

The Hyde Park Bulletin

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Arboretum Director Ned Friedman and the magnolias and conifers he fears will be in the shadow of 920 Centre St.

COURTESY PHOTO

HPNA: ADU plan found lacking

S+S, HP Health Center dates upcoming

Matthew MacDonald
Staff Reporter

The Hyde Park Neighborhood Association (HPNA) held its monthly meeting on Thursday, March 6 and drew about 25 people to what was an hour-and-a-half session.

The main appointment brought Senior Planner Will Cohen of the City of Boston Planning Department before the group to speak of the Accessory Dwelling Unit (ADU) zoning reform – the community process for which has been underway since last March.

This initiative is the Planning Department's attempt to loosen the city's zoning code to allow for a greater number and variety of in-law style apartments to be built without zoning relief, thus cutting down on the time, expense, and red tape that are all typically part of that process.

At present, ADUs are only allowed as-of-right if they are entirely within the framework of a small residential building, with any exterior changes (staircases, landings, doorways, et cetera) made in the construction of that ADU triggering any pre-existing violations.

HPNA

Continued on page 7

920 Centre Street faces stiff opposition

Arnold Arboretum concerned

Richard Heath
Staff Reporter

Sixteen Penny's John Holland wants to redevelop the 3.4-acre former Saint Clare Monastery property at 920 Centre St. and has hired two major firms to help him do it: architect David Hacin and Mik Young Kim landscape architects. But he is confronting a far bigger landscape than architect Frederick Law Olmsted and his design of the Arnold Arboretum.

As reported by The Bulletin in December 2024, Holland proposes to convert the 1934 monastery building into 38 one-bedroom senior apartments with a long and large, four-story mass timber-framed building of 85 condominiums at the rear, wrapped around the courtyard.

In two almost back-to-back Planning Department virtual pub-

lic meetings on Feb. 27 and March 3, it was clear almost no one likes the design of 920 Centre St., most of all the Arnold Arboretum.

Ninety people called in to the March 3 Planning Dept. Article 80 meeting.

A lot has changed since the first public meeting on 920 Centre at the Nov. 19 Jamaica Plain Housing Committee (JPHC) meeting; at that time Sixteen Penny had a partner with the Archdiocese Planning Office of Urban Affairs that would develop, own and manage the 38-unit senior housing.

Two months later at the Feb. 27 IAG meeting Holland said he would develop all of 920 Centre himself. "Construction [of the senior housing and condominiums] will be simultaneous," he said. "There are no tax credits, no city or state tax credits, only market

rate money."

Holland said he will fund the 25 affordable units in the senior building, 17 at 60 percent area median income (AMI) and 9 units split between 80 and 100 percent. Architect David Hacin attended the March 3 Article 80 meeting and explained.

"The market-rate condos are making the senior housing possible," he said. "There is not enough city funding to get it (the senior units) built... The developer will use private funds. Twenty-five units affordable."

Holland said the 85 condominiums will all be market-rate. "To meet the affordable requirements it takes 20 percent of the market-rate condos to fund the 17 rent-restricted units," Holland said.

Neither the affordable statistics nor the lack of tax credit fund-

ing could be verified by the Mayor's Office of Housing which referred The Bulletin to the Planning Dept. The PD referred The Bulletin to the developer and his attorney.

Caller T'Sera Miresou asked to see Holland's financial proformas; she wanted more affordable units.

Holland was enthusiastic on March 3. "We've spent a lot of time on the modifications," he said. "Eighteen months. It's a very nice project that pays homage to the site. A great job creating 123 housing units. Extraordinary public realm at the highest level of sustainability."

Hacin too was enthusiastic. "We're extremely excited to meet the project goals. The city needs

920 Centre Street
Continued on page 6

Neponset River water improvements tangible

Kwot Anwey
Staff Reporter

In a collaboration between the Neponset River Watershed Association (NepRWA) and the X-Cel Conservation Corps, the annual Neponset River water quality update was delivered on Thursday, March 6. The event was hybrid, drawing 40 people total in attendance.

NepRWA is a nonprofit organization founded in 1967 whose mission is to ensure that the Neponset River and its watersheds—which is an area of land where all the water flows to the same body—is "clean, healthy, accessible", according to the 2024 report.

The water quality of a body of water is determined by E. Coli levels, serving as a gauge for the amount of fecal contamination. According to the 2024 report, contamination may be a result of animal waste, leaky sewers, failure of septic systems and illegal discharge into storm drain systems. Water quality standards have three tiers: safe to swim (<235 CFU/100mL), safe to boat (<1260 CFU/100mL) and unsafe for human recreational use (>1260 CFU/

Neponset River
Continued on page 5



The NepRWA water quality report from 2024, which showed areas in the Neponset River safe for swimming in green and areas safe for boating in yellow.

COURTESY PHOTO

City schools seek repair funds

Jeff Sullivan
Staff Reporter

The Boston City Council met last week and voted unanimously to submit a slate of schools for the Massachusetts School Building Authority (MSBA) Accelerated Repair (ARP) and CORE programs.

The MSBA uses proceeds from sales taxes to help fund schools across the state with matching grants. Any district can apply and the MSBA chooses based on need with existing criteria.

The Joyce Kilmer School Lower Campus in West Roxbury, the Mary Lyon Pilot High School in Brighton and the Margarita Muniz Academy in Jamaica Plain were all selected by the city for repairs. Those schools are submitting for window and door replacements for heating efficiency,

with the exception of the Muniz Academy in Jamaica Plain, which is submitting for a heat pump conversion.

The Boston Adult Tech Academy in Downtown, the Hurley K-8 Academy in the South End, the Mildred Ave K-8 School in Mattapan, the Orchard Gardens K-8 in Roxbury and the Trotter K-6 in Dorchester were also selected by the city.

The Council and the Boston School Committee all have to vote to submit the schools, and Chief of Operations at Boston Public Schools Brian Forde said the ARP needs several specific criteria to be eligible. The program helps in repairs to roofs, windows and, for the first time in the program starting this year, heat pump conversion for heating.

Forde said the windows must be at least 25 years old to be eligible and the roofs must be at least 30 years old. The buildings eligible for heat pump conversions alone would also need to not have steam pump piping and the windows cannot be older than 30 years old.

The project cost has to be estimated to be greater than \$250,000, with a building that is considered not overcrowded. Forde said they choose the city's submissions

based on the city's long-term plans for school buildings, essentially making sure they're not replacing or fixing schools that could close in the coming years.

"We want to make sure we're not investing in buildings that are not going to meet the needs of our students over a long period of time," he said.

The Council voted unanimously to accept those repairs and submit them to the MSBA. Forde said they expect to know by the end of the year if the MSBA will help fund those projects.

The Council held a hearing on the ARP, but also had an extensive discussion on the CORE submission for about \$300 million expected reimbursement for the \$800 million Madison Park Technical Vocational School rebuild, for which the city has already committed \$500 million. Councilors questioned that estimate, and Chief of Capital Planning Delavern Stanislaus said increases in construction costs in recent years really pushed the cost up.

If all goes to plan, Stanislaus said they are expecting to start the bidding process in 2027.

For more information on Madison, go to <https://tinyurl.com/tym72ra5>





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One more thing at Boston Landing

Jeff Sullivan
Staff Reporter

The Boston Planning Department met with a couple of residents, a couple of Impact Advisory Group (IAG) members and the team from the Boston Landing development for a small project change at the Guest Street complex.

There were technically two back-to-back meetings on the issue, one IAG and one public meeting. The Brighton site has seen major redevelopment since its Planned Development Area Master Plan was first approved in 2012, including the New Balance and WGBH buildings and the Boston Landing MBTA Commuter Rail Stop.

NB Development Group Senior Director Keith Craig went through the most recent change, which is for the 115 Guest St. building, which he said currently does not have the same allowed uses for its ground-floor commercial as the rest of the complex. The Lantera, a 295-unit apartment building to the southeast of the site, currently only allows a handful of commercial uses – restaurant, retail, service, cultural, banking and postal, barber or beauty and take-out.

