (White), Patrick, Christopher, and Eric (DiCarlo). Great Uncle of Tyler, Marisa, Daniel, Nicholas, and Chase. Also survived by many other

loving relatives and friends. At the moment all services will be posted at a later date.

McGOWAN

Matthew D. of West Roxbury passed peacefully on January 31, 2025 at the age of 80. Cherished son of the late Matthew and Sarah (Doherty) McGowan. Devoted brother of James McGowan of Dorchester, Robert McGowan and his wife June (Hopwood) of Dedham, and the late Sally Jean (McGowan) and Daniel McGowan. Also survived by many loving nieces, nephews, great nieces, great nephews, in laws, and friends. A Mass of Christian Burial was held on February 10th at Most Precious Blood Church Hyde Park. Interment at St Josephs Cemetery West Roxbury.

MELEO

Florence (DiCampli) of the German Home, West Roxbury, formerly of Rockingham Glen, West Roxbury, passed away on February 1, 2025. Loving daughter of the late Antonio and Rose (Salvatore) DiCampli. A graveside service was held at St. Joseph Cemetery, 990 LaGrange St. West Roxbury, Wednesday, February 5th. For online guestbook pemurrayfuneral.com. Arrangements by P.E. Murray - F.J. Higgins, George F. Doherty & Sons Funeral Home, West Roxbury.

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Boston prepping for winter

Jeff Sullivan
Staff Reporter

The Boston City Council recently met with officials from the city to assess how different departments are preparing for this year's winter weather.

Assistant Superintendent of Highways in Boston, Daniel Nee, spoke for the department during the hearing. District 5 City Councilor Enrique Pepén ran the hearing, as he is the chair of the subcommittee on City Services, Innovation and Technology, and though he allowed that winters have been getting milder in terms of snowfall, there have been historic aberrations, like the 2015 historic snowfall year when the city had 110.3 inches of total snowfall.

"Our snow has become more rain and icy conditions," Pepén said. "How does that change your preparations in the City of Boston?"

"Certainly the last two years has been a trend right?" he said. "But I think I want to see a few more of those years before we start really changing how we prepare. We have to be prepared for the worst case scenario. I mean 2015, I lived through it, barely, with 100-plus inches of snow over four snowstorms back to back to back. Two years after that, we got the most snow in a 24-hour period in Boston's history. We're not completely out of the woods, but there is a change."

Nee said while that is encouraging news, he was more concerned about flash freezing, which is something that's been happening more and more often as Climate Change makes the day-to-day weather variations more extreme.

"I know meteorologists have said that Climate Change will result in more moisture being thrown our way, and I think we saw that a little last year, but we're still hovering around that 32 degrees," he said. "The mist and the quick rainstorms can, once they hit the cold ground, turn into freezing rain. That's really the most dangerous there is. I would take a 12-inch named snowstorm with everybody on TV talking about it and the French Toast Alert (<https://tinyurl.com/32ew9m5y>) 100 times over one flash freeze or a freezing rain storm. Those are dangerous."

Nee said they are working with snow removal providers to get down to the most granular of detail when dealing with storms.

"What's happening on Fairmount Hill is different than Eagle Hill in East Boston; it could be a four-to-five-inch difference and a 5 degree temperature difference so we are paying more attention to hyper local forecasting, which helps too," he said.

District 4 City Councilor

Brian Worrell asked about a program in Lincoln where the Town would have drums of sand in the Town Hall so the businesses would have free access to friction when shoveling the sidewalk.

Nee said they have them at MBTA stops and stations, but he said the Boston Department

of Public Works (DPW) doesn't currently do that.

"I think through 311 we respond to snow removal pretty quickly," he said. "It's not a bad idea, but I think the scope of the program – who gets it and who doesn't get it and how is it used – could be a problem. It's something we could look into."