The new uses would basically allow for a higher vari-

ety of businesses, like sports, dance, yoga, private club, general sports and recreation and more (since the site includes the practice rink for the Bruins and the Track at New Balance, one might think sports uses would have been included at the get go).

The building was completed in 2018 and offers about 16,000 square feet of retail.

“The only retail locations currently occupied are Mainly Burgers and Crumbl Cookies,” Craig said. “The remainder of the building for ground-floor retail is unoccupied.”

Craig did say the northwest of the building is reserved for popups. He said retail in the area has been tough. “We’ve had trouble getting viable retailers to invest and open up new locations, and so in the fall of 2020 we amended our other PDA development plans that incorporated a wider variety of uses; the exact same uses I’m proposing for this PDA plan,” he said. “The reason why we didn’t do this parcel back in 2020 was because our partner in this building just wasn’t going to be part of that effort at that time. But five years later we’re all on the same page.”

Craig said if they had an

interested retail business not on the old list, they would have to go through this PDA change process for every retail space individually, so they’re just getting it all done at once.

Resident and Brighton Allston Improvement Association member Annabelle Gomes asked how the development of the Boston Landing Commuter Rail Station has influenced the success of the complex as a whole. Craig pointed out that the station ran above its 2030 ridership goals the same year as it opened in 2017 and has been instrumental for the businesses and buildings there.

“That was the culmination of a five-year effort of us working with the local community, elected officials, MassDOT, the MBTA and Keolis to bring commuter rail back to the neighborhood,” he said.

Gomes said she was very much in support. “I do think that all those added uses are important to activate Guest Street and get people to the street,” she said.

Residents Bernadette Lally and Dan Daly said they were in support.

“I think this project looks great; I know we’ve had a few bumps in the road but everything seems to be coming out

great,” Lally said.

Allston Brighton Chamber of Commerce President Rosie Hanlon said, speaking for herself, said she wanted to see more interaction between Guest Street and the local Allston Brighton business community. “Both to help you recruit new businesses, integrating what you have and bringing people

who live and work on Guest Street up into the Allston Brighton business districts,” she said.

Craig said he would be happy to work with the Chamber to do so.

The comment period for this new change ends on March 24. For more information, go to <https://tinyurl.com/22z7scb7>

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Ralph Kramden's unspoken lament

I've never driven a bus. The only bus driver I ever "knew" was Ralph Kramden, played by Jackie Gleason on "The Honey-mooners" many years ago. His many frustrations seem to be directed at life in general and his wife, Alice, but whether or not they were a result of vehicles parking illegally in bus stops in New York City and thereby making his job more difficult is unknown. Enough for fiction, I wonder how difficult it is for MBTA bus drivers in real life to encounter so many illegally parked cars on their routes.

For years, nay decades, I used to drive to work via Morton Street, across Blue Hill Avenue, and on to my place of employment. At the intersection, heading east on Morton Street, is a bus stop—as differentiated from those maroon-painted bus lanes—but seldom, if ever, could the bus drivers ever pull in to unload and accept passengers because there were cars illegally parked there so that drivers could run into nearby stores for their purchases. Many, many calls to the State Police (Morton is a state road), the T police, and the Boston Police, whose substation was kitty-corner across the intersection, were made. All my calls seemed to have been in vain regarding stricter enforcement. Even to this day, it is a spot where the bus stops have to suffer the indignity of illegally parked vehicles.

The imposition of bus (and sometimes co-occupying bike) lanes—both literal and figurative—have served to promote public transportation—and not without controversy. Not all major thoroughfares in the city have exclusive bus/bike lanes. But in those that don't have such



My Kind
of Town/
Joe Galeota

lanes, such as Columbia Road in Dorchester and Spring Street in West Roxbury, buses take more time because when pulling aside to drop off or take on passengers, they have to merge with vehicular traffic again. The problem that can arise here is that the curbside bus stop is occupied illegally by a parked car, necessitating the bus driver to stop in a travel lane, thus blocking traffic during the stop.

This terrible inconvenience for the bus is not without danger to the passengers, who are stepping down into the street (an extra step down) and for the impatient cars behind the bus who are tempted to swerve lanes.

While parking in a bus stop can incur a \$100 fine, when was the last time you have ever seen a ticket placed on the violator's windshield? This is one of those rarely enforced regulations, but why? It's not as if it is some arcane Blue Law.

Let's make it easier and faster for the MBTA bus operators to do their job and speed passengers to their destinations. Yeah, \$100 is a lot for some frustrated driver after illegally parking to pay for just running into a store for a quick purchase or for a driver after illegally parking when arriving home after a long shift when other nearby parking places are occupied, but . . .

A LOT OF WHITE STADIUM QUESTIONS

To the Editor:

As I read the front page news story of the ongoing controversy over the rehabilitation of White Stadium (Mayor not happy with stadium "misinformation," Boston Bulletin, February 27), I wondered what "misinformation" she might be talking about since much of what I call misinformation seems to be coming from both City Hall and reportedly those behind the professional women's soccer team seeking a home field for their soccer games.

There has been recent coverage of the very unsettling deal making that has taken place between the mayor and the profit-making women's soccer team. I want to support efforts being made by Josh Kraft pushing for much more transparency by city officials who reportedly seemed to be in cahoots with those soccer team investors. Seemed like a done deal from its conception. Why else would the RFP go out so late in the negotiations? The Boston Herald recently pointed out that there was only one bidder for the stadium rehab. Is this true?

What no one is talking about is the George Robert White Fund which financed the building of the original White Stadium back in 1949. How much of the trust fund is being used to build this new stadium for a soccer team? Is this new public-private partnership what George Robert White imagined when he created his trust of \$5 million for the City of Boston upon his death in 1922?

I support Josh Kraft's call for an independent probe to see if Mayor Wu violated procurement policies or laws, especially since taxpayers are in for half the cost which seems to have been increasing in recent weeks. Bottom question, are George Robert White monies being used for the city's portion of this new White Stadium? Is this why the City of Boston needed a private partner for the rest of the costs? Questions, questions, questions.

Too many unanswered questions here that need answering. By the way, the George Robert trust fund has five trustees including the president of the Boston Chamber of Commerce, president of the Boston Bar Association, the City Auditor, City Council president and of course, at this moment, the Mayor of Boston Michelle Wu.

Is Boston using the George Robert White Fund for its share of the costs associated with the new stadium and did all five trustees of the fund sign off on this. Are they required to sign off? Too many questions.

Sal Giarratani
East Boston

MAKES ME WANT TO RUN FOR MAYOR

To the Editor:

To begin, I would encourage Ms. Wu's union supporters to review their union's audit processes to ensure they're a bit more robust and more encompassing than the City of Boston's current audits of taxpayer funds spent on illegal aliens in Boston.

The current spendthrift policies of the Wu administration that include a \$650,000 expenditure for a NY law firm to condition Ms. Wu and Boston's various service departments for a one-day hearing concerning the city's sanctuary status feel much like a silent confession. These types of activities are normally justified when the walls seem to be closing in on suspected criminal activities.

It certainly helps me understand why my real estate taxes recently increased by 75%. Who needs a budget or auditors when West Roxbury residents all have money trees in their backyards? Could I be so bold as to inquire exactly who requested these funds and who approved them?

Makes me want to run for Mayor because I could be that stupid. As I've told this publication before, my priority would be Education. I would have used that 650K to repair the roof of Westie High to return it to service while planning the inclusion of Millennium Park, the city archives for student's research and the waterfront for environmental studies and sports, creating a true educational campus.

Additionally, I would plan a carve out of Franklin Park land in the vicinity of White Stadium to construct an A-List Educational complex to directly serve the abutting neighborhoods and any other Boston students to the seating capacity of the facility. Of course, because of the zoo, I would encourage courses in Animal Husbandry. For these campuses, I would encourage the implementation of visiting participation as could be arranged based upon requests.

I would seek ideas for Eastie, the North End and Charlestown as I'm not as well versed spatially with these areas.

Also, based on what I've heard, I think there is a need for not just English immersion schooling but a connection and understanding of American society and values for both children and parents of America's "new arrivals".

One of my pet projects is for all graduating students to know how to complete their own IRS forms with a working knowledge of the system to include self-employment forms. I can easily imagine interactions with several syllabuses of all curriculums. As for the other duties of this office, well the needs of my home and life provide models for my examinations and program management.

Kirby Boyce
Boston

Kelleher's seeks liquor license

Jeff Sullivan
Staff Reporter

The Longfellow Area Neighborhood Association (LANA) in Roslindale met recently in a virtual format with about 30 residents.

A proposal from Andrew Tremble and Conor Ford to take over at the Kelleher's location at 1410 Centre St. in

Roslindale near the Arnold Arboretum was reviewed. Both have been working at the Porter Cafe and have worked in restaurants a good deal of their lives.

The pair said they want to take over Kelleher's and are looking for an all-alcohol, neighborhood-restricted liquor license from the City of Boston. They said they don't yet have a date with the Boston Licensing Board, but are hopeful they can open up shop in the summer or fall. LANA voted not to oppose the proposed license pending the outcome of an abutters meeting.

"Based on the reception here, I would guess the abutters meeting will go well,"

said LANA Chair Kathleen Bishop.

Several residents voiced their support for the proposal, including Boston Police Department (BPD) officer Mark Lowen.

"I just wanted to say these two gentlemen run an unbelievable business over at the Porter, and as from the Police, we've never had any issues whatsoever with underage drinking or fights," he said. "They run a great, great business."

Tremble and Ford said they are thinking at the moment to change the name of the bar to the Knoll Street Tavern, but nothing has been set in stone at this point.

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Neponset River *continued from page 1*

100mL). Urban sites that are nearby roads or other impervious surfaces are more affected by stormwater runoff, according to the report.

NepRWA uses a community water monitoring network of over 50 volunteers once a month from May to October across the 41 sites on the watershed to track the river's health. The data is then used both internally by NepRWA and also sent to the Massachusetts Department of Environmental Protection.

The results of the 2024 season revealed that the percentage of sites that met E Coli swimming standards had a general upward trend, increasing from roughly 45 percent in May to about 65 percent in October. The vast majority of sites met the boating standards through the season, and the amount of failures to meet either the boating or swimming standards saw fluctuations through the five-month period.

While two sites had a seasonal average of failure, MEB001 and UNB002, 13 sites had a seasonal average of being safe for swimming and 26 sites were on average safe for boating throughout the season.

NepRWA also monitors for phosphorus and dissolved oxygen. Phosphorous is evaluated based on the type of waterbody; according to the report, flowing waters like rivers and streams need to be <0.1mg/L for safety

while still waters like lakes and ponds, which are more likely to experience algal blooms due to water stagnation, nutrient availability and sunlight exposure, need to be <0.025mg/L.

Algal blooms block sunlight which stops photosynthesis for underwater plants, depletes oxygen which then leads to fish dying and increases cyanotoxins— toxic substances that may lead to allergy-like and flu-like symptoms in humans. Blooms may be a result of bank erosion, decomposition of debris like leaves and fertilizer within stormwater runoff.

While the amount of flowing sites that met the phosphorus standard slightly decreased throughout the season, starting at 95 percent and ending around 80 percent in October, the vast majority of still sites consistently failed. In May, roughly 50 percent of still sites met the standard, which quickly fell to 25 percent through June to September, and ended at zero percent in October.

X-Cel Conservation Corps (XCC), which is a branch of the charitable organization X-Cel Education, seeks to give young people the opportunity to work in water management and conservation. The 10-week program includes a work experience component, requiring a full-day work project once a week, an academic component, including classes, practice questions and

a cumulative test once a week and a \$300 paid stipend per week. At the end of the program, students are registered for the Massachusetts Grade 3 Municipal Wastewater Operator exam and will pass a final exam mimicking the state test with 80 percent or higher. XCC provides driver's license support to students, aids students in the job search process after the state exam and also offers Grade 5 and Grade 6 wastewater operator classes.

"For most of these guys, it changes their lives, and I've been around long enough where

I've actually seen people's lives changing," said Lisa Holden. "Most of our people that we work with, at least 62 percent of them, when they come into our program, are not even working at all, and so they don't have any job, or they're working security jobs or driving for Uber or Lyft. At least 38 percent of those were making less than \$31,000 a year. Once they get the wastewater license, now they're making an average income of \$52,000 a year with full benefits."

According to Holden, 30 percent of wastewater operators are retiring, fueling the need for younger people in the field. The organization has had 53 successful placements since

2019, with students going on to earn \$24 an hour or more with full benefits. The program has now begun to expand to other cities throughout the state like Springfield and Worcester. XCC, in cooperation with NepRWA since 2019, samples at 5 sites during their work project days in Readville, Milton, Walpole and Sharon, testing E Coli, dissolved oxygen, temperature and pH.

NPRA's next event is an upcoming spring cleanup on Saturday, April 26 from 9am-12pm, scouring different sites along the watershed. For more information and to sign up, visit neponset.org.




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920 Centre Street *continued from page 1*

housing. We've reused the monastery building and will be restoring the brick convent wall. It's also one of the largest mass timber construction projects in the city."

PD project manager Stephen Harvey, who convened both meetings, added on March 3 that the Planning Dept. requested that the monastery building be preserved. "This proposal has to have lasting effect on the community," he said.

Hacin repeatedly emphasized during the March 3 meeting how he had "thought through the design exceedingly carefully" by reducing the massing in two ways: lowered the height from five to four stories and separated the building into an L-shaped, "four-

block scheme" with glass "view corridor" walls between each block.

The rear building is built around most of the original courtyard and the arcade cloisters of the monastery.

"We're trying to be extremely thoughtful to the Arboretum," Hacin said, "by keeping the new building not as visible; the central focus remains the monastery."

Bryan Chou, the design leader of MYK, went into detail on his "garden concept" landscaping of the site with 700 new trees including a variety of conifers at the Arboretum boundary.

Chou describes his landscape plan as "tree garden concept" that maintains the larger trees.

As if setting aside equal time, Harvey called on Ned Friedman, director of the Arnold Arboretum, as the first to respond.

Acknowledging John Holland as "thoroughly professional," Friedman said he had two concerns.

"The Arnold Arboretum has been an historic landscape since 1965," he said. "We're concerned about our perimeter. The affect of the design on the public view. This is a Frederick Law Olmsted design of a Harvard collection of scientific trees."

Secondly, he said, the Arboretum is "Harvard's study of trees. There are 81 different research projects using our trees. Three hundred trees growing today are on the verge of extinction."

Friedman was particularly concerned with shadows on the trees. "The new building will loom over our living collection," he said.

Friedman said the Arboretum had engaged a consultant to study shadows. Aletier Ten, an environmental design and engineering firm, will conduct "view shed and shadow analysis" according to the Arboretum director of communications in a reply to The Bulletin.

Todd Washburn, Arboretum

Chief of Staff came to the Feb. 25 Jamaica Plain Neighborhood Council (JPNC) meeting to encourage people to attend the March 3 Art 80 meeting; he expressed the Arboretum concerns ("really worried about the shadows on trees").

Washburn followed Friedman to emphasize "we don't oppose this project. We welcome new neighbors and we welcome 920 Centre St. Our concerns are about view sheds and shadows."

"Hebrew Senior Life is proposing an 80-unit building at Centre and Walters streets. It's in the preliminary stages," he said, adding that the Arboretum does not oppose that, "but 920 Centre is right on our property line."