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The Massachusetts College of Art and Design (MassArt) will undergo a comprehensive evaluation visit on **March 16-19, 2025**, by a team representing the New England Commission of Higher Education (formerly the Commission on Institutions of Higher Education of the New England Association of Schools and Colleges, NEASC).

The New England Commission of Higher Education is one of seven accrediting commissions in the United States that provide institutional accreditation on a regional basis. Accreditation is voluntary and applies to the institution as a whole. The Commission, which is recognized by the U.S. Department of Education, accredits approximately 220 institutions in the six-state New England region as well as several other states and American-style institutions overseas.

MassArt has been accredited by the Commission since 1950 (approximately) and was last reviewed in Spring 2017. Its accreditation by the Commission encompasses the entire institution.

For the past year and a half, MassArt has been engaged in a process of self-study, addressing the Commission's Standards for Accreditation. An evaluation team will visit the institution to gather evidence that the self-study is thorough and accurate. The team will recommend to the Commission a continuing status for the institution. Following a review process, the Commission itself will take the final action.

The public is invited to submit comments regarding the institution to:

Public Comment on MassArt
New England Commission of Higher Education
301 Edgewater Place, Suite 210
Wakefield, MA 01880
Email: info@neche.org

Public Comments must address substantive matters related to the quality of the institution. The Commission cannot settle disputes between individuals and institutions, whether those involve faculty, students, administrators, or members of other groups. Comments will not be treated as confidential and must include the name, address, and telephone number of the person providing the comments.

Public Comments must be received by **March 19, 2025**. The Commission cannot guarantee that comments received after that date will be considered.

Boston Bulletin: 02/13/25,
02/20/25, 02/27/25,
03/06/25

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court

CITATION ON PETITION FOR FORMAL ADJUDICATION

DOCKET No. SU25P0292EA

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

Estate of: Velvel S. Hushwater
Also known as: Velvel Hushwater
Date of Death: 12/24/2024

To all interested persons:

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

Ira H. Grolman 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: **Ira H. Grolman of Boston, 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 03/18/2025. 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: February 11, 2025
Stephanie L. Everett, Esq.,
Register of Probate

West Roxbury/Roslindale Bulletin:
02/13/2025

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NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by **Rafael D. Lopez, a/k/a Raphael P. Lopez, a/k/a Rafael Lopez, a/k/a Raphael D. Lopez** to Mortgage Electronic Registration Systems, Inc., as nominee for American Mortgage Network, Inc., dba American Mortgage Network of MA, A DE Corp. dated October 16, 2006, recorded at the Suffolk County Registry of Deeds in Book 40593, Page 133; said mortgage was then assigned to OneWest Bank, FSB by virtue of an assignment dated November 9, 2009, and recorded in Book 45723, Page 57; and further assigned to Ocwen Loan Servicing, LLC by virtue of an assignment dated May 13, 2016, and recorded in Book 56477, Page 117; and further assigned to Federal National Mortgage Association by virtue of an assignment dated May 13, 2016, and recorded in Book 56477, Page 120; and further assigned to U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for LSF9 Master Participation Trust by virtue of an assignment dated January 23, 2017, and recorded in Book 57521, Page 105 of which mortgage the undersigned is the present holder for breach of conditions of said mortgage and for the purpose of foreclosing the same will be sold at PUBLIC AUCTION at 11:00 AM on **February 25, 2025**, on the mortgaged premises. This property has the address of 968 River Street, Hyde Park (Boston), MA 02136. The entire mortgaged premises, all and singular, the premises as described in said mortgage:

A parcel of land, with the buildings thereon, situated in Hyde Park District of Boston, Suffolk County, being a portion of Lot A on a plan of land of H.S. Adams, subdivided April, 1874, by George Pye, C.E., recorded with Norfolk Deeds, Book 456, Page 152, bounded and described as follows:

Northerly by River Street, fifty and 6/10 (50.6) feet; Easterly by land now or formerly of Barnet Greenfield, one hundred (100 feet); Southerly by land now or formerly of Barnet Greenfield, fifty-three and 1/10 (53.1) feet; and Westerly by Adams Avenue, one hundred (100) feet.