Ben Crouther said he lives on Centre Street in Roslindale; he was one of three who called in to approve 920 Centre St.

"It looks really great. I support it, but I have a note of disappointment. The Arboretum is going around to neighborhood associations trying to turn us against this project," he said. "This is unbecoming of the Arboretum."

Kevin Leary, a Moss Hill resident and 920 Centre IAG member, spoke up about Crouther's allegation. "Not true. Wrong," he said. "There's a lot of opportunity for the neighborhood to hear this. The Jamaica Hills Association will set up a hearing on March 12."

Polly Selkoe has lived in and been active with Jamaica Hills for decades. "There's always competing needs. The city needs housing, but not against the Arboretum. The location of housing "ruins the sanctity of the Arboretum. All that is going to be destroyed," she said. "Maybe a three-story building."

The meeting went on for well over two hours with over a dozen speaking in opposition, including two architects and one landscape architect.

The opposition had two repetitive themes: The first was too big, too tall, too much; the consensus was for two- or three-story condo building.

The second was traffic, traffic, traffic on Centre Street. One caller wanted a separate Massachusetts Department of Conservation and Recreation (DCR) traffic study meeting.

Harvey reminded callers that this meeting was on 920 Centre St. "The development team has no control over a DCR roadway," he said.

One architect who did speak in favor was Grace Pilkington, who said she lives nearby. "I want to share my support," she said. "The impact is not significant; it's an extension of the Arboretum. The building is absolutely beautiful. Mass timber construction [of the condo building] is a wonderful sustainable precedent. I hope to see this project move forward."

Kie Moe said he was an architect and doesn't want it to move forward. "The drawings are illegible," he said opening his remarks. "Get it down to two stories. Timber frame construction is unfeasible in this region. Unsustainable in Boston."

Harvey closed out the meeting reminding callers (52 still on the call) by saying this was the first of a series of meetings on 920 Centre St. "You won't miss anything."

On March 5, he said, the Boston Civic Design Commission would hold its first introduction meeting on the design. "They will form a subcommittee to develop the design along," Harvey said.

In a closing statement Hacin predicted, "This property will have a new life," adding, "we don't design buildings to be invisible, we design buildings to be beautiful."

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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.
—P.R.D.



City of Boston
Planning
Department

Virtual Public Meeting

MAR
18

6:00 PM
-
7:30 PM

ROSLINDALE SQUARE: SQUARES + STREETS

Register: bosplans.org/SS_RS_PB0318

Toll Free: (833) 568 - 8864

Meeting ID: 161 447 6787



DESCRIPTION: Please join the City of Boston Planning Department for a virtual public meeting to provide an update on what we have heard so far from community feedback and engagement related to the proposed draft zoning updates for Roslindale Square.

At this meeting, staff will briefly re-orient attendees to the draft zoning map for the area, then share a summary of public comments that have been received so far as well as feedback shared during office hour sessions, community presentations, and conversations on-site in Roslindale Square. Staff will also provide an overview of potential updates to the draft zoning map based on feedback received so far, as well as remind attendees of the overall timeline for the zoning adoption process.

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

Close of Public Comment Period: 3/31/2025

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

COMMONWEALTH OF MASSACHUSETTS PROBATE COURT

SUFFOLK, ss.

Case No. SU25E0023

To **Octavia M. Stots-Nembhard and Olivia M. Stots**,
and to all other persons interested.

A petition has been presented to said Court by

Jesse L. Stots, Jr. of Roslindale, MA

in the County of Suffolk requesting that he hold as tenant in common 1/3 undivided part or share of certain land lying in Boston, MA in said County, Suffolk, and briefly described as follows:

The address of the residential property which is the subject of the petition for Partition is 83 Atherton Street in the Jamaica Plain district of the City of Boston (Suffolk County), Massachusetts, being particularly described as follows:

A certain parcel of land situated in that part said Boston called Jamaica Plain, being Lot numbered 15 on plan of land on Amory Street and Atherton Street made by G. W. Hayward and Company, Architects and Engineers, dated September 26, 1896, and recorded with Suffolk Deeds in Book 2419, Page 230, and bounded and described as:

- SOUTHWESTERLY by Atherton Street, 43 feet;
 - NORTHWESTERLY by lot numbered 16 on said plan, 72 and 12/100 feet;
 - NORTHEASTERLY by Lot numbered 17 on said plan, 43 and 2/100 feet;
 - and
 - SOUTHEASTERLY by Lot numbered 14 on said plan, 73 and 41/100 feet.
- Containing 3,412 square feet of land according to said plan.

Title to said land is derived under:

The deed to grantees, Jessie Lee Stots, Sr., and Mary L. Stots, as tenants by the entirety via quitclaim deed dated February 7, 2006 and record with the Suffolk County Registry of Deeds at Book 39044, Page 222.

Setting forth that he desires that - all the following described part - of said land may be sold at private sale for not less than \$1,200,000 dollars (One Million and Two hundred Thousand Dollars) and praying that partition may be made of all the land aforesaid according to law, and to that end that a commissioner be appointed to make such partition and be ordered to make sale and conveyance of all, or any part of said land which the Court finds cannot be advantageously divided either at private sale or public auction, and be ordered to distribute the net proceeds thereof.

If you desire to object thereto you or your attorney should file a written appearance in said Court at Boston before ten o'clock in the forenoon on the **24th day of April, 2025** the return day of this citation.

WITNESS, Brian J. Dunn, Esquire, First Judge of said Court
this 25th day of February 2025.

Stephanie L Everett, Esq. Register of Probate

HPNA *continued from page 1*

The proposed changes would loosen those internal ADU guidelines to allow for exterior changes. They would also expand what can be built to include those attached to the main building, as well as free-standing accessory dwellings (conversions or new construction) on larger lots.

This reform would also eliminate community input – in the form of abutters meetings and Zoning Board of Appeal (ZBA) testimony – that ADU variance applications now require.

Streamlining ADU construction at the cost of the community’s right to be heard has been the main source of friction during the handful of Planning Department community meetings that have been conducted over the past year as the process has moved forward.

As part of that, an ADU Guidebook was adopted by the Boston Planning & Development Agency Board this past December, and Phase 1 of the ADU zoning implementation – which is focusing on neighborhoods with larger lots, including Hyde Park, Jamaica Plain, Roslindale, and West Roxbury – kicked off with a well-attended citywide virtual meeting on Jan. 13.

At that meeting, the importance of in-person community outreach as part of working through the ADU implementation process was emphasized by the Planning Department, lead-

ing to invitations being extended to it by a handful of community organizations – including the HPNA – to appear at their meetings to speak of the proposed initiative and to receive feedback.

Cohen’s appearance at last Thursday’s meeting was the result of that extended invitation having been accepted. However, the event may not have lived up to its stated aspirations. This was partially due to the agenda and time constraints of the meeting, but also to the presentation itself.

After first handing out copies of a 47-page ADU packet to everyone, Cohen spoke quickly and technically, pulling so many fragmentary components of the ongoing zoning reform into what he was saying that making contextual sense of them would have been extremely difficult – if not impossible – for anyone in the room not already very familiar with the initiative.

The Affordable Homes Act; ADU owner-occupancy in California, Vermont and New Hampshire; PLAN Mattapan; zoning boxes and other non-essential information were all touched on, while essential things such as the three types of proposed ADUs and the goals of Phase 1 were skipped.

During those 25 minutes, questions were wedged in, but definitive answers were sorely lacking.

The end result of all of this



Senior Planner Will Cohen of the Planning Department at the March 6, 2025 HPNA meeting.

PHOTO BY MATTHEW MACDONALD

was that, immediately after Cohen’s presentation, nobody could have known much more about the ADU reform process than they had already known before his presentation – aside from the fact that there will be another update provided later this spring.

For information regarding the ADU initiative, visit www.bostonplans.org/neighborhood-housing.