Being a portion of the premises conveyed by deed of William R. Pitts to Rafael D. Lopez, which deed is dated March 8, 1995 and recorded in Suffolk County Registry of Deeds in Book 19637, Page 200.

Subject to and with the benefit of easements, reservation, restrictions, and taking of record, if any, insofar as the same are now in force and applicable. In the event of any typographical error set forth herein in the legal description of the premises, the description as set forth and contained in the mortgage shall control by reference. Together with all the improvements now or hereafter erected on the property and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this sale.

Terms of Sale: Said premises will be sold subject to any and all unpaid taxes and assessments, tax sales, tax titles and other municipal liens and water or sewer liens and State or County transfer fees, if any there are, and TEN THOUSAND DOLLARS (\$10,000.00) in cashier's or certified check will be required to be paid by the purchaser at the time and place of the sale as a deposit and the balance in cashier's or certified check will be due in thirty (30) days, at the offices of Doonan, Graves & Longoria, LLC ("DG&L"), time being of the essence. Other terms, if any, to be announced at the sale.

Dated: December 4, 2024 U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for LSF9 Master Participation Trust By its Attorney DOONAN, GRAVES & LONGORIA, LLC, 100 Cummings Center, Suite 303C, Beverly, MA 01915 (978) 921-2670 www.dgandl.com57716 (LOPEZ A/K/A RAPHAEL D. LOPEZ)

Hyde Park Bulletin: 01/30/25, 02/06/25, 02/13/25

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 46 Cedrus Avenue, Roslindale (Boston), MA 02131

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Lydia P. Mazzarella and Lisa Gabrick to Mortgage Electronic Registration Systems, Inc., as Mortgagee, as nominee for Sovereign Bank, N.A., and now held by Santander Bank, N.A., said mortgage dated May 25, 2012 and filed in the Suffolk County Registry District of the Land Court as Document No.: 804249 and noted on Certificate of Title No.: 132827, said mortgage was assigned from Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Santander Bank, N.A. formerly known as Sovereign Bank, N.A., its successors and assigns to Santander Bank, N.A. by assignment dated August 23, 2017 and filed with Suffolk County Registry District of the Land Court as Document No.:874235 and noted on Certificate of Title No.: 132827; for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at **Public Auction** on March 4, 2025 at 11:00 AM Local Time upon the premises, all and singular the premises described in said mortgage, to wit:

The land together with the buildings thereon, situated in that part of said Boston, formerly West Roxbury, shown as Lot 30 on a subdivision plan drawn by Henry C. Mildram, Engineer, dated November 20, 1923, as approved by the Land Court, filed in the Land Registration Office as Plan No. 10142-B, a copy of a portion of which is filed with Certificate of Title No. 17814, bounded and described as follows:

*Southwesterly by Cedrus Avenue, formerly called Cedar Street, 44 feet;
Northwesterly by Lot 31, as shown on said plan, 110 feet;
Northeasterly by Lot 46, as shown on said plan, 44 feet; and
Southeasterly by Lot 29, as shown on said plan, 110 feet.*

Being the same premises described in certificate of Title No. 128518 and Deed Document #794608.

Meaning and intending to convey and hereby conveying the same premises conveyed to me/us by deed dated 06/07/2011 and recorded with Suffolk Registry of Deeds (District of the Land Court) in Certificate No. 128518

The description of the property contained in the mortgage shall control in the event of a typographical error in this publication.

For Mortgagor's Title see deed dated May 25, 2012 and registered with the Suffolk County Registry District of the Land Court as Document No.:804248 and noted on Certificate of Title No.: 129127.

TERMS OF SALE: Said premises will be sold and conveyed subject to all liens, encumbrances, unpaid taxes, tax titles, municipal liens and assessments, if any, which take precedence over the said mortgage above described.