Upcoming Dates: Squares + Streets:

On Saturday, March 15 at 9:30 a.m. there will be a community-led mapping session at The Pryde (55 Harvard Ave.) in preparation of the City’s proposed S+S zoning changes for Cleary Square.

On Wednesday, March 26 at 2 p.m. a City Council S+S anti-displacement hearing has been tentatively scheduled. According to Dianna Bronchuk – District 5 City Councilor Enrique Pepén’s chief of staff – it may be virtual. For further information, contact Councilor Pepén’s office at 617-635-4212 or Dianna.Bronchuk@Boston.gov.
Hyde Park Health Center/Clinic:

On Saturday, March 22 from 9 a.m.-2 p.m. there will be a Hyde Park Health & Wellness Summit at The Pryde. Part of its focus will be on the potential of a new neighborhood health center/clinic.

On Tuesday, April 1 at 6 p.m. there will be a hearing regarding health access in Hyde Park. Its focus will be on a neighborhood center/clinic. The hearing order was filed by Councilor Pepén and the plan is to hold it at a local venue, although the location has not yet been finalized. For details, contact Councilor Pepén’s office at 617-635-4212 or Dianna.Bronchuk@Boston.gov.

HPNA:
The HPNA will next meet on Thursday, April 3 at 6:30 p.m. at the Hyde Park Municipal Building/BCYF (1179 River St.). For information, email hydeparkneighbors@gmail.com.

St. Patrick's Week AT THE CORRIB PUB

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ST. PATRICK'S SPECIALS

APPETIZER

Pot of Gold \$9.99
Golden fried potato skins filled with cheddar cheese, bacon and green scallions.

ENTREES

Corned Beef & Cabbage \$19.99
Homemade handcut corned beef, served with boiled cabbage, potato, carrots, turnip, and red beets.

Gaelic Sirloin \$21.99
Grilled 12oz Sirloin served with homemade garlic butter, choice of potato and vegetable

Corrib's Irish Lamb Stew \$15.99
Tender lamb simmered in a flavorful Guinness stock with onions, carrots, celery and potatoes.

Shepherd's Pie \$16.99
Seasoned beef en casserole with mashed and corn.

Haddock O'Brien \$21.99
Fresh haddock baked en casserole with asparagus, lemon wine and seasoned cracker crumbs, topped with Mornay sauce, and served with potato and vegetable.

DESSERT

Irish Cream Cheese Cake \$7.99
Irish Cream flavored cheesecake garnished with chocolate cream

Brownie Sundae \$8.99
Warm Fudge Brownie covered with Vanilla Ice Cream, Whipped Cream and Chocolate Sauce

ENTERTAINMENT

Wednesday, March 12th • 7 pm
Irish Trivia with James

Thursday, March 13th • 8 – 10 pm
Free Guinness Glass Engraving

Friday March 14th • 9 pm
Live Irish Music with
A Sort of Homecoming

Saturday, March 15th • 1 pm
Live remote from WROL Irish Hour
Mick Carr Starting at 3 pm

Sunday, March 16th • 1 pm
Harney Pender Keady
Academy Performance

Monday, March 17th
SAINT PATRICKS DAY
Live Irish Music with Mick Carr

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CORREIA

Neal, of Milton, MA., previously of South Boston and Hyde Park, passed away peacefully surrounded by his loving family on Wednesday, February 26, 2025, after a courageous battle with cancer. Born on January 19, 1965, Neal lived a life filled with joy, laughter, and an unwavering love for his family and friends. He is survived by his devoted wife Christina Costello Correia, his beloved children Fernando and Josephine, his loving parents Elena and Fernando Correia, his youngest sister Andrea (Annie), sister Lucy and brother-in-law Mike Doherty. As well as many loving aunts and his cherished nieces and nephew Hannah and Hailey Doherty and Sean, Caitlyn and Megan Murphy, in laws Maureen Costello, Sheila and Joe Murphy, dear cousins, relatives and friends. Neal graduated from Don Bosco High, and then went on to earn his college degree at UMASS Amherst. His early career years were with the Sporto Shoe Company followed by a sales role with the Ty Company during the Beanie Baby craze. His "hobby" then became renovating and managing a few apartments in South Boston. The role he wanted, and was proud of above all was being the stay-at-home dad to Nando and Josie. He was a passionate soul, a great neigh-

bor who did all he could to help those around him, with a very kind heart. He loved gathering with family for a delicious homemade meal (especially his mothers cooking), going to the beach, Big Moes' BBQ, the Quite Mans' steak tips, fishing, gardening, cooking, traveling and in earlier years, surfing and skiing with his friends from college. He looked forward to his 30+ year running weekly card game with "the guys". He was the life of the party and he will be greatly missed by many. Neal's family would like to acknowledge and thank the Dana Farber Cancer Institute for the incredible care they provided Neal over the last two years, as well as The Celtic Nurses and Norwell VNA for the amazing support they gave to Neal & his family during his final weeks at home. Funeral from the P.E. Murray - F.J. Higgins, George F. Doherty & Sons Funeral Home, 2000 Centre St., West Roxbury. Interment private. In lieu of flowers, donations may be made in Neal's memory to the Fourth Presbyterian Church in South Boston, where he brought his children to many wonderful activities, most of all the children's theater program, or the MSPCA of Boston where he adopted several animals from over the years. For online guestbook pemmurrayfuneral.com. Arrangements by P.E. Murray - F.J. Higgins,

DEATHS

George F. Doherty & Sons, West Roxbury.

DART

Carole J. (Domuczicz) of Hyde Park passed peacefully in her home surrounded by her loving family on March 3, 2025 at the age of 83. Beloved wife of the late Raymond V. Dart Jr. of 63 years. Devoted mother of Raymond V. Dart III and his wife Linda of Attleboro, Pamela Walsh and her husband Joseph of Hyde Park, and Scott Dart and his late wife Theresa of Hyde Park. Cherished sister of Barbara Allenshepski, Kenneth Domuczicz, Ronald Domuczicz, Karen Mellett, and the late Patricia Necco and Sandra Law. Loving "Grandma" of Amanda, Stephanie, Matthew, Michael, Melissa, Alicia, Lynsey, and Samantha. Adored "GiGi" of Elijah, Raellee, Tyler, Andrew, Grayson, Brielle, Luna, Logan, and a great grandson arriving in June. Also survived by many loving nieces, nephews, in laws, and friends. All services will be private.

DeROMA

Florindo "Rusty" of Hyde Park passed away on March 6, 2025. Beloved husband of Kathleen (Farrell) DeRoma. Devoted father of Christopher M. DeRoma of Hyde Park. Dear brother of Karen Durante of Newburyport, Nancy DeRoma of Natick, Danielle Ahern of Methuen, and the late Robert DeRoma. Loving grandfather of Charles Xavier DeRoma. Also survived by many nieces and nephews. Rusty was a member of the Disabled American Veterans. Funeral from the William J. Gormley Funeral Service, 2055 Centre St., WEST ROXBURY. Interment St. Joseph Cemetery, West Roxbury. In lieu of flowers, donations in memory of Rusty may be made to the Happy Life Beagle Rescue, 95 Washington St., Canton, MA 02021 (www.happylifebeaglerescue.org) or the Wounded Warrior Project, P.O. Box Topek, KS 66675-8516 (<http://www.woundedwarriorproject.org>). For guestbook, gormleyfuneral.com William J. Gormley Funeral Service 617-323-8600.

FEENEY

Leslie A. (Murley) of Norwood, formerly of Roslindale, passed away on March 5, 2025. Beloved wife of Francis X. Feeney. Devoted mother of Senator Paul R. Feeney and his wife, Laura of Foxborough and Kevin Feeney and his wife, Amanda of Haverhill. Dear sister of Jill Silvestro and her husband, Joseph of Whitman, Jerilyn Porter of Whitman, Jeffrey Murley of Norwood and Wendy Schmidt and her husband, Michael of Dedham. Loving grandmother of Conor and Declan Feeney. Daughter of the late Gerald and Joyce Murley. Also survived by many loving nieces and nephews that cherished their aunt Leslie. She leaves behind many friends that she loved dearly. Truly one of a kind, Leslie was known to all as a caring, compassionate and loving person that was always there, would always listen and would always know just what to say when you needed her. She devoted every minute of every day, every thought, every beat of her heart to her kids and her family. The lights of her life were her young grandsons, Conor and Declan, who could always count on nana for a hug, a smile, a story and to sneak them countless pieces of chocolate. A true love story, as a young single mom, she met Franny and her world changed, they forged more than a relationship, they built a family. Whether you met her while she was working

as a waitress at Doyle's years ago or only had the pleasure of crossing her path for just a moment, you were blessed to be around this gentle soul, with an infectious laugh and caring demeanor. She will be deeply missed. Funeral from the William J. Gormley Funeral Home, 2055 Centre Street, WEST ROXBURY. Interment in New Calvary Cemetery, Mattapan. For directions and guestbook, please visit gormleyfuneral.com William J. Gormley Funeral Service 617-323-8600.

GRINLEY

Virginia "Ginny" (Donovan) of West Roxbury, formerly of Lecanto, FL and Dorchester (Savin Hill), MA passed away on March 1, 2025. Beloved wife of the late Thomas J. Grinley. Devoted mother of Michael Grinley of Boxborough, and Elizabeth "Beth" Young and her husband Paul of West Roxbury. Dear sister of Phyllis DiMarzio and her husband William of Concord and the late Catherine Throckmorton, and Mary Coombs. Daughter of the late Michael and Jane (Murnane) Donovan. Also survived by several nieces and nephews. Ginny was a graduate of Cathedral High School of Boston. She was a highly respected and dedicated Legal Secretary for many years and built a reputation for her meticulous attention to detail and her commitment to her work. Ginny's greatest joy was spending time with her family and friends. Her warmth and kindness made her the heart of her social circle. She had a talent for working with her hands and spent hours knitting cozy scarves and hats, quilting beautiful baby blankets and making her own greeting cards. Each project reflected her creativity and thoughtfulness. Visiting Hours in the William J. Gormley Funeral Home, 2055 Centre Street, West Roxbury, on Saturday, March 15th from 9:00am to 10:30am. Followed by a Funeral Mass in St. Theresa of Avila Church, 2078 Centre Street at 11:00am. Relatives and friends are kindly invited to attend. Interment St. Joseph Cemetery, West Roxbury. In lieu of flowers, donations may be made in Virginia's name to Animal Rescue League of Boston, 10 Chandler St. Boston MA 02116 or at arlboston.org

GUARINO

Barbara Ann (Savko) of West Roxbury passed away on March 2, 2025. Beloved wife of the late William Guarino. Devoted mother of Mary Lomuscio and her late husband Joseph of West Roxbury, and John and his fiancé Beth Morse of South Yarmouth. Dear Sister of Nancy Allen of CT and George Savko and his wife Barbara of FL. Loving grandmother of Elizabeth, Joseph, and James Lomuscio. Barbara was a remarkable woman whose life was defined by compassion, dedication, and love. Born and raised in Connecticut, she graduated from Stratford High School before earning a prestigious scholarship to Grace New Haven School of Nursing. With determination and skill, she completed her training and proudly became a Registered Nurse (RN). Her nursing career began at the renowned Sloane Kettering Memorial Hospital in Manhattan, where she made a lasting impact with her care and kindness. It was in New York that she met the love of her life, Bill. The two were married in Brooklyn, beginning a beautiful journey together. Over the years, they lived in various places before settling in Sharon, Massachusetts, to raise their children. She continued her nursing career with private practice in Norwood, where her warmth and expertise touched countless lives until her well-earned retirement. In her later years, she found great joy in traveling with her beloved husband, Bill, creating

memories that will forever be treasured by those who knew her. Barbara leaves behind a legacy of nurturing, strength, and love that will live on in the hearts of her family and friends. Funeral from the William J. Gormley Funeral Home, 2055 Centre Street, West Roxbury. Interment St. Joseph Cemetery, West Roxbury. In lieu of flowers, donations in memory of Barbara may be made to AccentCare Inpatient Hospice Center-Milton, 597 Randolph Ave., Milton, MA 02186.

MANION

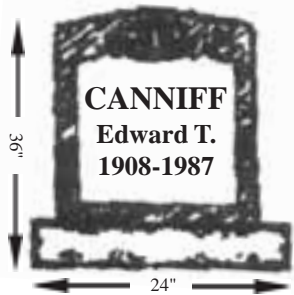
Donna passed away on February 28th, age 73, after a cruel battle with Corticobasal Degeneration. Donna was born in West Roxbury on March 14, 1951. Although she loved to travel, especially to her beloved Italy, West Roxbury was the only place she truly called home. The fourth child of Nancy Egan and Charles Manion, she grew up alongside siblings Nancy, Carole, Charlie and Paul. As a child, she spent her summers in Scituate, and the memories she made there were among her happiest. Donna was born with a wild streak. If you knew her at all, you knew she was funny. She was constantly pushing the boundaries in pursuit of a good laugh. This definitely got her in trouble from time to time, but more often than not it connected her to people. She could get away with things that no one else could, and people loved her for it. Donna was outrageous, unexpected, and hysterical. She loved fuchsia, turquoise, polka dots, and living life vibrantly. She had strong opinions and a keen intellect. Donna found joy in so many things: a beautiful bouquet of flowers, a good bottle of wine, dinner shared with friends and family in the North End, work and all the wonderful friendships she cultivated there, sunbathing on the deck in Scituate. Donna loved her life, and she lived it well. She will be deeply missed by her siblings, her nieces and nephews, her great nieces and nephews, all of whom she knew and loved well. Funeral from the William J. Gormley Funeral Home, 2055 Centre St., WEST ROXBURY. In lieu of flowers, donations may be made in her memory to Progressive Supranuclear Palsy (PSP) and Corticobasal Degeneration (CBD) Foundation at pspcbfdoundation.org/honor/

McA'NULTY

Carol (Gorman), age 96, of West Roxbury. Survived by her husband of 62 years, Donald; daughter Pamela, her wife Megan, their two sons, Ryan and Conall; son John, his wife Linda Keohan, their son Robert, and two daughters, Sarah and Kate. Predeceased by sister Mary E. Manetti; and brother David J. Gorman. She grew up in Dorchester and Jamaica Plain, graduated with a BA from Emanuel College and a M.Ed. from Boston University. She worked as an elementary school teacher for the American School in Bremerhaven, Germany, and then in Boston, and Quincy. She also managed the family owned AAA Exterminating Company. She was an active member of the Boston chapter of the League of Women Voters, where she held a number of posts, including President in 1983, when she co-managed the somewhat controversial Boston Mayoral Debate. She was a proud and lifelong Democrat. Funeral from the Robert J. Lawler and Crosby Funeral Home, 1803 Centre St., WEST ROXBURY, on Thursday, March 13th, at 9 am, followed by a Funeral Mass in St. John Chrysostom Church, 4750 Washington St., West Roxbury, at 10 am. Relatives and friends are kindly invited. Interment Private. Visiting Hours Wednesday, March 12th,

Deaths

Continued on page 9

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

Deaths *continued from page 8*

from 4 pm to 7 pm, in the funeral home. In lieu of flowers, donations may be made to World Food Program USA (www.wfpusa.org) and/or The Special Olympics (www.specialolympicsma.org). www.lawlerfuneralhome.com 617-323-5600.