FIVE THOUSAND (\$5,000.00) Dollars of the purchase price must be paid in cash, certified check, bank treasurer's or cashier's check at the time and place of the sale by the purchaser. The balance of the purchase price shall be paid in cash, certified check, bank treasurer's or cashier's check within thirty (30) days after the date of sale.

Other terms to be announced at the sale.

Brock & Scott, PLLC
23 Messenger Street
2nd Floor
Plainville, MA 02762
Attorney for Santander Bank, N.A.
Present Holder of the Mortgage
(401) 217-8701

West Roxbury/Roslindale Bulletin: 01/30/25, 02/06/25, 02/13/25

Legals

Commonwealth of Massachusetts
The Trial Court – Probate and Family Court Department
SUFFOLK Division Docket No. SU25D0053DR

DIVORCE SUMMONS BY PUBLICATION AND MAILING
Ruth Ferguson vs. John Rizk

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:
Ruth Ferguson, 238 Blue Ledge Drive, Roslindale, MA 02131

your answer, if any, on or before **03/12/2025**. 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: January 15, 2025

Stephanie L. Everett, Esq. Register of Probate

West Roxbury/Roslindale Bulletin: 02/13/2025

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court
Department

Docket No. SU25P0268GD

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

**In the matter of: Manh Nguyen
Of: Allston, MA**

**RESPONDENT
Alleged Incapacitated Person**

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

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

**Beth Israel Deaconess Medical
Center of Boston, MA**

in the above captioned matter alleging that **Manh Nguyen** is in need of a Guardian and requesting that **Ut Nguyen of Allston, MA** (or some other suitable person) to 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 a 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 10:00AM. on the return date of **02/27/2025**. 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: February 06, 2025
Stephanie L. Everett, Esq.,
Register of Probate

Boston Bulletin:
02/13/2025

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court

**CITATION ON PETITION FOR
FORMAL ADJUDICATION**

DOCKET No. SU25P0243EA

Estate of: **Jane M. O'Neil**
Date of Death: **10/11/2024**

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 **Brianne L. O'Neil of South Haven, MI** requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition.

The Petitioner requests that: **Brianne L. O'Neil of South Haven, MI** 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 03/19/2025. 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: February 05, 2025
Stephanie L. Everett, Esq.,
Register of Probate

West Roxbury/Roslindale Bulletin:
02/13/2025

Classifieds

HELPWANTED

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Commonwealth of Massachusetts
The Trial Court
Probate and Family Court

**CITATION ON PETITION FOR
FORMAL ADJUDICATION**

DOCKET NO. SU25P0224EA

Estate of: **Gerard E. St. Pierre**
Also known as:
Gerard Edward St. Pierre
Date of Death: **04/29/2005**

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 **Susan St. Pierre of Humarock, 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: **Susan St. Pierre of Humarock, 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 03/14/2025. 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 31, 2025
Stephanie L. Everett, Esq.,
Register of Probate

West Roxbury/Roslindale Bulletin:
02/13/2025

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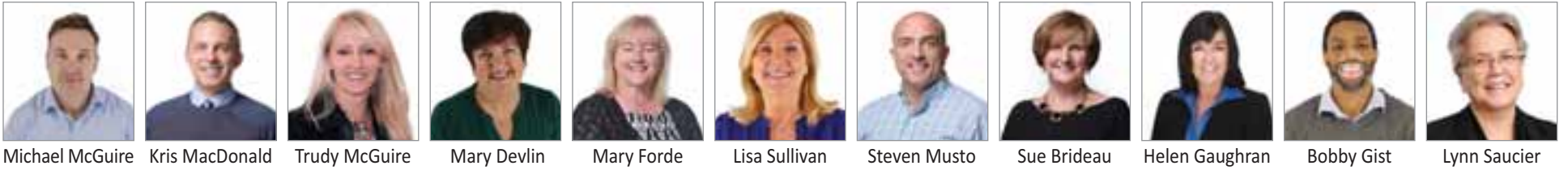
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