NOCCA



Louis Carl, known as Lou or Louie, passed away on February 24, 2025, at the age of 84 at his home in Burlington, Massachusetts. Born in Boston on December 7, 1940, and grew up in Roslindale Ma. Lou's life was marked by his friendliness, dedication, and a variety of interests that kept him active and connected to those around him. Lou graduated from Roslindale High School in 1958 and shortly afterward served in the Army Reserve for four years. His professional life was largely dedicated to photography, having spent 50 years with the MITRE Corporation in Bedford, MA. Lou was particularly renowned as a phenomenal wedding photographer, capturing countless special moments. Beyond his professional endeavors, Lou was a sports enthusiast throughout his life. In his younger years, he was an avid hockey player, a passion which later transitioned into marathon running. Lou completed 27 marathons, including 7 Boston Marathons. Golf was another lifelong hobby, providing him with many hours of joy and relaxation. Lou passed on his love for sports to his children, keeping them busy and out of trouble. He was a devoted husband to his late wife, Pauline L Nocca, who passed just three days before him. He was the father to Paula J Nocca (Sara), Laurel A Kadlick (Richard), Michael A Nocca (Yvonne), Louis C Nocca Jr (Jill), and Nancy Andrews. Lou was also a beloved brother to his surviving sister, Regina Norton of California. His legacy continues through his many grandchildren, great-grandchildren, nieces, and nephews. Lou was predeceased by his parents, Rose and Gaetano Nocca, and his brothers, Cosmo and Paul Nocca. A graveside service will be held in the spring, with details to be announced, where family and friends will gather to honor and remember Lou's remarkable life. His contributions to his family and community, his passion for sports, and his artistic legacy in photography will be fondly remembered by all who knew him.

PEIDES

Constantine "Costas", it is with heavy hearts that we mourn the passing of our cherished husband, father, father-in-law, grandfather, brother, uncle, and friend, Constantine "Costas" Peides, on February 28, 2025, at the age of 80. Born in Platanakia, Greece on June 22, 1944, to Theoharis and Parthena Peides, Costas was raised with a deep love for family. He lived his life with humility, kindness, and unwavering devotion to his faith in Jesus Christ after becoming a Christian in 1973. Costas had a heart for evangelism, sharing the message of

Christ with those around him. His strong belief was not just personal but boldly shared his faith with others. He was a dedicated Gideon and worked diligently in spreading God's Word. His spiritual life was the foundation that shaped his actions, and his quiet strength in God served as a guiding light to all who knew him. Costas was also a respected leader and elder at his local church, where he provided counsel, support, and an example of integrity to those around him. His home was always open to others, offering hospitality, warmth, and a place of refuge and prayer. Costas was preceded in death by his parents, his brothers George and Zacharias, and his sister Cleona. He is survived by his sister, Eleni Kerhoglou. He leaves behind his beloved wife and best friend of 56 years, Anna Peides (Tsaniklides), with whom he shared a deep and enduring love. They raised two beloved daughters and cherished sons-in-law: Bertha "Bea" and John Orfanidis, and Christina and Vasili Lazarides. Costas's love and legacy live on through his grandchildren, who were the light of his life: Victoria and Wilsmar Mota, Anna Orfanidis, Eleni Lazarides, Dena Orfanidis and Joseph Graziano, and John Isaac Orfanidis. Costas was a loving and devoted uncle, who cherished his extended family deeply. His affection for his nieces, nephews, and their families was evident in the bonds he built, and he was always eager to offer love, guidance, and support to those who needed it. His extended family, whether near or far, were always close to his heart. A man of hard work and dedication, Costas was an accomplished auto mechanic and owned his own gas stations from 1975 - 2006. He attended technical school in Kos for agriculture and mechanics, where he laid the foundation for a career that would touch the lives of many. To all who knew him, Costas was more than a mechanic; he was a trusted friend and a caring soul who always made those around him feel valued. Costas was an avid gardener with a deep appreciation and love for the outdoors and all of God's creation. His home and garden flourished under his care, and he took great joy in watching his plants grow and birds thrive. The family would like to extend their deepest gratitude to all who supported Costas during his life. His memory will forever be cherished, and his faith will continue to encourage us all. Funeral from the P.E. Murray-F.J. Higgins, George F. Doherty & Sons Funeral Home, 2000 Centre St. West Roxbury. Interment at the Gardens at Gethsemane in West Roxbury. Though we mourn the loss of Costas, we take comfort in the

promise of eternal life through faith in Jesus Christ. We have hope, for there will be a day when we are reunited in His Kingdom. "I know that my redeemer lives, and that in the end he will stand on the earth. And after my skin has been destroyed, yet in my flesh I will see God; I myself will see him with my own eyes—I, and not another. How my heart yearns within me!" (Job 19: 25-27).

SWEENEY

Dolores (Pearson), a longtime resident of Roslindale, passed away in the comfort of her home surrounded by her loving family on March 2, 2025. Born and raised on Perham Street in West Roxbury, she was the proud daughter of the late Nora (Doherty), who emigrated from Ireland and Carl Pearson, who emigrated from Sweden. Beloved wife of the late William C. Sweeney, Sr. Loving mother of William C. Sweeney, Jr. and Constance Miller and her husband, Kevin. She was the mother of the late Maureen Rowell; and her surviving former husband, Michael; and Barbara Gray and her surviving husband, David. Cherished grandmother of Lisa Kuykendall, Madison Miller and the late Michelle Rowell. Dear sister of the late Mary Christine Gunning and Carl, Edward and Marjorie Pearson. Dolores also leaves behind many nieces and nephews, She was the sister-in-law of the late John Sweeney, Margaret Greene and Mary, Timothy, Patrick, James and Richard Sweeney. She is also survived by her extended family and many dear friends. Funeral from the Robert J. Lawler and Crosby Funeral Home, 1803 Centre Street, WEST ROXBURY. Interment in Knollwood Memorial Park, Canton. In lieu of flowers, donations can be made to the Office of Development, Attn: Catherine Stephens, BIDMC, (OV), 330 Brookline Ave., Boston, MA 02215. Please make checks out to "BIDMC" and indicate "Dr. David Einstein's Research Fund." For directions and guestbook, please visit: lawlerfuneralhome.com Robert J. Lawler & Crosby Funeral Home 617-323-5600.

WRIGHT

Timothy J. of West Roxbury, formerly of Jamaica Plain, March 1, 2025. Beloved husband of Catherine M. (Hennelly) Wright for 52 years. Devoted father of Brian M. Wright of West Roxbury and Kristen Hallock of Colchester, VT. Grandfather of Caitlin and Liam Hallock. Brother of Kenneth Wright of Derry, NH and the late Thomas Wright. Also survived by many nieces and nephews. Son of the late Florence E. (King) and Thomas J. Wright. Timothy was a Vietnam veteran, USMC and a retired inspector for National

Grid. Funeral from the P.E. Murray-F.J. Higgins George F. Doherty & Sons Funeral Home, 2000 Centre St, West Roxbury. Interment in St. Joseph Cemetery,

West Roxbury. For online guestbook pemurrayfuneral.com. Arrangements by P.E. Murray - F.J. Higgins, George F. Doherty & Sons, West Roxbury.

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Commonwealth of Massachusetts
The Trial Court – Probate and Family Court
Docket No. SU25P0471EA

CITATION ON PETITION FOR FORMAL ADJUDICATION

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

Estate of: Thomas J. O'Connell, Jr.
Also known as: Thomas O'Connell; Thomas J. O'Connell
Date of Death: 04/23/2024

To all interested persons:
A Petition for Formal Probate of Will with Appointment of Personal Representative has been filed by Robert G. O'Connell of Milton, 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:
Robert G. O'Connell of Milton, 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 04/02/2025. 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: March 5, 2025
Stephanie L. Everett, Esq., Register of Probate

Hyde Park Bulletin: 03/13/2025

Legal Notice

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

Norfolk Division Docket No. NO25W0128WD

DOMESTIC RELATIONS SUMMONS BY PUBLICATION AND MAILING
Rachele Jean Sandsbury vs. Charles Walter Bennett

Norfolk Probate and Family Court
35 Shawmut Road
Canton, MA 02021 (781) 830-1200

To the above named Defendant:
The Plaintiff has filed a Complaint for Custody, Support and Parenting Time. The Complaint is on file at the Court.

You are hereby summoned and required to serve upon:
Rachele Jean Sandsbury, Impounded Address
your answer, if any, on or before April 10, 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. Lee Peterson, First Justice of this Court
Date: February 28, 2025
Colleen M. Brierley, Register of Probate

West Roxbury/Roslindale Bulletin: 03/13/2025

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**Commonwealth of Massachusetts
The Trial Court – Probate and Family Court**
INFORMAL PROBATE PUBLICATION NOTICE **DOCKET No. SU25P0510EA
Suffolk Division**
Estate of: Patricia A. Gaughan
Also known as: Patricia A. Gaughan
Date of Death: January 17, 2025
To all persons interested in the above-captioned estate and, by Petition of
**Petitioner Michael E. Gaughan of Marshfield, MA
a Will has been admitted to informal probate
Michael E. Gaughan of Marshfield, MA**
has been informally appointed as the Personal Representative of the estate to serve without surety on the bond.
The estate is being administered under informal procedure by the Personal Representative under the Massachusetts Uniform Probate Code without supervision by the Court. Inventory and accounts are not required to be filed with the Court, but interested parties are entitled to notice regarding the administration from the Personal Representative and can petition the Court in any matter relating to the estate, including distribution of assets and expenses of administration. Interested parties are entitled to petition the Court to institute formal proceedings and to obtain orders terminating or restricting the powers of Personal Representatives appointed under informal procedure. A copy of the Petition and Will, if any, can be obtained from the Petitioner.
Boston Bulletin: 03/13/2025

**Commonwealth of Massachusetts
The Trial Court – Probate and Family Court Department
Docket No. SU24D1851DR**
**DIVORCE SUMMONS BY PUBLICATION AND MAILING
Zoraida Albeno vs. Daniel Albeno**
**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:
Zoraida Albeno, 1 Greenwich Street, Apt. 3B, Boston, MA 02120
your answer, if any, on or before **05/22/2025**. 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 his Court
Date: February 27, 2025
Stephanie L. Everett, Esq., Register of Probate
Boston Bulletin: 03/13/2025

**Commonwealth of Massachusetts
The Trial Court
Probate and Family Court**
CITATION ON PETITION FOR FORMAL ADJUDICATION
Docket No. SU24P1789EA
Estate of: Gene Lewis
Also known as:
Gene R. Lewis; Gene R. Lewis, Sr.
Date of Death: 06/28/2024
**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
Lisa M. Pagel of South Dennis, 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:
Carolyn A. Ragusa of Lynnfield, MA and **Jacqueline M. Lewis of South 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 04/03/2025. 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 27, 2025
Stephanie L. Everett, Esq., Register of Probate
Hyde Park Bulletin: 03/13/2025

**Commonwealth of Massachusetts
The Trial Court
Probate and Family Court**
DOCKET No. SU25P0364EA
CITATION ON PETITION FOR FORMAL ADJUDICATION
**Suffolk Probate and Family Court
24 New Chardon Street
Boston, MA 02114
(617)788-8300**
Estate of: Joanne Green
Also known as: Jo-Anne Green
Date of Death: 01/17/2025
To all interested persons:
A Petition for **Formal Probate of Will with Appointment of Personal Representative** has been filed by:
Marjorie Charney of Jamaica Plain, 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:
Marjorie Charney of Jamaica Plain, 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 04/08/2025. 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: March 4, 2025
Stephanie L. Everett, Esq., Register of Probate
West Roxbury/Roslindale Bulletin: 03/13/2025

**Commonwealth of Massachusetts
The Trial Court
Probate and Family Court
Department
SUFFOLK Division**
Docket No. SU25P0485GD
CITATION GIVING NOTICE OF PETITION FOR APPOINTMENT OF GUARDIAN FOR INCAPACITATED PERSON PURSUANT TO G.L. c. 190B, §5-304
**In the matter of: Daniel Chipchase
Of: Roslindale, 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
Brigham and Women's Hospital of Boston, MA in the above captioned matter alleging that **Daniel Chipchase** is in need of a Guardian and requesting that **Janice McCluskey of Pocasset, 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 **04/03/2025**. 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: March 06, 2025
Stephanie L. Everett, Esq., Register of Probate
West Roxbury/Roslindale: 03/13/2025

**Commonwealth of Massachusetts
The Trial Court
Probate and Family Court
Department
Suffolk Division**
Docket No. SU25P0486PM
CITATION GIVING NOTICE OF PETITION FOR APPOINTMENT OF CONSERVATOR OR OTHER PROTECTIVE ORDER PURSUANT TO G.L. c. 190B, §5-304 §5-405
**In the matter of: Daniel Chipchase
Of: Roslindale, MA**
**RESPONDENT
(Person to be Protected/Minor)**
**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
Brigham and Women's Faulkner Hospital of Boston, MA in the above captioned matter alleging that **Daniel Chipchase** is in need of a Conservator or other protective order and requesting that:
Janice McCluskey of Pocasset, MA (or some other suitable person) be appointed as Conservator to serve **Without Surety** on the bond.
The petition asks the court to determine that the Respondent is disabled, that the protective order or appointment of Conservator is necessary, and that the proposed conservator is appropriate. The petition is on file with this court.
You have the right to object to this proceeding. If you wish to do so, you or your attorney must file a written appearance at this court on or before 10:00 A.M. on the return date of **04/03/2025**. 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: March 6, 2025
Stephanie L. Everett, Esq., Register of Probate
West Roxbury/Roslindale Bulletin: 03/13/2025

**Commonwealth of Massachusetts
The Trial Court
Probate and Family Court**
Docket No. SU24P1789EA
CITATION ON PETITION FOR APPROVAL OF COMPROMISE
**Suffolk Probate and Family Court
24 New Chardon Street
Boston, MA 02114 (617)788-8300**
Estate of: Gene Lewis
Also known as: Gene R. Lewis;
Gene R. Lewis, Sr.
Date of Death: 06/28/2024
To all interested persons:
A Petition has been filed by:
Lisa M. Pagel of South Dennis, MA Requesting approval of compromise of 1) That the Court find that the contest or controversy is in good faith and the effect of the agreement upon the interests of parties represented by fiduciaries or their representatives is just and reasonable and that the Court approve the agreement and Compromise. 2) Order the Personal Representatives in 09/27/2014 Will to execute the agreement. 3) Order the Personal Representatives in 09/27/2014 Will to administer the estate in accordance with the agreement.
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 04/03/2025. 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 date, action may be taken without further notice to you.
WITNESS, Hon. Brian J. Dunn, First Justice of this Court.
Date: February 27, 2025
Stephanie L. Everett, Esq., Register of Probate
Hyde Park Bulletin: 03/13/2025

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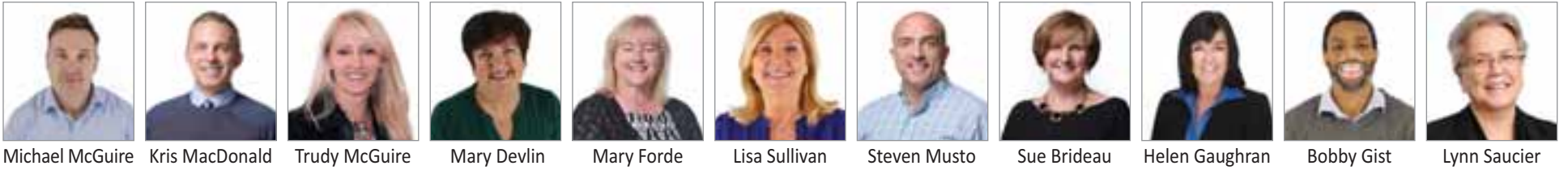
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SINGLE FAMILY / \$629,000
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Listed by Linda Burnett



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SINGLE FAMILY / \$729,000
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